

DESIGN AND HERITAGE STATEMENT

Date: 19-12-2023

Proposal: Supporting the requirement for Listed Building Consent for double front door and internal alterations

Report Completed by: Anthony Webster Architectural Design

Address: The Grange, Bath Road, Leonard Stanley, GL10 3LP



Figure 1: Site Location Plan

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Note: All maps are oriented north, unless stated otherwise

1. Introduction

- 1.1. This Heritage and design Statement has been prepared by Anthony Webster Architectural Design Ltd to accompany a Listed Building Application to Stroud District Council for the installation of new double front doors and internal alterations.
- 1.2. This report aims to analyse the significance and special character of The Grange and nearby listed buildings, in accordance with the national planning policy framework 2021 (NPPF). It incorporates evidence of the historical development of the conservation area, as well as a description of its current character and significance and then assess the likely impact of the proposed development on the significance identified in the context of the national and local polices relating to the historic build environment. Information has been provided under the Town and Country Planning (applications) regulations 1998. It will be demonstrated the proposal complies with relevant local and national polices and a Listed Building should be granted.
- 1.3. The following report should be alongside the Site Location Plan and Drawings prepared by Anthony Webster Architectural Design Ltd



Figure 2: View of the front of The Grange – Looking from the gardens

2. Site Description and Assessment of significance.

- 2.1. The Grange is a Grade II listed semi-detached three storey building which is located in the heart of Leonard Stanley, Stroud. As shown in Figure 1 forms a corner plot that has been split in previous years.
- 2.2. The property benefits from off-road car parking and attached garage. The car parking arrangements will not be effected by this application.
- 2.3. The listing text read as stated on “British listed buildings” website:

Large detached house, now house and two flats. 1580 for Richard Clutterbuck; mid-late C18 alterations; mid C20 alterations. Ashlar and random rubble limestone; roughcast render; ashlar chimneys; concrete plain tile roof. Two-storey with attic; west cross wing. South front: 3 gables. Parapet gable to left to projecting wing; 2-window 12-pane sash fenestration to ground and upper floors with plain architraves; 2-light recessed cavetto mullioned attic leaded casement with hoodmould. Main range right has 2 parapet gables, left with finial, both with 2-light attic casement with hoodmould; 5-window sash fenestration to ground and upper floors except for altered doorway to left now with C20 glazed door - dated hoodmould with initials R C and cloth mark now in Stroud Museum. Roughcast render to east side of wing. East end: random rubble to ground floor with altered off-centre casement; roughcast render to parapet gable with off-centre 2-light cavetto mullioned upper floor casement and hoodmould. Gable-mounted chimney with moulded cap. West side: mixed fenestration.

Tall projecting chimney stack with moulded cap is combined with 2-storey lean-to porch having moulded opening. Single gabled roof dormer with C20 casement. Rear: roughcast render with many C20 alterations. Tall projecting chimney with moulded cap; 3-light upper floor casement to left with hoodmould. Parapet-gabled projecting wing to right has gable-mounted diagonal chimney with moulded cap. Attached single-storey outbuilding. Two gabled roof dormers with C18 iron casements. Interior not inspected but altered upon division of house. (N.M. Herbert, 'Leonard Stanley' in V.C.H. Glos. x, pp 257-267)

3. Impact of proposed development on Heritage Assets.

- 3.1. The property is a grade II listed building and but not within Stroud district council's conservation area. This assessment of the heritage impacts is therefore based on the potential harm to the setting of the listed building and the impact views within the surrounding area. The setting of nearby listed buildings is also considered, however there is not a listed building within 100 meters from the property apart from the attached property known as Clutterbuck House.
- 3.2. The proposal to the existing entrance door which will be replaced for two traditional doors and a top light above. This will enhance the front façade and create a grand entrance into the property.
- 3.3. The proposal also seeks internal alterations for the removal of an internal stud wall which is evident that it was not original due to the construction. The proposal seeks to install two en-suites in the bedrooms which will not harm any internal original features. There will not other external alterations that will harm the external façade.
- 3.4. The house is off the main carriageway known as Bath Road and also is clearly visible from the road.
- 3.5. Careful consideration has been taken in the material describe in the proposal due to only enhance the property and bring up the property up to a high standard.



Figure 3 – Bedroom 4 where the new en-suite will be installed



Figure 4 – Sitting Room fireplace to be removed



Figure 5 – Dining Room fireplace to be removed

- 3.6. Both fireplaces in the sitting room and dining room (as marked on plan) to be removed as they do not appear to be original features and have no architectural merit. This will not harm the fabric or history of the building

4. Access

- 4.1. The existing access both pedestrian and vehicular will not be effected for this application. .

5. Conclusion

- 5.1. This statement supports the requirement for works notice on a listed building. The proposal would replace the existing front door and internal works as described above and on the drawings.
- 5.2. The proposal would use materials used on nearby properties to ensure no harmful impact on fabric of the building or adjacent listed building.
- 5.3. The development is considered to comply with the requirements of national planning legislation and Stroud District Council key polices. It is contended that the proposal also accords with the provisions of the NPPF by ensuring that the special interest of the conservation area and nearby listed buildings is either preserved or enhanced.