

Heritage Impact Assessment



In Support of Application for Planning Permission for Proposed Redevelopment
at 6 Church Green West, Redditch, Worcestershire, B97 4DY

July 2023

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1 Introduction

Circumstances and Purpose of this Heritage Impact Assessment

- 1.1 This Heritage Impact Assessment has been commissioned by Mr Manpreet Dhaliwal, owner of no.6 Church Green West in Redditch. It is written in support of an application for planning permission for proposed redevelopment at the property.
- 1.2 The proposed works include the addition of a side/rear extension and the conversion of unused commercial offices and existing residential apartments to reconfigured residential accommodation. The proposed accommodation will comprise two 1 bed apartments and two 2 bed apartments, as detailed in the drawings submitted in support of this application. The scheme retains existing ground floor commercial offices.
- 1.3 No.6 Church Green West is not a nationally listed building and it is not included on Redditch Borough Council's 'local list' of buildings that, while not meeting the criteria for national listing are nonetheless considered to be of local architectural or historic interest. However, the property does lie in proximity to other listed structures (including grade II listed St Stephen's Church¹); it also lies within the designated Church Green Conservation Area and may well, itself, be considered a non-designated heritage asset (NDHA).
- 1.4 This document therefore responds to paragraph 194 of the National Planning Policy Framework (NPPF) by examining the heritage values, or significance, of any heritage assets potentially affected by the current proposal and offering an informed assessment of the potential impact from the proposed development on heritage significance.
- 1.5 This is intended to assist the local planning authority to fulfil their obligation under paragraph 195 of the NPPF in terms of informed and sustainable decision-making with regard to the historic environment in the context of relevant national and local planning policy.

Location of the Application Site

- 1.6 The town of Redditch lies approximately 15 miles (24km) south of Birmingham City centre in the north-east of the county of Worcestershire, close to the border with Warwickshire.

¹ National Heritage List for England, list entry no. 1348619.

Redditch town centre is dominated by St Stephen's Church and its triangular green; Church Green West forms the north-west side of the triangle defining the green.

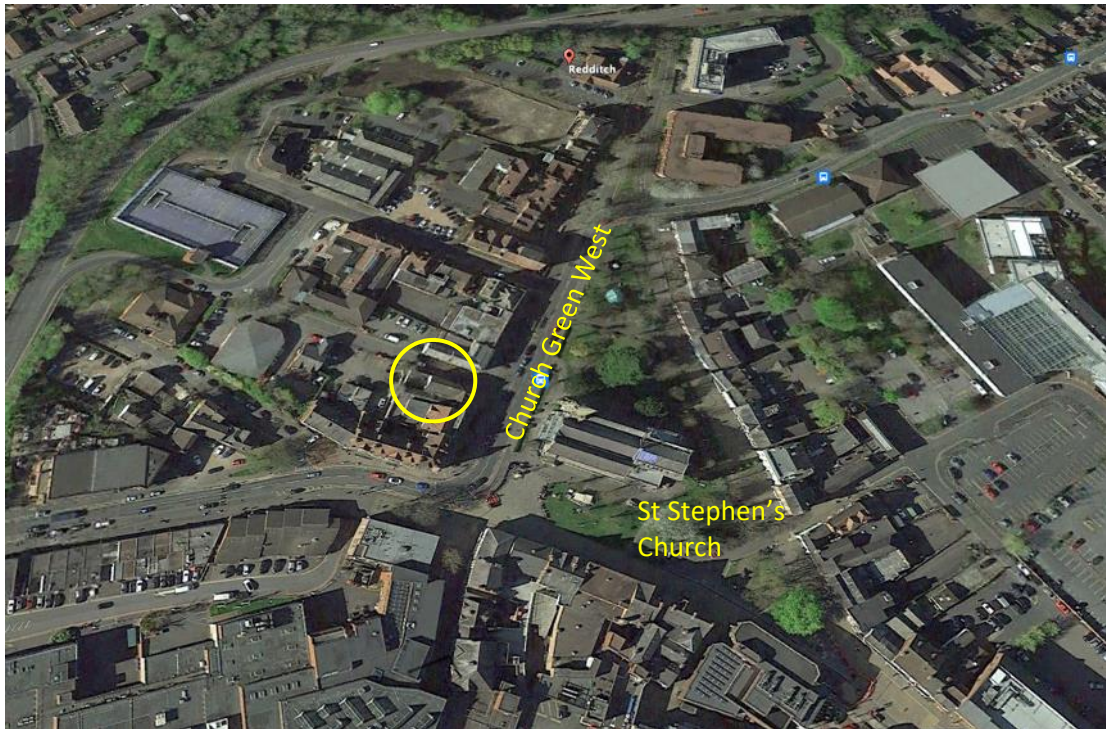


Figure 1 Approximate location of the application site (circled). Source: Google Earth.



Figure 2 Application site red line boundary. Drawing courtesy of CSB Architects.

- 1.7 The application site is located on the corner of Church Green West and William Street, which extends westwards away from the church.

Methodology

- 1.8 The general methodology used in the production of this Heritage Impact Assessment follows an approach to the assessment of heritage assets in the built environment set out in Historic England guidance², by the Chartered Institute for Archaeologists³ and in guidance contained within the NPPF on conserving and enhancing the historic environment.⁴
- 1.9 A visit to the application site was made on 20th April 2023 under dry and bright conditions. The visit was undertaken in order to verify details of the application, to assess the likely impact of the proposed redevelopment on the historic environment and to record the site and its context photographically.
- 1.10 A desk-top search of background information relating to the site has been made using publicly available online resources. A list of published, unpublished and online sources is included as Appendix 1 to this document.
- 1.11 The methodology used for assessing assets in terms of their significance as defined by heritage values follows that set out in the National Planning Policy Framework Planning Practice Guide⁵ and in Historic England's advice on analysing significance in the historic environment.⁶
- 1.12 An overall level of significance is attributed to heritage assets using a scale of five heritage significance levels as recommended in the Highways England's *Design Manual for Roads and*

² Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12, Historic England, 2019.

³ Chartered Institute for Archaeologists: '*Standard and Guidance: Historic Environment Desk-based Assessments*' 2017.

⁴ Annex 2, National Planning Policy Framework, Department of Communities and Local Government, July 2021.

⁵ National Planning Policy Framework, Planning Practice Guidance, Department of Communities and Local Government, 2021, Paragraph: 009 Reference ID: 18a-009-20190723 and Paragraph: 013 Reference ID: 18a-013-20190723.

⁶ Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12, Historic England 2019.

Bridges.⁷ Although the DMRB has been withdrawn by the government, the methodology for assessing impact on heritage assets and the definitions for levels of significance remain valid. These levels of heritage significance are endorsed by the Institute of Historic Building Conservation (IHBC).⁸

- 1.13 The method used for subsequently quantifying the effect of any likely impact arising from proposed works on specific assets of varying importance follows guidance set out by the International Council on Monuments and Sites (ICOMOS).⁹
- 1.14 Relevant guidance consulted in the production of this Heritage Impact Assessment, includes:-
- Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12, Historic England, 2019;
 - The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning Note 3 (Second Edition), Historic England 2017;
 - Managing Significance in Decision-Taking in the Historic Environment, Historic Environment Good Practice Advice in Planning:2, Historic England 2015; and
 - Making Changes to Heritage Assets, Historic England Advice Note 2, Historic England 2015.
- 1.15 In accordance with paragraph 194 of the NPPF, the information contained within this Heritage Impact Assessment is proportionate to the heritage significance of any assets potentially affected by the proposed development and the nature of any likely impact on significance.

Limitations

- 1.16 While every effort has been made to ensure that the information contained within this Heritage Impact Assessment is correct, the accuracy of the document is dependent upon the reliability of the information used in its compilation. The accuracy of primary sources (such as Ordnance Survey mapping and aerial photographs) is presumed to be high, however,

⁷ *Design Manual for Roads and Bridges*, Highways England, Volume 11 Section 3 Part 2 (Cultural Heritage).

⁸ BS 7913:2013 *Guide to the Conservation of Historic Buildings*.

⁹ *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties*, International Council on Monuments and Sites (ICOMOS), 2010.

information presented by third parties (such as online resources) is inevitably more open to errors; this should be considered when using this report.

- 1.17 Relevant information that is publicly accessible has been collated in the writing of this report. Information that may be contained within private collections has not been accessed.

Author

- 1.18 This Heritage Impact Assessment has been prepared by Catherine Tuck, a senior heritage consultant at *Keystone Heritage*. With over 30 years' experience of managing change in the historic environment gained as a surveyor in the Royal Commission on the Historical Monuments of England and as an Historic Buildings Inspector with English Heritage/Historic England, she contributed to drafting the original government guidance on the setting of heritage assets, the second edition of which is referred to here. She is an affiliate member of the Institute of Historic Building Conservation (IHBC).

Acknowledgements

- 1.19 Thanks are due to staff at the Worcestershire Archive and Archaeology Service for providing information on the application site.

2 Local Geology and Building Materials

- 2.1 The area around Redditch is defined by a bedrock geology of undifferentiated Triassic mudstone, siltstone and sandstone with a drift geology of glaciofluvial deposits of generally course-grained mid Pleistocene sand and gravel.¹⁰
- 2.2 Historically, by far the predominant local building material in Redditch was local reddish-orange to reddish-brown brick. Bricks were generally laid in Flemish bond with narrow joints and lime mortar and the warm colours are described as lending a subtle tonal variety to the buildings.¹¹ Stone has been used at St Stephen's Church (which is constructed of local Tardebigge sandstone) and for some later buildings.



Figure 3 Local red brick used in no.7 Church Green West adjacent to the application site. Source: Google Earth.

- 2.3 Roofs are mainly covered with natural grey Welsh slate, although a few buildings are covered with small plain clay tiles or concrete tiles.

¹⁰ Building Stones of England: Worcestershire, Historic England, 2023.

¹¹ Church Green Conservation Area Character Appraisal and Conservation Management Plan, October 2021, p.20.

3 Planning Context

Legislation

- 3.1 In addition to the normal planning framework set out in the Town and Country Planning Act, 1990, the Planning (Listed Buildings and Conservation Areas) Act, 1990, places upon local planning authorities additional statutory duties in terms of preserving the special character of heritage assets, including their setting.
- 3.2 Section 66(1) of the 1990 Planning Act states that in considering applications affecting designated heritage assets, Local Planning Authorities should refer to the principal act in their decisions:
*'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'*¹² This identifies the need to give considerable weight and importance to that duty and to the presumption in favour of the preservation of listed buildings and their setting.
- 3.3 Section 72(1) of the Act states that in considering applications affecting conservation areas, *'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'*.¹³

National Planning Policy

- 3.4 National policy relating to heritage protection is given in the National Planning Policy Framework (2021). Chapter 16 of the NPPF refers to conserving and enhancing the historic environment. Paragraph 197 (in particular 197b) is relevant to this application along with paragraphs 199, 202, 203 and 206 of the NPPF.

National Guidance

- 3.5 The associated National Planning Practice Guidance on Conserving and Enhancing the Historic Environment provides additional detail on the application of the NPPF.

¹² Planning (Listed Buildings and Conservation Areas) Act 1990 Section 66(1).

¹³ Planning (Listed Buildings and Conservation Areas) Act 1990 Section 72(1).

- 3.6 Historic England issues further extensive national guidance to assist LPAs in making decisions about their own cultural heritage at a local level.

Local Planning Policy

- 3.7 The Borough of Redditch Local Plan No.4 (BORLP4), adopted on the 30th January 2017, is the statutory development plan for the borough and provides the framework for delivering the borough's spatial planning strategy.
- 3.8 **Policy 36** of the Local Plan states in para 36.2 that, inter alia, *'Designated heritage assets including listed buildings, structures and their settings; conservation areas; and scheduled monuments, will be given the highest level of protection and should be conserved and enhanced. Non-designated heritage assets, nationally important archaeological remains and locally listed heritage assets, and their settings will also need to be conserved and enhanced in a manner appropriate to their significance and contribution to the historic environment.'*
- 3.9 This policy also states (in para 36.4) That *'Heritage-led regeneration will be encouraged, particularly when related to the Town Centre Strategic Site.'*
- 3.10 **Policy 37** (37.2) of the Local Plan recognises that *'Built heritage is key to preserving the distinct local identity of the Borough and all historic buildings and structures should be conserved and enhanced in a manner appropriate to their significance.'*
- 3.11 This also states that *'The Borough Council will conserve and enhance its historic buildings and structures by... supporting heritage-led regeneration in the Town Centre that enhances the existing historic environment through high quality development that is sensitive to its context'*.
- 3.12 **Policy 38** (38.2) of the Local Plan relates to designated conservation areas in that *'Proposals for development within Conservation Areas will be required to conserve and enhance the character or appearance of the area.'*
- 3.13 This policy goes on to say (38.3) that *'Proposals which ensure the sensitive adaptive reuse of vacant buildings or encourage investment into the area, particularly in the Church Green Conservation Area will be looked at more favourably'*.

3.14 Policy 38.6 relates specifically to the Church Green Conservation Area, requiring that development here recognises ‘the importance of Church Green as focal point for the Town’ and protects ‘views in, out and within the area, particularly that of St Stephen’s Church and its spire’.

Church Green Conservation Area

3.15 The Church Green Conservation Area was designated by Worcestershire County Council on 6th August 1971. It was then extended on 15th November 1978 by Redditch Borough Council and further extended in 2006, following a Conservation Area Appraisal also by the Borough Council. The Conservation Area Appraisal was updated in October 2021.

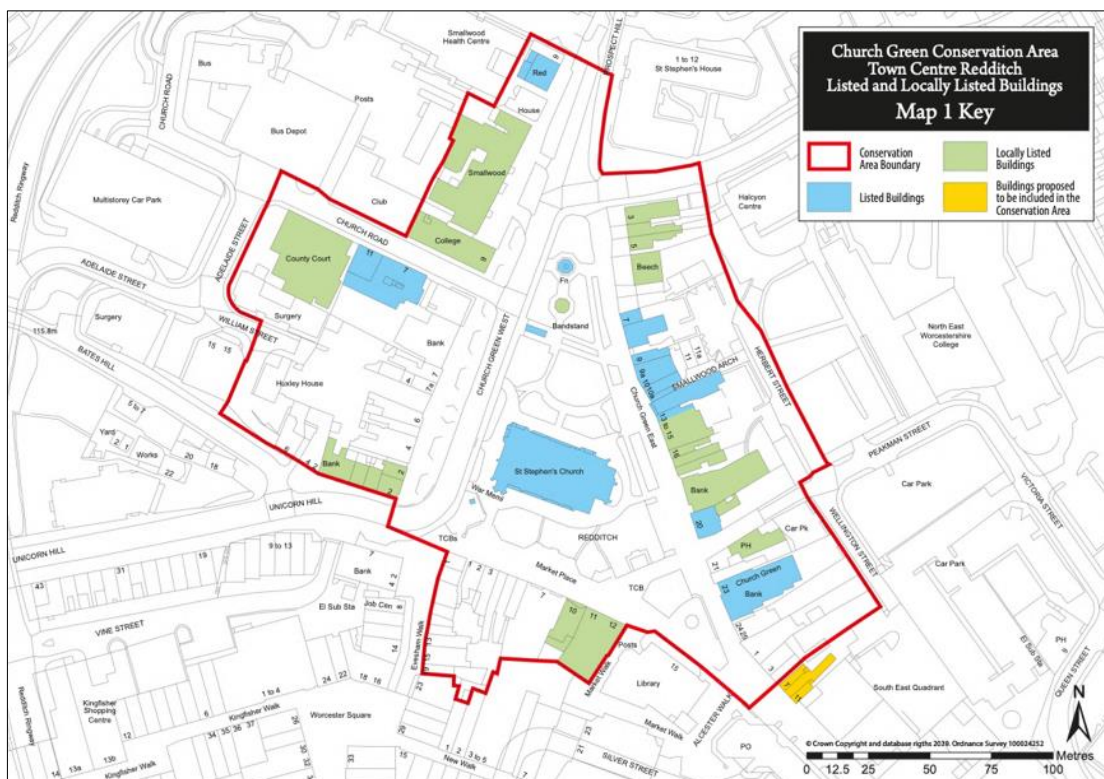


Figure 4 Boundary of the Church Green Conservation Area and notable heritage assets within the area. Source: Church Green Conservation Area Character Appraisal and Conservation Management Plan, Redditch Borough Council, 2021.

3.16 The Church Green Conservation Area comprises the historic central core of the town of Redditch, centred on the church of St Stephen and the public open space (including the churchyard) which surrounds it. This area is enclosed by two pedestrianised streets and one roadway; Market Place, Church Green West and Church Green East, all of which are remnants of an older street pattern. The space is enclosed predominantly by relatively modest late 18th

century and 19th century buildings, on Church Green East, Church Green West and Market Place, although Church Green West has some larger 19th century public buildings.¹⁴

- 3.17 The key areas of special interest of the conservation area are described in section 7.

Supplementary Planning Documents (SPDs)

- 3.18 Local Authorities are encouraged to curate a list of buildings under their administration that, while not meeting the criteria for national listing, are nonetheless deemed to be of local architectural or historic interest.
- 3.19 A *Schedule of Buildings of Local Interest* was approved by Redditch Borough Council and adopted as Supplementary Planning Guidance in June 2006. This document was revised in July 2009 to include updated and amended descriptions of each building, makes note of any demolitions or alterations, and incorporate any subsequent recommendations for inclusion where they were deemed to fulfil the necessary criteria for local listing. Buildings are included on the grounds of authenticity, historic and architectural significance, as well as townscape significance.
- 3.20 The High Quality Design SPD (2019) provides guidance on the implementation of local planning policies in the Borough of Redditch Local Plan No.4 (BORLP4) and will be a material planning consideration in the determination of planning applications.

¹⁴ Church Green Conservation Area Character Appraisal and Conservation Management Plan, October 2021.

4 Background History to the Application Site

Early History

- 4.1 Prior to the Middle Ages, the area now occupied by the town centre of Redditch was a marshy and uninhabited valley. It lay between two ancient trade routes that ran along the ridges of higher ground to the east and west. There were Saxon settlements at Beoley, Ipsley, Headless Cross (previously known as Headleys Cross), Studley and Tardebigge.¹⁵

Middle Ages

- 4.2 Cistercian monks, who founded Bordesley Abbey in the 12th century, cleared the land, built water and windmills to run forges and established a thriving community alongside the abbey to accommodate the ironworkers, stonemasons and other labourers and their families. The settlement was formerly known as Rubeo Fossetto (or Red Ditch), after the red clay/iron oxide discolouration of the nearby River Arrow.¹⁶ The first recorded mention of the town is in 1348, the year of the outbreak of the Black Death.¹⁷



Figure 5 John Cary's map of 1794 showing the settlement of 'Red Ditch' (circled).

¹⁵ Church Green Conservation Area Character Appraisal and Conservation Management Plan, October 2021, p.6-7.

¹⁶ Ibid.

¹⁷ <https://en.wikipedia.org/wiki/Redditch>

- 4.3 Traditionally, the area now known as Church Green provided a crossing point for several important roads through the area leading across the valley from the ridgeways; it is probable that it served as a market and meeting place since the medieval period.
- 4.4 The needle trade that would grow to become the mainstay of the local economy was already established in the region by the 16th century. The local economy suffered as a result of the Dissolution (in 1536 - 1541), however local trade but was sustained by the tapestry-making enterprise of the Sheldon family of Beoley and, after the Civil War, many more needle-makers settled in the Arrow valley.¹⁸
- 4.5 Timber-framed buildings dating from the 17th century or earlier that fronted onto the present Market Place can be seen in early illustrations of the area, and traces of probable 17th century structures survive at the rear of Church Green East.¹⁹

18th-19th Centuries

- 4.6 Local industry was fostered by the Earls of Plymouth of Hewell Grange and, by the turn of the 18th century, there were over two thousand needle-makers in the district as well as a flourishing fish-hook business.
- 4.7 In 1808 the Earl of Plymouth gave a portion of land on the Green to the town on which to construct a chapel. This was then a roughly triangular parcel of flat, open ground, devoid of trees, and the new chapel became known as 'The Chapel on the Green'. The scattered buildings around the green were steadily replaced by more substantial buildings, plots were infilled, and formal street frontages were established.
- 4.8 Such was the expansion of the town that by 1853 the chapel was deemed inadequate. It was replaced by a large new church that became a focal point and landmark at the heart of Redditch. Its construction was accompanied by a massive tree planting scheme on the Green (now Church Green) partly funded by public subscription, and the churchyard was enclosed by decorative iron railings.

¹⁸ Church Green Conservation Area Character Appraisal and Conservation Management Plan, October 2021, p.6-7.

¹⁹ Ibid.

- 4.9 The construction of the Birmingham to Worcester canal through Tardebigge gave new impetus to local industry, and the arrival of the railway in 1859 soon secured the town as the international centre of the needle-making industry. This new prosperity was reflected in the rapid growth and development of the town centre from the late 18th century onwards.
- 4.10 The Church Green area was transformed to meet the needs of the expanding urban population of workers. Grand new houses were built by successful industrial entrepreneurs along the Bromsgrove Road and Prospect Hill; these were conveniently located adjacent to the new large needle and fish-hook mills, such as Forge Mills, Abbey Mills, British Mills and the Easemore Works.
- 4.11 In 1883, a fountain was erected within formal gardens at the north end of Church Green to commemorate the town's new fresh water supply.²⁰ Cast at the Coalbrookdale Works, the fountain is of an unusual naturalistic design comprising an octagonal pier with gadrooned base and bull-rush relief work supporting four large cranes that face outwards from it with leaves entwined around their feet. Above the pier the fountain has a vase-like profile opening out into a shallow dish with the figure of a woman surrounded by bull-rushes and pouring water from a vase. The fountain is shown on a large scale town plan published the following year, in 1884.
- 4.12 The town plan also shows the application site in some detail. The property on the corner of Church Green West and William Street (highlighted green in figure 7), was clearly a modestly sized building labelled '*Post Office*'. This appears to have been a single bay structure and corresponds with the front part of the application site.
- 4.13 From the existing appearance of the roof treatment and dormer gables, no.6 Church Green was evidently designed and built as a pair with the building next door at no.5.

²⁰ Church Green Conservation Area Character Appraisal and Conservation Management Plan, October 2021, p.6-7.



Figure 6 1884 Ordnance Survey 1:500 town plan, not to scale. The application site is indicated by a yellow dot.



Figure 7 Close up of 1884 Ordnance Survey 1:500 town plan, not to scale.

4.14 The west part of the application site (highlighted blue in figure 7) is shown on the town plan as a completely separate building; this fronts onto William Street and does not appear to have formed part of no.6 Church Green West in the late 19th century. It is unclear whether a structure to the west (highlighted faint blue in figure 7) formed part of the William Street property or the adjacent premises at this date.



Figure 8 Three storey 3 bay property (centre) fronting onto William Street.

- 4.15 Interestingly, the building now occupying nos.3-4 Church Green West is not shown on the 1884 plan. This plot is undeveloped, being shown instead as a formal front garden to a property set back from Church Green West.
- 4.16 Around this time, Church Green was enclosed to the north-west by further development, including the Scientific and Literary Institute of 1885, and Smallwood Hospital of 1894, given to the town by the Smallwood brothers, local needle manufacturers. Church Green West was also known as 'The Parade', as its avenue of trees were sufficiently mature to create an elegant promenade.
- 4.17 By the end of the 19th century, the population of Redditch had risen to almost 12,000 and three years later Redditch became an urban district. The town saw continued prosperity during the early decades of the 20th century not only from the needle trade but also from new industries in the area, such as the Enfield motorcycle company.

20th Century

- 4.18 By 1904 the property set back from Church Green with the formal front garden had been demolished and the property now occupying 3-4 Church Green West had been constructed in the plot previously occupied by the garden.



Figure 9 1904 Ordnance Survey 25 inch map, not to scale.

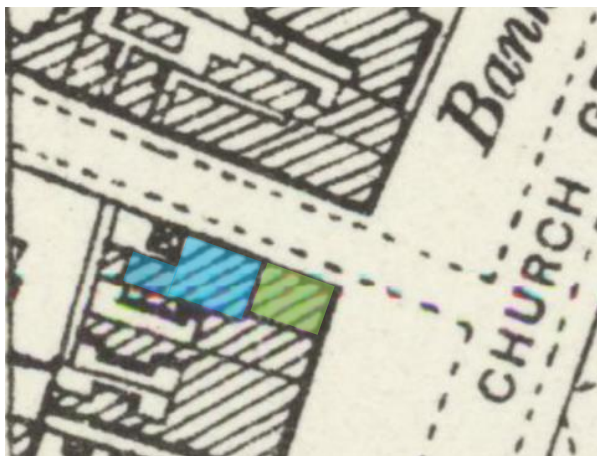


Figure 10 Close-up of 1904 Ordnance Survey 25 inch map showing two separate properties with outbuildings at the application site, not to scale.

- 4.19 The corner application property (shaded green in figure 10) appears largely unchanged on the 1904 map. However, following the removal of the set-back property and associated outbuildings and redevelopment of nos.3-4 Church Green West, the application property fronting onto William Street (shaded blue in figure 10) appears also to have been redeveloped

with an extension to the west. Outbuildings are shown to the west and south of this extension with that on the William Street frontage being shown, curiously, as hatched - indicating a glazed structure or glasshouse.

4.20 Historic aerial photographs of Redditch town centre taken in 1921-25 (figures 11 and 12) provide valuable insights to the history of the application site and its surroundings. They show that the application property fronting onto Church Green West at this time was largely as it appears today; the gabled dormers to nos. 5 and 6 are clearly visible but the shop fronts appear more traditional and have evidently since been replaced.

4.21 The application building extends down William Street at three storeys for a distance with a gap site (or low level structure) immediately beyond. Interestingly, however, the properties beyond here (i.e. immediately north west of the application site) extend away from St Stephen's Church towards the Wesleyan Methodist Chapel at what appears to be three storeys. This terrace is shown on the 1884 plan of Redditch town centre (figure 13).

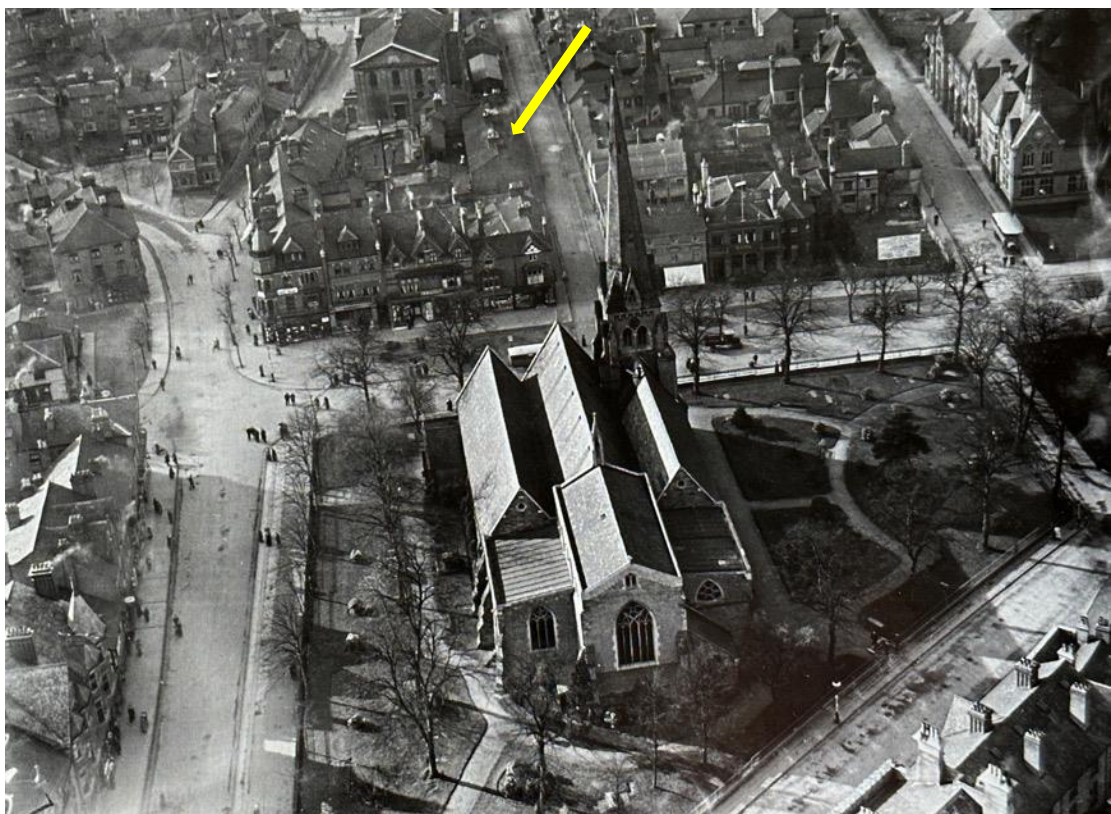


Figure 11 Historic aerial photograph of Redditch town centre dated 1921 shows two and three storey buildings extending west down William Street.

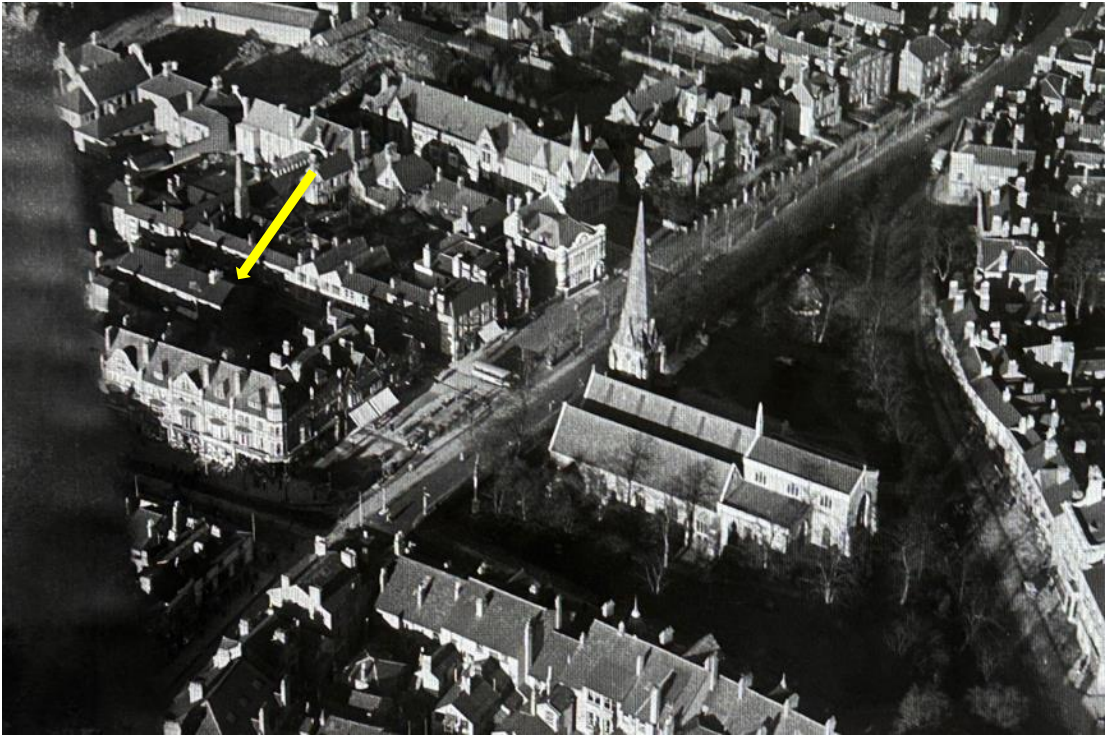


Figure 12 Historic aerial photograph of Redditch town centre dated 1925 showing a tall terrace on the south side of William Street, west of the application site.



Figure 13 The tall terrace (red arrow) immediately west of the application site is shown on the 1884 Ordnance Survey 1:500 town plan; not to scale.

4.22 The historic aerial photographs show that in 1921-5 the front elevation 3-4 Church Green West was similar in design to that of nos.5-6, with two bay windows at first floor level above a traditional shopfront and triple gabled dormers at roof level. This indicates that at least the frontage of the existing building at 3-4 Church Green West is 20th century and post 1921.



Figure 14 Much altered infill property left of the application site. Left photographed in 1921, right as it is today.



Figure 15 1927 Ordnance Survey 25 inch map, not to scale.

4.23 By 1927 a war memorial - an accomplished memorial in the form of a Latin cross by the noted Bromsgrove Guild - had also been erected on the south side of St Stephen's Church. Public lavatories had also been built on the broad promenade pavement outside nos.5-6 Church Green West.

- 4.24 The application site is still shown at this date as comprising two separate buildings. The glazed structure on William Street had been removed and a small outbuilding added to the west.



Figure 16 Close-up of 1927 Ordnance Survey 25 inch map, not to scale.

- 4.25 The public lavatories on the promenade opposite the church were still extant in 1938. The Ordnance Survey map of this date shows that the western end of the William Street property (shaded blue in figure 18) had been extended and altered by this date.



Figure 17 1938 Ordnance Survey 25 inch map, not to scale.



Figure 18 Close-up of 1938 Ordnance Survey 25 inch map, not to scale.

- 4.26 It is clear from the 1949 map (figure 19) that, just over ten years later, the western end of the application site had been altered yet again; however, this part of the building is not yet depicted as it is today. The current configuration of the single storey west end of the application property, shown in figure 20, must therefore be relatively modern – at least post-dating the mid-20th century.

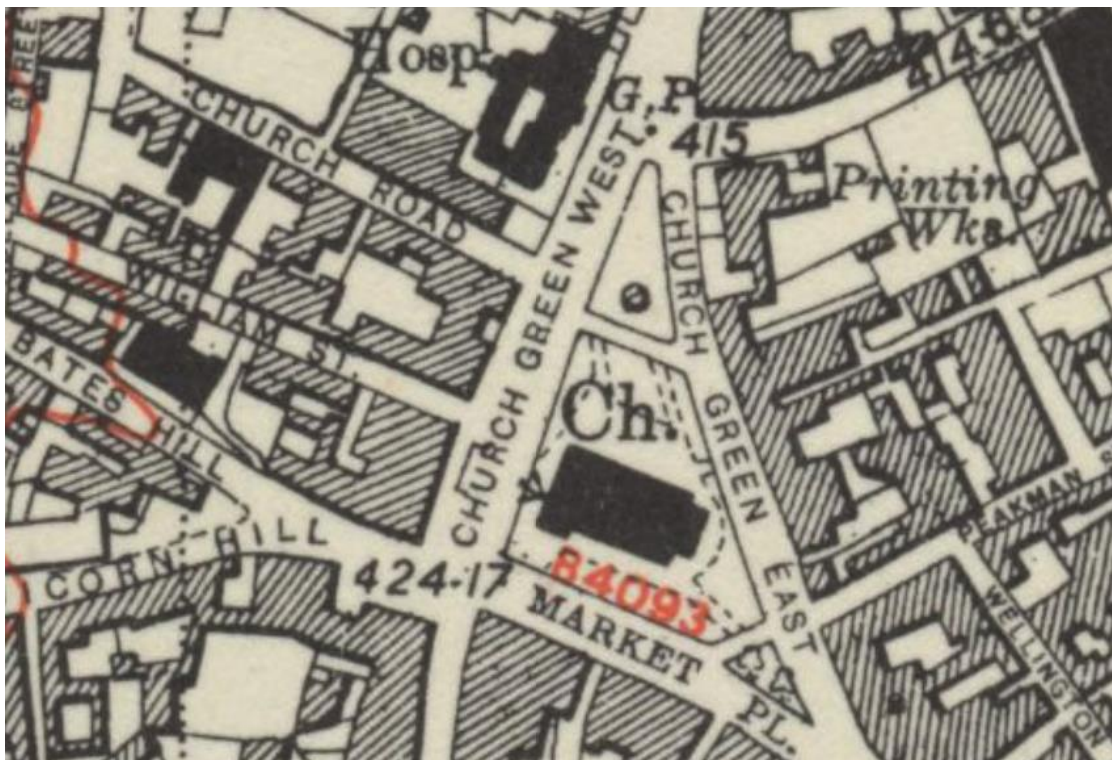


Figure 19 1949 Ordnance Survey 6 inch map, not to scale.



Figure 20 West end of the application site showing 20th century extension.

- 4.27 The Church Green area was designated as a Conservation Area by Worcestershire County Council on 6th August 1971. The conservation area was extended on 15th November 1978 by Redditch Borough Council and further extended in 2006, following appraisal by the Council. The application property is included in this area and is currently identified as making a neutral contribution to the character and appearance of the area.

Current Use of the Application Site

- 4.28 More recently, the lower floors of the application property have been used as commercial offices with residential accommodation above. The first floor is currently vacant and unoccupied.

5 Summary of the Proposed Development

- 5.1 The works proposed in the current application will see the west end of the property (which currently comprises a flat roofed 20th century extension with fire escape) resolved by increasing the height of the building by 1.5-2 storeys and replacing the existing flat roof with a double pitched roof covered in clay tiles to match the existing. The scheme does *not* involve increasing the footprint of the application property and does *not* involve any groundworks. It has been previously stated²¹ that *'the Conservation Advisor has no objection to the principle of the proposal'*.



Figure 21 Existing William Street elevation of the application property.

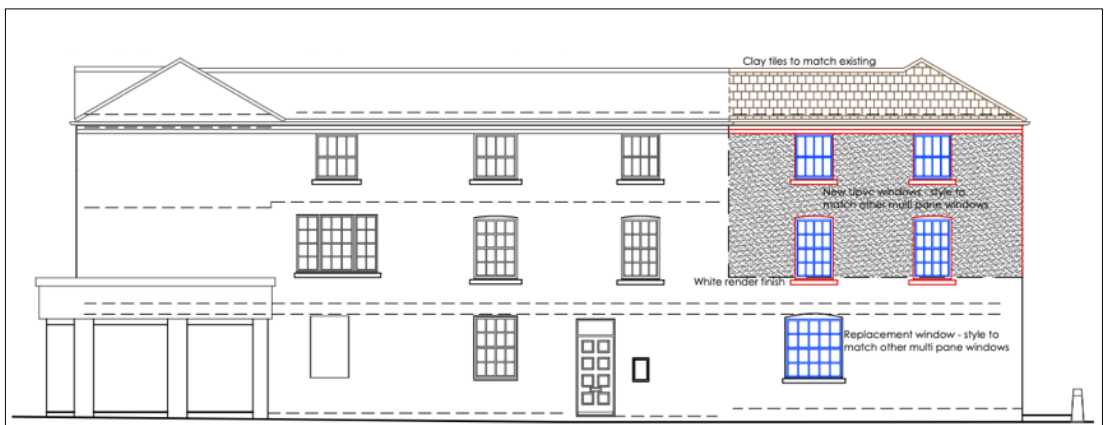


Figure 22 Proposed William Street elevation. Image courtesy of CSB Architects.

²¹ Email from Sharron Williams, Planning Officer to CSB Architects, 25 January 2023, in response to application 22/01328/FUL.

- 5.2 The ground floor will continue to offer commercial office space while the redeveloped upper floors will accommodate two 1 bed apartments and two spacious 2 bed apartments accessed via the William Street entranceway.



Figure 23 Existing west end of the application property.



Figure 24 Proposed west elevation. Image courtesy of CSB Architects.

- 5.3 Walls will be constructed in white rendered breeze block to match the existing west end of the application property. Windows will comprise multi-paned double glazed windows set in timber frames to match the existing. It is intended that these works will not only not impact on any key areas of heritage significance but will, in fact, improve the appearance of the building to the extent that the building makes a positive contribution to the town centre conservation area.

6 Identification of Relevant Heritage Assets

- 6.1 This section identifies any heritage assets within the application site or in its vicinity which may, potentially, be affected by the works proposed in this application. This has been done through a combination of desk-based research and site visit, using Historic England’s ‘Zone of Visual Influence’ and ‘Zone of Theoretical Visibility’ methodologies, as set out in their advice on assessing the setting of heritage assets.²²
- 6.2 In determining how heritage assets will potentially be affected by the development proposal, the possible effects have been divided into direct and indirect impacts. Direct impact results from development that will physically affect a heritage asset. Indirect impact includes changes resulting from the proposed development beyond construction phase to the setting or cultural significance of heritage assets in the vicinity of the application site.

Nationally Designated Heritage Assets

- 6.3 The National Heritage List for England indicates a number of nationally designated listed buildings in the vicinity of the application site; these are shown in figure 25 below.

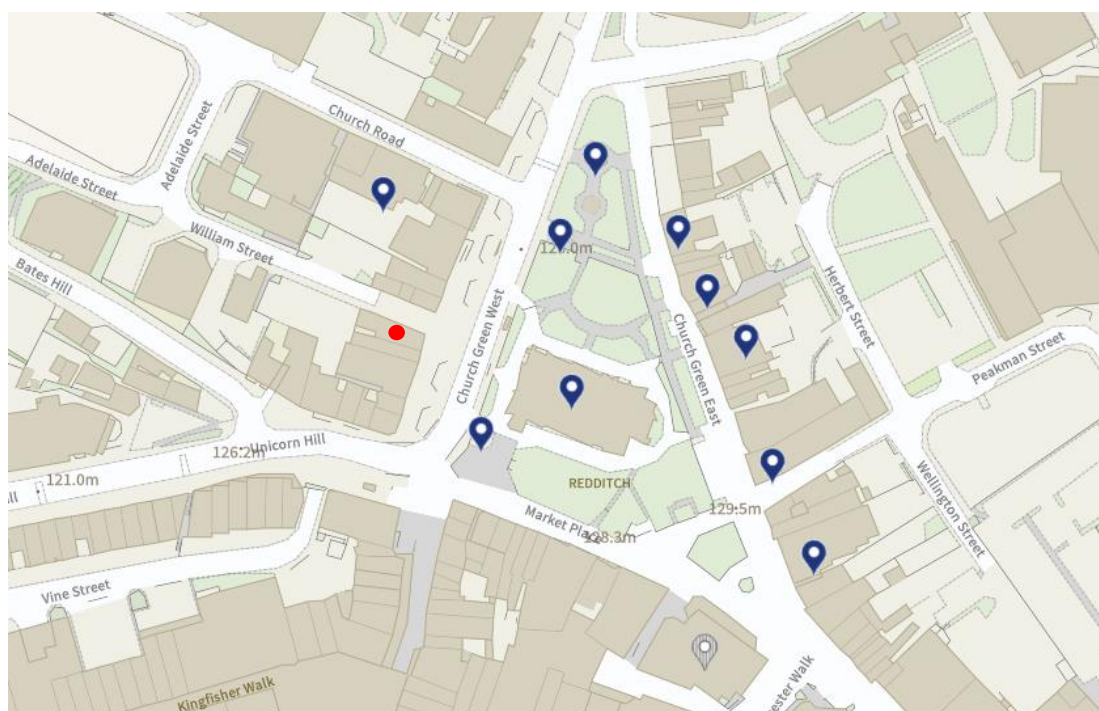


Figure 25 Nationally designated heritage asses (blue pins) near the application site (red dot).

²² *The Setting of Heritage Assets* Historic Environment Good Practice in Planning Note 3 (Second Edition) Historic England 2017 p.9.

6.4 Grade II listed St Stephen's Church²³ lies opposite the application site, the latter falling within the setting of the listed church. There will be no direct impact on the listed building as a result of the proposed works but there may be some potential change to the setting of the church.

6.5 The application site also lies opposite a number of grade II listed structures located on the west side of the triangular church green, namely the Redditch War Memorial²⁴, the Williams Memorial²⁵ and the Bartleet Fountain.²⁶ The relatively open nature of the green means that no.6 Church Green West falls within the setting of these structures. While, again, there will be no direct impact on these listed structures as a result of the proposed works, there is potential for indirect impact on their settings.



Figure 26 The application site (green arrow) lies within the setting of grade II listed St Stephen's Church.

6.6 Other listed buildings on Church Road and Church Green East have no intervisibility with the application site and are too distant from it for their settings to be potentially affected by the

²³ National Heritage List for England entry number 1348619.

²⁴ National Heritage List for England entry number 1461624.

²⁵ National Heritage List for England entry number 1100068.

²⁶ National Heritage List for England entry number 1157436.

proposed development beyond construction phase. There are no other nationally designated heritage assets (such as Registered Parks and Gardens or battlefields sites) in the vicinity of no.6 Church Green.

Locally Designated Heritage Assets

Locally Listed Buildings

6.7 A number of structures in Redditch town centre are included on Redditch Borough Council's 'local list'. While there will be no direct impact on any locally listed buildings as a result of the proposed works, there is potential for indirect impact on the settings those within the vicinity of the application site; these include:

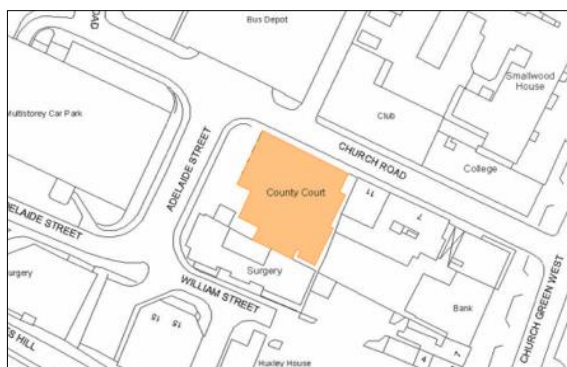
- Band Stand on Church Green



- No. 2 Church Green West & Nos. 2-6 Unicorn Hill



- County Court building, Church Road



- Nos. 10-12 Market Place



6.8 Using Historic England’s ‘Zone of Visual Influence’ and ‘Zone of Theoretical Visibility’ methodologies, there no potential for indirect impact on the setting of the east end of the locally listed Market Place buildings (nos.11-12) and negligible potential for impact on the setting of the west end (no.10). The potential for indirect impact on the rear of the County Court building on Church Road is also considered to be negligible.

6.9 There is greater intervisibility between the locally listed Church Green bandstand and the application site. The application site is also visible in views of the locally listed buildings on the corner of Church Green West and Unicorn Hill. Any impact on these structures will be considered under the impact on the conservation area.



Figure 27 View of locally listed no. 2 Church Green West & nos. 2-6 Unicorn Hill includes the application property. Source: Google Earth.

Conservation Area

- 6.10 As the application site falls within the Church Green Conservation Area, there is potential for direct impact on the character and appearance of the designated area. This will be evaluated, including any impact on locally listed structures, as part of this assessment.

Non-designated Heritage Assets (NDHAs)

- 6.11 The application property itself may reasonably be considered a non-designated heritage asset. There will be a direct impact on the building as a result of the proposed works. No other NDHAs were identified in the vicinity of the application site.

Archaeology

- 6.12 The proposed redevelopment will not require additional groundworks and there is no potential for impact on below ground archaeological deposits. This aspect will therefore not be considered further as part of this assessment.

Summary of Potential Impact

- 6.13 The potential for development within the application site to impact on the historic environment is summarized below:

Heritage Asset	Potential Impact
No.6 Church Green West NDHA	Direct Impact
Church Green Conservation Area Locally designated area	Direct Impact
Grade II listed St Stephens Church and Church Green structures	Potential for indirect impact on setting
Locally listed buildings: <ul style="list-style-type: none"> • Band Stand on Church Green • No. 2 Church Green West & Nos. 2-6 Unicorn Hill • County Court building • Nos. 10-12 Market Place 	Potential for indirect impact on setting Ditto Negligible potential for indirect impact Ditto
Potential buried archaeological deposits	No potential for impact.

7 Significance of the Relevant Heritage Asset(s)

Definition of Significance

- 7.1 Historic England defines significance in 'Conservation Principles' as *"The sum of the cultural and natural heritage values of a place"*.²⁷ The National Planning Policy Framework (NPPF) further defines significance as: *"The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic"*.²⁸

Heritage Values defined in the NPPF

- 7.2 **Historic value** derives from the ways in which past people, events and aspects of life can be connected through a place to the present. This broadly equates with Historic England's 'Historical value'. It tends to be illustrative (i.e. illustrating aspects of history or prehistory) or associative (i.e. having association with a notable family, person, event or movement).
- 7.3 **Archaeological value** is derived from physical remains embodied in the asset and their potential to yield evidence about past human activity. These can be above ground (i.e. standing structures) or below (i.e. buried archaeological remains). The ability to interpret and understand evidence tends to be diminished in proportion to the extent of its removal or replacement. This equates with Historic England's 'Evidential value'.
- 7.4 **Architectural value** is defined by the NPPF as how an asset demonstrates building type, form or style including traditional, innovative or unusual techniques or materials. It has no direct correlation in Conservation Principles but most closely equates to Historic England's Historical Illustrative value.
- 7.5 **Artistic value** is derived from the ways in which people draw sensory and intellectual stimulation from a place. This can be the result of conscious design or can be seemingly fortuitous. This most closely equates with Historic England's 'Aesthetic value'.

²⁷ *Conservation Principles*, English Heritage, 2008 p72.

²⁸ Annex 2: Glossary, National Planning Policy Framework, Department of Communities and Local Government, 2021.

- 7.6 A further value, that of communal value, may also be relevant. This is identified in *Conservation Principles* as being the meaning that a heritage asset holds for people who relate to it – either within the local community or beyond - or for whom it figures in their collective experience or memory.²⁹
- 7.7 The sum of these values largely defines the significance of individual heritage assets.

Setting as part of Significance

- 7.8 A further aspect, that of ‘setting’, is also identified as being important when assessing impact upon a heritage asset. The NPPF states that “*Significance derives not only from a heritage asset's physical presence, but also from its setting.*”³⁰
- 7.9 The NPPF explains that ‘*the setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve.*’³¹ The setting of a heritage asset may be considered to include only the area immediately surrounding the asset or it may be extensive.
- 7.10 Views can also form part of an asset’s setting and contribute to heritage significance. These can be intentionally designed or serendipitous and can comprise views in to, or out of, an asset, as well as vistas taking in particular heritage asset or assets. Additional guidance on assessing views has been taken into account.³² While visual change is often inevitable, the level of change can usually be evaluated using a scale ranging from ‘neutral’ to ‘major adverse/beneficial’.

²⁹ Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment, 2008, p.7.

³⁰ Annex 2: Glossary, National Planning Policy Framework, Department of Communities and Local Government, 2021.

³¹ NPPF Annex 2: Glossary and in The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning: 3, 2017 p2.

³² *Guidelines for Landscape and Visual Impact Assessment*, the Landscape Institute and the Institute of Environmental Management and Assessment (in partnership with Historic England), 3rd Edition, 2013.

7.11 The importance of setting and the degree of protection it is afforded in planning decisions depends on the contribution it makes to the significance of the heritage asset or to the ability to appreciate that significance.

Heritage Significance of No.6 Church Green West (NDHA)

7.12 No.6 Church Green West is not the work of a known architect or designer. It is illustrative, however, of the development of Redditch town centre in the 19th century, particularly the area around the green after the granting of the land by the Earl of Plymouth in 1808.

7.13 The main envelope of the corner building survives and its plan form doesn't appear to have been greatly altered since the late 19th century. It was evidently constructed as part of a pair with the adjacent property at no.5 and the two form a highly visible part of the streetscape.

7.14 From the 1921 historic aerial photographs it seems that the building had a traditional shopfront at this date that has since been modernised. First floor bay windows have also been replaced but the front elevation retains its distinctive gabled dormer (paired with the gable on no.5. Roof), ridge crest tiles and eaves level dentils but the chimney stacks have been removed.



Figure 28 Front elevation of no.6 Church Green West (to right).

7.15 In contrast, the footprint of the William Street section of the application property has evidently been altered numerous times, with former outbuildings being constructed, removed and then built over by the existing mid-latter 20th century single storey extension. Windows on the William Street elevation include timber sashes (8 over 8 on the lower floors and 4 over 4 on the top floor); two windows at the east end have been modified (one enlarged and the other blocked up) and there is an 8-panel timber door with an over-light.

7.16 The existing west end of the application property, including the 20th century flat-roofed extension and a fire escape onto the flat roof, is a particularly negative aspect of the streetscape, is not in keeping with the character of the conservation area and mars views towards St Stephen's Church.



Figure 29 The west elevation off William Street which includes a fire escape onto the flat roof.

7.17 It has previously been claimed that the existing west end of the application site has some importance in terms of conforming to a stepping down of building heights away from Church Green West – described as an ‘*established pattern of diminishing scale along William Street*’³³.

³³ Conservation Consultation Response to application number 22/01328/FUL, dated 16 November 2022.

7.18 This is incorrect. The single storey west end of the application property is, itself, relatively modern. Historic aerial photography (figures 11 and 12) demonstrates that beyond the original 3 storey application building there was simply a gap on the other side of which buildings on William Street stepped up again and continued at a similar height towards the Wesleyan Methodist Chapel. There was **no established diminishing scale of buildings away from St Stephen's Church** on this side of William Street, especially given the presence of the adjacent Wesleyan Chapel. Indeed, the existing pattern of lower building heights and clearance is directly contrary to the historic, 19th century built form since the tall, built-up nature of William Street in the 19th century must have resulted in a relatively enclosed feel to the road here.

7.19 The interior of the building has been fully modernised and there are no surviving features of any historic interest.



Figure 30 Modern interior of commercial offices within the application property is devoid of original features. Image courtesy of CSB Architects.



Figure 31 The upper floor of the application property is devoid of historic fixtures or fittings survive. Image courtesy of CSB Architects.

- 7.20 In terms of setting, the position of the original commercial property on the perimeter of Church Green and near the busy market place would have been significant and indicates a level of status for the historic building.
- 7.21 Uninterrupted views from the property south-east towards the west end of St Stephen's Church – especially from the upper floors – though perhaps not designed, would have been an asset nonetheless. No.6 is important in framing one side of the view looking south-east along William Street towards the church - a key view identified by Redditch Borough Council.³⁴ *The reciprocal view from the west end of the church along William Street has not been identified as a key vista.*³⁵

³⁴ Church Green Conservation Area Character Appraisal and Conservation Management Plan, October 2021, p.26.

³⁵ Church Green Conservation Area Character Appraisal and Conservation Management Plan, October 2021.

7.22 They dynamic view experienced upon emerging from the enclosed, canyonised, south-east end of William Street onto the wide, much more open pedestrianised footpath formerly referred to as 'The Parade' should also be attributed with a level of significance.



Figure 32 No.6 frames one side of the view from William Street towards St Stephen's Church.



Figure 33 View down William Street from Church Green West has not been identified as a key view.

7.23 Taking into account all the heritage values of the application property, the overall significance of the building can be assessed using a scale such as the one below.

Level of Significance	Description of Criteria
Very High	<ul style="list-style-type: none"> Heritage Assets identified as having Outstanding Universal Value, such as World Heritage Sites Other structures or sites of recognised international importance
High	<ul style="list-style-type: none"> Scheduled Monuments with standing remains Grade I and II* Listed Buildings Grade I and II* Registered Parks and Gardens Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the grade of listing. Conservation Areas containing high grade or very important listed buildings/historic parks and gardens Non-designated structures of clear national importance
Medium	<ul style="list-style-type: none"> Grade II Listed Buildings Grade II Registered Parks and Gardens Non-designated heritage assets that can be shown to have exceptional qualities in their fabric or important historical associations Conservation Areas Non-designated historic townscapes or built-up areas with important historic integrity in their buildings, or in their settings (including surviving street furniture or other structures)
Low	<ul style="list-style-type: none"> Non-designated heritage assets such as Locally Listed Buildings, with modest quality in their historic fabric or historical associations Historic townscapes or built up areas of limited historic integrity in their structures or setting
Neutral	<ul style="list-style-type: none"> A building, feature, or area which has no cultural significance but is also not considered intrusive to heritage value
Unknown	<ul style="list-style-type: none"> Structures or features with some hidden or inaccessible potential for heritage significance
Intrusive	<ul style="list-style-type: none"> A building, structure or area which detracts from heritage significance

Figure 34 Overall level of significance attributed to a heritage asset.

7.24 The building has been identified by Redditch Borough Council as making a **neutral** contribution to the conservation area; the existing shopfront has been identified as making a **negative** contribution to the streetscape.³⁶

7.25 This assessment finds that, despite alterations made to the exterior of no.6 is and the absence of original features inside, the corner property is largely recognisable as that shown on early OS mapping; it would be incorrect to conclude that the building has no cultural significance. While deemed to have modest quality in its fabric and historical associations, the property is capable of making a more positive contribution to the streetscapes of Church Green West and

³⁶ Church Green Conservation Area Character Appraisal and Conservation Management Plan, October 2021.

William Street. No.6 is therefore evaluated as having a level of heritage significance at the lower end of **low** heritage significance, commensurate with it being non-designated and not included on the local list.

Heritage Significance of grade II listed St Stephen's Church

- 7.26 St Stephen's Church, built between 1854-5, is associated with architects Henry Woodyer (original design) and Temple Moore (responsible for alterations to the east end in 1893-4); the church also includes stained glass windows by Kempe and Tower. The building is illustrative of the planned development of Redditch town centre in the late 18th and 19th centuries following the granting of the land by the Earl of Plymouth in 1808. The church green is also illustrative of the role philanthropism played in the development of the town.
- 7.27 Architecturally, the Victorian Gothic building is executed in the decorated style and exemplifies the use of local Tardebigge sandstone - unusual in Redditch town centre where red brick buildings predominate.
- 7.28 The attractive church building has a considerable level of aesthetic value, as well as communal value for the role it plays in the lives of local residents.

Heritage significance of grade II listed Church Green structures

- 7.29 The Redditch War Memorial is a poignant reminder of the impact of world events upon an individual community and has strong cultural and historical significance within both a local and national context. It forms a group with the Church of St Stephen.
- 7.30 The Williams Memorial commemorates James Williams, who died 1838. The mid-19th century chest tomb with a moulded base and flat capping is prominently located to the north of the church and listed for group value. Both these structures will have considerable communal significance for local residents and the families of those commemorated.
- 7.31 The Bartleet fountain forms a focal point at the north end of Church Green and is particularly visible when approaching the town centre from the direction of Prospect Hill. The fountain's unusual naturalistic design has aesthetic, or artistic, value and is of historic importance as commemorating the town's new fresh water supply in the 19th century.

Heritage Significance of the Church Green Conservation Area

7.32 The Church Green Conservation Area contains all the locally listed buildings potentially affected by the proposal. The special interest embodied in it are described in the Character Appraisal and Conservation Management Plan (October 2021). The relevant key points are as follows:

- The dominant feature of the CA is the grade II listed Church of St Stephen and triangular church green. The space is enclosed by relatively modest late 18th century and 19th century buildings.
- Church Green East contains the most cohesive run of buildings more domestic in scale some dating back to the late 18th century. Church Green West is the most architecturally varied of the principal streets in the CA. The corner of Unicorn Hill and Church Green West has a late 19th Century parade of purpose built shops with three floors of living accommodation above. Immediately to the north are the more typical mid to late Victorian relatively plain buildings seen on the other streets (including the application property) with some larger 19th century public buildings beyond.
- There is a continuity of the building line on Church Green West from the junction with Unicorn Hill up to the Old Library, although due to the wider pavement, there is a feeling of the buildings being 'set back'.
- William Street has largely been redeveloped and pedestrianised. With the exception of the buildings at the east end (including the application property), which form the return to buildings on Church Green West, there is little of interest and street value.
- Walls are built of local brick that has an attractive soft, warm reddish-orange to reddish-brown colour lending a subtle tonal variety to the buildings. Bricks are laid in Flemish bond with narrow joints and lime mortar. Some of the buildings have stone dressings.
- Buildings have mainly gabled roofs of either a single or double pitch, and a ridge line that runs parallel to the street. Roofs are mainly covered with natural grey Welsh slate, although a few buildings are covered with small plain clay tiles or concrete tiles.
- At eaves level there are often courses of dentilled brick or other simple moulded detail.
- Doors and windows are rectangular with a strong vertical emphasis that plays a key role in the rhythm and proportions of the streetscape in general.
- Doors tend to be of panelled wood, traditionally painted rather than stained. Windows are usually slightly recessed from the wall surface. They have mainly flat heads of either rubbed brick or with rusticated stone voussoirs, either stepped or with prominent key blocks, and also projecting stone sills.

- The prevalent window mechanism is generally the vertically-sliding sash, divided into several vertically oriented panes with narrow glazing bars. Tripartite sashes are also found within the CA. Windows are traditionally painted rather than stained, which provides a bold contrast with the brickwork and emphasise their proportions within the façade.
- Few historic shop fronts remain, although some properties have retained elements of their original shop fronts. Many retail ground floors are dominated by late 20th century/early 21st century shop fronts, in aluminium or uPVC, with oversized fascias, which detract from the overall appearance of the building.
- Key views include the view from William Street where the west elevation of the church is framed by the street frontages.
- The CA forms the most important area of open space within Redditch town centre. The abundance of vegetation and the restricted access to through traffic enhances its character considerably and it creates a sympathetic and attractive setting for the church and other historic buildings within the CA and around its perimeter. Immediately north of the church the CA retains a sense of solemnity and peace, a sense of detachment from the noise and activity of the town centre.

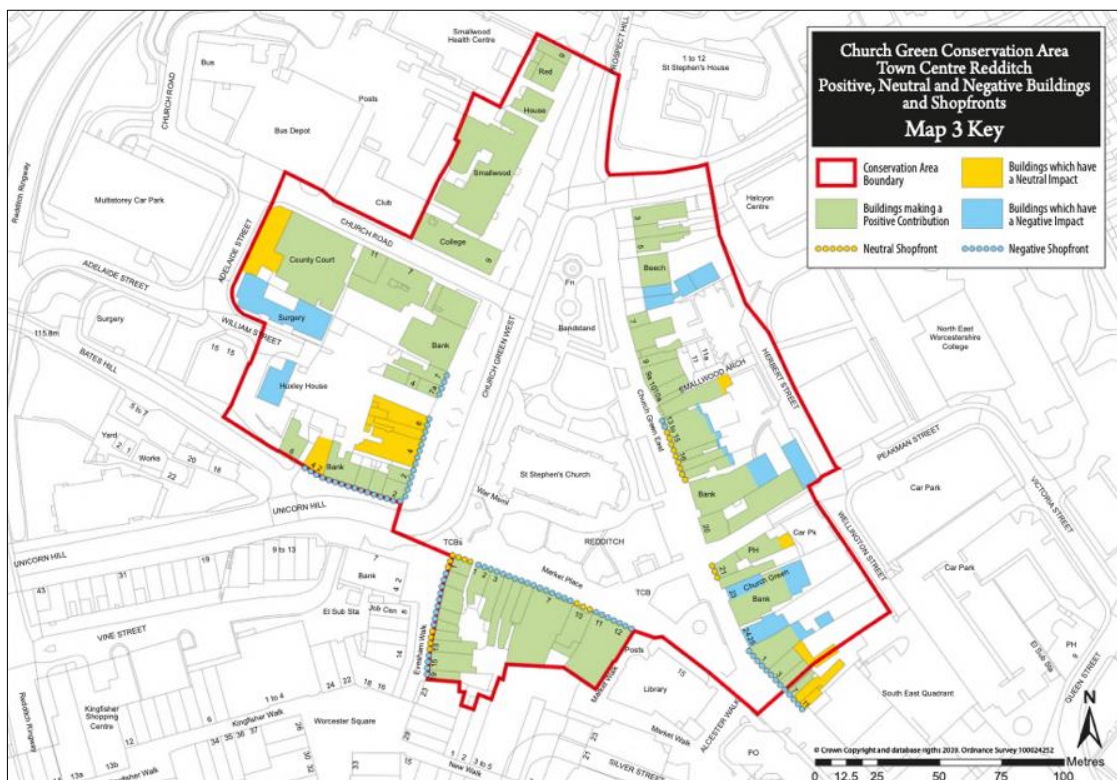


Figure 35 Qualitative evaluation of built environment components in the Church Green Conservation Area.

7.33 Overall, the contribution made by the application building to the character and appearance of the conservation area is currently identified as ‘neutral’.

8 Impact on the Significance of Heritage Asset(s)

Impact on the significance of No.6 Church Green West

- 8.1 There will be no impact on the historic value of the application site as a result of the works proposed as part of this application; the property will still be associated with the 19th century development of the area around Church Green and will still be readable as one of the historic properties on the periphery of the green.
- 8.2 Architecturally, there will be no impact on the principal layout or footprint of the building, or on any of the surviving features of interest – including the roof scape, gabled dormers and distinctive dentilled detailing at eaves level.
- 8.3 There will inevitably be some level of visual change to the building' frontage on William Street as a result of continuing the main roof line to the west end of the building. However, it has been established that there is no historical significance in the lower height of the 20th century extension, nor a history of diminishing heights away from Church Green West. Indeed, the proposed works will reintroduce a sense of height and enclosure in an area where the former streetscape has been damaged by clearance and resulting creation of modern gap sites.
- 8.4 The artistic, or aesthetic, value of the building will be improved by resolving the existing unsightly west end of the building, introducing a more regular fenestration pattern of timber sash windows and by the removal of the external metal fire escape.
- 8.5 Although some connecting works will be necessary between the existing upper floors and the new extension, the works will primarily affect that part of the building dating to the 20th century; as such there will be minimal impact on the building's archaeological value. No groundworks are proposed so there will be no impact on potential buried archaeological deposits.
- 8.6 The only appreciable change to the setting and views of the NDHA will be an improvement to the appearance of the west end, visible in views up William Street towards Church Green West.
- 8.7 The impact on the NDHA can be evaluated using a scale such as that in figure 36. Since the proposed works will have no detrimental impact on the key areas of significance of the

original, east end of the building, and will improve the overall character and setting of the west end of the building and its contribution to the William Street streetscape, the works will result in a minor beneficial impact on the building.

Magnitude of Impact	Description
Major Beneficial	The proposed changes will significantly improve the overall setting and character of heritage assets, revealing and/or enhancing important characteristics which were previously unknown or inaccessible. There would be a substantial improvement to important elements of the asset.
Moderate Beneficial	The proposed changes will considerably improve the setting or overall character of the heritage asset. There may be an improvement in key uses and beneficial change (e.g. the creation of coherency) to the characteristics of the asset.
Minor Beneficial	The proposed changes may cause a minor improvement to the setting or overall character of a heritage asset.
Negligible	The proposed changes will have a minimal positive or negative impact on the heritage asset or its setting.
Neutral	The proposed changes will have no impact on the heritage asset or its setting.
Minor Adverse	The proposed changes will have minor impact on the setting or overall character of a heritage asset. Change of this magnitude may be acceptable if suitable mitigation is carried out.
Moderate Adverse	The proposed changes will negatively alter the setting or overall character of the heritage asset. It will likely disturb key features and detract from the overall heritage significance. Change of this magnitude should be avoided where possible, but can be minimised or neutralised through positive mitigation.
Major Adverse	The proposed changes will significantly damage the overall setting and/or character of heritage assets. They will cause a notable disruption to, or in some cases, complete destruction of, important features. Change of this magnitude should be avoided.

Figure 36 Overall magnitude of impact arising from the proposed works.

Criteria		Sensitivity/ Value				
		Neutral	Low	Medium	High	Very High
Magnitude of Impact	Major Beneficial	Slight	Slight / Moderate	Moderate / Large	Large / Very Large	Very Large
	Moderate Beneficial	Neutral / Slight	Slight	Moderate	Moderate / Large	Large
	Minor Beneficial	Neutral / Slight	Neutral / Slight	Slight	Slight / Moderate	Moderate
	Negligible	Neutral	Neutral / Slight	Neutral / Slight	Slight	Slight/Moderate
	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
	Negligible	Neutral	Neutral / Slight	Neutral / Slight	Slight	Slight/Moderate
	Minor Adverse	Neutral / Slight	Neutral / Slight	Slight	Slight / Moderate	Moderate
	Moderate Adverse	Neutral / Slight	Slight	Moderate	Moderate / Large	Large
	Major Adverse	Slight	Slight / Moderate	Moderate / Large	Large / Very Large	Very Large

Figure 37 Matrix of resulting 'significance of effect'.

- 8.8 In order to quantify that minor beneficial impact on the specific level of significance of the NDHA, this magnitude of impact should then be assessed in the context of the asset's wider heritage value, or sensitivity. This is done using a matrix such as that in figure 37 above.
- 8.9 On a NDHA of low significance, an impact that is minor beneficial in magnitude will have a significance of effect on the historic environment that is **neutral/slight beneficial**.
- 8.10 Paragraph 203 of the NPPF requires this to be considered along with the public benefits offered by the scheme, which include the provision of an increased number of comfortable dwellings, sustainably located within walking distance of the town centre amenities, and offering the repair and up-grade of a property that not only helps the application site make a more positive contribution to the streetscape but also secures the longer term future of the historic building.
- 8.11 The neutral/slight beneficial impact together with these public benefits offered by the scheme decisively weigh in the balance in favour of compliance with para 203.

Impact on the setting of grade II listed St Stephen's Church

- 8.12 Since the proposed works will be at the west end of the application property, furthest from the church and visible only obliquely, there will be a very limited impact on the setting of the listed church. There will be no visible change to the front elevation of the application building facing St Stephen's Church.
- 8.13 The only minor changes will be in the view east along William Street. No.6 William Street is the principle building to frame this view but the proposed extension will be visible when looking towards the church from further west. The proposed work will actually improve the current appearance of the west end of the application, resolving the heights and removing the fire escape, therefore the impact is deemed to be a relatively minor but positive one. On a grade II designated asset of medium sensitivity, this will result in a significance of effect that is **slight beneficial**.
- 8.14 The absence of harm to the setting of the listed building together with the minor improvement to the setting of the church offered by the scheme indicates compliance with the Planning

(Listed Building and Conservation Areas) Act, 1990 and with paragraphs 199 and 202 of the NPPF.

Impact on the setting of grade II listed Church Green structures

- 8.15 The proposed alteration will not be visible from either the Redditch War Memorial, the Williams Memorial or the Bartleet Fountain and the works will have no effect on their settings beyond construction phase. There will be no impact on the heritage values of these monuments or on the ability for them to be appreciated or understood, in compliance with the 1990 Act and with paragraphs 199 and 202 of the NPPF.

Impact on the Church Green Conservation Area

- 8.16 The proposed addition to no.6 Church Green West retains the existing footprint of the building and sees the building line continued no higher than the existing building. The front elevation of the building, facing onto Church Green West, will not be altered and all positive features of the existing building (roof detailing, timber windows, timber door etc) will be retained.
- 8.17 The extension will be undertaken using materials to match existing; timber sliding sash windows will be installed on the William Street elevation. The clearly domestic scale of the proposed development will not challenge the dominance of St Stephen's Church. Overall, the proposed works are deemed to be in keeping with the surroundings thereby preserving the character and appearance of the conservation area.
- 8.18 There will be a slight visual change in terms of the key identified view east along William Street towards the church, but the proposed works are not anticipated to have any appreciable detrimental affect either on the visibility of the west end of the church itself or on the more dynamic experience of emerging onto Church Green West. Indeed, if anything, the addition will increase the sense of arrival from the narrow side street onto the more open '*Promenade*' footpath.
- 8.19 Furthermore, the proposed extension will see the replacement of the existing jumbled rooflines and modern flat roof with a simpler, more appropriate, double pitched roof covered in clay tiles. The unsightly modern fire escape will be removed and replaced with a fire-regulations compliant internal circulation area. The addition will help to mend the grain and sense of enclosure in a streetscape that has been severely damaged in recent years by

clearance. These aspects of the application seek to *enhance* the appearance of the conservation area, helping the application property to make a more positive contribution to the designated area.

8.20 Consequently, the anticipated impact on a designated conservation area of medium sensitivity will result in a significance of effect on this element of the historic built environment that is **slight beneficial**.

8.21 For this reason, the scheme is deemed to be in compliance with the 1990 Act and with paragraphs 197, 199, 202 and 206 of the NPPF.

9 Conclusion

- 9.1 This Heritage Impact Assessment has been produced to support the current application for proposed development at no.6 Church Green West, as required by the Planning (Listed Building and Conservation Areas) Act, 1990 and paragraphs 194 and 195 of the National Planning Policy Framework (NPPF). It is intended to assist the local planning authority with evaluating and assessing any impact on the historic environment as a result of the scheme.
- 9.2 The heritage significance of relevant heritage assets has been explored in terms of historic, archaeological, architectural and artistic values as required by the NPPF, and the setting and views associated with assets has been considered. The impact of the proposed works on heritage values – and consequently on significance – has then been evaluated.
- 9.3 It has been found that, although some intervention for connectivity will be necessary at the upper levels of no.6, the overall impact on the NDHA will be neutral/slight beneficial.
- 9.4 The impact arising from the proposed works on the settings of grade II listed structures (including St Stephen’s Church) in the vicinity of the application site has been examined and found to be nil or slight beneficial.
- 9.5 The scheme has also been found to not only preserve the key areas of significance of the Church Green Conservation Area but also slightly enhance the character and appearance of the designated area.
- 9.6 As such, the proposal is compliant with the Planning (Listed Building and Conservation Areas) Act, 1990 and with relevant parts of the NPPF and with Local Plan policies 36, 37 and 38 which seek to preserve and enhance the historic environment.
- 9.7 Local Plan policy 38 also states that development that secures the sensitive re-use of historic buildings will be looked upon favourably by the planning authority.
- 9.8 It is therefore concluded that it would not be contrary either to legislation, or to local or national policies regarding the historic environment to grant permission for the works proposed within this application.

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Keystone Heritage



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