

HERITAGE STATEMENT

NEW DOORWAY FORMER STABLES AT ELSWICK HOUSE, WHITTINGTON

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1.0 Introduction

- 1.1 This Heritage Statement has been prepared in line with the National Planning Policy Framework 2012 and aims to support the associated planning application for the introduction of a new doorway at the former stables immediately North West and adjoined to Elswick House on Fisherwick Road, Whittington.
- 1.2 The former stables, Elswick House and the adjoining Whittington House are all Grade 2 listed, Whittington House and Elswick House are listed together under entry 1038871 with the former stables listed separately 1038872 (See Appendix II).
- 1.3 The former stable, Elswick House and Whittington House are all within Whittington's Designated Conservation Area

2.0 Planning History

- 2.1 Since 1986 the former stables have operated as a Children's Nursery. The Nursery is currently closed awaiting new Management.

3.0 Planning Policy Context

- 3.1 **The National Planning Policy Framework (NPPF)** sets out the government's policies in relation to development and the following section is considered most relevant to this proposal:

Section 12 – 'Conserving and enhancing the historic environment' relates to the developments that have an effect upon the historic environment.

- 3.2 The following paragraphs of this section are considered to be of the most important in relation to this application:

- 3.3 **Paragraph 128 of the NPPF** requires that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

3.4 **Paragraph 131** advises that in the determination of planning applications local planning authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness.

3.5 **Paragraph 132** advises that when considering the impact of a proposed development on the significance of a heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be.

3.6 **Paragraph 134** advises that a proposal will lead to less than substantial harm to the significance of a designated heritage asset; this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

3.7 **Paragraph 137** states that local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

4.00 **Local Planning Policy**

4.1 The **Lichfield District Local Plan Strategy 2015** sets out the local planning policy context upon which the proposals should be considered the following sections and policies are most important in relation to this application:

4.2 **Section 12** of the adopted Lichfield District Local Plan Strategy relate to the Built and Historic Environment with the following policies particularly relevant to this proposal:

4.3 **Core Policy 14** – This policy advises that in conservation areas that the *'built form will be protected and enhanced'* and that *'development proposals that conserve and enhance a heritage asset or its setting will be supported'*.

4.4 **BE1 – High Quality Development** – Advises that *'development will be permitted where it can be...demonstrated that it will have a positive impact on...the significance of the historic environment, such as...conservation areas'*.

4.5 In addition to these policies the Historic Environment Supplementary Planning Document must also be considered. This requires the same tests as set out within the NPPF in terms of the evaluation of the significance of the heritage asset and the consideration impact of development on the associated asset.

5.0 Assessment of Significance of Heritage Asset

5.1 Whittington is an historic village, surrounded by Green Belt. It is of medieval origin and some historic field patterns exist around the area. It lies approximately 3 miles South East of Lichfield in the district of Staffordshire. According to the 2001 census it had a population of 2,591. The Parish Council is a joint one with Fisherwick. The Coventry Canal borders the village to the north and east. The name Whittington is believed to come from Old English, and to mean farm.

5.2 Whittington's Conservation Area mainly extends along the principal streets of Church Street, Fisherwick Road and Main Street, but also includes much of Chapel Lane and Blacksmith Lane. (refer to Appendix I – Plan of Whittington Conservation Area).

5.3 The former stables are located off Fisherwick Road. The proposed scheme, therefore, has the potential to impact on the Conservation Area.



Figure 1 - The Gable End of the Stables as viewed from Fisherwick Road.



Figure 2 – This photo shows the relationship between the Former Stables and Elswick House.



Figure 3 – This photo shows the physical linkage between the former stables and Elswick House.

- 5.4 In addition to being located within the conservation area the Former Stables are Grade II listed (see Official List Entry Appendix II).
- 5.5 The former Stables, now garage / children's nursery, were constructed early to mid-C18 with late C19 additions to the side and rear. The stables served the adjoining Whittington House of the same period. (See Appendix III- Existing Plans & Elevations)
- 5.6 Whittington House itself was significantly extended in the late C19. This period of extension linked the house to the Stables. In later years Whittington House was divided into two. The main house, remaining Whittington House, and the later extension now remodelled and known as Elswick House. The former stables / garage were converted by the owners of Elswick House into a children's nursery in 1986 and albeit currently closed pending new owners / management remain in this use.
- 5.7 The former stables are red brick, plain tile roof with raised verges. Aligned north-south facing east. One storey and attic with toothed eaves; 3 roof bays, garage doors to centre and right, casement to ground floor left with segmental head, gabled dormer to left with glazing bar casement; door to left with segmental head. North gable has a loft opening with segmental head. The former stable occupies a prominent roadside position fronting onto Fisherwick Road and flanking Elswick House. The List Description states that the stables are included for **group value**, relating as we are to understand to the collective Historical Interest associated with the adjoining Whittington House, Elswick House and the Former Stables.

6.0 The Proposed Works

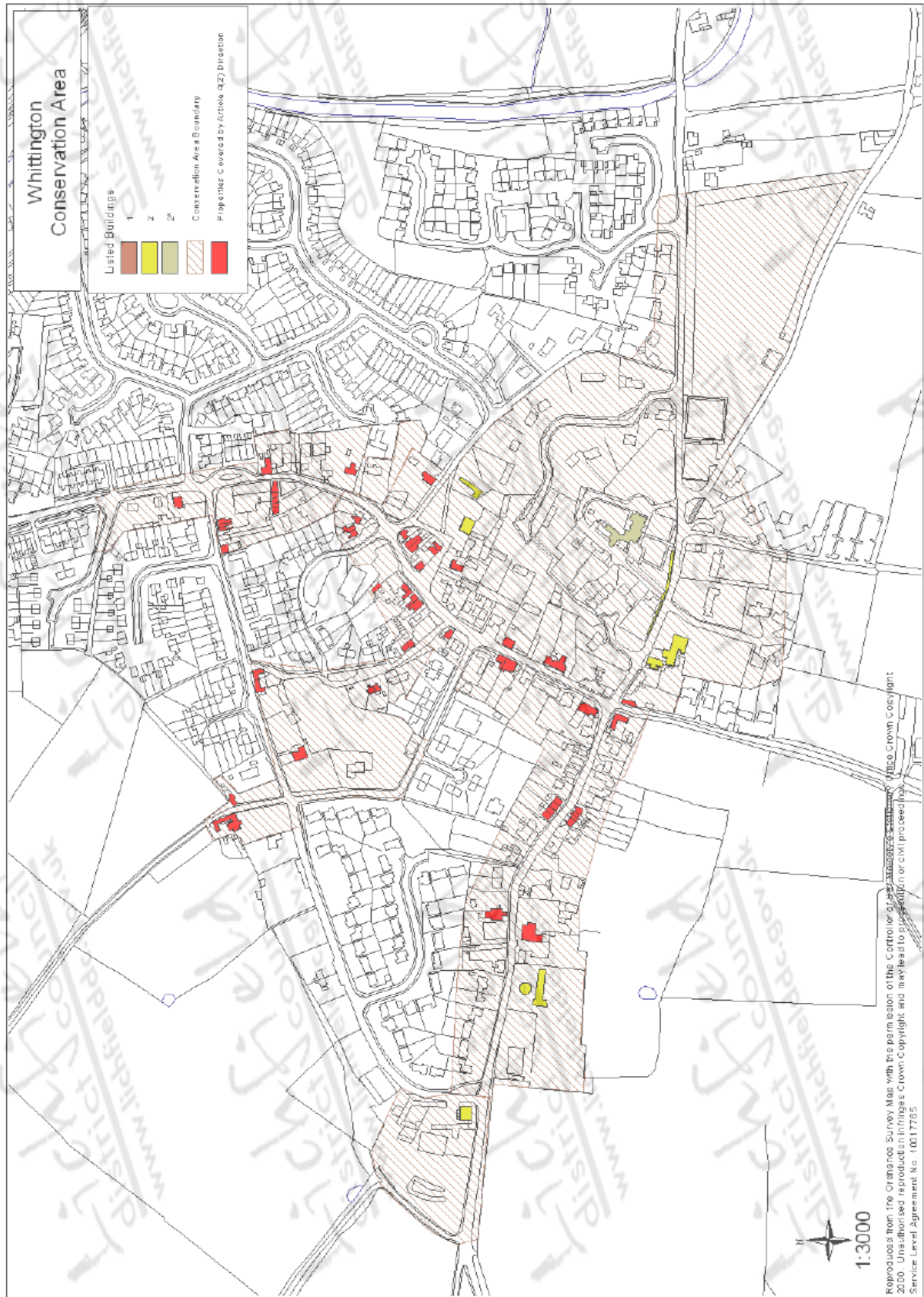
- 6.1 The proposed works are extremely limited in nature and relate solely to the formation of a single doorway in an external wall. (See Appendix IV – Proposed Plans & Elevations) This doorway is required to enhance business operations.
- 6.2 The opening is to be formed in part of the late C19 fabric. The opening will have a flat oak timber lintel at head and will receive a timber frame and timber framed, ledged and braced door. All will be painted and finished in Farrow & Ball 'Off-Black'.

7.0 Assessment of the Impact of Proposed Works

- 7.1 It is not considered that the addition of the single doorway opening as proposed will have a negative impact upon the appearance of the Conservation Area. While the doorway will face onto Fisherwick Road and thus will be evident from within the Conservation Area, the doorway is complimentary to local character and in both scale and design is extremely modest.
- 7.2 Nether, is it considered that the addition of the single doorway will impact upon the collective historical interest attributed by the buildings List Entry. Furthermore, given that the additional doorway is intended to enhance the continued usage of the Stables we would argue that the change proposed is positive.

Appendices

I Plan of Whittington Conservation Area



II List Entry

FORMER STABLES IMMEDIATELY NORTH WEST OF ELSWICK HOUSE

Official list entry

Heritage Category: Listed Building

Grade:II

List Entry Number:1038872

Date first listed:20-Nov-1986

List Entry Name:FORMER STABLES IMMEDIATELY NORTH WEST OF ELSWICK HOUSE

Statutory Address 1: FORMER STABLES IMMEDIATELY NORTH WEST OF ELSWICK HOUSE, FISHERWICK ROAD

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it(whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Understanding list entries (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

Corrections and minor amendments (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

Location

(<https://historicengland.org.uk/listing/the-list/minor-amendments/>) 04/12/2023, 12:05
FORMER STABLES IMMEDIATELY NORTH WEST OF ELSWICK HOUSE, Whittington - 1038872 | Historic England <https://historicengland.org.uk/listing/the-list/list-entry/1038872?section=official-list-entry-2/4>

Statutory Address:**FORMER STABLES IMMEDIATELY NORTH WEST OF ELSWICK HOUSE, FISHERWICK ROAD**

The building or site itself may lie within the boundary of more than one authority.

County:Staffordshire

District:Lichfield (District Authority)

Parish:Whittington

National Grid Reference:SK 16107 08217

Details

SK 1608 WHITTINGTON C.P. FISHERWICK ROAD (South side)

11/110 Former stables immediately - north-west of Elswick House GV II

Stables now garage. Early to mid-C18. Red brick; plain tile roof with raised verges. Aligned north-south facing east. One storey and attic with toothed eaves; 3 roof bays, garage doors to centre and right, casement to groundfloor left with segmental head, gabled dormer to left with glazing bar casement; door to left with segmental head. North gable has a loft opening with segmental head. The former stable occupies a prominent roadside position flanking Elswick House (q.v.) and is included for group value. Listing NGR: SK1610708217

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **272599**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

04/12/2023, 12:05 FORMER STABLES IMMEDIATELY NORTH WEST OF ELSWICK HOUSE, Whittington - 1038872 | Historic



England <https://historicengland.org.uk/listing/the-list/list-entry/1038872?section=official-list-entry> 3/4

Map

This map is for quick reference purposes only and may not be to scale. This copy shows the entry on 04-Dec-2023 at 12:04:35.

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End of official list entry 04/12/2023, 12:05 FORMER STABLES IMMEDIATELY NORTH WEST OF ELSWICK HOUSE, Whittington - 1038872 | Historic England
<https://historicengland.org.uk/listing/the-list/list-entry/1038872?section=official-list-entry> 4/4

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III Existing Plans and Elevations

A1

Please note: These drawings are for planning purposes only.

Front Elevation
1:100

Side Elevation
1:100

Side Elevation
1:100

Rear Elevation
1:100

Ground Floor Plan
1:100

First Floor Plan
1:100

Existing Site Location Plan
1:1250

brownhill hayward brown
Architects

Project Name: Whitton New
Date: 08/11/2017
Drawing: Existing Elevations and Plans
Scale: 1:100
Sheet: 01 of 01

Planning
 Approved
 Not Approved

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IV Proposed Plans and Elevations

A1

Please note: These drawings are for planning purposes only.

Front Elevation
1:100

Side Elevation
1:100

Rear Elevation
1:100

New timber hardwood framed ledged and braced door with timber linet. All painted Farrow and Ball in off black.

Ground Floor Plan
1:100

First Floor Plan
1:100

Existing Site Location Plan
1:1250

brownhill hayward brown
ARCHITECTS

1001-02
Proposed Elevations and Plans
10/1/2018
10/1/2018

Planning

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