

# Heritage Statement

**1. Site Address**

Lion House 45 Bridewell Street

**2. Is the application site (identify all that are applicable):**

Heritage Asset	Yes
A <a href="#">listed building</a> (Grade II, Grade II* or Grade I)	<input checked="" type="checkbox"/>
Within a <a href="#">conservation area</a>	<input checked="" type="checkbox"/>
A <a href="#">scheduled ancient monument</a>	<input type="checkbox"/>

**3. In each case where you have answered yes in 2 above, please identify the asset and its heritage designation (i.e. the grade of listed building, conservation area name etc)**

The property is a Grade 2 listed building located in the Clare conservation area.

List Entry Number: 1031769

Date first listed: 19-May-1974

List Entry Name: RED LION INN

Statutory Address 1: RED LION INN, BRIDEWELL STREET

**4. The [significance](#) of the heritage asset(s)**

A C17 timber-framed and plastered house, refronted in the C19, partly in red brick. The north end, of 1 window range is timber-framed and plastered. 2 storeys. 4 window range, double-hung sashes with glazing bars, in painted reveals. A 6-panel door has deep reveals, narrow pilasters and a cornice hood. Roof slate. An inn of this name is mentioned in the probate inventory of John Turpin of Clare (1688) a brewer and baker of some substance.



Front view of Old Red Lion

## 5. The proposed works

Conversion of Left-hand garage (as viewed from Rear) into home office. External changes will include creating opening in rear wall of the garage to install Bi-Fold door measuring 2m x 2m finished in dark grey. Additionally red brick steps to match existing brickwork on the outside of the rear of the building positioned under the Bi-fold doors to be built to provide access. No other changes to the external building.

Internal changes will include installing insulation for walls and ceiling with plaster board, plaster skim and paint finish.

Garage already has electric supply, but the installation of ceiling lights and sockets will be required.

Minimal external works are being carried out with no changes to the front of the structure.

Rear View of garage



Location of Bi-Fold Doors (Greenhouse to be removed)

## 6. Impact on significance

The proposed plans are to change free standing structure located at the rear of the property; this structure does **not** form part of the listed cartilage. There for the impact on the significance we believe would be low. The external change to the free-standing structure (Garage) is only to the rear with no external changes to the front. There are no neighbouring properties to the rear, only grass meadows so impact minimal.

Neighbouring properties will not be impacted due to the location of the garage. The rear of the garage can not be viewed from neighbouring houses.

Neighbouring houses 46/47 Bridewell street from the rear of their gardens would have visibility of the proposed external change.

No change will be done to the listed Cartilage.

Feature	Description	Significance	Proposed works	Possible Impact	Justification/mitigation
Rear External wall	Red brick external wall	High	Create opening for new Bi Fold door	Loss of Fabric	Building built in 1980 and no part of the listed cartilage

## 7. Enhancement and Public Benefits (where applicable)

N/A

**8. Other**

Permission was granted for a garage in the 80's under application E/88/2131/P.

03/03/2024