



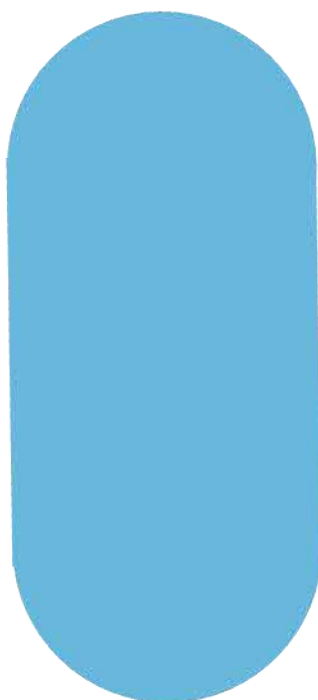
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**CHESTNUT HOUSE, ALBRIGHTON**

**HERITAGE IMPACT ASSESSMENT**

REF: 2518685

March 2024



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**Waterfront House, Waterfront Plaza, 35 Station Street, Nottingham, NG2 3DQ**

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## EXECUTIVE SUMMARY

In January 2024, Marrons were commissioned by Mr. G. Thompson to compile a Heritage Impact Assessment to support applications for listed building consent and planning permission for proposed works at Chestnut House, 73 High Street, Albrighton, Wolverhampton, Shropshire, WV7 3JA. This assessment considers the architectural and historic interest of the Grade II listed building and any potential impacts which may be imposed upon it by the proposed scheme.

In summary, the proposed works include the replacement of the 20<sup>th</sup> century stairs from ground to first floor and reconfiguration of the modern landing, localised structural alterations to improve flow and connectivity, localised restoration of plan form, a new corridor at first floor to create circulation space, re-fenestration of modern windows to rear and side elevations, minor works to the a modern flat roof and the addition of improved amenities (bathrooms).

Chestnut House is located within the eastern part of Albrighton village, a designated conservation area. The property forms a number of properties facing High Street, which is the main road which runs east-west through the village and is a Grade II listed building.

The detached house was built in the late 18<sup>th</sup> century to a polite architectural style. It has a fine brick frontage set back from the road with openings arranged in a restrained but nonetheless elegant classical style. To the rear a two-storey 19<sup>th</sup> century extension overlaps an earlier stone outbuilding, and the phasing is more complex. Internally, structural fabric demonstrates the re-use of earlier, likely 18<sup>th</sup> or late 17<sup>th</sup> fabric, suggesting that Chestnut House was a rebuild of an earlier house, likely on the Site or nearby. The phasing forms part of the building's appeal, although internal modifications in the late 20<sup>th</sup> century have been less than successful and remediation of their effect forms a key part of the justification for the proposed works.

To the east of the house is a generous and phased range of outbuildings likely reflecting the site's evolution over the course of the 18<sup>th</sup> and 19<sup>th</sup> centuries. The plot is now entirely domestic in use.

The proposed works will bring about both minor harm and minor enhancements to the architectural and historic interest of the building, with an overall neutral impact upon the character and significance of Chestnut House. Where harm occurs it is justified by the improved living accommodation, including the removal of an area of poor/restricted access. The proposed development will lead to the enhancement of the external appearance of the house, however the minor works are unlikely to lead to a notable impact upon the character of the conservation area. As such, the proposed works comply with Sections 16, 66 and 72 of the Planning (Listed Building and Conservation Areas) Act (1990), Chapter 16 of the NPPF and Policy DP23 of the Draft Shropshire Local Plan (2016 – 2038).



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## ACKNOWLEDGEMENTS

This report was written by Brixie Payne and Adam Partington, and verified by Tom Street of Marrons. The study was commissioned by Mr. G. Thompson, and thanks are due in this regard.

# 1 INTRODUCTION

## PROJECT BACKGROUND

- 1.1 In August 2023, Marrons were commissioned by Mr. G. Thompson to compile a Heritage Impact Assessment to support an application for listed building consent and planning permission for proposed development at Chestnut House, 73 High Street, Albrighton, Wolverhampton, Shropshire, WV7 3JA, National Grid Reference SJ 81458 04131, henceforth referred to as “the Site” (Figure 1).

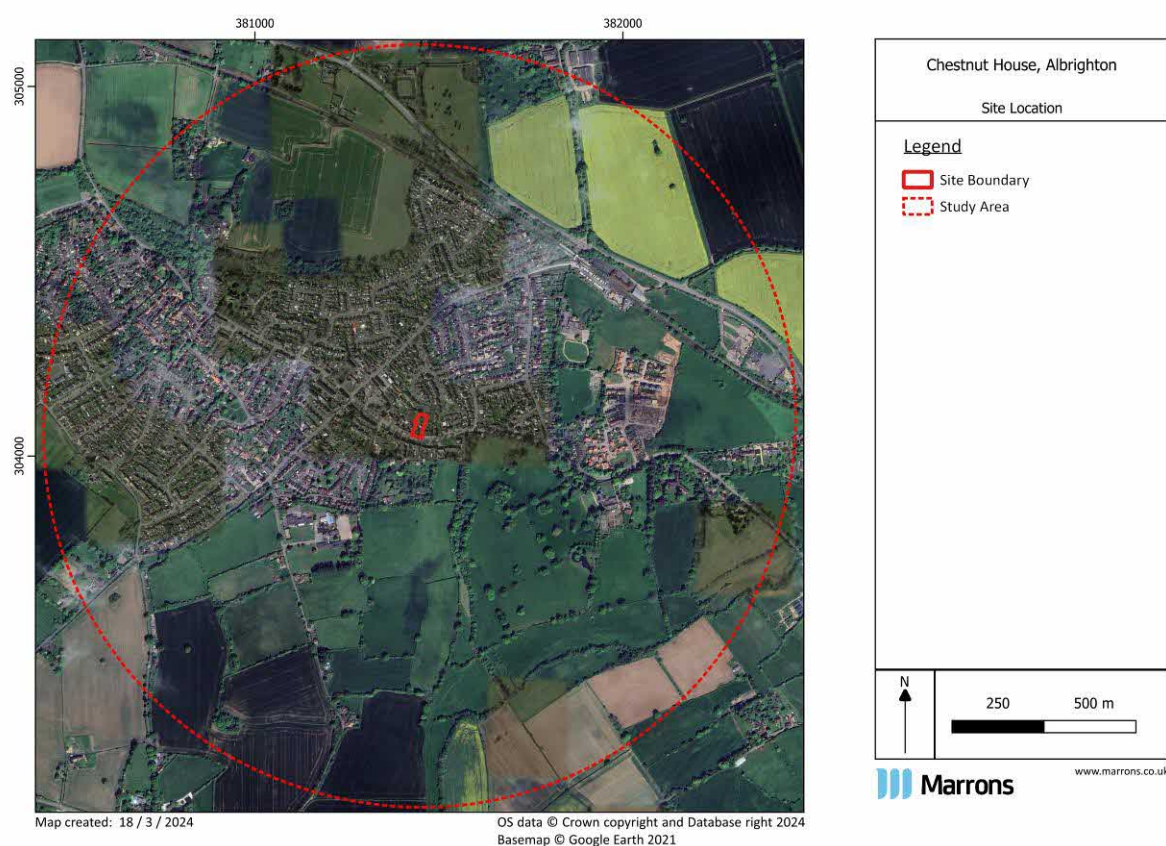


Figure 1: Site Location

- 1.2 This assessment considers the significance of known and potential historic environment resources within the Site and any potential impacts which may be imposed upon it by the proposed development. For a full assessment methodology, please see Appendix 1: Assessment Methodology.

## THE SITE

### LOCATION

- 1.3 The Site is located within the small town of Albrighton in Shropshire, which lies c. 12km northwest of Wolverhampton. The Site is located within the eastern part of Albrighton facing High Street, which is the main road running east-west through the village.



- 1.2 The Site currently consists of a detached house, outbuildings and garden plot. With exception of High Street, the Site is bounded on all sides by residential development, including the 1960s houses and garden plots on Fair Lawn to the north and garden plots associated with the properties on High Street to the east and west.

## TOPOGRAPHY

- 1.2.5. The Site is level and developed with no other notable topography.

## Geology

- 1.3 The Site is underlain by Mudstone Group - Mudstone and halite-stone. Sedimentary bedrock formed between 252.2 and 201.3 million years ago during the Triassic period (British Geological Survey, 2023).
- 1.3 Partially overlaying the north of the Site is Glacial Till, Devensian - Diamicton. Sedimentary superficial deposit formed between 116 and 11.8 thousand years ago during the Quaternary period (British Geological Survey, 2023).
- 1.2 The soil is mapped as slowly permeable seasonally wet slightly acid but base-rich loamy and clayey with a seasonally wet pastures and woodlands habitat draining to a stream network. The soil is considered moderately fertile and most suited for grass or cereals as animal feed (Cranfield University, 2023)

## CHARACTERISATION

### Historic Landscape Characterisation

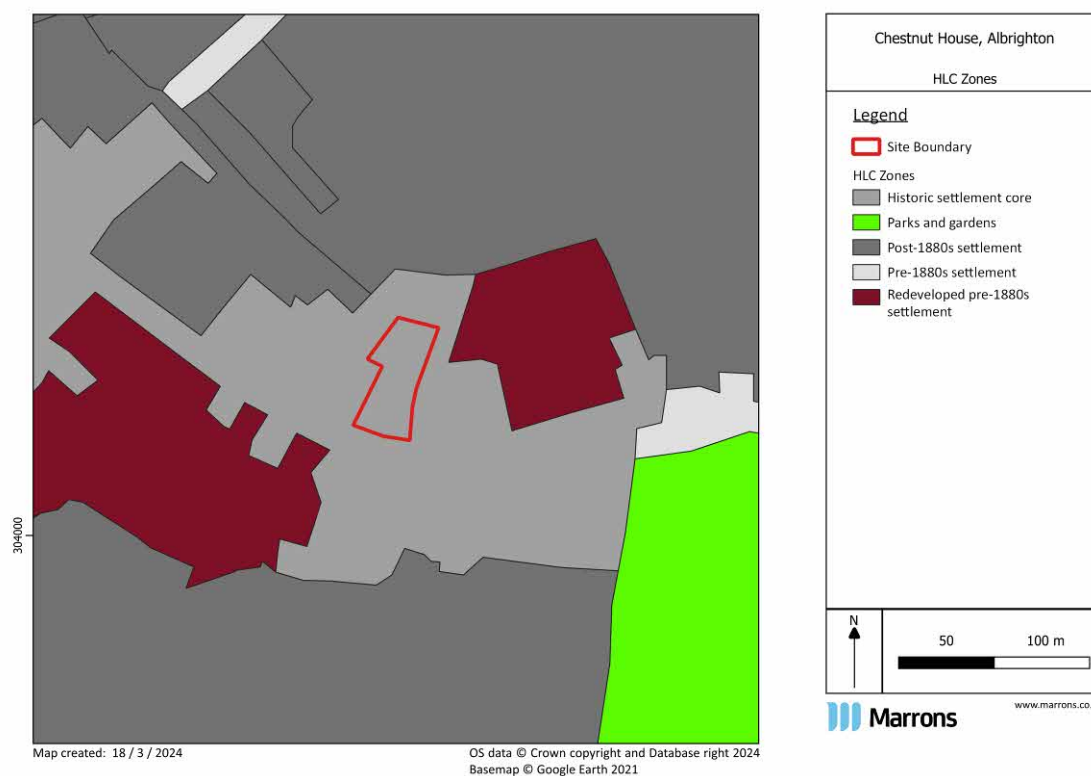


Figure 2: HLC Types







## SCOPE OF STUDY

- 1.11 The scope of this study is proportionate to the proposed works, with a degree of additional background information provided for the property as a whole for context.
- 1.12 The objectives of this study are to:
- Identify designated and non-designated heritage assets that might be directly or indirectly impacted upon by the proposed development;
  - Describe the heritage significance of designated and non-designated heritage assets that might be directly or indirectly impacted upon by the proposed development;
  - Assess the degree of impact of the proposed development upon the significance of heritage assets;
  - Review the impact of the proposed development in respect of the prevailing framework of policy and legislation.
- 1.10 Research sources consulted for this study comprise published references and maps.
- 1.12 Online resources were consulted where available and included (but not limited to):
- National Heritage List for England, an up-to-date list of Designated Heritage Assets, excluding Conservation Areas (<https://historicengland.org.uk/listing/the-list/>)
  - Britain from Above (<https://www.britainfromabove.org.uk/>) for aerial photograph coverage
  - The National Library of Scotland (<https://maps.nls.uk/geo/>) and Old-Maps ([www.old-maps.com](http://www.old-maps.com)) for a range of maps from 1851 to the present day
  - Historic England Archives Image and Book Collection (<https://historicengland.org.uk/images-books/>)
  - Open Domesday, a free online copy of the Domesday Book (<https://opendomesday.org/>)
  - Key to English Placenames, an up-to-date guide to the interpretation of the names of England's cities, towns and village held by the University of Nottingham (<http://kepn.nottingham.ac.uk/>)
  - Census records accessed online via [Genealogist.co.uk](http://www.genealogist.co.uk)
- 1.10 A Site visit was undertaken on 24<sup>th</sup> January, 2024 by Adam Partington.

## PLANNING CONTEXT

### LEGISLATION AND NATIONAL POLICY

- 1.10 There is national policy and guidance relating to the protection and treatment of the historic environment within the planning process. These identify the historic



environment as a non-renewable, fragile, and finite resource and place priority upon its conservation. This includes the setting out of appropriate assessments to ensure damage or loss to the resource is permitted only where it is justified.

- 1.12 The National Planning Policy Framework (NPPF), published in 2012 and last updated in 2023, sets out the UK Government’s requirements for the protection and enhancement of the historic environment, and should be read in conjunction with the accompanying Planning Policy Guidance (PPG). The national policy relevant to this assessment is detailed in Appendix 2.

## LOCAL PLANNING POLICY

- 1.10 Local planning authorities are responsible for implementing the requirements articulated by legislation and the NPPF as regards the protection of the historic environment on a local level, and the formulation of policies to support this obligation. The Site and its environs are located within the jurisdiction of Shropshire Council, which is currently subject to policies set out within Appendix 2.

## RELEVANT PLANNING CONTEXT

- 1.10 A search of Shropshire Council’s online planning website was undertaken, which shows all planning applications since 2000. Applications of relevance to the Site were identified and are listed below:

Planning Reference	Application Summary	Date	Decision
20/01772/LBC	Internal works to facilitate the formation of doorway to first floor landing	06 May 2020	Granted
09/00037/LBC	Provision of en-suite shower room, Formation of new internal door opening, Stair lift installation. External handrail.	02 Apr 2009	Granted
BR/94/0664	Reconstruction of front boundary wall	19 Oct 1994	Granted
BR/93/0537 / BR/93/0536	Erection of a conservatory at the rear of the dwellinghouse	19 Aug 1993	Granted
BR/88/0403	Internal and external alterations	Tue 03 May 1988	Granted

## 2



## 3 HISTORICAL DEVELOPMENT

A brief historical background is given here to provide an immediate context to the Site.

In association with a previous scheme in the garden plot of Chestnut House, a Historic Environment Record (HER) search was completed by Charlotte Orchard of the Shropshire HER office, on the 30<sup>th</sup> of August, 2023, for the same client and property. For reasons of usefulness and interest, the results of the search are also included below where relevant.

### EARLY MEDIEVAL

- 3.1 Albrighton's origins are likely to date from the early medieval period, possibly the 6<sup>th</sup> century, as a farmstead originally belonging to a man called Aethelbeorht (Nottingham University, 2012) (Albrighton Parish Council, 2022).
- 3.2 Later documentary evidence from the Domesday Book lists the land of Albrighton as wastes (Powell-Smith, 2011), which, given the Site's location, may well be as a result of Welsh raids prior to the Norman Conquest (The National Archives, n.d.).
- 3.2 No archaeological evidence from the early Medieval period is known within the study area.
- 3.2 There is nothing to suggest that the general Albrighton area contained anything more than a small farmstead with limited agricultural surrounding. Later, Norman, development is suggestive that the locus of early Medieval activity was likely to be at the western edge of the modern village, west of the Site, and thus it is likely that the Site lay beyond the village's extents during the early Medieval period.

### MEDIEVAL

- 3.2 The Domesday Book references Albrighton as Albricstone in the Hundred of Alnodestreu. It was a small settlement of three villagers, three smallholders and thirteen slaves. The land is noted as being wastes when acquired by its lord, Norman the Hunter in 1066 (Powell-Smith, 2011).
- 3.2 By 1086, the settlement has four ploughlands, and an unspecified amount of woodland, supporting 100 pigs. The surrounding area is believed to have also been heavily wooded as part of the Royal forest (Albrighton Parish Council, 2022).
- 3.2 The area of earliest settlement was concentrated around the still extant late 12<sup>th</sup> century church of St. Mary Magdalene approximately 600m to the north-west of the Site. However, several known Medieval tenement plots show that the Medieval settlement expanded eastward in a linear fashion along a single High Street, and likely the main area of sedentary activity, mapped as the Medieval urban form of Albrighton. The Site itself is within a tenement plot north of the High Street, as shown in the *Central Marches Historic Towns Survey* (Dalwood & Bryant, 2005) (Figure 4) and likely formed part of the Medieval crofts and tofts extending perpendicular to the main thoroughfare.



- 3.2 In 1232 a Royal Charter was granted, permitting markets and fairs to be held in Albrighton (Albrighton Parish Council, 2022). Evidence for the marketplace is known along the High Street, 60m south of the Site.
- 3.2 Although it is possible that a manor house was once located in the vicinity of the Church of St. Mary Magdalene, the 15<sup>th</sup> century manor house of Humphreston Hall (NHLE 1238871), is still extant. The hall may be the site of the original manor of Albrighton and is located outside of the study area, 1km north of the Site. Two moated sites are near the hall, which may imply a third nucleated area of the settlement containing high status dwellings. Possible habitation platforms are also evidenced in this area.
- 3.10 Evidence is generally suggestive that Albrighton was a dispersed settlement with two or three operational loci. The Site lies towards the centre-east of the mapped boundary of the Medieval village and likely comprised of crofts and tofts bordering surrounding agricultural land.

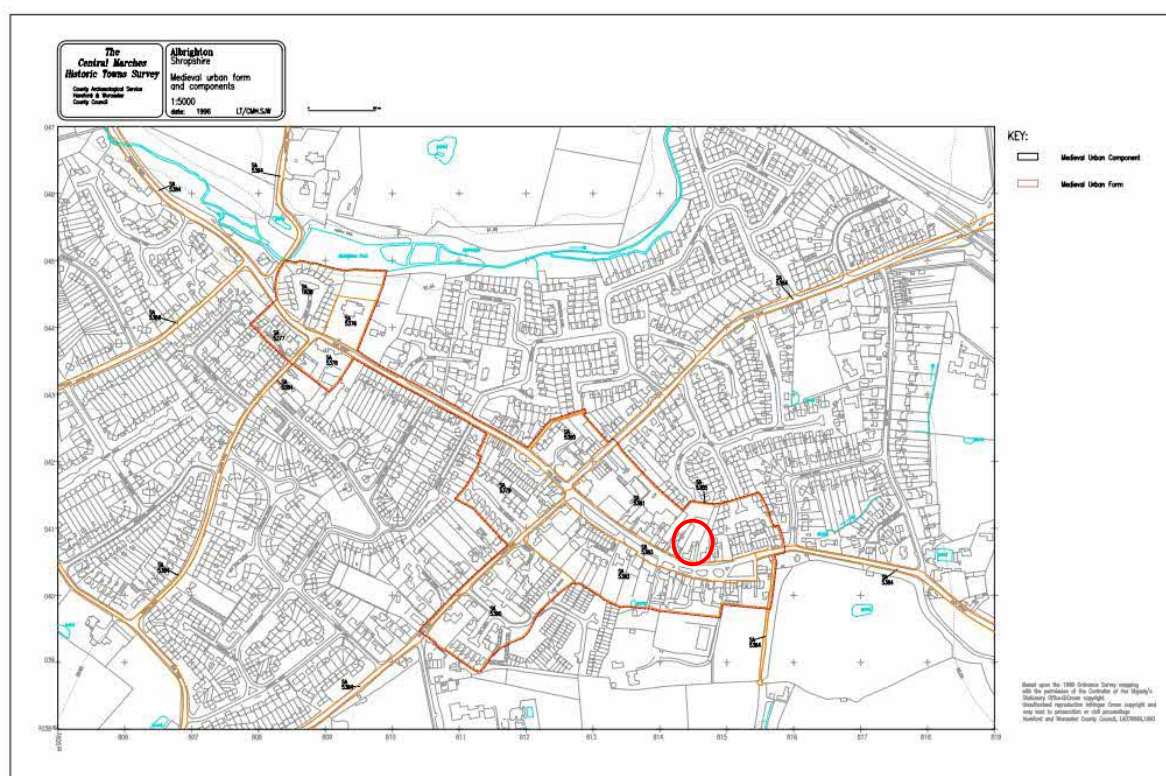


Figure 4: Map of Medieval urban form and components, approximate Site location circled in red

## POST-MEDIEVAL

- 3.11 In Shropshire, arable farming was often subordinate to livestock husbandry and the open fields were less extensive and important than those in open-field mixed-farming communities. Accordingly, there was not the same pressure to maintain the open fields and they tended to be enclosed relatively early by private agreement. By 1750 open-field cultivation had virtually disappeared in Shropshire (Victoria County History, 1989).

- 3.10 Maps from these periods show little detail, beyond the existence of Albrighton as a large village, although the Saxton Map of 1579 (Figure 5) indicates the general area was likely still moderately wooded, as had been indicated from the Domesday Book.



Figure 5: Saxton Map of 1579

- 3.10 Based on numerous surviving buildings in the village from the 16<sup>th</sup>, 17<sup>th</sup>, and 18<sup>th</sup> centuries, the settlement pattern in the first half of the period likely remained consistent with the earlier Medieval period. During the late 17<sup>th</sup> and 18<sup>th</sup> centuries, large country estates and farms were developed outside the village, leading to the ‘improvement’ of the surrounding land, likely beginning to draw agricultural operations outside of the village.
- 3.10 Although, the main economy of the village remained agricultural throughout, a number of other industries were also present, including button-making in the early 17<sup>th</sup> century and clock-making in the 18<sup>th</sup> century (Albrighton, Donington with Boscobel and Boningale Parish Council, 2013).
- 3.10 A large swathe of land about 550m southeast of the Site, outside the study area, was developed as Albrighton Hall. There is no firm documentary evidence of when the Hall was built, although there was a house on the site in the late 18<sup>th</sup> century. By the end of the 18<sup>th</sup> century, a parkland had been developed, surrounding the house and extending to with 175m of the Site.
- 3.10 During the 18<sup>th</sup> century, parts of High Street were redeveloped, reflecting the prosperity of the village and the desire to adopt new non-vernacular or ‘polite’ styles. Alongside Chestnut House (the Site) these include 77 High Street, the Grey House, and 31 High Street.

## 19<sup>TH</sup> CENTURY – MODERN

- 3.10 The early 19<sup>th</sup> century saw the introduction of a minor brick industry with a brickfield and associated kilns being built to the north of the village. However, agriculture clearly remained a lucrative industry, with numerous farmhouses and farmsteads being built in the early 19<sup>th</sup> century within the agricultural landscape around the edges of the village.
- 3.10 The Tithe Map of 1845 (Figure 6) shows the layout of the village as it was in the mid-19<sup>th</sup> century, with the settlement pattern extending primarily along High Street with some settlement along Cross Road. Chestnut House is shown facing High Street with a large open access to the south, and outbuildings to the north (Plot 268) (Figure 6). The plot is listed as under the ownership of a Mr John Bucknall, who also resided at Chestnut House.

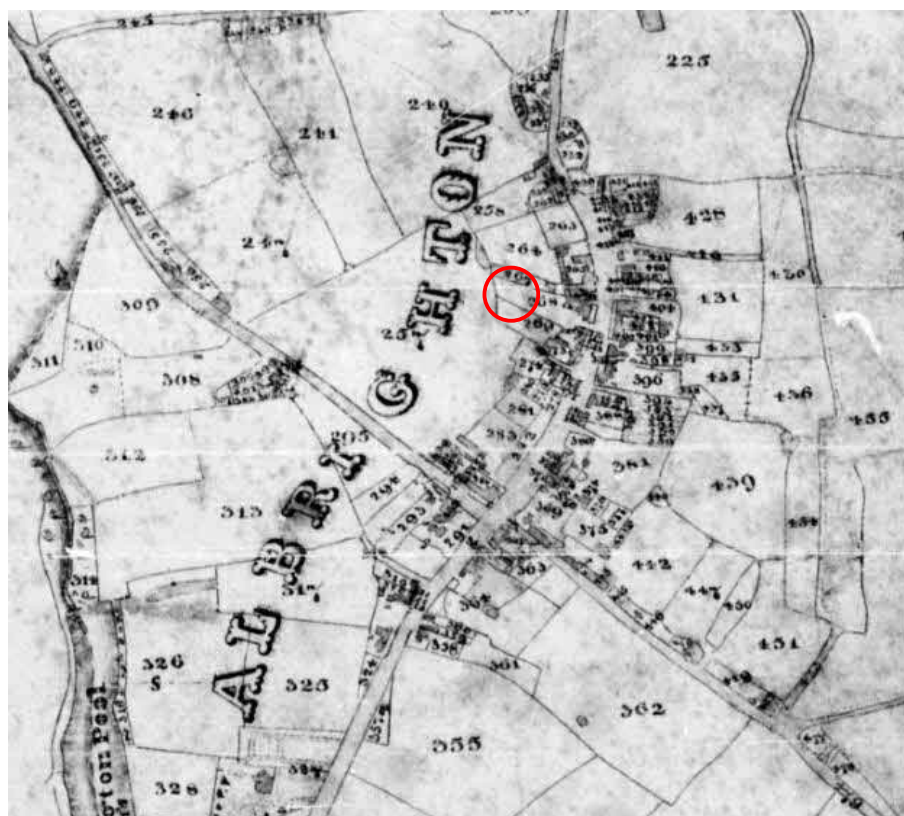


Figure 6: Tithe Map of Parish of Albrighton (1845), approximate Site location circled in red (note that north is to left of map)

- 3.10 The Shrewsbury & Birmingham Branch railway came to the village in 1849. The line ran east-west to the north of the village, ca. 580m to the north-east of the Site, and connected Albrighton with Wolverhampton.
- 3.10 Despite the introduction of the railway, Albrighton primarily remained an agricultural village until the Second World War. Mapping from throughout the later 19<sup>th</sup> century (Figure 7) shows that the historic planform of the village persisted, with the settlement



concentrated along High Street and the cross roads with Station Road and Cross Road.



Figure 7: Shropshire Sheet XLIV.SE Ordnance Survey (OS) map, surveyed 1881, published 1888, six inch, approximate Site location outlined in red

3.11 Mapping from the 1880s (Figure 8) shows the Site at this time in detail. Chestnut House and its garden is shown as a mix of open areas, with areas of dense bushes. Two connected outbuildings, the malthouse and stables, lie to the east.



Figure 8: Shropshire XLIV.16 Ordnance Survey (OS) map, surveyed 1881 and published 1882, 25 inch, approximate Site location outlined in red

- 3.10 Albrighton remained a small settlement into the early 20<sup>th</sup> century. RAF Cosford opened in 1938 to the north-west of the village. During the mid-20<sup>th</sup> century, the population of Albrighton grew rapidly with a number of new housing estates laid out on the western side of the village. Chestnut House can be seen on aerial imagery taken just after the end of the Second World War in 1946 (Figure 9).





Figure 9: Aerial imagery of Albrighton (1946) ©Google Earth, approximate Site location circled in red

3.10 The growth of Albrighton continued throughout the second half of the 20<sup>th</sup> century and into the 21<sup>st</sup> century, with expansion to the north and east. During this time, the land to the north of Chestnut House, which had remained open, was developed with a new housing estate and road layout (Figure 10). Northern parts of the house's garden plot alongside parts of the adjacent plot to the west were amalgamated, and a tennis court constructed (Figure 11). The court has recently been granted planning permission for two dwellings accessed via Fair Lawn.



Figure 10: Aerial imagery of Albrighton (2021), ©Google Earth, approximate Site location circled in red



Figure 11: Aerial imagery of Site (2021), ©Google Earth, approximate Site location in red



## 4 IMPACT ASSESSMENT

### SCOPE OF ASSESSMENT

- 4.1 This section considers the direct and indirect impacts of the proposed works upon the significance of designated and non-designated heritage assets.
- 4.2 The scope of assessment gives due respect to Paragraph 200 of the NPPF in efforts to undertake a sufficiently diligent and proportionate approach: *“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.”*

### DIRECT IMPACTS

- 4.3 Building works are the main source of direct impacts from a proposed development. Such works can cause direct impacts upon the significance of heritage assets, and through the removal or truncation of any below-ground archaeological deposits that may exist within the Site.
- 4.2 Works that sustain, maintain, preserve or enhance the significance of heritage assets are beneficial, bringing about a degree of public benefit that, commensurate with the works and significance of the asset are due a positive material consideration in the planning balance. Should a programme of works present an optimal re-use of a designated heritage asset and/or secure its ongoing use, they also weigh positively within the planning balance.
- 4.2 Works that erode those elements of a heritage asset that have heritage significance are detrimental and are due a negative weight in the planning balance.
- 4.3 In the majority of developments, both positive and negative impacts occur, and as such a balance should be struck to ensure that the overall impact is positive or neutral, or that the degree of harmful impact is outweighed by the public benefits of other elements of an application for planning permission.
- 4.2 There are two known designated heritage assets associated with the Site, the Grade II listed building Chestnut House and the Albrighton Conservation Area. No known non-designated heritage assets lie within the Site boundary.

## 73 HIGH STREET



Figure 12: Principal elevation of 73 High Street

Map Ref	NHLE Ref	Designation
3	1053698	Grade II Listed Building

### Statutory List Description

4.3 Taken from the National Heritage List for England (NHLE):

*House. Late C18 with C19 and C20 additions and alterations. Red brick with slate roof. Two storeys with garret; three bay entrance front with central doorway; windows all C19 sashes with gauged heads; six panelled door with rectangular overhead light; pilastered doorway. Two projecting brick end stacks; C19 and C20 extension with central brick stack to rear. Fire insurance plate (Birmingham District) on facade.*

### Detailed Description – Exterior

- 4.3 Chestnut House is L shape in plan, comprising a main street facing single pile range of two and a half storeys dating to the late 18<sup>th</sup> century, with a two-storey outrigger to the north of late 18<sup>th</sup> and 19<sup>th</sup> century date incorporating earlier 18<sup>th</sup> of 17<sup>th</sup> century sections to the north. Within the inner corner of the L is a small square brick extension of two-storeys, likely mid to late 19<sup>th</sup> century. This has been extended west in the late 20<sup>th</sup> century by another flat roofed two storey extension.

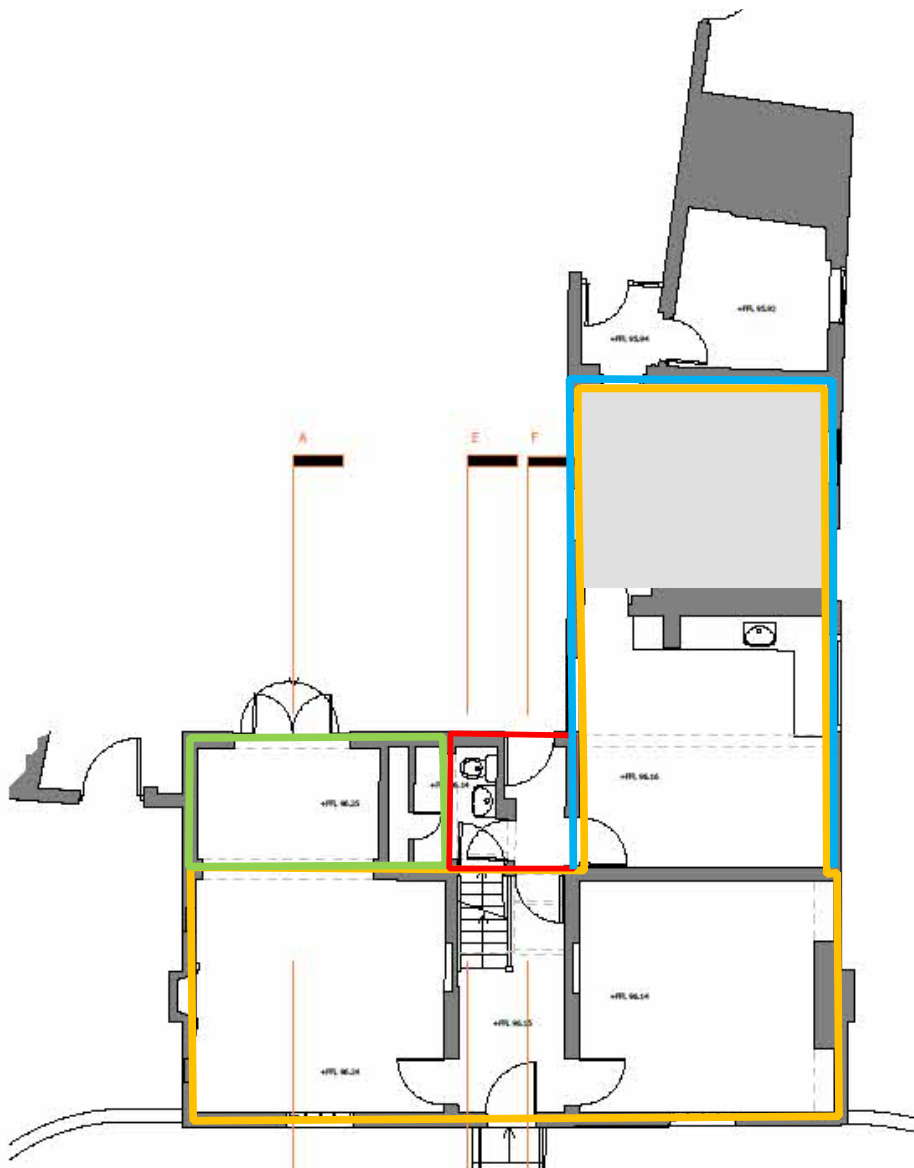


Figure 13 Rough phasing plan of house (Late 18<sup>th</sup> century - orange, mid-19<sup>th</sup> century - blue, later 19<sup>th</sup> century - red, modern – green, 18<sup>th</sup> century or earlier stone range – shaded grey)

- 4.10 The fine front elevation is built of an orangey red brick construction in Flemish Bond with regularly spaced window openings with 8'0"8 timber sash windows (central is 6'0"6) set partly in reveal above plain stone cills and beneath rubbed brick flat heads.

- 4.11 All arranged around a central doorway with classical pilastered surround, six-panelled (Edwardian?) door and overlight above. Gabled slate roof with two brick chimneys attached to each gable passing up adjacent the ridge. The simple and refined architectural detailing is of distinctly 18<sup>th</sup> century character and is a good and well-proportioned example of a modest mid- to late- Georgian middle class house.
- 4.12 Notably, the polite frontage is enjoyed due to its setting back from the footway behind a boundary wall and front garden, indicative of the higher status of the property compared to neighbouring dwellings which, largely, have no or little setback.
- 4.10 Side elevations are plain brick in stretcher bond, save for two light timber casement windows to the attic levels, each set beneath segmental brick arches.
- 4.12 Rear elevation to the main house has single bay brick two storey extension, likely late 19<sup>th</sup> early 20<sup>th</sup> century in date. Door at base is modern part glazed off the peg fitting with modern faux fluted classical surround. Above is a single 4-pane square timber casement window with two-coursed segmental brick arch above. Flat roof from adjacent modern extension extends above, with rooflight concealed by concrete parapet.
- 4.10 Attached to western side is late 20<sup>th</sup> century extension with modern timber French doors below concrete lintel, above is square timber window with top light to west and vertical uPVC window to left, both with solidier coursed headers. The phased rear extension, which has been ‘cobbled’ together is a wholly unsatisfactory addition to the house, the character of which lacks any architectural or historic interest.



Figure 14 Rear (southern) elevation

- 4.16 The outrigger to the main 18<sup>th</sup> century house has a complex phasing which is most apparent to the eastern façade. The phasing shows that, to a height of at least 1.5 storeys the L plan form was part of the original late 18<sup>th</sup> century construction, but that at its northern extent it amalgamated a single storey stone outbuilding and was possibly two storeys at this point. The junction is poorly formed with a clear change of angle and step to the brickwork. The northern, eastern and southern rough coursed stone walls of this building remain incorporated in the structure. At some point in the late 19<sup>th</sup> century, possibly in conjunction with the small infill of the L shape plan noted above, the central part of the outrigger was heightened to a full two storeys. The uppermost southern element of the range is toothed into the earlier 18<sup>th</sup> century phase, and dogtooth dentilation has been added to the eaves which is common to mid-19<sup>th</sup> century buildings.
- 4.17 The eastern elevation has the ghost mark of a former gable to its centre and has also had a very large window added to the kitchen, likely replacing and augmenting an earlier opening. The square window to the north is also modern. Both are likely mid- to late- 20<sup>th</sup> century in date, and two earlier openings with segmental brick arches have been blocked above. Multiple explanations for the arrangement can be theorised, such as an attached kitchen range or ancillary domestic range, or potential a range that combined both domestic and agricultural uses.
- 4.18 Although the stone and brick phasing of the elevation is of moderate architectural interest, the overall character of the elevation is compromised by the inappropriate fenestration at ground floor.



Figure 15 Side (eastern) elevation



- 4.10 The western elevation of the outrigger is more consistent and styled, and may have been constructed as a single phase. At ground floor three former door openings may have been blocked at lower level in the very late 19<sup>th</sup> or early 20<sup>th</sup> century to create windows, including a pair of modern two-light timber casements to the north and a three light timber mullioned window to the south. However, the replacement brickwork may equally have arisen through failure. Above, at first floor, are two very clearly domestic lights of comparable size, but with individual multi-paned configurations to timber sashes. The somewhat jumbled and fortuitous aesthetic of the elevation has modest appeal, although it is clearly suffering from erosion with many blown bricks and several modern replacements cut in.



Figure 16 Inner (western) side elevation



## Detailed Description – Interior

4.10 The following descriptions are given on a room by room basis using a rapid notation according to the annotated floor plans.

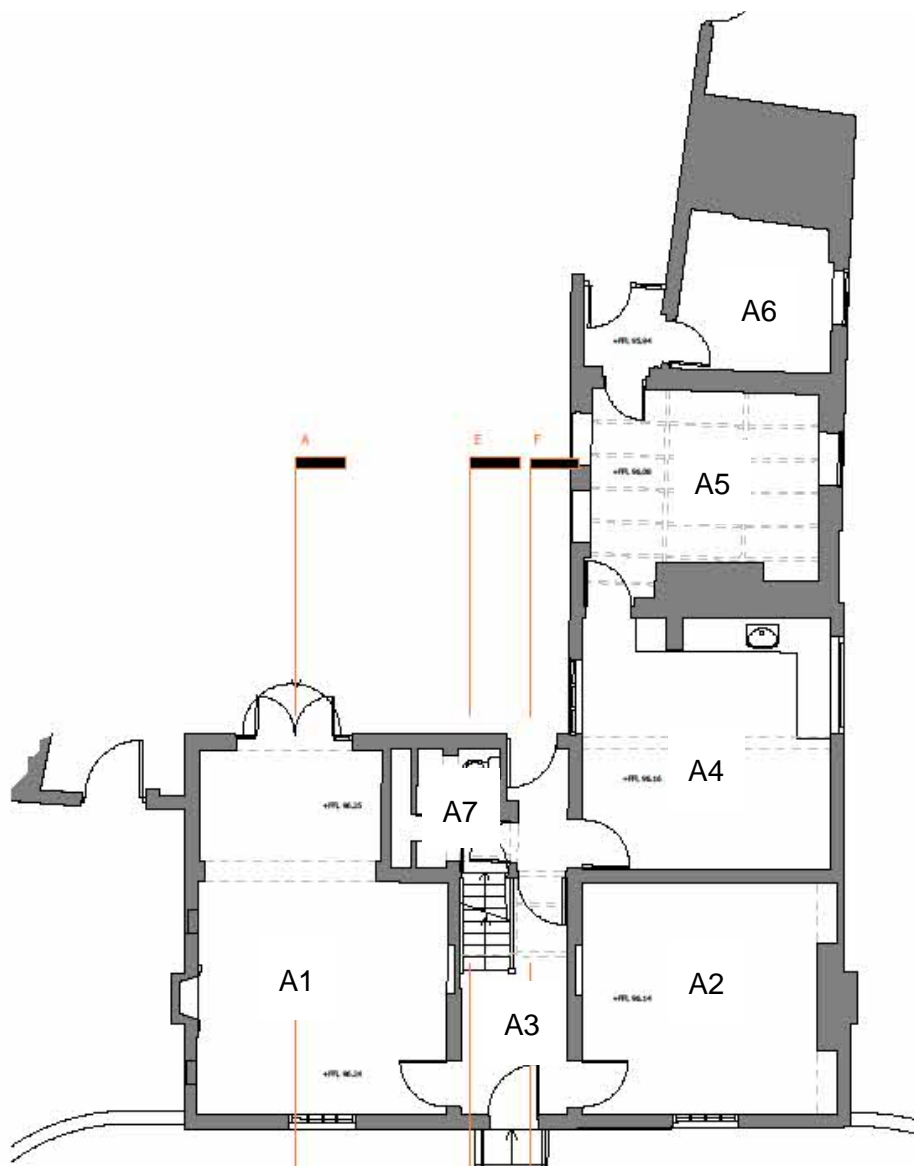


Figure 17 Ground floor plan

### Ground Floor (including stairs)

4.11 Chestnut House was constructed to a standardised format consisting of two formal flanking rooms (A1 and A2) comprising parlour and dining room accessed off a central stairwell (A3). A rear range, likely comprising kitchen (A4), scullery (A5), and store (A6), extends to the rear, and this shows a degree of phasing associated with an early detached stone outbuilding, 18<sup>th</sup> century range contemporary with the frontage, and finally a late 19<sup>th</sup> century uplift.

- 4.12 The cellular plan form of the front 18<sup>th</sup> century range and adapted 19<sup>th</sup> century outrigger remains clear, although a late 20<sup>th</sup> century extension to A1, which adjoined a 19<sup>th</sup> century extension to the rear (A7) was created to extend the parlour northwards.
- 4.10 Both Rooms A1 and A2 have a restrained character with simple form and decoration included recessed arched alcoves, central chimney breasts, and plain ceilings. Doors and moulded architraves appear original, as do window surrounds, however skirting boards are 19<sup>th</sup> century or more recent still. The timber fireplace surround to A1 is a fair modern reproduction of Georgian style and that to A2 was concealed behind a board set within a simple moulded surround.
- 4.12 The basement beneath A1 shows that the original Georgian gauge floorboards remain in situ, although Room A2 was not identified.



Figure 18 Dining Room (A2)



Figure 19 Lounge (A1)



Figure 20 Stairwell

- 4.10 The stairwell (A3) retains a formal character with straight closed string stair, moulded newel post and plain square balusters rising to a landing. The age of the stairs are unclear, but are most likely late 20<sup>th</sup> century and contemporary with the rear extension. To the right of the stair is a bulkhead where the landing above drops to allow limited head height access beneath the first floor stairs. The floor is made up of a regular pattern of earthenware bricks, likely of the same date as the stairs. Owing to the



somewhat lacklustre stairs and awkward bulkhead to the landing above, the character of the house's main entrance hall is of limited appeal.

- 4.10 Beyond, north of the hallway is a mid-Victorian 4 panelled door that leads through to the rear door and WC (A7). The WC forms part of the late 20<sup>th</sup> century extension, with various structural supports overhead. A ledged timber door on rising L-hinges, and therefore likely of late 18<sup>th</sup> century date, leads down to the cellar via brick lined steps. The room has a cork tiled floor, and powder blue cupboards harking back to the 1970/80s, which aligns well with the age of the extension. The exterior door is modern. No other fixtures or finishes of note.

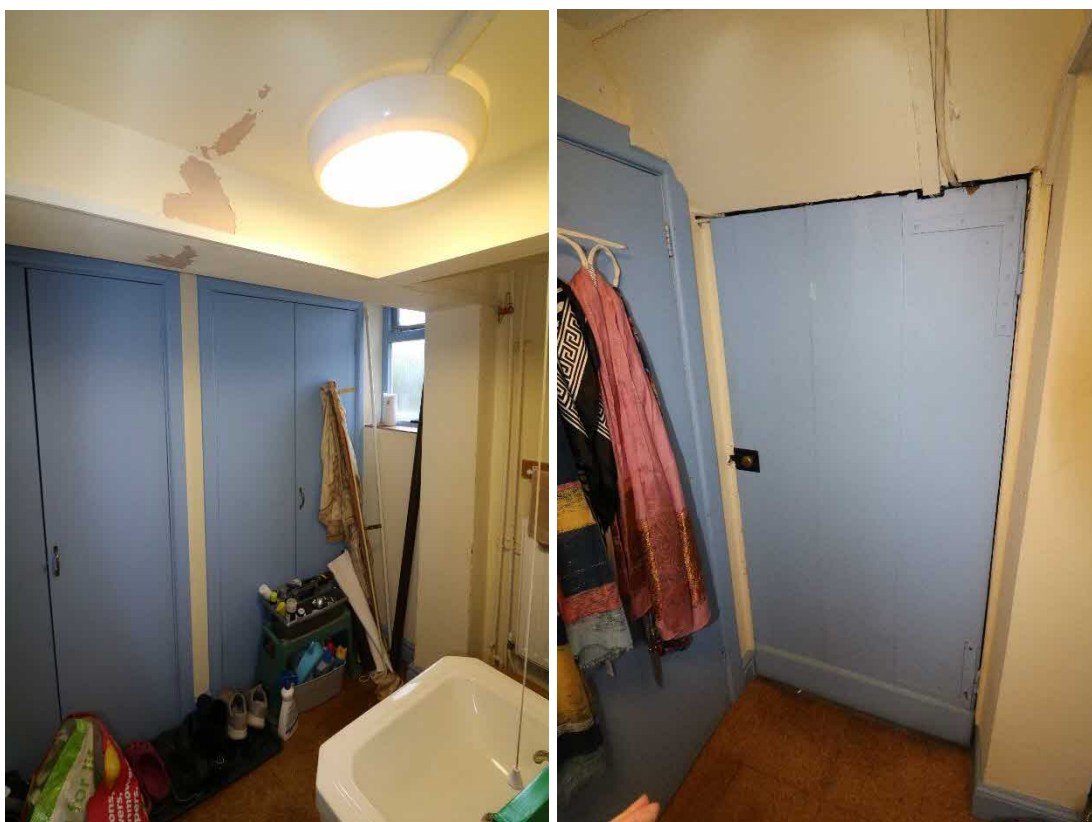


Figure 21 Rear hall include cellar door (right)

- 4.12 Passing into the kitchen (A4) via a 6 panel 18<sup>th</sup> century door, the character of the room is again plain with few fixtures and fittings of note. A central exposed beam runs east/west across the ceiling and Five Victorian? servant bells are mounted on the southern wall. Timber panelled shutters are mounted either side of the garden window and two free standing larder cupboards have been cobbled together using Victorian and later panelling. Cork floor tiles over unknown surface. Otherwise no features of note.



Figure 22 Kitchen (Room A4)

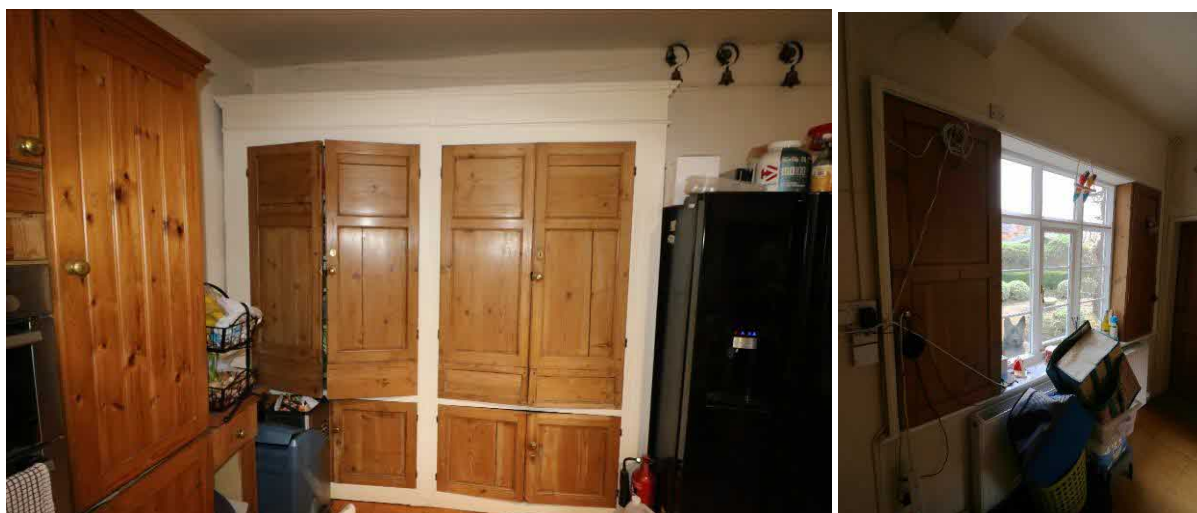


Figure 23 Internal views of kitchen

4.10 To the rear of the kitchen is a store room which is plain in character (A5). Accessed from the kitchen via a Victorian 4 panelled door, the room is entirely plain and has two opposing windows, both of which are modern. The ceiling comprises an exposed beam and widely space ceiling joists, which are likely for aesthetic purposes.



Figure 24 Interior of Rooms A5 (right) and A6 (left)

- 4.10 Beyond again, through a modern fire door is a modern store room and porch (A6) with no features of note, save the exposed stone southern wall which has thick strap pointing.

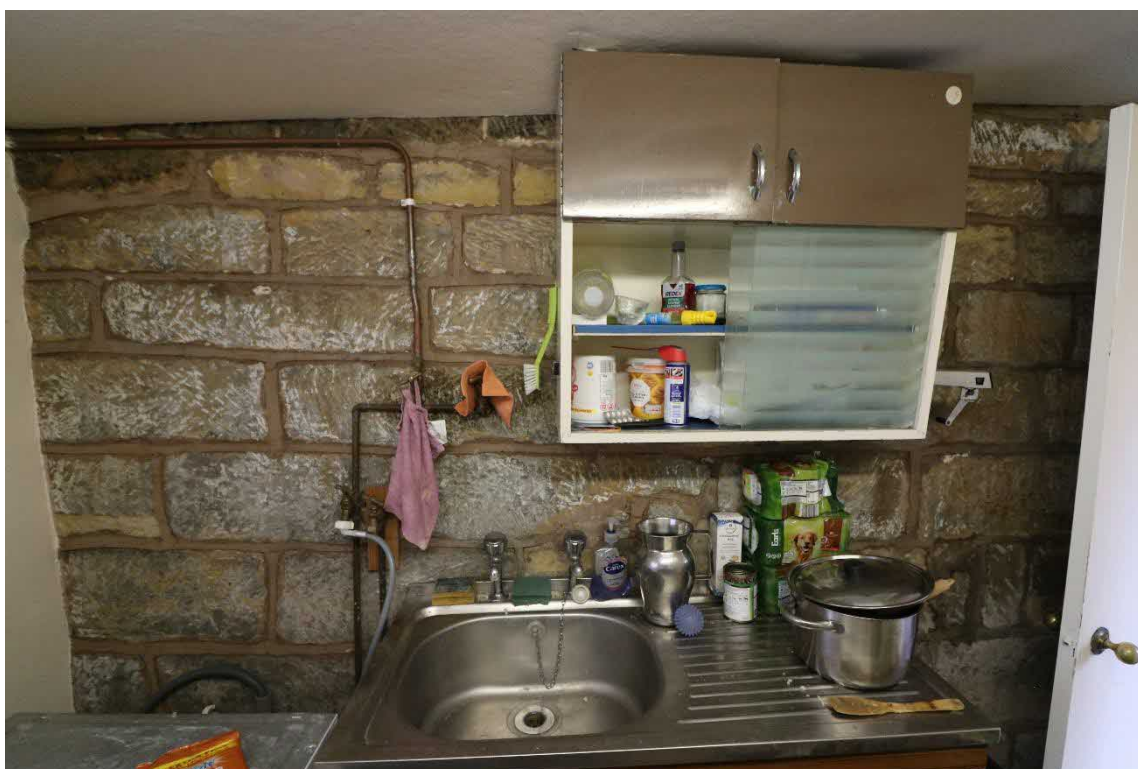


Figure 25 Southern stone wall of Room A6

### First Floor

- 4.10 At first floor the house's phased plan form is retained well, with the two front bedrooms (B1 and B2) separated by a dressing room, which is again a typical plan form of late 18<sup>th</sup> century houses built to a common template. The Victorian rear outrigger comprises two generous and linked bedrooms (B5 and B6) the latter of which has a bathroom suite.

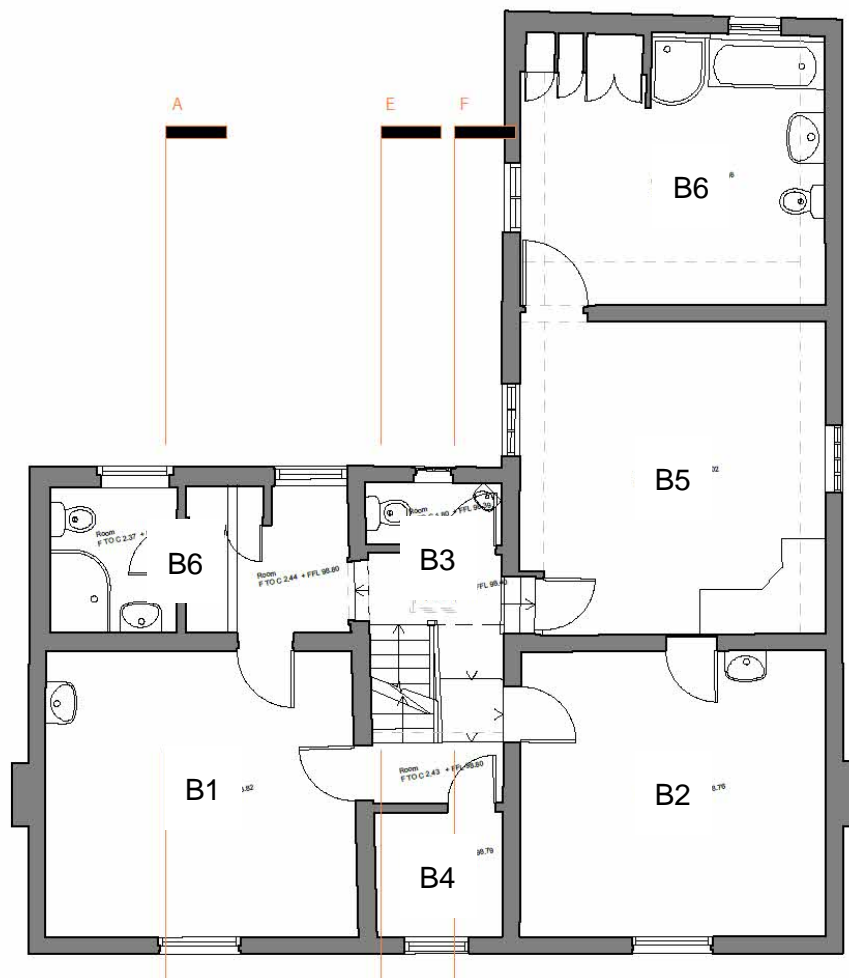


Figure 26 Plan of first floor

- 4.31 Similar to the rooms beneath, Bedrooms B1 and B2 are plain in character with limited decoration. Both have fireplaces, each of which were again concealed from closer inspection. Simple moulded skirting boards are either late 18<sup>th</sup> or Victorian. B1 has had a new modern doorway created to the northern extension.

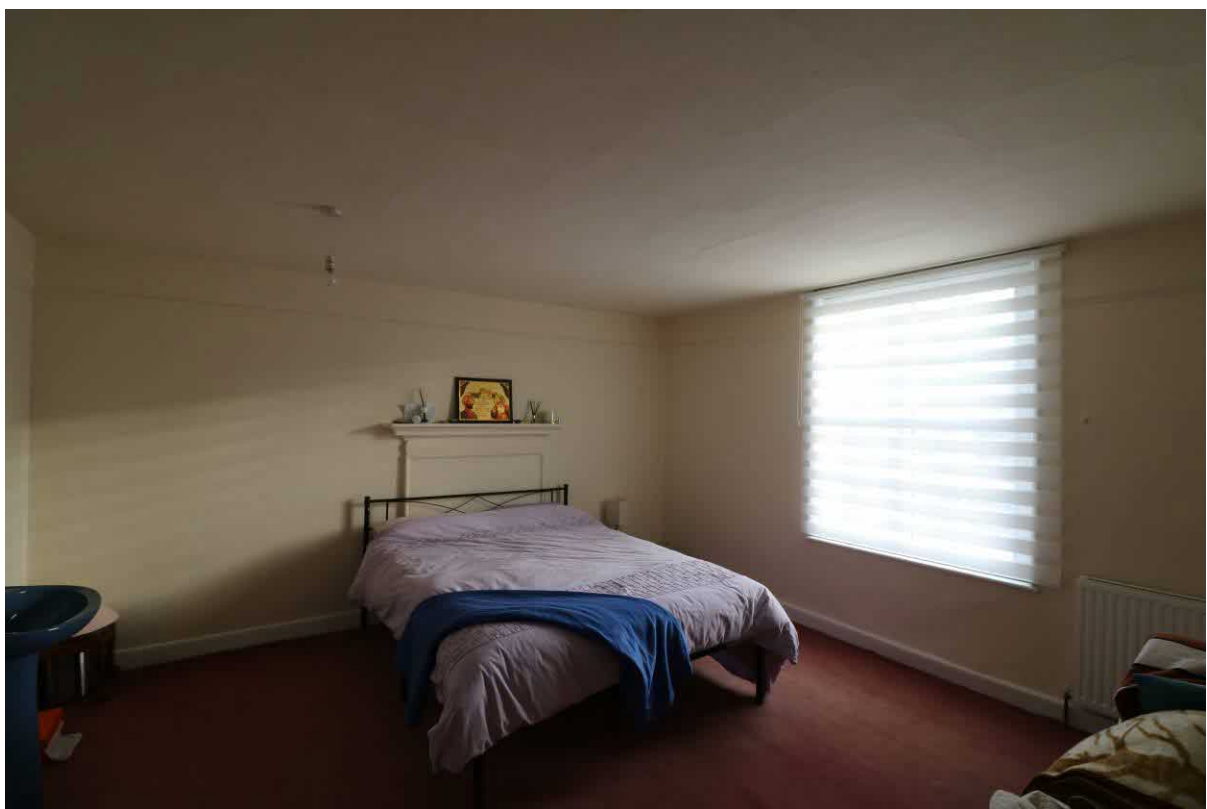
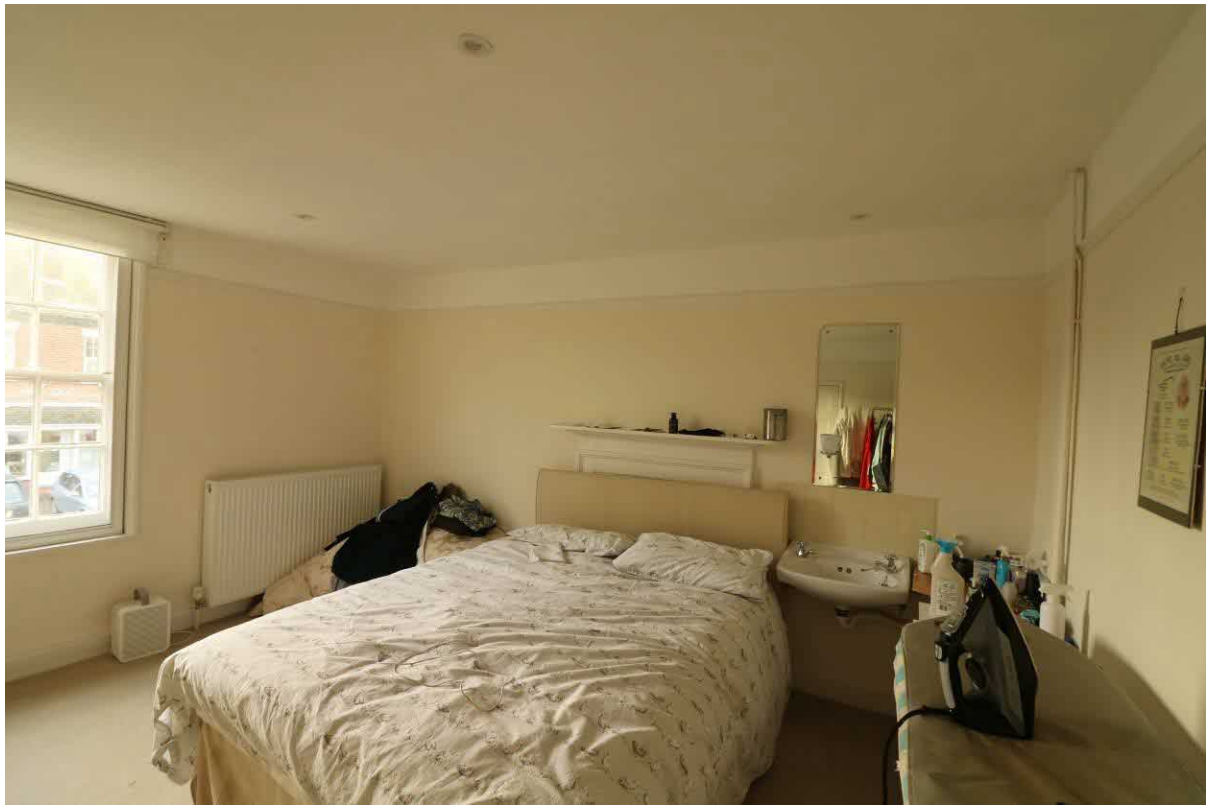


Figure 27 Rooms B1 (top) and B2 (below)



- 4.10 A doorway from B2 to B5 is blocked, but likely reflected a former access to the outrigger before it was extended in the late Victorian period. The low doorway has a simple moulded surround and a makeshift door comprising some late 18<sup>th</sup> century elements and L-hinges. The latter is of some interest and may have been re-used from an earlier building, although acceptably L-hinges were commonly used into the 19<sup>th</sup> century. The overall quality and character of the door is of limited appeal.

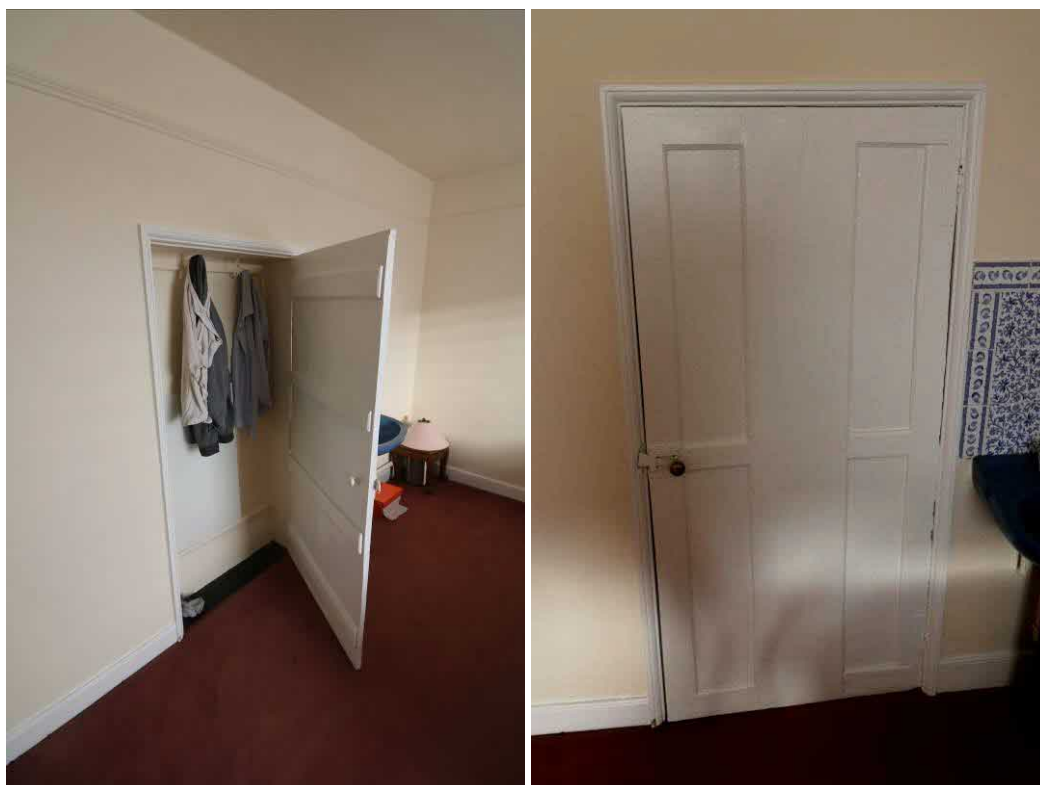


Figure 28 Door from B2 to B5

- 4.10 The dressing room separating the two bedrooms is plain in character and accessed by a 6 panel 18<sup>th</sup> century door and moulded surround, with the top two panels glazed.
- 4.10 The ground floor stairs rise to a landing with 4 different levels, reflecting the phased nature of the house alongside the late and unsatisfactory insertion of the stairs. The landing is served by a modern skylight and portioned off for a WC, rising by a single step to the west into room B6, the east by 2 steps into B5, but dropping to the south to pass under the winder stairwell to second floor, before rising again towards B4. The primary access to the south has limited head height, with the overall sense of circulation makeshift and unsatisfactory. Beyond doors to B1 and B2, which are 6 panel 18<sup>th</sup> century doors (latter has two top panels glazed and former has top two panels repaired), there are no features of note.

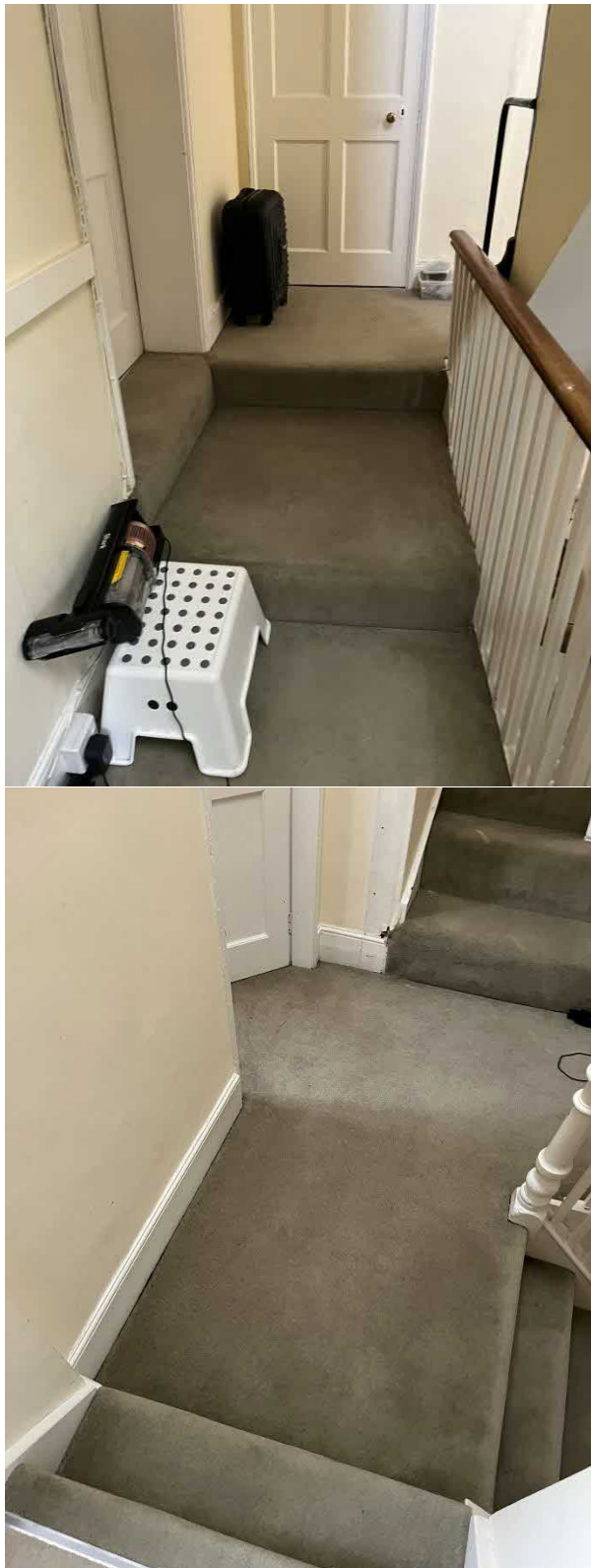


Figure 29 Landing at first floor

- 4.10 Rooms B5 and B6 are large plainly decorated bedrooms with moulded window and door surrounds, picture rails, and other modern fittings. The doors into B5 from the landing is a tall 6 panel door, likely early Victorian.

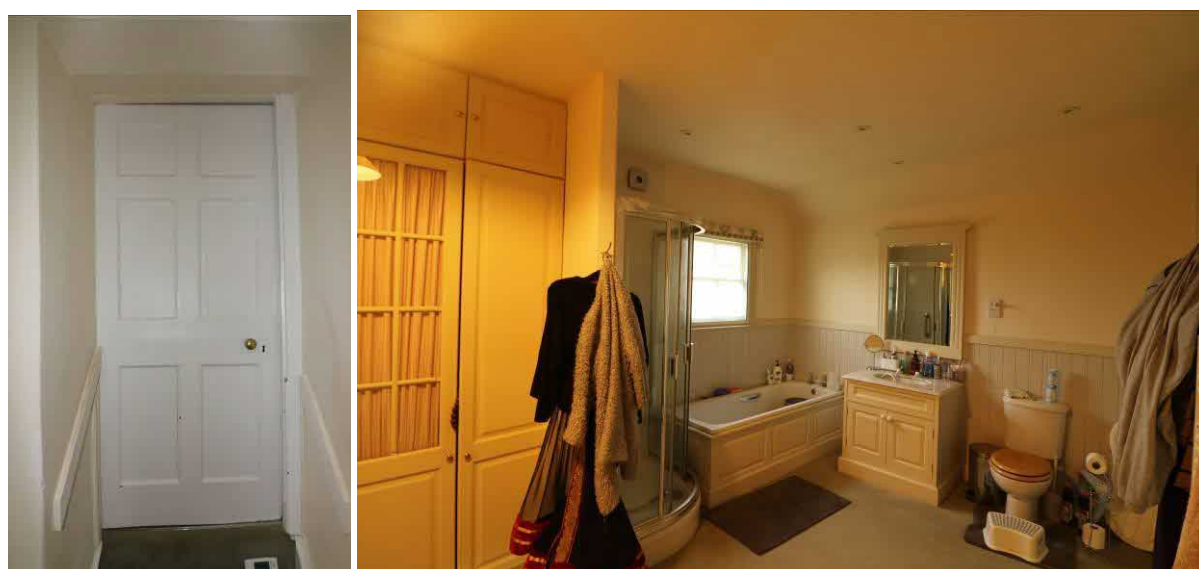
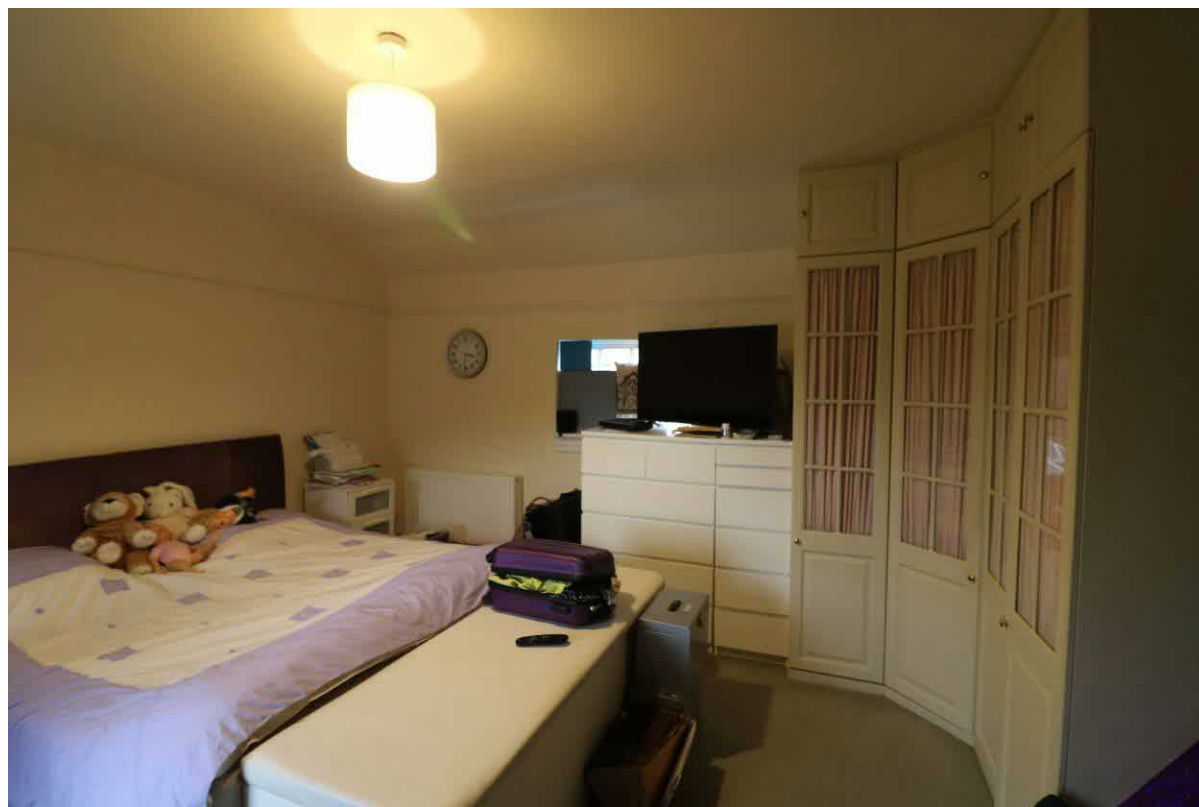


Figure 30 Rooms B5 including door from landing (below) and B6 (above),

- 4.10 The door from B5 to B6 is a peculiarity, and was formerly an external 4 panel door, it has been extended to the head and foot considerably and set within a new frame, likely in the Victorian period. Somewhat reminiscent of Heath Robinson's finer work, the door

has both historic and architectural interest as it likely reflects the outrigger's phasing between the Georgian and Victorian periods, and possibly suggested that the northernmost part of the range, with stone ground floor, was detached and/or had a functional working use.

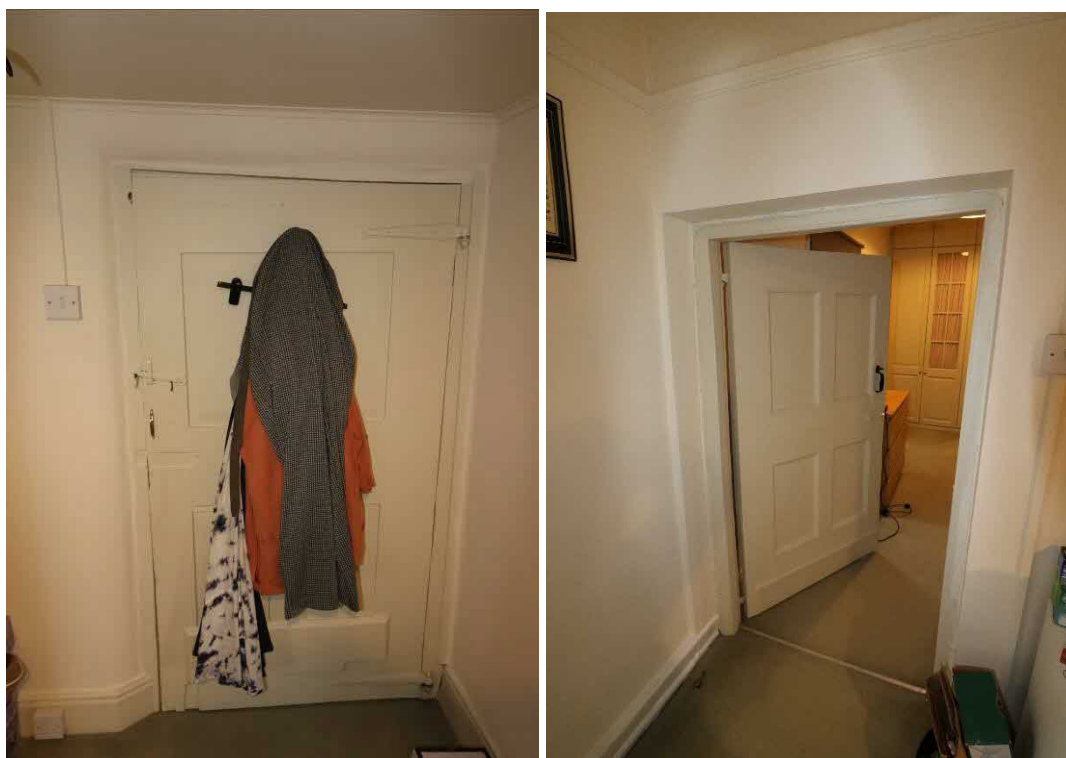


Figure 31 Door from B5 to B6

### **Second Floor (including stairwell)**

- 4.10 Access to the second floor comprises a winder stairs of timber, likely oak, treads and risers arranged around a square newel. Although unusual in properties of this status and date, the form of stairs continued in use through to the 19<sup>th</sup> century, and the same form may have descended to ground floor below. Many are replaced from the Victorian period onwards in favour of a straight flight of stairs.

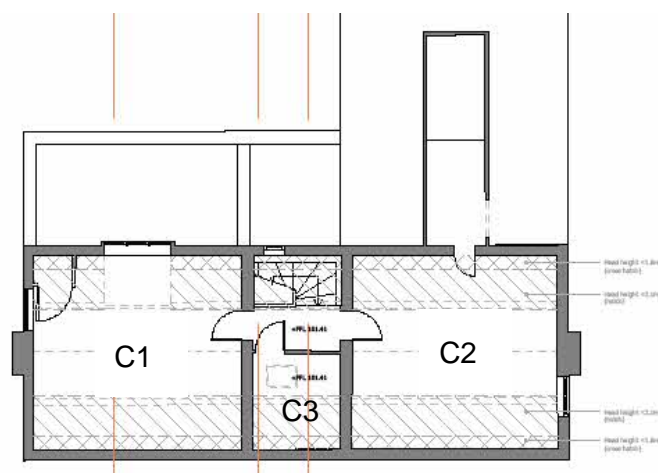


Figure 32 Second floor plan

- 4.10 A window light within the stairwell has a wooden surround and wrought iron frame with turnbuckle catches, monkey tail/spiral pull and a cast-iron stay. Again, another pre-classical and vernacular feature to the house that alludes to an earlier date, but may well be contemporary with the polite frontage. The window looks out onto the flat roof and roof light associated with the late 20<sup>th</sup> century extension.

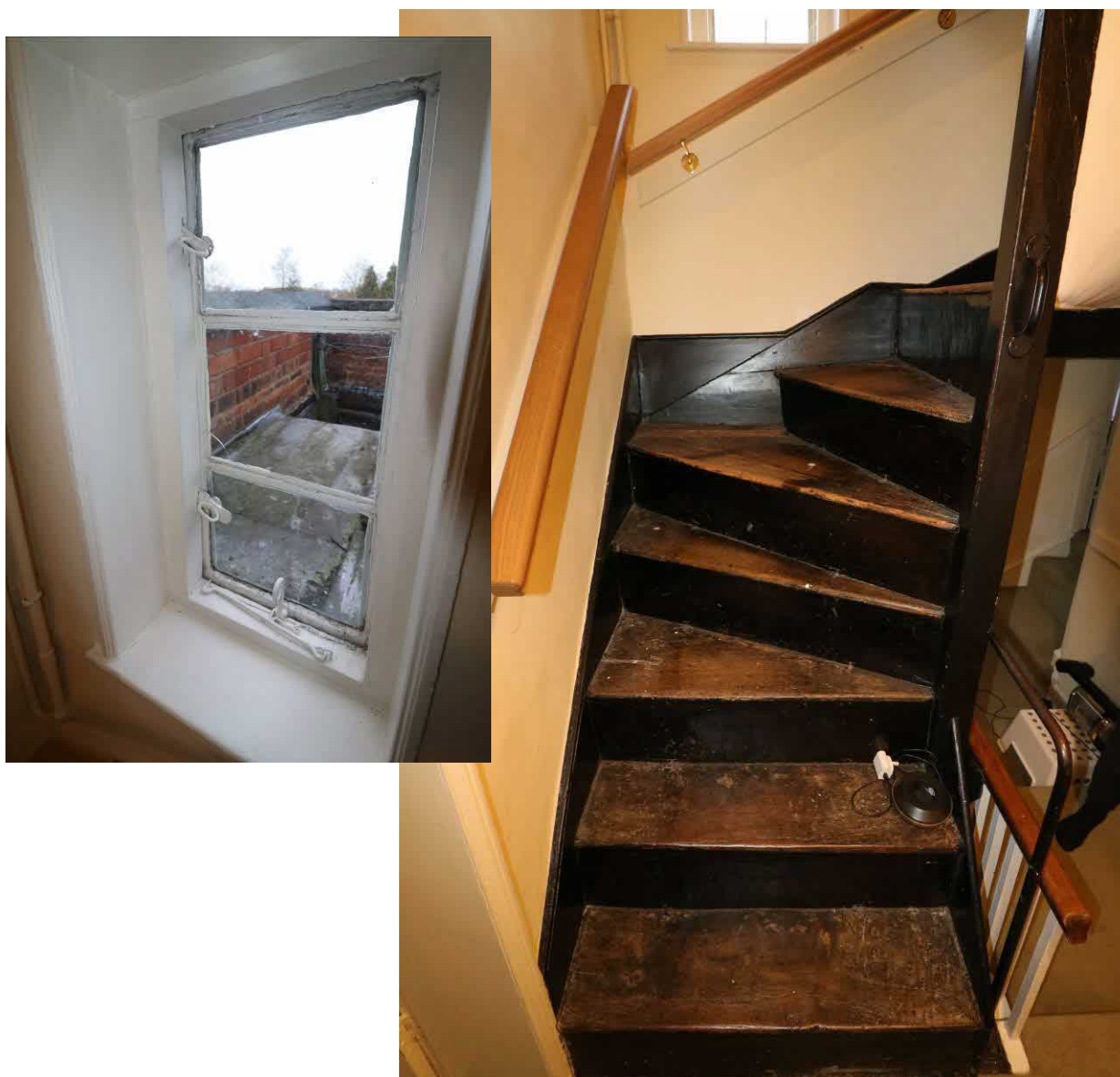


Figure 33 Wider stairs from first to second floor, with stair light (left)

- 4.10 The stairs rise to a small landing that afford access to three rooms. The landing has very broad oak or elm boards, the gauge of which suggest they may have been re-used from an earlier property, although again they are not inconceivably contemporary with the main build.
- 4.10 Ahead, is a small windowless room (C3) with the same broad floor boards (somewhat randomly set) and plaster walls, with exception of the southern stud wall which is made up of naturalised timbers and a lathe and plaster covering to its exterior side. The room is accessed by a ledged door with L-shaped hinges and simple Georgian moulded surround.

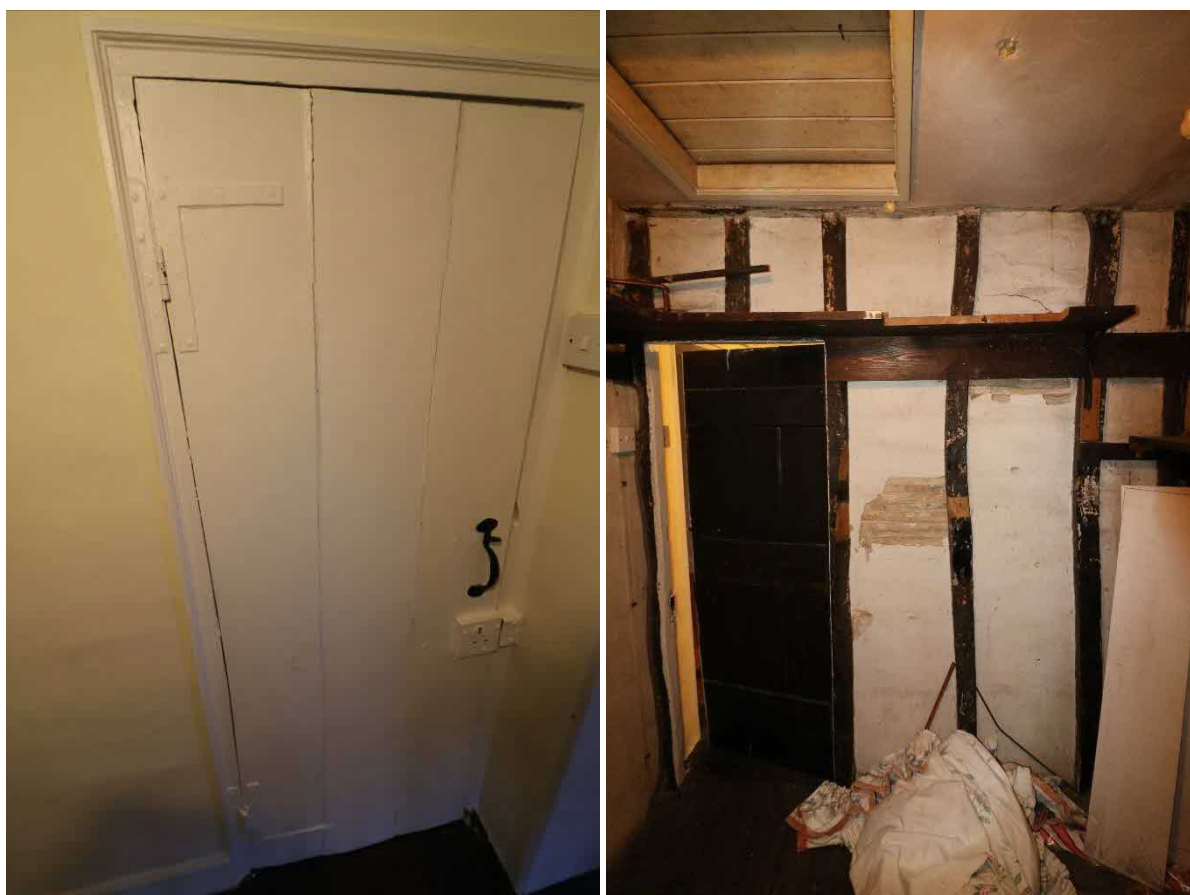


Figure 34 Store room with external door (left) and internal studwork (right)

- 4.11 The western bedroom (C1) is accessed via an 18<sup>th</sup> century ledged door, which has again been heightened. Set in the eaves, with exposed heavy naturalised purlins which may have been re-used from an earlier house. Gable window is a two light mullioned window with timber frame, timber casement, and metal glazing bars. Monkey tail handle and metal hooked stay. Modern store cupboard and modern flat roofed dormer. Wide gauge oak/elm floor boards as per the landing and C3.
- 4.12 The western bedroom (C2) is similar in geometry and character to the west, with exposed naturalised purlins, again possibly re-used. Southern purlin is scarf jointed and pinned with a heavy bolt at its western end. Window with timber mullion and frame with pair of metal casements.



Figure 35 Room C1 (above) and C2 (below) with pinned purlin to C2 (below right)



- 4.10 In bedroom C2 the loft access leads to a narrow storage room at the apex of the outrigger's gabled roof. Floor boards are Victorian and wooden cladding is later. Observation of the roof's purlin and rafter shows a former mortise and tenon joint in a rough sawn timber, which again suggests the re-use of earlier fabric in the structure.



Figure 36 View of roof structure in loft space accessed from room C2

## Significance

- 4.12 As a Grade II listed building, 73 High Street is a heritage asset of less than the highest significance as defined by Paragraph 200 of the NPPF.
- 4.12 73 High Street is of a moderate level of **architectural interest** by virtue of its aesthetic – designed value. The principal elevation of the property is designed in a polite architectural style with features and proportions which are archetypal of Georgian architectural fashions. The property is typical of many late 18<sup>th</sup> century rural dwellings built in villages and in the open countryside, and likely adapted a template that promoted the fashions for domestic buildings at this time.
- 4.10 Internally, the phased plan form of the building is apparent, reflecting the original Georgian, later Victorian and modern adaptations. Intriguingly, the plan does not ruthlessly adhere to a template throughout, but instead is more haphazard, in part through the incorporation of an earlier stone structure to the rear.
- 4.12 Beyond the winder stairs, the interior lacks any truly remarkable features of designed aesthetic value, but there remains many designed elements (e.g. doors, windows,



fireplaces) of the buildings 18<sup>th</sup> century character, sufficient to sustain a sense of integrity.

- 4.10 The frequent juxtaposition of polite and vernacular fixtures and fittings, and the strong sense of adaptation and re-use of materials in many areas, possibly including fabric from an earlier property, forms part of Chestnut House's charm, intrigue, appeal and, in turn, its architectural interest. These fittings and the character they create are of a moderate level of architectural interest. Modern additions have however been less than successful, and form without exception, a poor aspect of the building's interior character.
- 4.10 73 High Street is of a moderate level of **historic interest** by virtue of its historic – illustrative value. Operating as a farm that was at some point engaged in malting, the property is illustrative of Albrighton's history as a farming village. Although historically there were a number of small-scale industries which operated within the village, until the Second World War the village primarily relied upon an agricultural economy with many residents engaged in farming.
- 4.10 The large massing of the farmhouse, along with its fine architectural styling and template plan-form, is indicative of a relatively higher status residence and is illustrative of the prosperity which accompanied the Agricultural Revolution during the 18<sup>th</sup> and 19<sup>th</sup> centuries.
- 4.31 Contained within the curtilage of the dwelling house are a number of farm outbuildings. These are not included within the scope of this study.

## PROPOSED WORKS

- 4.10 Individual works proposed as part of scheme are summarised and discussed by location below, with justification given for their impact where required.
- 4.10 The plans include some localised areas of demolition and subdivision, particularly to the first floor. The extents of external and internal demolition are included within demolition plans submitted as part of the application pack.

## Assessment of Impact

EXTERIOR		
Proposed works	Impact on Significance	Justification
<p><b>Eastern Facade</b></p> <p>Replace late 20<sup>th</sup> century kitchen window with three light mullioned window, replacement of two-light timber framed double glazed casement window to stone section, new timber double glazed bathroom window to first floor, remove and rationalise soil and rainwater goods.</p>	<p>The proposed works are sympathetic to the phased character of the façade. Minor loss of brick fabric for the new first floor window opening creates a <b>negligible degree of harm</b> to the character of the building.</p> <p>Proposed window replacements are well drawn from existing windows elsewhere in the property and will result in an elevation of improved character, bringing about a low <b>positive impact</b> upon the architectural interest of the house. The use of double glazing in new units is a diversion from the traditional, but as replacements for modern units or as a new unit, the character of the building will not be impacted upon.</p>	<p>The addition of the high-level window facilitates a much needed reconfiguration of the circulation and living areas at first floor, which will help the property sustain its optimal viable use into the future.</p> <p>Replacement of poor modern windows with traditional counterparts of improved character will remediate inappropriate works. The use of double glazing will enable a modest upgrade in thermal performance, which is an issue that the house will continue to grapple with over the coming years.</p>

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<p><b>Inner Western Façade</b></p> <p>Replacement of two modern windows with pairs of double-glazed three light casement windows.</p>	<p>The existing windows are of no architectural or historic interest and as such their loss will not impact on the significance of the building. The use of traditional three light casements has precedence elsewhere on the elevation and the house more widely. Their introduction will have a <b>low positive impact</b> upon the architectural interest of the house.</p>	<p>The proposed replacement windows are of a more appropriate style for the ground floor, and are clearly drawn from the large mullioned window to the south. The windows' replacement with double glazed units will enable a modest upgrade in thermal performance, which is an issue that the house will continue to grapple with over the coming years.</p>
<p><b>Rear Façade</b></p> <p>Replacement of rear door with ledged plank timber door with four light window. Reconfiguration of small modern ground floor window with small 4 light double glazed timber sash. Reduction of modern uPVC faux sash opening and replacement of unit with 6'0"3 timber double glazed sash. Matching to existing opening to west.</p>	<p>The rear elevation of the house holds limited if any historic or architectural interest. Windows and doors proposed for removal and reconfiguration are of no interest. The proposed reconfiguration of the rear façade will lead to an improved aesthetic more befitting Chestnut House, however as the elevation is modern, the impact upon the listed building's architectural and historic interest is likely to be <b>low positive</b> at most.</p>	<p>The rear elevation of the house is largely modern and its character comprises a poor configuration of windows. The proposed works will improve the character of the façade, bringing it more in line with the polite qualities of the house. The use of double glazed units will again bring about some helpful gains in thermal performance of living areas, enabling the building to sustain its optimal viable use.</p>
<p><b>Rear flat roof</b></p>	<p>The proposed works will not impact upon fabric of interest as the roof is a late 20<sup>th</sup></p>	<p>The works will enable a marginal rise in head height at the first floor landing which, due to the</p>



<p>Minor works to remove the skylight and lift the existing flat roof above the first floor landing.</p>	<p>century installation. The marginal increase in height may obscure views of and from the small stairwell window to a minor degree, however the views are already heavily constrained by the modern parapet to the extension. Providing a suitable roof configuration can be worked around the traditional window, the impact will be neutral. The removal of the skylight will improve the internal aesthetic, removing a modern feature from the landing area.</p>	<p>historic phasing of the house, is constrained (and will equally be slightly more so with the construction of a more accessible stair of lower rake. The marginal uplift will create a more functional, lofty and welcoming first floor landing commensurate with the status of the house.</p>
<p><b>Replacement of the external uPVC rear door</b> between garden and store of outrigger (A6) with timber panelled door and sidelight.</p>	<p>The external door is of no significance, and its replacement with a more suitable alternative will bring about a minor positive impact upon the character of the listed building.</p>	<p>None required.</p>



<b>INTERIOR</b>		
<b>Proposed Works</b>	<b>Impact on Significance</b>	<b>Justification</b>
<p><b>Partial Reinstatement to rear wall of A1</b></p> <p>Reconstruction in brick or studwork of part of the former rear wall to the lounge.</p>	<p>The phased plan form of the property currently remains legible, although the late 20<sup>th</sup> century rear extension removed a large section of the rear wall to create an extended living space. Replacement of part of the wall to create a narrower opening with glazed doors will strengthen the layout of the 18<sup>th</sup> century house, bringing about a <b>low degree of positive impact</b>.</p>	<p>The current configuration of the lounge and office space is imbalanced and works poorly with the design principles and character of the well-proportioned house. Retention of an opening will allow greater natural light to flow into both rooms, whilst the partition will enable an office space to be used privately during working hours.</p>
<p><b>Partial demolition of rear wall of A2</b></p>	<p>Partial demolition of the rear wall of room A3 will lead to the loss of a localised area of brick fabric of limited architectural interest. No carpentry or decorative features will be impacted upon. The works will alter the plan form of the building but due to the restricted size of the opening and the retention of large ‘nibs’ to either side, the original form will</p>	<p>The degree of harm has been minimised through the use of double doors, which will retain a physical definition to the rooms whilst also enabling a meaningful functional link to be made between the two rooms which have complementary uses.</p> <p>Chestnut House does not currently have a dining room attached to the kitchen, which is</p>



	<p>remain strongly legible. The central placement of the opening in line with the window adheres to the classical principles of the 18<sup>th</sup> century house and the principal front room, and is therefore well-formed around its significance. The works will bring about a <b>minor degree of harm</b> to the significance of the building.</p>	<p>instead accessed via the front hall. The functional link will enable the kitchen and dining room to function together whilst creating a sense of a relatively more open plan space which will enable the house to fulfil its optimal viable use as a six bedroom family home (without in-house servants confined to the rear and ancillary rooms!). The harm is therefore both minimised and justified.</p>
<p><b>Replacement of Main Stairs and reconfiguration of landing</b></p>	<p>Replacement of the main stairs of a listed building is understood to be a significant intervention that has the ability to impact upon a core part of the house.</p> <p>The closed string stairs almost certainly date to the mid to late 20<sup>th</sup> century and are of no architectural and historical interest. Their removal and replacement with an improved and suitably styled open string timber stairwell with a lower rake to enable improved access</p>	<p>Due to the complex phasing of the stairs and landing the current stairwell functions very poorly, with a narrow landing space comprising 4 different levels that give access to different parts of the first floor and stairs to second floor via a restricted head height which resembles a passage more than it does a landing. The arrangement is wholly unsatisfactory. The effect is felt within the entrance hall where a conspicuous bulkhead forms part of a lowered ceiling.</p>



	<p>would bring about a <b>low if not moderate positive impact</b> to the character of the space.</p> <p>The ledged stair door to the basement would require removal and partial reduction in height, but accounting for its current adapted condition its significance would not be harmed to any notable degree.</p> <p>Rising to a slightly higher height, the new landing would provide an improved circulation space and the removal of the WC at the top of stairs will enable important natural light into the stairs from the rear façade, in turn enabling the removal of the skylight. These works would likely bring a <b>minor positive impact</b> to the character of the first floor landing.</p> <p>Widening of the existing door openings to Rooms B2 and B5 with arched openings alongside the creation of a stairwell would bring about the loss of some localised areas of fabric and the redundancy of an original 18<sup>th</sup></p>	<p>Replacement of the stairs will enable a more accessible and shallower rake to be achieved, which is important to the accessibility of the house's occupant. Access will rise to a higher level enabling the landing to be rationalised to one level with a single step up to the east.</p> <p>Creation of the landing entrances with arched openings will result in a more attractive and domestic space and will link with a corridor that circumnavigates the low winder stair to the south and creates access to the bedrooms to the north (also discussed later).</p> <p>The works propose an adapted configuration to the already heavily adapted landing space, and will form an attractive space that enables the house to fulfil its optimal viable use as a home.</p> <p>The proposed works would lead to an enhancement of the overall character of the landing space itself, creating a lighter and more permeable circulation space. Although the existing floor openings to the proposed corridor</p>
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	<p>century door which will be re-used to the same bedroom. As such the works inevitably bring about a <b>low degree of harm</b> to the fabric of the building.</p> <p>Although the works would not necessarily enhance the architectural and historical interest of the building, the landing would be a far more attractive and functional space, commensurate with the status of the house.</p> <p>The design of the pair of arched openings is drawn from the pair of arched alcoves within the dining room, and such openings are common to late 18<sup>th</sup> century and early 19<sup>th</sup> century domestic architecture.</p> <p>The new landing, including return to the foot of the winder stairs to second floor, would remain legible as one space defined by opposing spine walls, retaining the structural form of the house well.</p>	<p>from the landing could be retained, the legibility of the space as a landing would remain compromised. As such the localised demolition to achieve the pair of arched openings is justified.</p>
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	<p>As such, although localised demolition is required of existing openings and the bulkhead landing floor, the proposed works are well formed around the house’s polite architectural style.</p>	
<p><b>New corridor access to eastern bedrooms of First Floor</b></p> <p>As part of the re-arrangement to the landing a new corridor is proposed along the western sides of Rooms B2 and B5. The works will use existing openings, which will be enlarged to form landing openings (discussed above). A new opening is proposed between Room B2 and B5, to create the corridor.</p>	<p>The works would result in the loss of localised areas of fabric for the creation of a new doorway between Rooms B2 and B5. Subdivision of Rooms B2 and B5, including for a new bathroom, would also lead to the erosion of the floor’s plan form. The works would also restrict use of the blocked up doorway from B2 and B5, ideally necessitating its removal and infill as proposed.</p> <p>The subdivision of the rear Victorian bedroom would have limited to no impact upon the architectural interest of the building.</p> <p>Together, the works to the principal bedroom would erode the symmetrical plan form of the</p>	<p>Multiple permutations for re-configuring the landing and access from ground floor to second floor have been considered by the applicant in conjunction with the architectural and heritage teams. The current arrangement is deeply unsatisfactory at first floor (a site visit is recommended) with circulation governed and constrained by the head height of the winder stair, an original feature that is of high architectural interest. This has arisen through works in the Victorian period and 20<sup>th</sup> century. A route through Room B1 to the west was tested, but offered no resolution to access from the landing to rooms B5 and B6, and also led to the greater subdivision of principal bedroom B1.</p>



	<p>18<sup>th</sup> century range and lead to the loss of fabric of limited architectural interest, bringing about a <b>minor degree of harm</b> to the character of the building.</p>	<p>A private route from the landing to rear room B6 is imperative, as currently the room can only be accessed via Room B5, relegating its use as a bedroom space. With the proposed corridor in place, the logical, most aesthetically pleasing and consistent approach is to draw the new corridor a little further south to connect with the landing at the foot of the stairs to second floor. Acceptably a small compromise in respect of the plan form of Room B2, the works would elegantly remediate issues that have arisen through historical change and enable the full floor space of the house to be used effectively. Subdivision of Room B2 is largely reversible, with the only loss of fabric associated with the creation of a single doorway.</p> <p>The solution proposed is well-worked around the character of the building and has minimised harm, whilst also following a degree of rigour that befits the planned character of the house.</p>
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<p><b>Alteration of Doorway to Room B1 and creation of small suite</b></p> <p>Infill of modern doorway to northern wall of B1 and creation of new opening adjacent.</p>	<p>The existing door is a modern opening with modern surrounding and panelled door. The proposed relocation of the doorway will involve the partial loss of traditional brickwork and the partial reinstatement of the wall with modern or salvaged brick. The works will bring about a <b>negligible degree of harm</b> to the character of the building.</p> <p>Those works to the rear 20<sup>th</sup> century extension will not impact upon its significance.</p>	<p>Accounting for the fireplace, original doorway and current modern door, the plan form of the room is less able to be used as a bedroom, due to the placement of a bed and associated wardrobe storage. The 20<sup>th</sup> century extension to the north provides opportunity to create a landing and en-suite to the master bedroom, which would be more poorly placed to the front of the house due to the necessary M&amp;E. Moving the modern doorway opening to the east enables a bed to be well located and the room to be used as it was designed to be, whilst having access to modern amenities expected of a substantial dwelling house which are all located in the 20<sup>th</sup> century extension.</p>
<p><b>Reversal of door to B4</b></p> <p>Reversal of door to B4 to swing in to room rather than swing out into landing.</p>	<p>The works will entail the re-use of the existing door and minor alterations to the painted door frame to accommodate the reversal of the door. If undertaken with care, the works will</p>	<p>The door to B4 currently opens out onto the narrow landing and is a hazard to those passing in front of the doorway. Reversal of the door will allow for B4 and the landing to be used more regularly and safely.</p>



	<p>have <b>no impact</b> upon the character of the building.</p>	
<p><b>New Bathroom to C2 at Second Floor</b> Conversion of existing store room to shared bathroom suite.</p>	<p>The proposed works will likely entail very minor and localised losses of fabric from the installation of pipework and other M&amp;E. It is notable that heating is already routed to the room. Fabric of importance, such as the study walls, floorboards and plasterwork will be retained in situ, and where needed concealed behind waterproof boarding (e.g. for the shower cubical). After some simple conservation and cleaning, remaining fabric can remain open to view. A vent will need to be applied, likely routed through the roof space to exit at the rear.</p> <p>The works would, at the very most, bring a <b>negligible degree of harm</b> to the character of the listed building.</p>	<p>The current room has no assigned use, and bedroom accommodation at second floor relies on bathrooms at first floor. The use of the small space is logical and associated works will have limited to no impact on fabric. The works will help the building perform better as a family home, and therefore contribute to the asset fulfilling an optimal viable use.</p>



<p><b>Replacement of modern door to store</b> in outrigger (A6) with better insulated timber door</p>	<p>The door is of no significance, and its replacement with a more suitable alternative will bring about a minor positive impact upon the character of the listed building.</p>	<p>None required.</p>
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<p><b>External Doors and Windows</b></p>		
<p><b>Proposed Works</b></p>	<p><b>Impact on Significance</b></p>	<p><b>Justification</b></p>
<p><b>General maintenance</b> A condition assessment has not been undertaken, but proposed works will likely include painting and localised splicing of timber windows to all elevations.</p>	<p>Proposed works are commensurate with the necessary maintenance of historic buildings and will help conserve the architectural and historical ineprest of the house.</p>	<p>None required.</p>



M&E		
Proposed Works	Impact on Significance	Justification
<p><b>Installation of M&amp;E</b> associated with new bathroom and replacement of kitchen including utility and drainage distribution, and ventilation.</p>	<p>Some very localised areas of loss of traditional fabric may be incurred through the re-routing and creation of drainage and ventilation for new bathrooms. However, opportunities to rationalise existing drainage to the eastern elevation in particular will be undertaken to the benefit of the house's external character.</p> <p>Mitigation will be provided through design choices as far as practically possible. Overall, due to the limited scope of works, the character of the building will be sustained if suitable solutions are found that prioritise the architectural interest of the building, particularly the front elevation.</p>	<p>These works are required to meet the increased demand for utilities, drainage and ventilation resulting from the continued use of the property as a residential dwelling in the 21<sup>st</sup> century.</p>

- 4.12 On review the proposed development will bring about both minor degrees of harm and minor enhancements to the character of the Grade II listed building. Where harmful those works are justified and sympathetically designed around the significance of the building.
- 4.12 The proposed resolution of circulation and access issues at first floor is a decisive intervention that seeks to remediate issues for the long term using a well-crafted solution that minimises impact upon the character of Chestnut House as a building of special architectural and historical interest.
- 4.10 Notably, all of the works proposed aim to secure the ongoing and optimal viable use of the building as a private residence for the foreseeable future. Many seek to remediate in indiscretions of previous work undertaken over the course of the 20<sup>th</sup> century.
- 4.12 Accounting for the benefits of bring the house into fuller and improved residential use for the long term and the clear justification for those works that bring minor degrees of harm, the proposed development satisfies the statutory objectives of Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, those policies set out in chapter 16 of the NPPF, and policies DP23 of the Draft Shropshire Local Plan (2016 – 2038).



## ALBRIGHTON CONSERVATION AREA



Figure 37: Part of the Albrighton Conservation Area along the south side of High Street

### Description

N.B. There is no Conservation Area Appraisal to draw from, and as such, a series of observations about the character and appearance of the conservation area are made below, primarily in relation to the Site.

- 4.10 The conservation area, at its western end, roughly follows the High Street, and encompasses the known medieval habitation and marketplace areas. This area contains the oldest buildings in the eastern side of Albrighton, as well as modern residential buildings.
- 4.10 The eastern half of the conservation area, east of Meadow Road, predominantly encompasses the northern part of the parkland at Albrighton Hall, (including both Albrighton Hall and Lodge), alongside Meeson Hall and the associated Barn.
- 4.10 In the eastern part of the conservation area, a number of features add to its value and character, particularly within the public view. These include the parkland, with its attractive outer perimeter wall, the lodge and gates to the parkland, Meeson Hall and associated historic buildings, and The Barn.
- 4.31 The eastern end of the conservation area enjoys a good degree of integrity and retains a feeling of a formalised semi-rural landscape at the edge of the built up settlement.



Meeson Hall and its associated buildings reflect a vestige of the farming economy, which has been wholly drawn into the expanded settlement.

### Significance

- 4.10 Albrighton Conservation Area is of a moderate to high level of **architectural interest** by virtue of its aesthetic – fortuitous value that has arisen by virtue of the way in which it has developed in a piecemeal fashion across the centuries, centring around the historic core of the village. Together, the buildings combine to trace the architectural development of the settlement.
- 4.10 The individual buildings within the conservation area are generally of 18<sup>th</sup> and 19<sup>th</sup> century construction and display similar architectural stylings with polite frontages and features such as sash and bay windows, although earlier buildings of vernacular construction and styling are interspersed within the street scene. A variety of building materials are used, with a distinctive mix of exposed red brick and rendered properties, giving the conservation area variety and reflecting the architectural tastes of historic residents of the village. The conservation area also has an abundance of green areas, including the large grounds of Meeson Hall as well as pockets of green space along High Street, creating a pleasant verdant feel to the village which reflects its historically rural nature.
- 4.10 Albrighton Conservation Area is of a moderate level of **historic interest** by virtue of its historic – illustrative value. Following much of the Medieval plan form of the village, the conservation area is illustrative of early settlement patterns. Remnants of the Medieval tofts and crofts remain in long rear garden plots, although changes over the years have resulted in some plot amalgamation and a reduction in legibility.
- 4.10 The large number of buildings dating from the 18<sup>th</sup> and 19<sup>th</sup> centuries is indicative of the prosperity and development of Albrighton during this period. Interspersed buildings from the later 20<sup>th</sup> century are illustrative of the settlement's more recent growth. There are a number of agricultural buildings and their associated dwelling houses within the conservation area, such as 73 High Street, which are indicative of the local farming economy which sustained Albrighton for centuries.

### Contribution Made by Site

- 4.10 The Site is located within the centre-east of the Albrighton Conservation Area, with its garden plot and forward positioned house aligned off High Street reflecting the pattern of medieval settlement well.
- 4.10 During the Medieval period, the Site was part of the tofts and crofts which extended back northwards from High Street and seemingly emerged as a small cottage industry associated with the processing of malt. As such Chestnut House was likely the home of a farm and local malt processing enterprise during the 18<sup>th</sup> and 19<sup>th</sup> centuries.
- 4.10 With its politely styled frontage and history of farming activity, Chestnut House forms an important component part of assemblage of buildings along High Street, making a positive contribution to the conservation area's character.

- 4.10 By virtue of their orientation perpendicular to High Street, form, scale, phasing and functional aesthetic, the outbuildings associated with Chestnut House are an intriguing element of the street scene. They play an important role in reflecting the working economy of the village and Albrighton’s links to its agricultural hinterland.



Figure 38: View down the driveway access into the Site from High Street

- 4.10 Overall, in its current form, the Site makes a high positive contribution to the character and appearance of the Albrighton Conservation Area.

### Impact of Proposed Development

- 4.11 By virtue of their scale and location, the proposed works will have little to no effect upon the character of High Street. Conceivably, the new window proposed at first floor to the eastern elevation and the reconfigured modern kitchen window might be glimpsed in highly constrained yet characterful views along the house’s driveway, but neither would markedly detract or enhance the prevailing character of the area.
- 4.12 Overall, the proposed development will have a neutral impact upon the character and appearance of the Albrighton Conservation Area.



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## INDIRECT IMPACTS

- 4.10 The NPPF definition of 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. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.’*
- 4.12 Indirect impacts of development upon a heritage asset have a palpable effect, for better or worse, upon the ability to the experience its significance from within its setting. Impacts can be associated with all sensory experiences of an asset, but are typically associated with views.
- 4.12 Merely appearing in conjunction with a heritage asset within a view may not necessarily bring about a harmful impact to its experience. New development must in some way either enhance an experience or detract from it in order to bring about an indirect impact. Impact that makes no material change to the experience of an asset’s significance is neutral.
- 4.10 A search area of 500m centred on the Site was used. The nature, level and extent of the significance of heritage assets within the initial study area was then established through desk-based research and a Site visit. Indirect impacts have been assessed based on the proposed Site boundary.
- 4.12 An initial review demonstrated that a total of 12 designated heritage assets and no known non-designated heritage assets were within the search area with the ability to be indirectly impacted upon by the proposed development in principle (Figure 39). Subsequent to a site visit and accounting for the scale of the proposed works, no heritage assets required a detailed setting study.

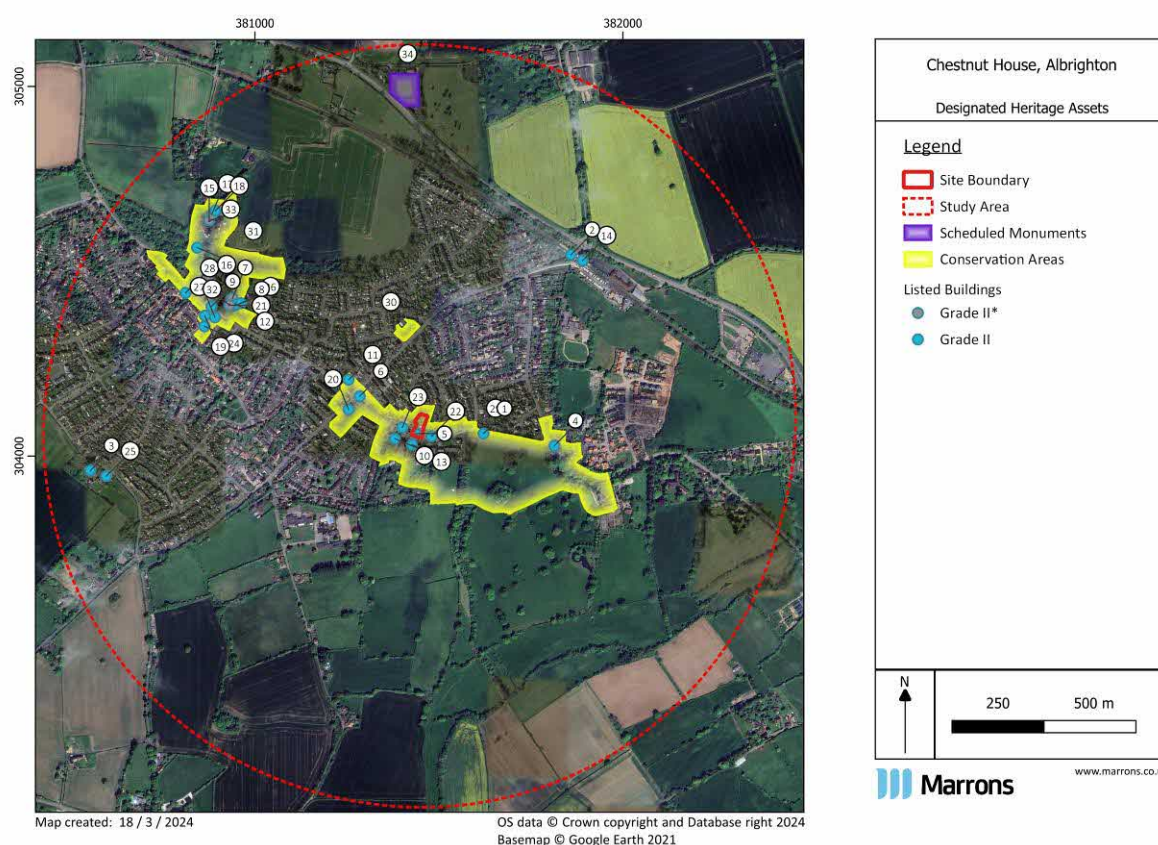


Figure 39: Heritage Assets within study area

Map Ref	NHLE Ref	Name	Type/Grade	Setting Assessment Required?
1	1053662	THE POUND	Grade II Listed Building	No
2	1053697	MEESON HALL	Grade II Listed Building	No
3	1053698	73, HIGH STREET	Grade II Listed Building	Direct Impact
4	1053699	THE CROWN INN	Grade II Listed Building	No
5	1053703	THE GREY HOUSE	Grade II Listed Building	No
6	1221299	THE RED HOUSE	Grade II Listed Building	No
7	1221417	31 HIGH STREET	Grade II Listed Building	No
8	1275153	THE MANOR HOUSE	Grade II Listed Building	No
9	1275226	70 AND 71 HIGH STREET	Grade II Listed Building	No
10	1275233	77 HIGH STREET	Grade II Listed Building	No
11	N/A	ALBRIGHTON	Conservation Area	Direct Impact
12	N/A	ALBRIGHTON (STATION ROAD)	Conservation Area	No

Table 1: Heritage assets within study area for setting assessment



## 5 CONCLUSIONS & POSITION

### CONCLUSIONS

- 3.1 Chestnut House is located within the eastern part of Albrighton village, a designated conservation area. The property forms a number of properties facing High Street, which is the main road which runs east-west through the village, and is a Grade II listed building.
- 3.2 The detached house was built in the late 18<sup>th</sup> century to a polite architectural style. It has a fine brick frontage set back from the road with openings arranged in a restrained but nonetheless elegant classical style. To the rear a two-storey 18<sup>th</sup> and 19<sup>th</sup> century extension overlaps an earlier stone outbuilding, and the phasing is more complex. Internally, structural fabric demonstrates the potential re-use of earlier, likely 18<sup>th</sup> or late 17<sup>th</sup> fabric, suggesting that Chestnut House was a rebuild of an earlier house, likely on the Site or nearby. The phasing forms part of the building's appeal, although internal modifications in the late 20<sup>th</sup> century have been less than successful and remediation of their effects forms a key part of the justification for the proposed works.
- 3.2 A programme of internal improvements are required to bring Chestnut House up to 21<sup>st</sup> living standards. Proposed works include replacement of the 20<sup>th</sup> century stairs from ground to first floor and reconfiguration of the landing space, localised structural alterations to improve flow and connectivity, localised restoration of plan form, a new corridor at first floor to create circulation space, re-fenestration of modern windows to rear and side elevations, minor works to the a modern flat roof and the addition of improved amenities (bathrooms).
- 5.4 On review the proposed development will bring about both minor degrees of harm and minor enhancements to the character of the Grade II listed building. Where harmful those works are justified and sympathetically designed around the significance of the building.
- 5.4 The proposed resolution of circulation and access issues at first floor is a decisive intervention that seeks to remediate issues for the long term using a well-crafted solution that minimises impact upon the character of Chestnut House as a building of special architectural and historical interest.
- 3.2 Notably, all of the works proposed aim to secure the ongoing and optimal viable use of the building as a private residence for the foreseeable future. Many seek to remediate in indiscretions of previous work undertaken over the course of the 20<sup>th</sup> century.
- 5.4 Overall, the proposed works will bring about a neutral impact on both Albrighton Conservation Area and the significance of 73 High Street as a Grade II listed building.

### POSITION

- 3.2 In bringing about a neutral impact upon the character and appearance of Albrighton Conservation Area, the proposed works align with Section 72 of the Planning (Listed



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Building and Conservation Areas) Act (1990), Chapter 16 of the NPPF and Policy DP23 of the Draft Shropshire Local Plan (2016 – 2038).

- 3.2 In bringing about a neutral impact upon the architectural and historical Grade II listed 73 High Street, the proposed works align with the statutory objectives set out in Section 66 of the Planning (Listed Buildings and Conservation Areas) Act (1990), Chapter 16 of the NPPF and Policy DP23 of the Draft Shropshire Local Plan (2016 – 2038).



## 6 REFERENCES

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## MAPPING

- Range of Historic Ordnance Survey mapping, available through the National Library of Scotland
- GIS Basemaps available through Google, ESRI, and Ordnance Survey





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- Satellite Imagery from ©Google Earth
  - Old Maps Online
  - Archi Maps UK



# APPENDICES

## APPENDIX 1: ASSESSMENT METHODOLOGY

### AIMS AND SCOPE

The aim of this assessment is to establish the significance of heritage assets which have the potential to be impacted upon by the proposed development.

*GPA 2: Managing Significance in Decision-Taking in the Historic Environment* (Historic England, 2015), provides information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guidance (PPG). These include; assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.

For the purposes of assessing potential impact on the setting of heritage assets, the procedures laid out within the Historic England documents *Historic England Good Practice Advice Note 3: The Setting of Heritage Assets* (Historic England, 2017) have been followed.

This report follows the advice set out in Historic England Advice Note 12 - Statements of Heritage Significance: Analysing Significance in Heritage Assets (Historic England, 2019), which covers the National Planning Policy Framework requirement for applicants for heritage and other consents to describe heritage significance to help local planning authorities to make decisions on the impact of proposals for change to heritage assets.

Advice set out within the Historic England documents Conservation Principles, Policies and Guidance (English Heritage, 2008), Management of Research Projects in the Historic Environment: The MoRPHE Project Manager's Guide (Historic England, 2015), and the Chartered Institute for Archaeologists' (CIfA) Standard and Guidance: historic environment desk-based assessment (Chartered Institute for Archaeologists, 2014) have been followed.

This report follows the Principles of Cultural Heritage Assessment (CHIA) guidance developed jointly by IEMA, IHBC and CIfA in July 2021. This document sets out a standardised framework which can be used to assess the impact of proposed works on cultural heritage assets and their significance, thus supporting their sustainable management.

### THE HERITAGE RESOURCE

The heritage resource is divided into two broad categories, designated heritage assets and non-designated heritage assets. Designated heritage assets are considered to be of national and regional importance, whilst non-designated heritage assets are considered to be of local importance.



Designated heritage assets consist of:

- World Heritage Sites
- Scheduled Monuments
- Listed Buildings
- Registered Parks and Gardens
- Registered Battlefields
- Protected Wreck Sites
- Conservation areas (for the purposes of this assessment, conservation areas will be included as designated heritage assets)

The various elements of the heritage resource have been taken into account, and the potential development impacts upon them considered.

## SOURCES

The following sources of heritage and planning data and information were consulted:

### Designated Heritage Asset Data

These datasets are available from Historic England, and contain data on all recorded designated heritage assets in England, i.e., World Heritage Sites, Scheduled Monuments, listed buildings, Registered Parks and Gardens, Registered Battlefields and Protected Wreck Sites. The data was accessed in August 2023.

### Non-Designated Heritage Asset Data

Shropshire Council does not have a formal list of non-designated heritage assets available. The Council's draft Historic Environment Supplementary Planning Document – Scoping Draft (July 2014) states that "*Shropshire Council will use the Historic Environment Record (HER) and other information (e.g. information provided by applicants and/ or objectors, other historic documentary sources, Shropshire Council's expert advisors professional judgement) to define non-designated heritage assets*" and "*Not all HER records automatically represent heritage assets, only those which can be defined as having significance in relation to the heritage values outlined by English Heritage in Conservation Principles*".

### Cartographic Sources

Historic mapping was obtained online. Information from historic maps, other than tracing the above-ground development of a Site or place, can assist in the assessment of archaeological potential by highlighting previously unrecorded features, enabling an understanding of how the land has been managed in the recent past and identifying areas where development is likely to have removed or truncated below-ground archaeological deposits.



## National Legislation and Planning Documents

The treatment of the historic environment within a development and planning context is governed by legislation and national policy set out by the National Planning Policy Framework (NPPF), which itself dictates local authority planning policy. All relevant national and local planning policy documents were consulted in August 2023 and are detailed in Appendix 2.

## ASSUMPTIONS AND LIMITATIONS

Much of the information used by this assessment consists of secondary information compiled from a variety of sources. The assumption is made that this information is sufficiently accurate.

The HER is a record of known archaeological and historic features. It is not an exhaustive record of all surviving historic environment features and it does not preclude the existence of further features which are unknown at present.

## CRITERIA

### Contribution to Significance

The contribution that a site or feature makes to a heritage asset's significance is expressed using the criteria below:

Contribution	Degree to which Setting Contributes to Significance of the Heritage Asset
Neutral	A site makes no clear or known contribution to the significance of a heritage asset and/or the experience of its significance from within its setting.
Minor	A site forms a modest and positive aspect of a heritage asset's significance and/or makes a valued but unexceptional contribution to the experience of a heritage asset's significance from within its setting.
Moderate	A site forms a notable and positive element of a heritage asset's significance and/or makes a notable contribution to the experience of a heritage asset's significance from within its setting.
High	A site forms an important and positive element of a heritage asset's significance and/or makes a valued and remarkable contribution to the experience of a heritage asset's significance from within its setting.
Very High	The Site forms a key/critical element of a heritage asset's significance and/or makes a very important if not critical contribution to the experience of a heritage asset's significance from within its setting.



N.B. The character of the Site may already have a detrimental impact upon the significance of a heritage asset to varying degrees which can be expressed using the same terminology above (very high to low). In this instance, development may have the opportunity bring about positive change within the setting of a heritage asset.

### Definitions of Impact

In the case that harm arises to the significance of a heritage asset, the degree of impact of a proposed development upon a heritage asset is defined using the following criteria:

Level of Harm	Definition
<b>Less Than Substantial Harm</b>	
Negligible	Slight adverse impact upon the significance of a designated heritage asset, including any change in the contribution made by its setting. E.g. loss or partial loss of a characteristic of a heritage asset or an element of its setting that makes a limited contribution to its significance.
Low	Minor adverse impact upon the significance of a designated heritage asset, including any change in the contribution made by its setting. E.g. loss or partial loss of a valued characteristic of a heritage asset or an element of its setting that is not fundamental or critical to its significance.
Moderate	Medium adverse impact upon the significance of a designated heritage asset, including any change in the contribution made by its setting. E.g. loss or partial loss of a valued characteristic of a heritage asset or an element of its setting that is an important or very important, but not fundamental or critical, element of its significance.
High	High adverse impact upon the significance of a designated heritage asset, including any change in the contribution made by its setting. E.g. loss or partial loss of a valued characteristic of a heritage asset or its setting that is very important, if not critical, to its significance.
<b>Substantial Harm</b>	
Substantial Harm	Impact to such a degree that a key or fundamental element of a heritage asset's significance and/or setting is entirely lost or vitiated.

The terms above, with exception of substantial harm, also apply to the impact of a development upon non-designated heritage assets.

*N.B. Similar hierarchical language (low, moderate, high, very high) and criteria of impact applies to the beneficial outcomes of a proposed development.*



## APPENDIX 2: PLANNING POLICY

### LEGISLATION

<p><b>Planning (Listed Buildings and Conservation Areas) Act (1990)</b></p>	<p>The Planning (Listed Buildings and Conservation Areas) Act 1990 covers the registration of Listed Buildings (that is those buildings that are seen to be of special architectural or historic interest) and the designation of Conservation Areas (areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance).</p> <p>A Listed Building may not be demolished or altered or extended in any manner which would affect its character as a building of special architectural or historic interest without Listed Building Consent being granted.</p> <p>There are three grades of listed building (in descending order):</p> <p>Grade I: buildings of exceptional interest;</p> <p>Grade II*: particularly important buildings of more than special interest; and</p> <p>Grade II: buildings of special interest, warranting every effort to preserve them.</p> <p>When making a decision on all <u>listed building consent</u> applications or any decision on a planning application for <u>development</u> that affects a <u>listed building</u> or its <u>setting</u>, a <u>local planning authority</u> must have special regard to the desirability of <u>preserving</u> the <u>building</u> or its setting or any features of <u>special architectural</u> or <u>historic interest</u> which it possesses. Preservation in this context means not harming the interest in the building, as opposed to keeping it utterly unchanged.</p> <p>The Act requires local planning authorities to pay special attention throughout the planning process to desirability of preserving or enhancing the character or appearance of a Conservation Area.</p>
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Table 2: National legislation relevant to the proposed development



## NATIONAL POLICY

Title	Content
NPPF Chapter 16, Paragraph 195	Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.
NPPF Chapter 16, Paragraph 196	<p>Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:</p> <ul style="list-style-type: none"> <li>a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;</li> <li>b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;</li> <li>c) the desirability of new development making a positive contribution to local character and distinctiveness; and</li> <li>d) opportunities to draw on the contribution made by the historic environment to the character of a place.</li> </ul>
NPPF Chapter 16, Paragraph 200	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.



NPPF Chapter 16, Paragraph 201	Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
NPPF Chapter 16, Paragraph 203	<p>In determining applications, local planning authorities should take account of:</p> <ul style="list-style-type: none"> <li>a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;</li> <li>b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and</li> <li>c) the desirability of new development making a positive contribution to local character and distinctiveness.</li> </ul>
NPPF Chapter 16, Paragraph 205	When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
NPPF Chapter 16, Paragraph 206	<p>Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:</p> <ul style="list-style-type: none"> <li>a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;</li> <li>b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional<sup>72</sup>.</li> </ul>
NPPF Chapter 16, Paragraph 207	Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial





	<p>public benefits that outweigh that harm or loss, or all of the following apply:</p> <p>a) the nature of the heritage asset prevents all reasonable uses of the site; and</p> <p>b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and</p> <p>c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and</p> <p>d) the harm or loss is outweighed by the benefit of bringing the site back into use.</p>
NPPF Chapter 16, Paragraph 208	Where a development 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, where appropriate, securing its optimum viable use.
NPPF Chapter 16, Paragraph 209	The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
NPPF Chapter 16, Paragraph 210	Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.
NPPF Chapter 16, Paragraph 211	Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.
NPPF Chapter 16, Paragraph 212	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 the asset (or which better reveal its significance) should be treated favourably.
NPPF Chapter 16, Footnote 72	Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

Table 3: National policy relevant to the proposed development, National Planning Policy Framework (NPPF), (published 2012, updated 2021)

## LOCAL POLICY

Policy	Content
<b>DP23: Conserving and Enhancing the Historic Environment</b>	<p>Shropshire's heritage assets will be protected, conserved, sympathetically enhanced and restored, by:</p> <ol style="list-style-type: none"> <li>1. Ensuring that wherever possible, proposals avoid harm or loss of significance to designated or non-designated heritage assets, including their settings.</li> <li>2. Ensuring that proposals which are likely to affect the significance of a designated or non-designated heritage asset, including its setting, are accompanied by a Heritage Assessment. The level of detail in the Heritage Assessment should be proportionate to the asset's significance.</li> <li>3. Ensuring that proposals which are likely to result in any loss of, harm to, the significance of a designated heritage asset, including its setting, either directly or indirectly, are determined in line with the National Planning Policy Framework.</li> <li>4. Ensuring that proposals which are likely to result in loss of, or harm to, the significance of a non-designated heritage asset and/or its setting, either directly or indirectly, will only be permitted if it can be clearly demonstrated that on balance, the benefits of the proposal outweigh that loss or harm. In making this assessment the following will be taken into account: <ol style="list-style-type: none"> <li>a. The degree of harm or loss of significance to the asset and/or its setting; and</li> <li>b. The importance of the asset; and</li> <li>c. Any potential beneficial use.</li> </ol> </li> <li>5. Where such proposals are permitted, measures will be required to:</li> </ol>



	<p>a. Mitigate and record the loss of significance to the asset and/or its setting; and</p> <p>b. Advance understanding in a manner proportionate to both the asset's and/or its setting's importance and the level of impact.</p> <p>6. Encouraging development which delivers positive benefits to heritage assets. Support will be given in particular, to proposals which appropriately conserve, manage or enhance the significance of a heritage asset including its setting, especially where these improve the condition of those assets which are recognised as being at risk or in poor condition.</p> <p>7. Ensuring that development proposals affecting designated or non-designated heritage assets are determined in line with more detailed supplementary planning documents, where applicable.</p>
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Table 4: Policies relevant to the historic environment and the current proposed development, taken from the Draft Shropshire Local Plan (2016 – 2038)

Policy	Content
<b>ALB11: Design</b>	<p>Development proposals should recognise and respect the distinctive and historic settlement patterns of the area. New buildings should be in keeping with the present pattern of the village.</p> <p>New streets should not follow straight or grid-iron patterns and should include a variety of housing styles.</p> <p>Wherever possible, new developments should allow views out of the village to the surrounding countryside.</p> <p>New developments should include the provision of open spaces that reflect the 'village green' character of the older parts of Albrighton.</p> <p>Large-scale new developments should seek to include footpaths and cycleways to link with the existing parts of the village.</p> <p>New buildings should, wherever possible and appropriate, respect and reflect the character of the buildings around them. New buildings should seek to use similar architectural features to nearby older buildings.</p>

Figure 40: Policies relevant to the historic environment from the Albrighton Neighbourhood Plan 'Light', produced by Albrighton, Donington with Boscobel and Boringale Parish Councils (June 201)

