

Heritage Statement

The Heritage Statement is for the applicant or agent to identify the heritage asset(s) and potential for other non-designated heritage assets on the proposed development site, describe their significance and the potential impact of the proposal on that significance.

Consulting the local Historic Environment Record can inform the content of the statement. Supporting evidence including copies of entries from the HER record, list descriptions, etc should be attached as an appendix to this statement and should not form the crux of the document.

National Planning Policy Framework (NPPF)

The National Planning Policy Framework (Department for Communities and Local Government, February 2019) Section 189 states that:

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

National Planning Policy Framework:

<https://www.gov.uk/government/collections/revised-national-planning-policy-framework>

Heritage Statement completed by:

Agent

Owner; Yes

Name: **Mrs Claire Munt**

Contact number or email address: **norgroveclaire@hotmail.com 07808158919**

Heritage Statement

Site Name; **Stardens Manor**

Address (including postcode); **Tewkesbury Road, Newent, Gloucestershire, GL18 1LG**

1A DESCRIPTION OF THE HERITAGE ASSET

(a) What heritage assets are affected by the proposals?

Listed Building

(b) Describe the character and appearance of the heritage asset.

Refer to the statutory descriptions if applicable. Copies of any statutory entries should be attached to this statement. (Please continue on separate sheet of paper if necessary)

Please refer to the full listing attached as Appendix document 1.

Entry Name: Delaney's Hotel and Restaurant, Middle Court and West Wing, Stardens

Listing Date: 18 October 1985

Grade: II

Source: Historic England

Source ID: 1341907

English Heritage Legacy ID: 125714

Built of brick with pale sandstone dressings, Stardens is a fine example of a Gothic country house and is situated on the outskirts of Newent in landscaped grounds. Originally conceived as a plainer 17th century structure, Stardens was considerably enlarged and altered by John Middleton for its owner Richard Foley-Onslow in 1864 to a design by John Middleton of Cheltenham into a Gothic mansion, giving it large tripartite windows and irregular wings built of local stone with limestone dressings. The more elaborate eastern wing contained the principal rooms, which faced west, the drawing room being lit by a projecting traceried bay; the entrance front was on the eastern side. The interior was quite plainly finished, but in 1910 had a staircase lit by a window with armorial glass and wood panelled ceilings in the main rooms.

In 1911 at the sale of the Onslow estate the house was bought with c.48 a. by Col. William Frederick Noel. The house later passed through various hands before being converted to three dwellings in 1952 and one part housed a country club for some years from 1963.

Stardens was used as a nightclub in the country house when owned by Gerry Delaney. Stardens Country Club was severely gutted in a fire on June 6th 1980 after which the building was converted into six luxury apartments.

The building remains occupied as six separate domestic dwellings with leaseholders having access to the communal grounds and common parts.

(c) Describe the development site and its relationship with its surroundings.

For example, its position in the street scene, potential for archaeological remains, etc (Please continue on separate sheet of paper if necessary)

Stardens is situated at the end of a private access drive parallel to Tewkesbury Road, set back from the roadside in surrounding gardens with a large gravel parking area for sole use of the residents, including a more modern block of 6 garages, one per apartment.

2. STATEMENT OF SIGNIFICANCE

(a) What research have you undertaken to understand the significance of the heritage asset(s) affected?

Local Historic Environment Record **Local records, photographs, online news articles**

Historic England **see copy listing**

Museum or Library **research on the property including a book about the history**

Conservation Area Appraisal **I have checked the planning website and Stardens is not in the conservation area for Newent, it is situated on the town side of the B4215 as per the below link and pdf document attached as Appendix document 2.**

[newent-conservation-area.pdf \(fdean.gov.uk\)](#)

(b) Using the information you have obtained provide a summary of the history of the site/building

Include details of how the site/building was originally laid out, how it has evolved, phases of construction and/or change.

When originally listed, the property was used as a Hotel and subsequently converted to 6 individual domestic dwellings after extensive fire damage. Please see photos contained in Appendix document 3 and copy site plans in Appendix document 4.

(c) What is important about the affected heritage asset(s) (what is the significance)?

You can also find useful guidance at:

<https://historicengland.org.uk/advice/hpg/generalintro/heritage-conservation-defined/>

Richard Foley Onslow, who succeeded to the manor estate in 1861, was Newent's first resident squire for many years. He enlarged Stardens as his own dwelling, was a prominent local magistrate, and was master of a pack of harriers, which he kennelled in a building in Watery Lane.

3. DESIGN CONCEPT

(a) Pre-application Advice

Have you sought pre-application advice from the Local Planning Authority?

Yes

If yes, please attach any correspondence, and include reference numbers and contact names, if applicable.

Please see the letter from the planning officer following a site visit from the conservation officer in Appendix document 5.

(b) Describe the proposed development. Refer specifically to the element of the heritage asset(s) that will be affected by the proposal.

The building is in need of a structural repair to replace frost damaged stone and maintain the building as the damaged stone, missing render and ingrowing vegetation pose a risk to the integrity of the building. The leaseholders wish to rectify this by using a builder skilled in traditional methods of stonemasonry and re-pointing in lime mortar (NHL3.5) by hand to match existing colour.

The works needed involve the tower, gables and chimney stacks. Severely damaged stones would be replaced, existing failed cement mortar and loose cement render would be raked out by hand and replaced with lime equivalent to the original existing sections of the same materials.

Due to the high location of the damage, external self-supporting scaffolding would be required and the removed materials would be stored in a skip and disposed of by the builder as part of the works.

4. ASSESSMENT OF IMPACT & ANY MITIGATION

(a) How will the proposals impact the significance of the heritage asset(s)?

Please discuss what impact the proposals have on the heritage asset i.e. loss or disturbance of historic building fabric, below or above ground archaeological impacts, setting or change of relationship between buildings and altering scale.

The works will improve the appearance and structural integrity of the building and no alterations are involved, simply a replacement of the damaged stone and old cement render and mortar. The leaseholders are intending to use lime render and mortar to replace the damaged sections which should bring back the structure closer to the historical original state.

The conservation office also recommended whilst the scaffolding is in place that any vegetation be removed which the leaseholders are in agreement with.

(b) How has the proposal been designed to conserve the significance of the heritage asset(s)?

Describe how the proposal has been designed to conserve and enhance the significance of the heritage assets. Also describe how any harmful impacts have been avoided or minimised. For example, use of raft foundations, movement of the proposed extension to a less sensitive location.

As detailed above, the leaseholders are keen to maintain the building in a good state of repair and over the previous years weather damage has become more severe and affected the condition of the existing stone.

There is now a risk to the structural integrity and water tightness of the building which needs to be repaired to prevent further deterioration of the building.

The leaseholders are committed to ensure traditional techniques and materials are used to enhance the building and all replacement stone matched the stone type, colour, dimensions etc. of the existing stone and bedded in a lime mortar of the required NHL 3.5 type as also recommended by the conservation office following a site visit.