

---

Project: **Proposed house rear extension to Richmond, School Road**

Title: **Heritage Statement**

Date: March 2016

Document ID: SHUFF- Heritage Statement

---

## **Introduction**

This Heritage Statement has been prepared to accompany the Householder planning application for the proposed rear extension to the existing dwelling named Richmond, School road, Bagnall. This assessment of the building and its setting has been undertaken using 'Conservation Principles, Policies and Guidance' and 'The Setting of Heritage Assets', as produced by English Heritage. The assessment seeks to justify the proposal's impact on the existing dwelling and on the wider context of Bagnall conservation area, in line with the requirements of the National Planning Policy Framework.

Richmond is a 3 bedroom semi-detached dwelling that sits centrally to School road and the Bagnall conservation area. The existing dwelling is not a listed building or of any historical significance.

## **Description of Heritage Value and Significance**

### **Historical**

The dwelling named "Richmond", is a semi-detached dwelling and looks to have been constructed between 1937 – 1951. Historical map evidence suggests that the site, in which the dwelling currently stands, was not developed during 1937; the 1937 map below demonstrates this.

The rendered external appearance may suggest that this is a pre-world war II property as its construction is robust and of traditional clay, sand, cement materials.

A garage is evidential to the side elevation of the property and would have been a later addition to the originally constructed semi-detached dwelling.

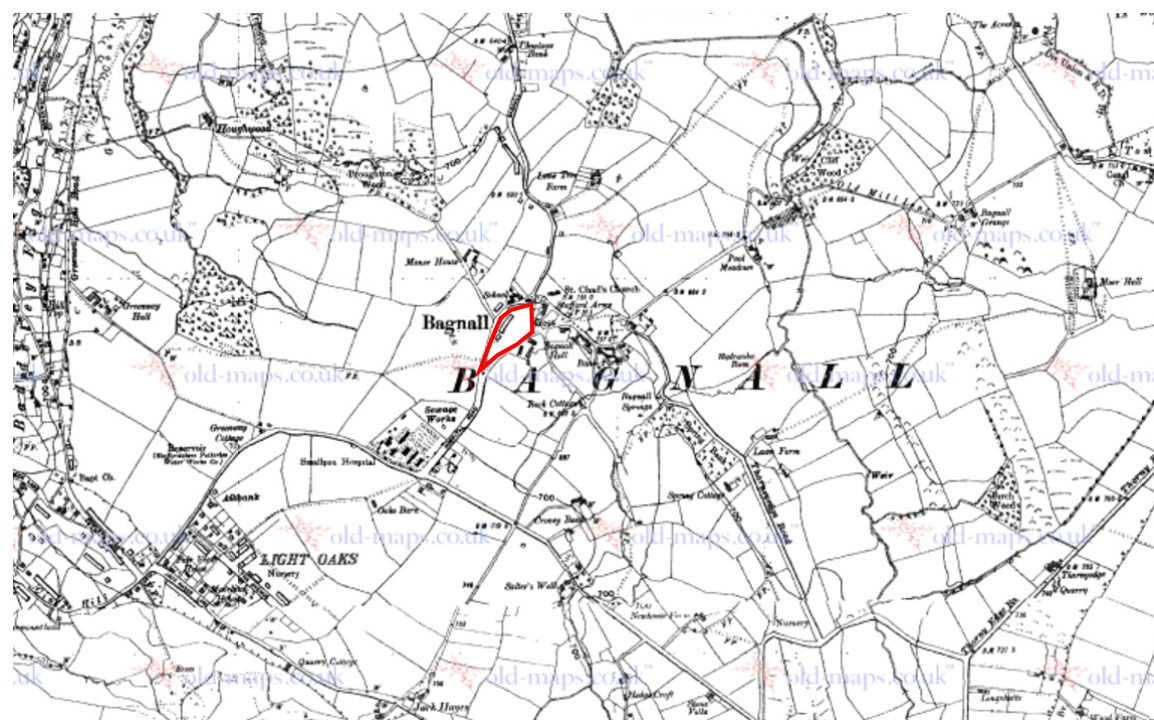
### **Evidential**

Evidence suggests that this building has little historical significance; the only significance being the setting of the Bagnall conservation area.

The original windows would have been painted timber windows; however these have been replaced over time with UPVC equivalents as have the majority of surrounding dwellings.



1937 – Historic map (School road)



1951 – Historic map (School road)

### Aesthetic

The design of the dwelling named “Richmond” has little significance compared to the historic buildings located within Bagnall such as; The Stafford Arms, Bagnall Church, “Island cottages, Old Hall Farm and St Chad’s house.

The property resembles a typical mid-1900’s semi-detached property constructed with traditional clay brick and rendered in a cement based render with a plain clay staffordshire blue tiled roof.

### Communal – social, commemorative, spiritual

The historic town of Bagnall has history which dates back to the 17<sup>th</sup> century and is therefore of historical importance. Views within Bagnall such as; The view in from the south west to old Hall farm and The view out to the north east towards the roaches are both of significance to the conservation area of Bagnall.

Richmond is located within the vicinity of dwellings of an era which could be considered as modern compared to the other historically significant buildings within Bagnall. Therefore the immediate surrounding area is of little significance compared to the views described above. The proposal doesn’t incorporate any design features which will impose on these views or on the rural setting Bagnall creates.

### **Impact of the Proposals**

The dwelling named “Richmond” is located directly off School road and is visible from the public footpath; however, the rear of the property is completely sealed from view when standing on the public highway.

A relatively recent property sits to the rear boundary of Richmond, historic maps suggest that this was constructed shortly after this property. A large hedge divides Richmond and this property to provide a good level of privacy between the two.

Considering the above, the impact of the proposal would be insignificant, as the proposal will be concealed from view and will not impose onto any listed building or surrounding feature of the conservation area.

The proposed rear extension will be formed with blockwork walls and will be rendered to match the existing dwelling; this will be sympathetic to its current appearance and will naturally enhance the rear elevation.

Many of the semi-detached properties of the same time period, within the area, have already extended beyond the existing rear elevation of their dwellings; therefore this proposal would be in keeping with the developing vernacular architecture. Within this area of Bagnall.