HERITAGE IMPACT APPRAISAL
AND
PLANNING STATEMENT

Client: Mr P W James

Location: The Old Post Office, The Village, Endon, ST9 9EX

Proposal: Construction of a side extension above and behind the existing garage and the re-building of the existing single-storey flat roofed rear extension with the addition of a new pitched roof together with minor alterations to the rear of the house.



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INTRODUCTION

1.1 The purpose of this appraisal is to assess the impact of the proposed construction of a side extension above and behind the existing garage and the re-building of the existing single storey extension with the addition of a new pitched roof together with minor alterations at The Old Post Office.

1.2 The Old Post Office is one half of a pair of semi-detached houses situated on the south side of the road – The Village - and within the northern of the two areas which together form Endon Conservation Area. The other half of the building is "Beech Cottage". Photograph No.1 below shows the front (north) of The Old Post Office. The Old Post Office is the house on the right of the picture with green and cream paint work. Photograph No. 2 shows the next-door Grade 2 Listed building (1 & 2 Brook Cottage) the corner of which can just be seen in the right of Photograph No. 1. Photographs No's 3 & 4 show respectively the rear of the existing garage and side of the house and the existing flat-roofed single-storey extension and yard at the rear.

1.3 The proposal is to build over and to the rear of the existing garage at the side of the house to form a two storey extension containing a first floor bedroom and to put a pitched roof above the existing flat-roofed extension.

Photographs 1-4



1.The Old Post Office to the right; Beech Cottage to the left of the photo.



2. Next door house - 1 & 2 Brook Cottages. A grade 2 Listed Building.



3. Rear (south) of The Old Post Office



4. Existing rear extension.

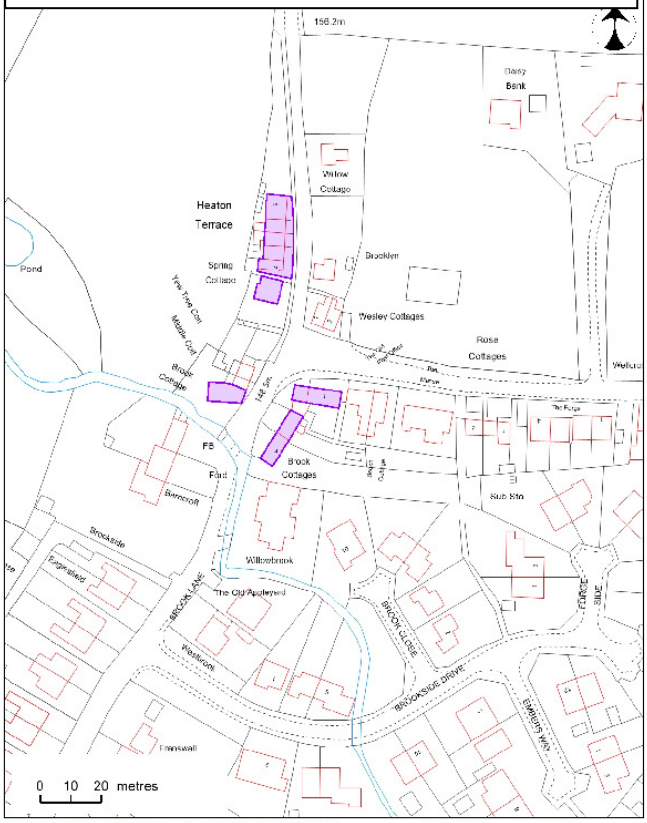
2 APPLICATION SITE – ITS HISTORY; THE BUILDINGS AND ITS SETTING

2.1 The Old Post Office as the name suggests was used as the village post office probably in the first half of the twentieth century. Prior to this, from 1853, there was a post office at the corner of Brook Lane and The Village possibly at 1-2 Brook Cottages or 3-4 Brook Cottages The house, The Old Post Office and Beech Cottage were probably built in the late nineteenth century although the first Ordnance Survey map that on which they can be seen is dated 1922 and therefore they may be early 20th century. Prior to the construction of the houses the land was an orchard.

2.2 There are five listed buildings nearby in this part of Endon including the next-door house, 1-2 Brook Cottages, which is a Grade 2 listed building (see description in Appendix 1). The listed buildings are shown coloured lilac on the adjoining map. The other nearby listed buildings are:

- 3-4 Brook Cottages, Brook Lane (east side). Grade 2.
- Brook Cottage, Brook Lane (west side).
- Spring House, Gratton Lane (west side).
- No's 1-5 Gratton Lane (west side).

Fig 1 – the nearby buildings & locality



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2.3 Some of the above listed buildings are built of stone; others of brick. All have plain clay tile roofs. No. 1 Brook Cottages is a two-storey stone 17th century house of stone with an eighteenth century brick extension (No. 2 Brook Cottages). Both No's 1 and 2 Brook Cottages have narrow mullion leaded windows.

2.4 The Old Post Office is one half of a semi-detached building; the other half is Beech Cottage. Both houses are built of brick with a clay tile roof with vertical sash windows and a single downstairs front room bay. The windows at the front of the Old Post office are possible the original windows and certainly are in the original style. The front door is a good quality historic door and dates from the time when the house was a post office. The main windows at the rear are also sash windows although there is a large rear dormer at Beech Cottage and the 20th century flat roofed extension at the rear of The Old Post Office contains a horizontal PVC window. The bay window at Beech Cottage was added at sometime in the last five years. There is a single-storey garage on the western side of The Old Post Office.

2.5 The Endon Conservation Area Appraisal in Map 3 in the Appendix identifies the Old Post Office and Beech Cottage as "other significant buildings". Because of this and the fact that there is a Grade 2 listed building next-door to the west considerable attention has been

paid to the design of the proposed development. Several alternatives, including using the roof space, were considered but discounted in favour of the present proposal. A room in the roof was discounted because of the lower ceiling height towards the eaves and the loss of space in one of the existing bedrooms because of the need to provide a new staircase.

3. HERITAGE ASSET IMPACT ASSESSMENT

3.1. Please see the attached Statement of Significance in Appendix 2 where the impact of the proposed development is assessed. The overall conclusion of that assessment is that the proposed works would cause little harm to either the next door listed building, the Conservation Area and to the Old Post Office. The proposal has been designed to reduce its visual impact and to be subservient to the other buildings around it.

4. THE CASE FOR THE DEVELOPMENT

4.1. The reason for the proposed development is to provide an upstairs bathroom in what is currently Bedroom 3 and create a new third bedroom in the proposed extension. The existing downstairs bathroom will become part of a bigger kitchen. Access through the garage into the rear yard would be kept to allow parking in the rear yard because parking in the area is limited. The proposal will enhance the appearance of the house both at the back and front and would not harm the Conservation Area or the listed building next door.

4.2. Overall, the proposal is in accord with the Core Strategy policies particularly relating to design and historic assets and as such the presumption in favour of sustainable development applies (Core Strategy policy SS1a) and in line with that policy it is asked that the application should be approved as soon as possible.

APPENDIX 1 – No's 1 and 2 Brook Cottages, Brook Lane – LISTING DESCRIPTION.

Farmhouse, now divided into 2 units. C17 with extensive C18 addition and C20 alterations. Coursed dressed and squared stone with one bay faced in red brick; tiled roof; verge parapet to C17 bay with pitched coping on corbelled kneelers; end stacks and ridge stack. 2-storey, 3-window front, right-hand with C17 four-light chamfered mullioned window over similar 3-light window and oculus to left, all with stone surrounds and set in brick; butt joint to stonework to extension with 2 widely-spaced small casements to first floor; two C20 casements to right-hand side of ground floor; projecting single-storey gabled addition to centre of stone part presumably casing former front door. Entrance now to rear.

APPENDIX 2

STATEMENT OF SIGNIFICANCE & IMPACT: ASSESSMENT TABLE

Proposed Works (*item by item*):	Significance of the historic fabric/area that will be affected:	The impact of the proposed work(s) on the historic fabric/area:
1. **Construction of a side extension above and behind the existing garage including a small roof light.**	***The Old Post Office is situated in the northern part of Endon Conservation Area. The Endon Conservation Appraisal identifies the house and the adjoining house as "other significant buildings". Next-door to the west is a Grade 2 Listed Building, 1 & 2 Brook Cottages, Brook Lane which is a former stone and brick farmhouse dating from the 17th century with extensive 18th addition and 20th century alterations.*** ***The Old Post Office is one half of a pair of semi-detached house. The other is Beech Cottage. Both are built of brick with plain clay tile roofs and contain sash windows The windows at the Old Post Office appear to be the original sash windows including the front bay. The front windows and doors at Beech Cottage appear to be 20th century replacements. The front bay at Beech Cottage is a relatively recent addition.*** ***The proposed development would involve the building of an extra floor over the existing garage, which has double doors at the front and back, and extending at the rear to create an extra (third) bedroom allowing the existing smaller third bedroom to be used as a bathroom. The small downstairs kitchen would incorporate the exiting downstairs bathroom to create a larger kitchen.***	***The proposed setting back of the ridgeline and the resultant long roof slope at the northern side of the house and the use of matching materials would minimise the impact on the street scene.*** ***The new roof ridge whilst it would be higher than the existing garage ridge would still be lower than the ridge of the main house and also lower than the ridge of 1 & 2 Brook Cottages, the listed building.*** ***The proposed roof-light would have little visual impact because of its small size.*** ***The visual set back of the roof and the fact that the new ridgeline would be considerably lower than the two adjacent houses would mean that the proposed development would be visually subservient and not cause harm to either property or the Conservation Area.***
Blocking of a door in the south-west side of the rear outrigger.		***None.***
Alteration of window opening to form new door opening.		***None.***