



FOREFRONT

DEVELOPMENT CONSULTING

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Heritage Statement 2 Hillside Avenue, Endon

1.0 HISTORY AND STATEMENT OF SIGNIFICANCE

The site as a whole consists of a dormer bungalow and a detached double garage with side and rear gardens. To the side of the dwelling and forward of the garage is a large tree subject to a Tree Preservation Order. The site would be subdivided to retain the garage and its driveway with the existing dwelling.

The application site is part of the garden of an existing dwelling, No. 2 Hillside Avenue. It lies surrounded by other residential properties, predominantly two storey units.

The area around the site has the visual character of a clearly built up area, with a strong suburban character.

The site is mainly laid to lawn with areas of patio, and its boundaries to other gardens are marked by 2m high fences.

The site has a road frontage to Hillside Avenue.

The site lies elevated above Hillside Avenue and at a higher level than properties to the south east.

The site's South east boundary forms the boundary of Endon Conservation Area. This marks the southern extremity of the Conservation Area which was designated in 1972 and extended in 1993. The boundaries of the Conservation Area help preserve the rural setting of present and former farmhouses and hamlets. The Conservation Area is in two parts: the northern part which focuses on a hamlet known as "the village" around the brook and ford; and the southern section which the application site adjoins.

The Conservation Area has a clear distinction between the terraces and cottages, and the more substantial buildings of the farmers and professionals. The former dominate that part of the Conservation Area nearest the application site.

2.0 PLANNING POLICY

The proposed dwelling would adjoin the Conservation Area and as such therefore has the potential to affect the setting and appearance of heritage assets. Accordingly paragraphs 134 and 135 of the NPPF are relevant and state;

“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 securing its optimum viable use.”

“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 affect directly or indirectly non designated heritage assets, a balanced judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”

The National Planning Policy Guidance states that:

“The conservation of heritage assets in a manner appropriate to their significance is a core planning principle. Heritage assets are an irreplaceable resource and effective conservation delivers wider social, cultural, economic and environmental benefits.

Conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in every day use to as yet undiscovered, undesignated buried remains of archaeological interest.

Where changes are proposed, the National Planning Policy Framework sets out a clear framework for both plan-making and decision-taking to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development.

The “setting of a heritage asset” is defined in the Glossary of the National Planning Policy Framework.

A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

Setting is the surroundings in which an asset is experienced, and may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not.

The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.

What matters in assessing if a proposal causes substantial harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting.

Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.

While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm."

Policy on substantial harm to designated heritage assets is set out in paragraphs 132 and 133 to the National Planning Policy Framework, as follows:

"132 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. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments,

protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

133 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 loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.

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 securing its optimum viable use.”

The Local Development Plan

Staffordshire Moorlands Local Plan 1998 contains policies B11 and B13.

B11 states

“In a Conservation Area the local Planning Authority will seek to ensure that development preserves or enhances the appearance and character of the Conservation Area, and is in sympathy with it in terms of scale, siting, alignment, mass, design, colour and materials.”

Policy B13 states

“Within the Conservation Area development proposals will be expected to:

- a) demonstrate a good quality of design which takes account of scale, character, siting, alignment, mass, design, colour and materials of their surroundings.
- b) provide design and landscaping of the spaces between and around buildings through the whole site which takes into account and enhances

the scale and character of their surroundings. Existing features such as trees and walls should be maintained where they contribute to the character and appearance of the site and its surroundings. Where hard landscaping is appropriate, natural materials should be used where possible.”

3.0 HERITAGE ASSETS

The site lies on the boundary of the Conservation area. The nearest Listed Building is The Plough Inn on Leek New Road which lies to the north east. It is listed Grade 2 and its list description is as follows.

“ Inn. Early C19 with C20 alterations and additions. Red brick part-rendered with painted stone quoins, plinth and dressings; hipped tiled roof of low pitch (in 2 parts) end stack and ridge stack to centre. Main front of 2 storeys and 3 windows; large flat-roofed semi-circular 2- storey bays; each with bands of 3 glazing bar sashes divided by painted columns, painted cills, heads and cornice; entrance to right of centre bay reached by a flight of 6 steps (C20 handrails); steep pediment over raised surround and part-glazed C20 door. Set-back link block to left and projecting wing to left not included.”

The site lies within Endon Conservation Area which is split into 2 separate areas. The village of Endon lies on a flat topped sandstone hill, in an area characterised by gritstone ridges.

The site lies within the southern part of the Conservation Area, which is characterised by terraces and cottages built for the less affluent workers, whilst the northern part of the Conservation Area includes farms and the larger houses of professionals.

The southern part of the Conservation area is the original village centre which developed in the 16th Century on low ground near the ford through Endon Brook. The main Leek/Newcastle road twists through the lower hamlet, across the ford.

The relative importance of the original village centre is mirrored by the scale and design of remaining historic buildings in Church Lane. One of these is The Plough Inn. It is located at the junction of Church Lane and Leek Road where it dominates the southern approach. It is a fine brick building with a series of semi-circular bay windows and a large painted mural. and one of its dominant building is the Plough Inn.

The area known as “The village” probably developed as a squatter settlement supplying labour for nearby farms. Its housing is small scale and was once even smaller. The older terraces contain one or more cottages which originated as single storey stone buildings. These were subsequently enlarged by adding a brick upper storey. Some may once have been cruck framed. Later terraces include simple two storey stone terraces set gable end

to the road. Brick and clay roof tiles are the most common building material in the surrounding area.

Trees within “the village” are a minor element in the Conservation Area and stone walls and small open front gardens are more traditional

The hilltop setting of the original settlement of Endon allows clear views in and out of the Conservation Area, and internal views across the pasture which serves to define the early hamlets and protect their settings. Such views are largely restricted to views from the west.

There are no archaeological assets within the Conservation Area or near the application site.

4.0 IMPACT OF THE PROPOSALS

The proposals detailed in the planning application drawings and within this document represent a sensitive development which responds positively to the comparatively dense type of development in the adjacent Conservation Area. Small dwellings in small plots are typical of the character of the Conservation Area.

The proposals will visually relate principally to the development in Hillside Avenue is outside the Conservation Area and without historic merit or character.

Views into and from the Conservation Area do not include extensive or far reaching views towards the application site. Accordingly the setting of the Conservation Area will not be harmed.

The new building would not have a significant or substantial effect on the appearance of the site or the wider Conservation Area.

7.0 CONCLUSION

The proposals detailed in the planning application drawings represent a sensitive development which responds positively to the architectural significance of the historic buildings and respects their setting and appearance.

The works proposed will not have a significant or substantial affect on heritage assets, because the plans will accord with the pattern and character of the Surrounding area. Neither the setting of listed buildings nor the Conservation Area would be harmed by the plans.