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:**
Proposed 2 storey and single storey rear extension to dwelling at Grange Cottage, Grange Park Drive Biddulph, ST8 7XU	*The Dwelling Grange Cottage is a privately owned dwelling house that sits within the Biddulph Grange conservation area,* *The detached property is mid 19th C and is set in a large well screened private garden with a wooded area to the west and bounded by red brick garden walls,* *The building incorporates red brick walls set below a steeply pitched tile roof with ornate stone heads to door and window openings with stone dressed and mullioned windows with stone parapet capping and ornate stone kneelers at eaves level, •* *Biddulph Grange,is a Grade I Registered Park & Garden and Conservation Area,* *Thee development of the estate during the 19th century has had a significant impact upon the surrounding historic landscape character* *Biddulph Grange became the main house of James (1811-97) and Maria Bateman in 1840, the year after their marriage. Until then it had been Biddulph's vicarage house, and occupied the site of a medieval grange of Hulton Abbey. Previously James had lived with his parents John, a successful ironmaster and merchant, and Elizabeth Bateman at Knypersley Hall (Staffs).* *From the time he was a child James Bateman was fascinated by orchids, and after he began to publish on the subject in the later 1830s he was recognised as an expert. His wife was also deeply interested in plants, her family,*	***The application seeks approval for a two storey and single storey rear extension,*** ***The two storey element will comprise an extension of an existing two storey projecting gable and will be of the same design utilising matching facing materials and refixing the existing stone parapets, kneelers and window heads and cills to the new rear wall.*** ***The single storey rear extension will be very much sub ordinate to the main two storey element and will again utilise matching facing materials and repeat detailing to parapets, doors and windows found on the existing dwelling,*** ***The utility extension will reinforce its connection with the existing single storey side element and have a matching steeply pitched gable roof running into the existing, with a flat roofed infill area to link the two gable extensions which will incorporate a Victorian roof lantern detail.*** ***The existing rear walls will be removed (materials retained and dressed for reuse) to form an open plan kitchen dining area and larger utility,*** ***The extension is proposed in a location to the rear where it will benefit the householder whilst having a minimal impact upon the wider conservation area,*** ***It is considered that the proposal being set to the rear in a large private garden area would have only a minimal impact on the area and the applicants own large private garden area,***

	the Egerton-Warburtons, being well known for their gardening interests. After their arrival at Biddulph the house was extended, conservatories added, and an ambitious garden created. After 1849 the garden's development was a collaborative venture between the Batemans and Edward Cooke (1811-80), a painter, botanical engraver, and enthusiastic amateur gardener. *By the late 1860s the cost of maintaining the Biddulph gardens was proving beyond the Batemans' resources; in 1868 the house was passed to their son, who sold it three years later to Robert Heath, a leading Staffordshire industrialist. Gardens and house were maintained to a high standard and further altered, but in 1896 after the property had passed to Heath's son the house was largely destroyed by fire. It was rebuilt, in 1923 becoming a hospital in which use it remained until the 1980s. Alterations to house and gardens took place during that phase of the site's history, and there was increasing neglect and vandalism in the 1960s, but in 1988 when the National Trust acquired the gardens their basic form and structure still remained. By the mid 1990s an extensive restoration was largely complete.* *The main gardens and pleasure grounds lie south of the house, where terraces overlook a lake and the well-wooded gardens which surround it on three sides. South of the east end of the terraces is the series of garden tableaux which together create what has been called a world image garden, in which plants from other countries are evoked amid an extraordinary collection of garden buildings and microclimates. While the main framework of the whole garden, including the terraces to the south of the house, was laid out by the Batemans before 1849, and although James Bateman was responsible for most of the planting, its architectural features were probably all designed by Edward Cooke.*	**The design would also respect both the existing property and the adjacent mid 19th C Almshouses and be in keeping with the historic character of the area.**

	PRINCIPAL BUILDING It seems that when James Bateman moved to Biddulph in 1840 he retained the existing vicarage house, which was altered and extended to create a large yellow-brick Italianate mansion. Its rooms included a Geological Gallery. That house was rebuilt after a serious fire in 1896 as a sandstone ashlar mansion in the English Baroque style. The garden front, overlooking the gardens to the south, is of three main storeys and ten bays. Extending east of the house is the earlier C20 hospital building. *Immediately to the North of the application site is a listed building s know as Almshouses, boundary wall and railings -.described as Mid-C19. Red brick with polychrome brickwork friezes; stone quoins, dressings and boundary wall; patterned tile roof; verge parapets on shaped kneelers; brick side and ridge stacks. Symmetrical front of flanking and central gables (2-storey to centre only) connected by single-storey set-back links; stone-dressed windows, single lights to apices with 5-light, stone-mullion-and-transom window to first floor of centre gable. Single 3-light stone-mullioned window to flanking gables and links with further side-light to boarded entrances at outer extremities of links, further door to centre gable. Boundary wall to south with break to left containing Tudor-arch entrance; pyramidal capped pier to right end with rough-faced panels, serving to flank railings to east; spearhead, cast iron, on plinth.*	