LISTED BUILDING HERITAGE STATEMENT

The Cross Hollington Stoke on Trent ST10 4HH

1- Statement of significance of the historic building and its setting:

The building is Listed (Grade II) and the listing description is as follows:

'LOCATION:The Cross House, HOLLINGTON,
GRADE: 2
REF: 10/125
DATE LISTED: 08/08/1986'

2- The current status of the building and the contribution it makes towards the character of the surrounding area with reference to the current listing description:

2.1- Current Condition:

2.1.1- Roofs:

The roofs are in good condition.
The roof timbers are in good condition.

2.1.2- Walls:

Walls are of solid stonework construction of varying thickness.

2.1.3- External joinery:

The windows are all of softwood framing.

2.1.4- Internally:

Wall plaster is intact.

Ceilings are lath and plaster.

The downstairs floors are solid.

Upstairs floors are mainly boarded.

2.2- Contribution to character of the area taking into account the listing description:

2.2.1- The property is an imposing property in the centre of the village.

2.2.2- The rear part of the roof where the vented tiles will be fitted do not affect the impact of the building on its surroundings.

3- The impact of the proposal on the special architectural or historic interest of the building and/or its setting:

3.1- The building has been well maintained over recent years. It is now proposed to form a cloakroom internally with an extractor vented via roof vent tiles.

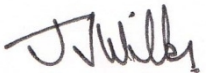
3.2- The internal alterations will not have any significant effect on the special architectural or historic interest of the building or its setting.

4- Justification for demolition of all or part of a building:

N/A

5- Mitigation for loss of all or part of a building such as preservation by record or relocation elsewhere:

No mitigation is proposed here as the main features of the building are to be retained.



Signed……J S Wilks FRICS

Dated 30 August 2017

J S Wilks FRICS
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