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HERITAGE STATEMENT

4 THE WALLED GARDEN, GRANGE PARK DRIVE, BIDDULPH, ST8 7TA
SINGLE STOREY REAR EXTENSION

This heritage statement has been prepared to form part of the householder planning application for a single storey rear extension to 4 The Walled Garden, Biddulph, ST8 7TA.

1. The heritage asset

1.1 The Biddulph Grange conservation area includes the National Trust Biddulph Grange Gardens, Biddulph Grange Country Park, St James' Court, a cemetery, and some 21st century houses.

1.2 The NT Biddulph Grange Gardens were developed in 19th century by James Bateman. Following a period of neglect and decline, The National Trust acquired the site in 1988 and restored the gardens and opened them to the public.

1.3 The main house was destroyed by fire and rebuilt in 1923 and used as a hospital until 1980s.

1.4 The Biddulph Grange County Park is an area of woodland, meadows and a lake that was originally part of the Biddulph Grange Estate, but is currently managed by Staffordshire Moorlands District Council as a country park open to the public.

1.5 Between the NT Gardens and the Country Park are a mixture of houses, both 21th century and conversions.

1.6 There is a grade 2 listed (curtilage) wall adjacent to the west end of the country park and this originally formed a walled garden. There are now seven 21st century detached houses within the boundary of this wall (SMD/2001/1226). One of these houses is 4 The Walled Garden, the site for this planning application for a house extension.

1.7 The conservation area was formed in 1977 and has no article 4 directions.

2. The proposed development

2.1 The proposal is to replace the existing rear conservatory (SMD/2005/0498) with a single storey rear extension. The existing conservatory no longer provides useful accommodation and is leaking and would need a lot of repair work / re-building. The proposed extension would provide the required accommodation and be much more energy efficient.

2.2 The existing conservatory extends 4m back from the original rear wall to the house and is 4.7m wide. The proposed single story extension will extend back 2.7m from the original rear wall to the house and will be 8.4m wide and 3.5m high at the abutment.

2.3 The proposed extension will have low level brick walls built with bricks to match the existing house and laid with detailing and pointing to match the existing house. The proposed extension will have a lean-to roof with plain clay tiles to match those on the existing house.

3. The impact of the proposed development

3.1 The design of the proposed extension is sympathetic to the existing house both in terms of massing, detailing and materials.

3.2 The proposed extension is to the rear of the property and due to the tall curtilage listed garden wall, will only be visible to the occupants of 4 The Walled Garden.

3.3 The proposals are for a small extension that has a neutral / positive impact on the conservation area and the curtilage listed garden wall.