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,and is a slightly revised scheme to an approved scheme ref no: SMD/2017/0515 dated 15/06/2018*** ***The proposal seeks consent to amend the roof profile and window fenestration on the 2 storey element of the proposal,,*** ***This scheme will provide one larger gable instead of the 2 smaller gables which will more accurately reflect the existing single gable to the front elevation*** ***The two storey element will comprise an extension of an existing two storey projecting gable and will be of a design to match the projecting gable on the front elevation 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***

	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.*	***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 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.*	

In accordance with Policy HE6 an applicant will need to assess the significance of a heritage asset to an extent that the local planning authority can understand the potential impact on the fabric and setting of the asset. As such, applications relating to heritage assets will need to be accompanied by a Statement of Significance & Impact as part of the Council's application validation system. The Historic Environment Planning Practice Guide states that applicants should submit information relating to the following:

1. Check the local development plan; the main local and national records, including the relevant Historic Environment Record (HER); statutory and local lists; the National Monuments Record (NMR), the Heritage Gateway and other relevant sources of information that would provide an understanding of the history of the place (building/site) and the value the asset holds for society.
2. An examination of the asset and its setting. This should comprise a visual and physical analysis of the heritage asset (and its setting & context) based on, and using, all the information as obtained in section 1, above.
3. Consider whether the nature of the affected significance requires an expert[1] assessment, in order to gain the necessary level of understanding to inform the proposed works to the asset.

The Local Planning Authority is unlikely to validate applications that do not provide this information (1 & 2, and 3 where applicable).

Researching and producing the above information may be onerous. However the applicant need only submit information which is genuinely needed. In order to help applicants prepare these statements a table is included below. This includes several examples of a range of works.

These are examples only and are by no means exhaustive in their coverage. Inclusion in the table does not mean that approval for similar proposals would be forthcoming.

[1] an 'expert' means an appropriately qualified and experienced individual or organisation such as an archaeologist (Institute of Field Archaeologists registered), an architectural historian, a Conservation professional (Institute of Historic Building Conservation registered), a buildings analyst, a building surveyor (Royal Institute of Chartered Surveyors registered), a historic buildings architect, a conservation structural engineer.

NOTE:
Under current planning legislation applications relating to heritage assets require the submission of a Design & Access Statement. Applicants can integrate their Statement of Significance & Impact into the Design & Access Statement ***or*** they can submit them as two separate Statements.

Small-scale works:

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:**
Replacement of modern front door and modern window frames, including the re-instatement of stone mullions to windows.	*The property is located within a Conservation Area. It dates from 1780 but the door surround, which is of moulded stonework with a stone canopy, appears to be a later insertion dating from around 1840-50. The door itself was inserted in the 1960s (see photographic evidence) and is two-panelled with plain obscured glass to the upper part and a plain solid panel to the lower part.* *The window surrounds are of square section stonework and date from 1780. The central stone mullion to one of the windows was removed in the 1960's (see photographic evidence). The window frames are all modern and were replaced at the same time.*	*The modern door is inappropriate in terms of style and detail for the period of the door surround. Its replacement with a new painted timber door of an appropriate style/form & detail for the door surround (see photographic evidence) is considered to be an enhancement of the listed building.* *The re-instatement of the lost mullion, based on the photographic evidence and existing examples will return the window to its original appearance. The insertion of new window frames, to an appropriate style/form and detailing to the window surrounds (and as shown on the photographic evidence) will be an enhancement of the listed building. No historic fabric will be lost as a result of the proposed works.*
Remove 1970s plasterboard partition to ground floor office and make good existing walls/ceiling once removed.	*The property is a listed building and dates from the early 19th century. It was originally a banking hall but now 3 commercial units. The current plasterboard and studwork partition was inserted to divide a larger room into two smaller rooms in the 1970s. The insertion of this partition did not damage (apart from screw fixings) or cause the loss of any historic fabric.*	*The removal of the modern partition will return the room to its original proportion and form. Fixing holes will be filled. This alteration will be an enhancement to this particular space/room.*
Single storey extension to rear of the existing building	*The property, although unlisted, is a site on the Derbyshire Historic Environment Record. The core of the house is a 16th century timber-framed building, with subsequent extension and alteration during the 17th, 19th and 20th centuries. Although the extension will run from the modern part of the house, there is potential on the site for below-ground archaeology relating to late-medieval and subsequent occupation.*	*Strip foundations are proposed for the extension. This will necessitate excavation of a trench measuring (typically) 600mm wide and 900mm deep, around the perimeter of the extension. Existing services are to be used, so no additional service trenches will need to be excavated. There are existing modern drains and a manhole cover visible within the footprint of the proposed extension (photo attached), suggesting that the area has been subject to recent disturbance.*

Medium-scale works:

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:**
Construction of a new two-storey extension to rear of listed building to provide new kitchen with bedroom and en-suite over.	*The property is a listed building (grade II) and is within a Conservation Area. The property is dated 1638 (carving on door lintel). The property has already been extended in the mid 19th century. The original farmhouse is constructed from coursed millstone grit with tooled ashlar dressing and stone roof. The extension is part stone part render with Welsh blue slate roof. The later extension retains its original staircase. The proposed extension is to be built off the later addition. The later addition retains its original windows openings but with modern frames. The elevation onto which the new extension will be built has three windows and a doorway – all with stone surrounds.*	*The new extension will involve the conversion of one of the ground floor windows to the later addition into a doorway to gain access into the new extension. One of the first floor windows will also be formed into a doorway to access the new bedroom. In both cases this will involve the loss of historic fabric and alterations to the existing internal plan-form of the later mid 19th century addition to both ground and first floors. The original staircase remains unaffected as too does the original farmhouse. The overall mass of the proposed new extension will cover/conceal approx. 75% of the elevation of the later addition.*
Removal of front boundary wall to create parking space for one car.	*The property (un-listed) is within a Conservation Area and subject to an Article 4 Direction. . The Conservation Area Appraisal undertaken by the Local Planning Authority in 2006 states that gritstone boundary walls within the Conservation Area are a distinctive characteristic of the area and are vulnerable through removal to create off street parking. The property itself dates from 1880's. The current wall is 1.2 meters high and runs for a length of 4.5 metres with a pedestrian gateway (with stone posts). It is constructed from coursed gritstone with large chamfered coping stones and decorative gatepost and original wrought iron gate. The boundary wall was constructed at the time of the house and remains unaltered in its appearance or form.*	*The loss of the wall is, primarily, contrary to the general character and appearance of this part of the Conservation Area as defined in the Appraisal.* *The existing pedestrian access will be widened enough to accommodate car access onto an existing hard standing. The gatepost will be relocated in their new position. The original gate is unable to be utilised.*
Erection of four two-story dwelling houses with associated landscaping and access	*The proposal site is within the medieval core of the settlement, identified as an Area of Archaeological Interest in the Local Plan. A brief and targeted archaeological desk-based assessment of the site has been carried out by XYZ Archaeology Ltd (document attached). This shows that the proposal site was located to the rear of medieval buildings along Church Street, in a back plot location, and has subsequently remained undeveloped within*	*Each proposed dwelling house will be built on strip foundations, typically 600mm wide and 1800mm deep. Installation of underfloor heating within each house will involve excavation of the interior ground level to a depth of 600mm. Within the house footprints, therefore, archaeological impacts are likely to be severe, with destruction/truncation of any buried archaeology.*

	rear gardens. Although there are unlikely to have been medieval buildings within the site, it is possible that archaeological remains of medieval back plot activity (evidence for small-scale industrial activity, rubbish pits, cess-pits, plot boundaries) survive below-ground.	*Landscaping of the site will typically involve ground disturbance of no more than 300mm, with formation level of the access road 450mm below finished ground level. These groundworks are unlikely to impact archaeological remains, which should therefore be largely preserved in situ outside the house footprints. Service trenches to the proposed dwellings will typically measure 300mm wide and 900mm deep, and may therefore involve impacts to below-ground archaeology.*

Large-scale works:

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:**
Demolition of un-listed building within a conservation area and replacement with residential development providing 7 apartments.	*The property is unlisted but lies within a conservation area and adjacent to a registered (grade II) historic park and garden. It is dated from approx 1850 with modern brick extension to the rear (1950's). It makes a positive contribution to the character of the conservation area as identified in the character appraisal. The house is constructed in coursed gritstone with dressed ashlar, Welsh slate roof with original stacks and dormers. All the original joinery details survive in terms of sash windows and panelled doors. The property has been subdivided into 8 flats and the original floor plan has been destroyed. Externally, the property retains its original stone boundary wall with access for one car width.* *The property is in a very poor state of repair internally and externally. A recent structural survey has identified some serious concerns over the structural stability of the property and as such the flats are not let able and the property is now vacant.*	*By virtue of its proposed demolition the loss of significance will be wholesale and irreversible.* *The site will be redeveloped on the same footprint as the original building. In addition it will be no wider or higher than the existing and the front elevation will be rebuilt to match the original in all aspects of appearance and detail. The side and rear elevations will be modified somewhat to allow for the construction of 6 units including one penthouse apartment. The front boundary wall will be altered to provide an additional (in/out access) and will be realigned to allow for the required visibility splays. The redevelopment will allow for an enhanced rear elevation. This is particularly important as this elevation lies adjacent to and is visible from the registered park.*
Erection of 74 apartments in 6 blocks, with associated landscaping and access	*Although the proposal area is not designated or on the HER, it is adjacent to a Scheduled Monument with evidence for Mesolithic and Neolithic occupation of international importance. Desk-based assessment of the site by XYZ Archaeology Ltd (document attached) shows that the 4 hectare site has remained as undeveloped pasture land, and there is consequently potential for buried archaeology associated with the Scheduled Monument*	*Landscaping within the development has been configured to ensure preservation in situ of the two clusters of Mesolithic activity identified through field evaluation. Ground levels in these areas will be built up by at least 500mm, and no archaeological impacts will therefore ensue from landscaping.* *The field evaluation shows that archaeological impacts from the*

	to continue within the proposal area. Archaeological field evaluation of the site (document attached) comprised geophysics, test pitting and trial trenching. Although the majority of the site appeared to be of low potential, two distinct areas of Mesolithic activity were identified, with subsoil lithic scatters associated with truncated pit features at the underlying gravel surface.	*foundations of the proposed apartment blocks will be negligible or low, although given the proximity of the Scheduled Monument it is proposed to implement a precautionary archaeological watching brief on the initial site stripping operations.*