

Heritage statement

And

Design and Access Statement

11, High Street, Alton Staffordshire

This statement forms part of a planning and listed building application for the redecoration of the frontage only at the above dwelling.

1. Introduction

1.1 This heritage statement has been prepared to support an application for listed building consent for the redecoration of the frontage only to 11, High Street, Alton, Staffordshire. ST10 4AQ

1.2 The operative planning policies related to the property and the area in which it is located, are contained within the following adopted and approved documents:

- Staffordshire Moorlands Local Plan (adopted 2020).
- Supplementary Planning Documents: Staffordshire Moorlands Design Guide (adopted 2018).
- Alton and Farley Conservation Area (approved 1971)
- Alton and Farley Conservation Area Appraisal (adopted 2008)
- Article 4 Direction (confirmed 1975)
- Listing documentation referred to above.

1.3 this application has been prepared mindful of the above policy guidance and the proposal has been discussed with neighbours and the local planning authority.

2. The Proposal

2.1. It is proposed to repaint the front fascia with Wethertex 'Mountain Grey' (RAL 7047) The coating will be Wethertex AP77 Flexible Smooth Masonry Paint. This product is water repellent, vapour permeable and self-cleaning. The proposed colour will go some way towards restoring the original appearance of the facade when it was a village shop.

- PREPARATION: The frontage will be scrubbed to remove algae, lichen & other growths. Any faults found in the existing rough render, particularly those that can lead to moisture penetration, will be rectified..

Any existing crazed or flaking paint, dirt, grease or other surface contaminants will be removed.

- APPLICATION: The proposed coating will be applied in 2 coats by brush/roller from a scaffold platform.

3. Identifying the Heritage Asset

3.1 The dwelling is Grade II listed and dates from approximately the 17th century. (Listing national grid reference SK 0642-0742). The description of the listing states:

No. 11 and No 9 (Village Fayre formerly listed as Llewellyn Stores)

House now divided into 2. C17 with later alterations. Ashlar was roughcast front; plain tile roof with coped verges; brick ridge stack and integral end stack. Aligned north-east/south-west facing south-east with canted porch projection to centre of south-east front. 3 stories. 3 bays, 3- light flat- faced mullioned windows except those to ground floor right with chamfered mullions and ground floor left with wooden chamfered mullions, the window lights contain, on the ground floor plate glass sashes, on the first-floor casements, on the second floor fixed lights with lead comes; central two-storey porch with half glazed door and C20 bow windows to ground floor left and right canted sides.

3.2 The property was listed on the 3 January 1967 and amended November 1986.

3.3 The original colour of 11, High Street, as shown in a 1920's photograph, appears to be an off-white shade that has been confirmed by removal of a small area of paint. It was this off-white colour when it was listed in 1967. It was repainted in approximately 2004 with Santex 'Mid Stone' textured paint.

3.4 From the listing described above, No's 9 and 11, High Street were listed together. However, the roughcast front fasciae are different and have not been the same colour since at least the 1970's. They were not the same colour when the amendments to the listing occurred in 1986.

3.5 The Alton and Farely Conservation Appraisal (adopted 2008) indicates that the purposes of the designation of the conservation area seeks to:

Designation seeks to preserve and enhance the character and appearance of Conservation Areas by imposing additional controls over:

- *The location and design of new development*

- *The size of extensions for which Planning Permission is needed*
- *Certain minor works (e.g. roof alterations, cladding, satellite dishes)*
- *Demolitions of buildings, gates, walls, fences and railings*
- *Work to trees*
- *Advertisements*

3.6 The Appraisal contains limited references to High Street and the buildings with only the following brief observations:

Para 2.5s..... Parallel to Castle Cliffs is the High Street (2.2) flanked by building plots (tofts) with long rear gardens (crofts) served from behind by 'back lanes'.

Para 5.20.... Close packed houses occupy the best position to the north of the High Street, with narrow burgage plots 26 to the rear. The steep northwest facing slope south of the High Street was less desirable. A small cluster of small cottages opposite the church lie gable end to the High Street, otherwise only The Bull's Head Inn and Vyse House front the street.

3.6 Number 11 does all part of a 'close packed' group of properties along the south-east facing side of high Street (No 1 to the White Hart public house, approximately 14 premises) Since the 17th century many buildings have been converted to residential premises although some still have a commercial use. As a result, the street contains a variety of buildings, structures, finishes and building elements. The colour palette ranges from stone cladding, brick cream render and white roughcast render.

3.7 None of the above policy statements, Listing description or Appraisals specifically refers to the maintenance of existing frontage colour or contain guidance on repainting. The SMDC Design Guide (2018) does contain the following general requirement:

Walls 1. Repairs should match the quality texture colour and pattern of the existing wall including mortar colour jointing etc

4. Access

4.1 Access to the frontage, the subject of this proposal, will be from the High Street pavement and the small recessed garden. Permission for the limited scaffolding required will be sought from the relevant authority.

5. Conclusions

5.1 The present planning policy framework and the individual character of the Street, requires that buildings should be well maintained and complement the aesthetic character of the area. My proposal to redecorate the frontage of No. 11, with the paints specifications and colour identified in this report, is sympathetic and in keeping with the present street scene.

5.2 My proposals will not affect the heritage asset of High Street Alton and the Conservation Area.

John Moorhouse

September 2021

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:
PAINTING TO FRONT WALLS OF BUILDING	SEE ATTACHED STATEMENT.	

STATEMENT OF SIGNIFICANCE & IMPACT:

Guidance Note and Examples

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.