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| Project: | **3062-02 Replacement Windows** |
| Title: | **Statement of Heritage Significance** |
| Date: | January 2022 |
| Document ID: | 3062-02 |

**Introduction**

This Statement of Significance has been prepared to accompany the Listed Buildings application for 3No. proposed replacement windows to The Old Vicarage, Heath House Lane, Horton, Staffordshire.

This assessment of the building and its setting has been undertaken using 'Conservation Principles, Policies and Guidance' and 'The Setting of Heritage Assets', as produced by English Heritage.

The assessment seeks to justify the proposal's impact on the adjacent historic buildings and on the wider context of the Horton conservation area, in line with the requirements of the National Planning Policy Framework.

**Site Location and Planning History**

The application site is The Old Vicarage, Heath House Lane, Horton, Staffordshire ST13 8PH.

The site comprises an early 19 Century former vicarage and is used for domestic residential purpose.

The Old Vicarage is Listed Grade II.

The site is located within the settlement of Horton in a predominantly residential context consisting of brick and tile dwellings of various ages.

The application site is located within the Horton Conservation Area as designated by Staffordshire Moorlands District Council in 1970.



Front elevation. (WGY 2021)

## Map Regression




Historical mapping from 1887. (NLS 2021)

Mapping from 1887 shows the main part of the Vicarage as constructed, with outbuildings to the north.




Historical mapping from 1900. (NLS 2021)

Mapping from 1900 shows the additional wing to the rear of the original main building.

## Listing Details

THE VICARAGE

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1037793

Date first listed: 22-Oct-1952

Statutory Address: THE VICARAGE

Details

HORTON C.P. HORTON SJ 95 NW 8/90 The Vicarage - 22.10.52 - II

Vicarage. Early C19. Brick fronted with stone quoins and strings; coursed stone to sides and rear; stone slate roof with verge and front parapets; brick end stacks. 2-room deep-rectangular plan. 2 storeys and gable-lit attic. 5-window symmetrical front with block surrounds to 2-light block mullioned casements to first floor and cross-form casements to ground; round-arch window to centre of first floor over 4-panel door with moulded surround, frieze and cornice.

Listing NGR: SJ9418957466

The Vicarage, Horton was constructed early C19 to serve the local Parish. English Heritage Building ID 275299.

Brick fronted having stone quoins and strings; stone slate roof with front parapet, symmetrically designed; round arched central window at first floor over 4 panel door with moulded surround.

Horton Village is first attested as Harten(e) in 1226, Horton Hall sited to the West of the Vicarage is a Jacobean Manor House built on the site of an earlier house dating back to the 12th Century.

Elizabeth Bennett once enjoyed a holiday with her Aunt and Uncle at Horton Hall.

The Vicarage once served St Michael's, a Parish, in the union of Leek N. Parish register began in 1653.

The area is rural and the small village sits around the Church on the East side of the Parish with larger settlements dating mainly from the 19th Century on the Western boundary at Biddulph Moor and on the Eastern boundary at Rudyard.

The Vicarage was built North of the Church by the Patron John Wedgwood in 1753, it was held by trustees until 1935, when it was conveyed to the Ecclesiastical Commissioners. It was sold in 1985.

The Horton Conservation Area was established in 1970, the boundary includes the whole of the ancient settlement.

Horton is set in a special landscape area.

Horton is derived from Anglo Saxon and means 'settlement on muddy land'. The village itself is a 'planned settlement' which originated as a single row of houses fronting the lane. The core of the settlement is a group of buildings including the Church, Vicarage and the former Crown Inn, all of medieval origin.

No scheduled monuments exist within the Conservation Area.

A high proportion of the buildings within the Conservation Area are listed; Horton Hall is one of the most impressive. The 19th Century Vicarage is sited to the East of Horton Hall.

Sited fronting Heath House Lane the main façade is of a symmetrical design of red brick with stone quoins and bands; 4 stone surround windows, 2 either side of the main entrance, and arched head window over. Predominant parapet and keystones are visible.

**The Proposals**

Proposed works will be to:

1. Replace 3No. timber windows at ground floor within the West elevation of the rear late 1890's extension;

The proposed windows are to be painted timber with flush fitting opening casements. The form of adjacent earlier period windows has been taken into account in the design of these replacements.

Full details of the proposed works can be found on drawings and details accompanying this application.

**Impact on the adjacent Heritage Assets and immediate Conservation Area**

The proposed works will not adversely affect the heritage asset and conservation area.

Existing windows to the main vicarage building are hinged opening casements.

There are no other changes proposed.

Works shall be completed as a direct like-for-like replacement of rotten timber window frames and enhance the elevation in which they are sited.

The proposed works will have a positive impact on the building and be maintained in good condition.