



Historic Environment Consultancy

Scope of work	Heritage Statement
Site address	Hillcrest, 5 Froghall Road, Ipstones, Staffordshire
Client	Mr and Mrs Chell
Report Ref	HS/froghallroad/AH643/2/2/22V1
Prepared by	Helen Martin-Bacon MCIfA
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1 INTRODUCTION.

1.1 Project Background.

1.1.1 Avalon Heritage Ltd (AHL) has been commissioned by Mr. and Mrs. Chell (the applicants) to prepare a Heritage Statement (HS) in relation to a planning application for the proposed extension of an existing dwelling and the erection of a garage on a plot of land at No. 5 Froghall Road (*the PDA*) in the village of Ipstones in the Staffordshire Moorlands (Figures 1 and 2).



Figure 1. Location map.

1.1.2 The existing dwelling at the PDA, a red-brick bungalow, is not listed or locally listed and neither is it recorded on the Staffordshire HER as a non-designated heritage asset. However, the PDA is located within the Ipstones Conservation Area and within the vicinity of a number of listed buildings. As a consequence, the applicant has commissioned a HS to support the planning application.

1.1.3 The primary aim of this report is to appraise the character and significance of the PDA as well as that of any designated or non-designated heritage assets within its vicinity so that the LPA/decision maker is appropriately informed when assessing impacts on the significance of those assets from the proposed scheme and when making their planning decision. In addition, it is anticipated that this HS can be used by the applicant/applicant's architect to inform upon the proposed design of the new building.



Figure 2. Location of the PDA.

1.1.4 This report has been undertaken with reference to guidance prepared by the Chartered Institute for Archaeologists and Historic England including:

- Managing Significance in Decision Taking in the Historic Environment, Good Practice in Planning 2 Historic England 2015.
- Statements of Heritage Significance: Historic England Advice Note 12 2019.
- The Setting of Heritage Assets, Good Practice in Planning 3 Historic England 2017.
- Conservation Principles, Policies and Guidance April Historic England 2008.
- Standards and guidance for historic environment desk-based assessment, Chartered Institute for Archaeologists CIfA 2014, rev 2017.
- Code of Conduct, CIfA 2014. Rev. 2019;
- Understanding Place Historic Area Assessments, Historic England 2017.

1.1.5 This HS has also been written in accordance with Chapter 16, *Conserving and Enhancing the Historic Environment*, of the NPPF, particularly paragraphs 194 and 195.

- National Planning Policy Framework (NPPF) rev. 2021.
- Planning Practice Guidance 2021.

1.1.6 The following sources have been consulted in the preparation of this report:

- The Staffordshire Historic Environment Record (HER).
- Online sources including British History Online.
- The National Heritage List (Historic England).
- Historic OS maps online.

- The Ipstones Conservation Area Appraisal.

1.1.7 A site visit was undertaken by the author of this report in order to assess the significance and condition of the PDA as well as to understand the wider historic environment in which it is located. Access into private properties was not possible during the course of the site visit.

1.1.8 This report has been written by Helen Martin-Bacon, B.A., M.A., PgDip., MCIfA and affiliate member of the IHBC. She is the Founder and Principal Heritage Consultant at Avalon Heritage Ltd and has 30 years of experience working within the historic environment specialising in the preparation of Heritage Statements and Historic Building Assessments within planning led environments.

2 DESCRIPTION OF THE PDA.

2.1.1 The PDA lies close to the centre of the village of Ipstones immediately adjacent to the Froghall Road which runs to its immediate west. The PDA is a roughly rectilinear plot of land which slopes down towards the south. It is bounded to the west, south and east by a tall hedge and to the north by a post and rail fence which passes directly behind the rear elevation of the bungalow. The bungalow occupies the northeastern corner of the PDA whilst a single storey shed constructed of breeze block with a corrugated iron roof occupies the southeastern corner.

2.1.2 The PDA is accessed directly from the road by means of an entranceway through the stone wall which forms a boundary at the back edge of the verge on the eastern side of the Froghall Road. The western half of the PDA is largely occupied by a tarmac drive which slopes down to the southern boundary and on either side of which are terraced areas of lawn and planting beds (Plate 1).



Plate 1. Looking northwards from the bottom of the PDA.

2.1.3 The bungalow is red-brick structure with two bay windows and central doorway to the front elevation and a pitched tiled roof with lateral chimney stacks with brick corbelled crowns. The western elevation contains two

asymmetrically arranged windows with concrete lintels and modern UPVC windows. A flat roofed square porch adjoins the northeastern end of the western elevation. The northern elevation is similarly adjoined by an extension which is pitched and of brick construction with two differently sized windows. The eastern elevation presents a blank gable wall with a window located at its northern end.

2.1.4 From the level of the bungalow panoramic views are possible southwards and eastwards over a triangular shaped paddock and over the rooftops of the houses lining the western side of the Froghall Road and to the northeast those along Brookfields Road. To the south, in particular, there are distance views from the bungalow towards the open countryside beyond the limits of the village (Plate 2). However, at the bottom of the slope views outwards from the PDA in these directions are precluded by the presence of the tall hedging which marks the curtilage of the plot. To the north distance views are curtailed by the presence of outbuildings belonging to properties situated along the southern side of Brookfields Road whilst to the east the bungalow offers middle distance views over the aforementioned paddock towards buildings along the southeastern part of the same road.

2.1.5 To the south of the PDA the village is generally characterised by more modern development along Froghall Road but to the north is characterised by the presence of the historic buildings which make up the bulk of the conservation area's built heritage.



Plate 2. View over the PDA towards the south.

3 HER BASELINE.

3.1.1 The Staffordshire HER contains entries for a number of listed buildings within the vicinity of the PDA, and within the wider search area, in addition to records of buildings considered of historic interest. The PDA is also located within the southern half of the Ipstones Conservation Area. The HER does not record any scheduled monuments or registered parks and gardens within the search area nor does it contain any entries for designated or non-designated heritage assets within the PDA itself.

3.2 Listed Buildings

3.2.1 Listed buildings located within the immediate vicinity of the PDA cluster to its north and west and comprise:

- Red Lion Inn, a pair of late 18th century house of stone which were extended in the 19th century (MST9665).
- No. 4 High Street, a listed stone-built house of 17th century date attached to Twist Intake, now used as a shop (MST9661).
- Marquis of Granby Public House, Church Lane, a late 18th century house of red brick (MST9605).
- Nos. 5, 7 and 9 High Street, a late 18th century house of red brick, partly painted (MST9666).
- No. 11 High Street, an 18th century stone-built house with tiled roof (MST9667).
- A Wesleyan Chapel of red brick with hipped slate roof of 19th century date (MST9574).
- House north of village school, Back Lane of late 18th century date of stone construction (MST9575).

3.2.2 In addition to these a number of listed buildings and monuments are focussed on St. Leonard's Church to the northwest of the PDA and to the northeast of the PDA along High Street, including Brook House and Hawes Farm. There is a scattering of listed buildings also present along the southern part of Brookfields Road up to its southern junction with Froghall Road as well as to the west at Ipstones Farm and Littlestones Farm.

3.3 Non-designated Heritage Assets.

3.3.1 The HER contains no entries for locally listed buildings but the Ipstones Conservation Area Appraisal notes the location of a number of historically significant buildings to the north of the Red Lion, along the southern end of High Street, within the triangular area formed by High Street and the bifurcation of Brookfields Road as well as at Mount Pleasant on Brookfields Road and adjacent to East View on the same road.

3.4 The Ipstones Conservation Area.

3.4.1 Ipstones Conservation Area was established in 1977 and its boundary amended in 1993. The conservation area boundaries have been laid out to include specific areas of special landscape interest where they help to preserve the rural setting of present and former farmhouses and provide views out to the more distant landscape (*Ipstones CAA*, 2007).

3.4.2 The larger part of the conservation areas is located on the main north to south road through the village and the northern part of Brookfield Road whilst a smaller separate area follows the southern part of Brookfield Road. The boundary includes those parts of the village that developed along the toll road in the mid- to late 18th century and is characterised by a variety of buildings including higher status housing, workshops and small farmsteads (*ibid*).

3.4.3 The conservation area is characterised by a series of contrasts in built form and layout with a crowded central area focused on the road along with inns and larger houses, workers terraces and smaller houses along with a scatter of more marginal farmsteads which developed on land beyond the core of the village. Evidence of piecemeal intake of wasteland during the late 18th and early 19th centuries is preserved by irregular development in the triangular area to the southeast of High Street whilst Hawes Farm and Daisy Bank Farm to the north represent an example of an isolated hamlet.

- 3.4.4** Two building periods are represented in the conservation area, the 17th century, when pastoral farming predominated and the mid- to late 18th and early 19th centuries when coal and ironstone extraction boosted the local economy (*ibid*). This resulted in a variety of housing types within the village including examples of 17th century houses, such as Meadow Place, constructed of stone with chamfered mullion windows, quoins and coped verges with pitched roofs and 18th and 19th century houses built in brick with symmetrical facades.
- 3.4.5** The conservation area also contains several chapels including the Methodist Chapel a small plain, brick-built building with a hipped roof, dating to 1838 and a chapel built for the Primitive Methodists in 1837 situated in a prominent position north of the village on High Street. An important element of the historic built form of the conservation area are workers cottages and their associated workshops and sheds. Purpose built workers' housing is present at Mount Pleasant, a stone-built terrace south of the school on Brookfield Road.
- 3.4.6** Green space within the conservation area is represented by a large triangular paddock lying between High Street/Froghall Road and Mount Pleasant which provides panoramic views towards School Green and Mount Pleasant and by an area of pasture protecting the setting of East View a grade 2 listed building. Drystone walling is a key element of the appearance of the conservation area and predominates as the marker of ancient boundaries (*ibid*).

4 ASSESSMENT OF SIGNIFICANCE.

4.1 Methodology for Assessing Significance.

4.1.1 The National Planning Policy Framework (NPPF) glossary describes significance as the value of a heritage asset to present and future generations because of its heritage interest. It also states that within a planning context significance may arise from the archaeological, architectural, artistic, or historic values of a heritage asset or a combination of those heritage values. The Glossary of the NPPF defines those values as follows:

- archaeological interest refers to a heritage asset holding, or potentially holding, evidence of past human activity.
- architectural and artistic interest are defined as interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art of science or design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
- historic interest is an interest in past lives and events (including prehistoric). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

4.1.2 NPPF also provides a definition of setting as the surroundings in which a heritage asset is experienced and states that its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of the asset, may affect the ability to appreciate that significance or may be neutral.

4.1.3 In its publication *The Setting of Heritage Assets, Good Practice in Planning 3* Historic England also defines setting as the surroundings in which a heritage asset is experienced but goes on to say that elements of a setting can make a positive or negative contribution to the significance of an asset, potentially affecting the ability to appreciate the significance of the asset or having a neutral effect.

4.2 The PDA.

4.2.1 Cartographic evidence shows that the current bungalow along with the parcel of land now within its curtilage appeared sometime between 1955 and 1965. Given its relatively late date, its restricted historic value and low architectural merit the bungalow is not considered to be of heritage significance. Similarly, the plot of land which makes up its driveway and garden is considered to be without any intrinsic heritage value and of low archaeological potential.

5 CONSIDERATION OF IMPACTS.

5.1 NPPF and Historic England Guidance.

5.1.1 Paragraphs 189 and 190 of NPPF make it clear that it is for the LPA to judge the impact of a proposal on a heritage asset but that they can take account of evidence that has been provided by the applicant.

5.1.2 Paragraph 189 and 190 of the NPPF states that:

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including the contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance (para. 189).

Local Planning Authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking into account the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal (para. 190).

5.1.3 This has also been expressed in various appeal court judgements:

...the question whether a proposed development affects or would affect the setting of a listed building is very much a matter of planning judgement for the local planning authority¹.

... the assessment of whether any harm would be caused by the impact of the development on the heritage asset, or its setting is likewise a matter for the decision maker, not the author of the HIA...²

5.1.4 Therefore, the following comments and observations regarding the scheme are intended to aid the LPA in making its planning judgement on the impact of the scheme on the heritage significance of relevant designated

¹ R (The Friends of Hethel Ltd) v South Norfolk District Council (2011) 1 1216 IJ Sullivan para. 32.

² Pagham Parish Council v Arun District Council (2019) EWHC 1721 (Admin) Mrs. Justice Andrews para.40.

and non-designated heritage assets. The comments are also intended to help the applicant's architect make sympathetic and informed decisions when drawing up their proposals and designs.

5.2 Considerations for the LPA/Decision-Maker.

5.2.1 The site visit established that there would be direct views of the proposed wrap around and front extensions to the bungalow and of the roof and upper part of the proposed garage from the Old Red Lion on the opposite side of the Froghall Road though the bulk of the garage would be hidden from view by the hedge forming the western boundary of the PDA. However, from the central part of the conservation area along High Street there would be no views of the proposed development due to the presence of intervening buildings and a bend in road north of the Old Red Lion (Plates 3 and 4).

5.2.2 There will also be views of the proposed extension and of the roof of the proposed garage along the northwestern part of Brookfield Road northwest of School Green where development on the southwestern side of the road is intermittent (Plate 5). Additionally, views will be possible from the triangular shaped paddock which the PDA overlooks. On the southern approach to the conservation area the proposed front extension and the gable end/roof of the garage will be visible from just south of the junction of Froghall Road and Belmont Road (Plate 6).



Plate 3. View southwards from the central part of the conservation area on High Street.



Plate 4. View southwards from further north on High Street.

5.2.3 In sum, the proposed extension to the front of the bungalow, along with the wrap around extension and the roof/gable ends of the garage, which is generally in a visually well-confined area at the bottom of the slope within the PDA, will be visible from certain vantage points within the conservation area and from several listed/historically significant buildings.



Plate 5. View from Brookfields Road over the paddock to the PDA.



Plate 6. View northwards up Froghall Road towards the PDA and conservation area.

- 5.2.4** However, given that the conservation area is characterised by an eclectic mix of traditional and more recent buildings, built on different alignments and by a varied roofscape, we do not believe that in principle the proposed extensions and garage would necessarily represent incongruous or overly conspicuous features set against the existing village-scape. In addition, the PDA is located to the south of the main core of historic buildings within the conservation area and it is concluded that the key heritage values which make up their significance will remain intact despite the proposals.
- 5.2.5** It is accepted that the proposed front extension of the bungalow would be quite prominent in the view on approaches to the conservation area from the south up Froghall Road and from the triangular area of open paddock to its east as well as being co-visible with a number of historic buildings which form the southern gateway to the central core of the conservation area but again we consider that, in principle, an extension with a gable and pitched roof to the front of the bungalow along with views of the gable end of the garage roof would not detract from any appreciation of the special heritage value of the conservation area or of its associated listed buildings on approaches from this direction.
- 5.2.6** In terms of the application of white render to the proposed garage and extended bungalow it was noted during the site visit that white and buff coloured render is present on a number of buildings both traditional and modern within the conservation area, for example the Primitive Methodist Chapel, and we do not believe that its proposed use on the bungalow/new garage would necessarily be out of keeping with the surroundings. However, as the proposals will be quite prominent in the view on the southern approach to the conservation area, we would suggest that the proposed colour of the render is revisited by the applicant and a softer, less reflective colour is considered.

- 5.2.7** As the proposed garage would be largely hidden within the PDA and would not form a highly visible element of the scheme, we do not believe that its presence in the proposed form/orientation would diminish the ability to appreciate and understand the significance of the conservation area nor that of the listed buildings within it.
- 5.2.8** In terms of the proposed changes to the existing bungalow, the latter is considered to be of low significance and the eastern, northern and western elevations lacking in architectural cohesion or historic interest. The south, front facing elevation of the bungalow, has some level of symmetry with two bay windows flanking a central doorway but despite its traditional appearance is still considered to be of low architectural merit.
- 5.2.9** The size of the existing bungalow is somewhat at odds with the traditional/historic buildings which represent a key element of the conservation area's significance and therefore, the proposed increase in size of the bungalow will not necessarily be out of keeping with the prevailing built form which is characterised by larger buildings.
- 5.2.10** On the whole we judge the proposed alterations to the bungalow to be acceptable on heritage grounds, though we would comment that the design of the south facing elevation of the proposed front extension might benefit from a less asymmetrical form.

6 CONCLUSION.

- 6.1.1** Avalon Heritage is supportive of the proposal on heritage grounds and considers that the development at the PDA can be achieved without compromising any ability to understand or appreciate the special architectural and historic significance of the Ipstones Conservation Area which is itself characterised by a varied building stock and not by any single unifying architectural theme.
- 6.1.2** On behalf of the applicant, this HS has fulfilled its role of providing the LPA/decision maker with a sufficient and proportionate level of information for the decision-making process by describing the significance of the PDA and by considering the context of the local historic environment. It has also highlighted factors which should be considered by the LPA/decision maker during their assessment of the potential impacts of the scheme on the significance of the PDA and on that of other designated heritage assets within its vicinity.
- 6.1.3** It is anticipated, therefore, that the LPA/decision maker will be able to come to a balanced judgement about the proposed scheme as well as being able to form a view on whether the scheme will constitute no harm, less than substantial harm or substantial harm to the significance of the designated heritage assets discussed in this report, as required by NPPF.

7 REFERENCES

Conservation Principles, Policies and Guidance, Historic England 2008.

The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning: 3, Historic England 2015 London.

Managing Significance in Decision Taking in the Historic Environment, Good Practice in Planning 2, Historic England 2015.

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National Planning Policy Framework, NPPF 2012 rev. 2021.

Planning Practice Guide, 2012 rev. 2021.

Ipstones Conservation Area Appraisal, Staffordshire County Council 2007.

HERITAGE SERVICES.

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