

HERITAGE STATEMENT

14 Uttoxeter Road, Lower Tean, Staffordshire

1. Purpose

This Heritage Statement accompanies the application for a rear extension at 14 Uttoxeter Road, Lower Tean. It considers the significance of the Grade II listed building and assesses the likely effect of the proposed works on its special architectural and historic interest. It should be read alongside the submitted plans and elevations.

2. The Listed Building

The property forms part of a Grade II listed terrace recognised primarily for its group value, traditional proportions, historic brickwork, roofscape and contribution to the character of Uttoxeter Road. The principal significance of the heritage asset is expressed through the front elevation and the historic form of the terrace.

3. Existing Rear Arrangement

The rear of the property has evolved over time and contains later alterations and additions that are of considerably less heritage significance than the principal historic fabric. The existing arrangement provides limited kitchen accommodation and is less coherent than the original form of the building.

4. The Proposed Works

The proposal relates solely to alterations at the rear of the property to provide improved kitchen accommodation through a rear extension and associated external works. The principal elevation remains unchanged. The design has been developed to respect the scale, character and appearance of the listed building, with materials and detailing intended to complement the existing dwelling as shown on the submitted drawings.

5. Heritage Impact Assessment

The proposal affects an area of the property that has already experienced alteration over time. No works are proposed that would alter the principal street-facing elevation or diminish the group value of the listed terrace. The development is intended to preserve the significance of the listed building while improving its functionality for modern family living. Appropriate matching materials and traditional detailing will ensure the new work sits comfortably alongside the historic fabric.

6. Planning Policy

The proposal has been prepared with regard to the statutory duty under sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires special regard to preserving listed buildings and their setting. It is also consistent with the heritage objectives of the National Planning Policy Framework by seeking to conserve the significance of a designated heritage asset while enabling its continued viable use.

7. Conclusion

The proposed rear extension has been carefully designed to preserve the special architectural and historic interest of the Grade II listed building. The works are confined to the less sensitive rear of the property, retain the character of the principal elevation and support the long-term use of the dwelling as a family home. Accordingly, the proposal is considered to preserve the significance of the heritage asset.

Prepared in support of the planning and listed building consent application for 14 Uttoxeter Road, Lower Tean.