



HERITAGE STATEMENT

PART TWO STOREY, PART SINGLE STOREY EXTENSION TO SIDE/ REAR; SINGLE STOREY EXTENSION TO SIDE; FIRST FLOOR EXTENSION TO REAR; CREATION OF NEW VEHICULAR ACCESS POINT AND PARKING PROVISION

9 WOODSIDE LANE, GRENOSIDE, SHEFFIELD, S35 8RW

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1.0 INTRODUCTION

This heritage statement has been prepared to support the submission of an application for full permission for a part two-storey part single-storey extension to side/ rear; single storey extension to side; first floor extension to rear; creation of new vehicular access point and parking provision at 9 Woodside Lane, Grenoside.



East Facing Elevation As Proposed

Scale 1:100@A3

The existing property, which is within the Grenoside Conservation Area and is a Building of Townscape Merit, is currently vacant and is at risk of falling into disrepair. This proposal presents an opportunity to breathe new life into the property and to provide a high quality form of housing for future residents.

This statement should be read in conjunction with the separate Planning Statement (JR Planning) and supporting plans supplied by Time Architects which demonstrate the credentials of the scheme in more detail.

This statement now proceeds to consider the significance of the site and the contribution it makes to the Conservation Area, followed by an appraisal of how the development would affect the same. Finally, the conclusion is reached that the proposed development would not be harmful to the character of the host property or the wider Conservation Area.

2.0 THE SITE

The application site comprises a detached, two storey cottage located off Woodside Lane, Grenoside. The property is stone built and is set within a generous plot. The majority of the amenity space for the property is provided to the front of the dwelling.

The property has been previously extended by way of a porch to front and part two-storey, part single-storey flat roofed extension to the rear. The original property is constructed in stone with a traditional pitched roof. The property does not presently benefit from any dedicated off-street parking.

The surrounding area is predominately residential in terms of usage and features a mixture of properties including some dwellings of similar character to the host property and other, more modern dwelling types.

The whole of the site is within the Grenoside conservation area and the building is a Building of Townscape Merit.

3.0 POLICY AND LEGISLATIVE BACKGROUND

Legislation:

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that when considering proposals which affect a Conservation Area:

“...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

National Policy:

Part 12 of the National Planning Policy Framework sets out the Government’s approach to conserving and enhancing the historic environment. The key principles are as follows:

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”

“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 account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.”

“In determining planning applications, local planning authorities should take account of: the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;”

“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”*

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.”

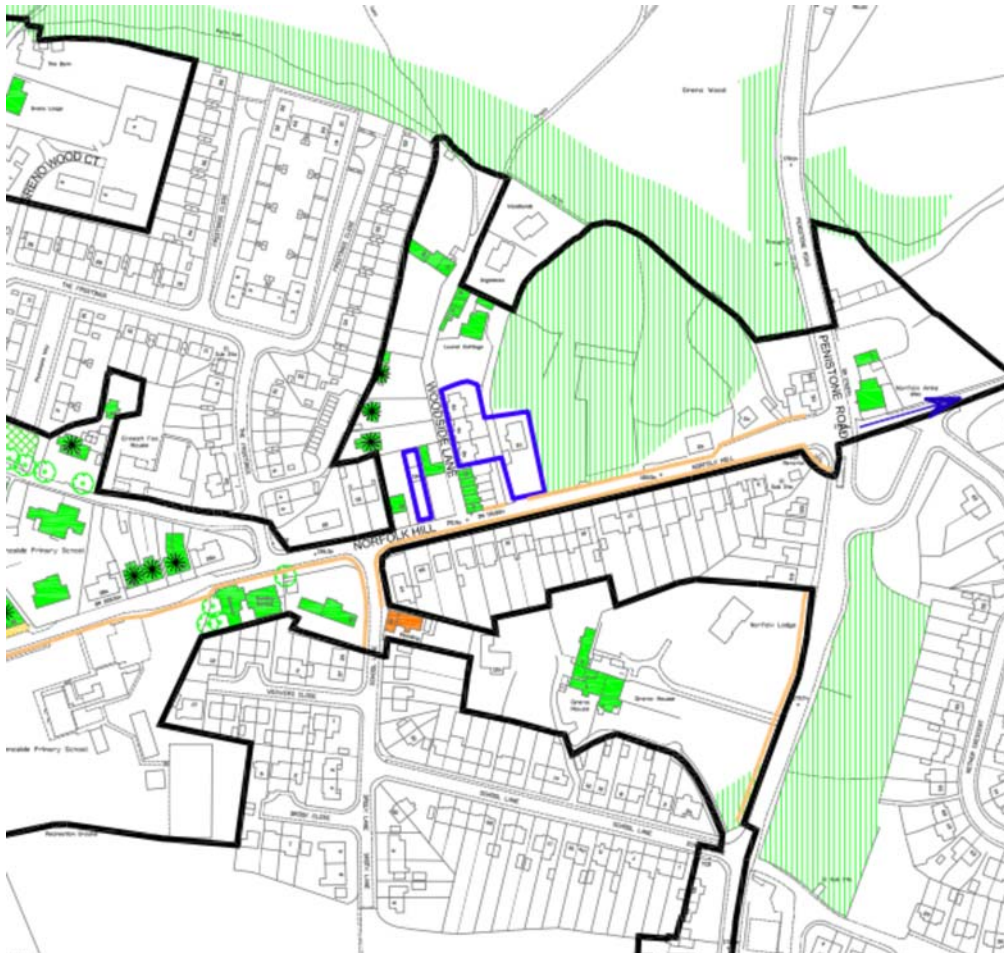
“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”

4.0 ASSESSMENT OF SIGNIFICANCE

The NPPF defines the significance of a heritage asset as:

“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”

The application site is located within the Grenoside Conservation Area and there are no Listed Buildings in the immediate vicinity that would be affected by the proposal:



The building is designated as one of Townscape Merit.

In 2010 Sheffield City Council published the Grenoside Conservation Area Appraisal which “...seeks to record and analyse the various features that give the Grenoside Conservation Area its special architectural and historical interest.”

The appraisal states that the Grenoside Conservation Area derives its’ special interest from the following features:

- Its’ historical importance as a source of Sheffield’s building stone;
- Its’ significance as the original location of the Walker Bros. foundry and crucible steel works;
- An interesting mix of historical buildings representing different phases in Grenoside’s development;
- Its’ distinct identity and sense of place quite separate from that of neighbouring communities.

The appraisal goes on to describe the likely historic development of the settlement and then describes its’ particular architectural characteristics:

“Most of Grenoside’s buildings are modest and typical of their time. They are built of good quality locally quarried sandstone, squared and laid in courses. Nearly all have roofs of slate. Door and window sills and lintels are of simple sandstone slabs, though some modest ornamentation is found on later Victorian and Edwardian buildings (in the form of chamfered and arched lintels). The gable ends of higher status houses have at copings to the gables, and these end at eaves level in moulded brackets. The same houses have simple stone corbels supporting the gutters and some have projecting ground floor bay windows, first floor string courses, and simple door canopies. Windows, where they survive, are horned 4 by 4, 3 by 4 and 2 by 2 sashes.

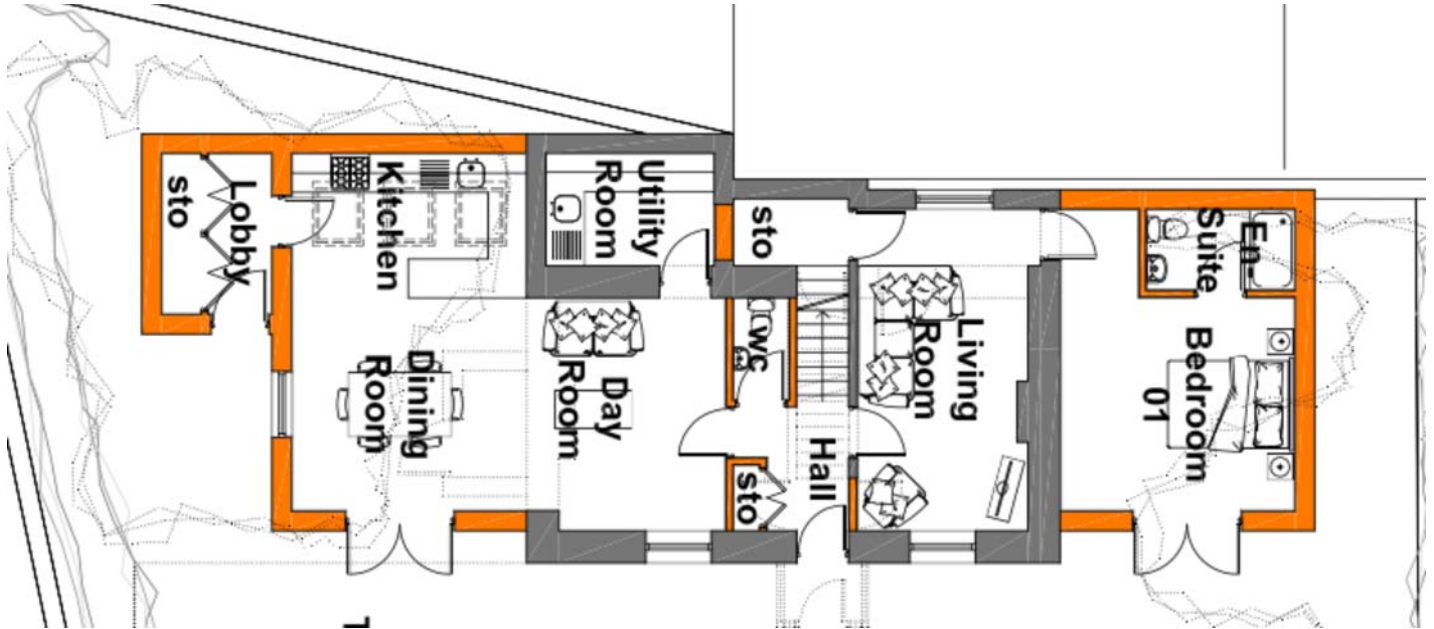
Boundary walls are of two main types: informal drystone walls that were originally built as field boundaries and have become absorbed into the urban landscape as Grenoside expanded in the late 19th century (this includes, for example, the cattle trough and pound in Bower Lane), and more formal garden walls, generally of 1 metre in height, of neatly squared sandstone blocks topped with semicircular coping stones.”

The appraisal also mentions the Buildings of Special interest including the host property.

The Conservation Area is clearly of significant local importance and provides an attractive and traditional setting. The area makes a positive contribution to Grenoside and it is appropriate to seek to preserve or enhance the character of the existing built form in the area. It is also accepted that the host property, which is designated as a Building of Townscape Merit, makes a positive contribution although this is somewhat diminished by the insensitive extensions which have been added and its' current vacant state.

5.0 ASSESSMENT OF IMPACT OF THE DEVELOPMENT

The proposed development comprises proportionate extensions to the existing dwelling:



It is accepted that the scheme would result in the elongation of the property on both sides. However, the visual impact of this is reduced via the set back and set down distances incorporated into the design.

The architectural dominance of the original cottage is retained and this is further exacerbated by the use of render to the side and rear elevations of the extensions to de-mark them as later additions.

The proposed lobby extension is set well back from the front of the existing dwelling and its presence can only therefore be noted from certain vantage points.

The use of matching materials to the front elevation and roof of the extensions would ensure visual harmony and the removal of the unsympathetic porch to front would result in net benefits. The re-use of the building for a productive purpose should also be welcomed.

The first floor extension to rear would have no significant impact on the overall character of the property.

The loss of stone walling to the front of the site has been kept to an absolute minimum necessary to enable vehicular access and it is considered that this loss would not harm the overall visual impact of this wall.

It is therefore considered in this instance that there would be no identifiable harm to the setting and significance of the heritage asset. Even if the LPA were to take a different view and conclude that there would be some harm, it would still have to be concluded that any identified harm would be very limited, and certainly in the “less than substantial” category. It would therefore remain open to the Local Authority to weigh this against the benefits of the proposed development. It is however asserted that there would be nil harm in this case and the impact of the development on setting and significance would be neutral.

6.0 MITIGATION

The use of appropriate external materials and sensitive architectural detailing is set out on the submitted plans. Given the lack of harm caused by the the development it is considered that no further mitigation is required.

7.0 CONCLUSION

The significance of the Conservation Area and host building have been fully considered. The view is reached that the Conservation Area is of local importance and the host property makes a positive contribution to this. Unfortunately the positive impact has been somewhat diminished by unsympathetic extensions and the run-down current state of the building.

For the reasons set out in the above report it is considered that the proposals would not have an overall negative impact on the heritage assets and that the proposals would sufficiently preserve the character and appearance of the area.

James Roberts (BA, MSc, MRTPI)

JR Planning