

Statement of Heritage Significance

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Foreword

This Statement of Heritage Significance has been prepared by David Beardmore, Principal of Beardmore URBAN for The Planning Bureau on behalf of McCarthy and Stone Ltd

I hold the following academic and professional qualifications:
MSc (from the School of Architecture of the University of Bath)
MA (in the History of Art and Design of the University of Bristol)
DipLD (Dist) DipLArch (Dist) Dip UD Dip Bldg Cons FRTPI CMLI
(Design Division) IHBC.

I have over 45 years experience in town and country planning, landscape planning and design, conservation of the built environment and urban design, both in private practice and local government. I have twice been a member of a Government Gateway Review Team advising on the progress of the proposed development associated with the Stonehenge World Heritage Site. Furthermore I have published a number of articles, lectured on a variety of urban design, planning and landscape matters and was a visiting lecturer in landscape design at the University of Plymouth.

This report reflects the advice of the National Planning Policy Framework after appropriate consultation with relevant and available local Historic Environment Records (HER) and mapping. It also acknowledges the advice of Historic England regarding locally listed buildings, the DCMS criteria for the statutory listing of buildings and relevant advice notes prepared by Historic England.

HERITAGE SIGNIFICANCE OF 35 OAKFIELD ROAD, SALE

1.0 Introduction

1.01 The starting point for identifying heritage significance of what the NPPF describes as a non designated heritage asset should be the way such assets are defined there (Glossary) namely,

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

1.02 In the light of the above it follows that any non designated heritage asset should have been 'identified' by the local authority. This would strongly imply that it is the authority who should formally have 'identified' such assets by resolution of some kind, not merely be based solely on the view of an officer unless formally delegated to make such a decision. In this instance there is no evidence that the Council has so identified this property as a non designated heritage asset. The only reference in Council publicity on the subject seems to have been a decision the authority made in 2019 to prepare a list of locally listed buildings which could then be adopted as a Supplementary Planning Document. The Council's web site makes no further reference to such an SPD so it is assumed that it has not been adopted or indeed if it has even reached the final draft stage. Having regard to that analysis it seems that the only support for number 35 Oakfield Road to be a non designated heritage asset is the Planning Officer's letter to the

applicant. It is therefore extremely doubtful that there is any policy substance to support the claim that the building is in fact a non designated heritage asset. The remainder of this statement must accordingly be read with that caveat in mind.

- 1.03 Starting with the statutory process it is reasonable to assume that the criteria for statutory listing cannot be met otherwise an application to list the building could be made. Nevertheless the criteria used in those instances are relevant as they give a clear indication of how heritage significance is approached. The criteria used by the Department of Culture, Media and Sport (DCMS) is set out in Appendix A to this Statement. In particular number 35 Oakfield Road is covered by the following description:

in the period from 1850 to 1945, because of the greatly increased number of buildings erected and the much larger numbers that have survived, progressively greater selection is necessary.

- 1.04 Statutory listing is obviously a higher bar than local listing but the general approach is similar, in particular the reasons why buildings are listed, namely for their architectural and/or historic interest. More detailed advice on how the DCMS criteria are to be applied is provided by Historic England and is set out under building types. That which applies to suburban buildings is contained in Appendix B to this assessment. Historic England advice on local listing is also relevant and this is provided in Appendix C below.



In this small scale map it is difficult to be precise but the area in which Oakfield now lies is generally indicated by the blue circle. There is little sign of any built-up area.

It should be noted that references to the physical condition of the building in this report do not represent the findings of a full structural survey. My comments are no more than general observations (made in the light of considerable professional experience) based on an inspection of the building which at the time was in use and in multi occupation.

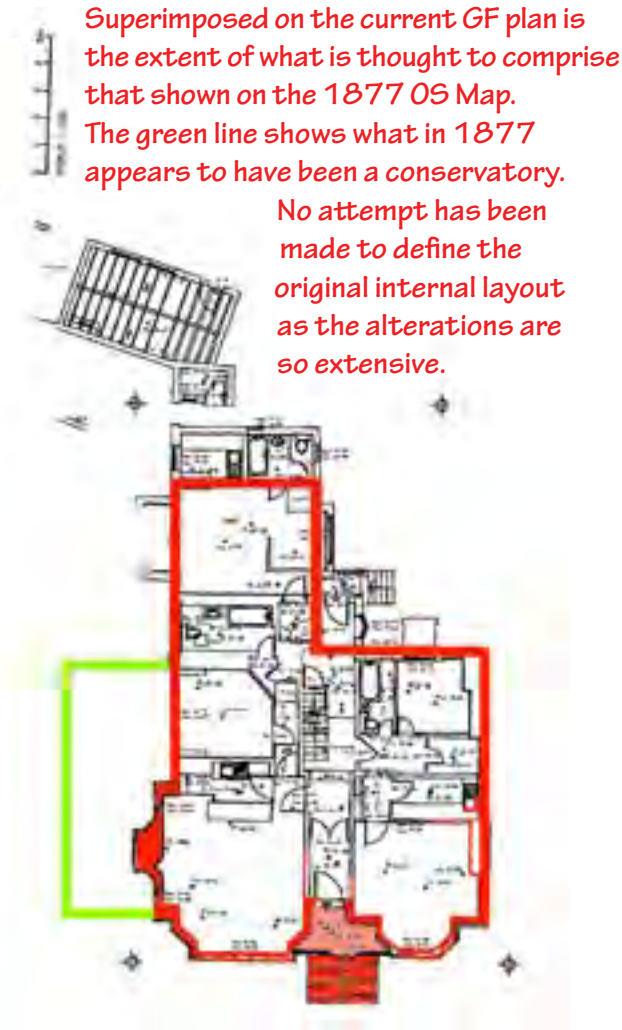
2.0 HERITAGE SIGNIFICANCE OF 35 OAKFIELD

Chronology

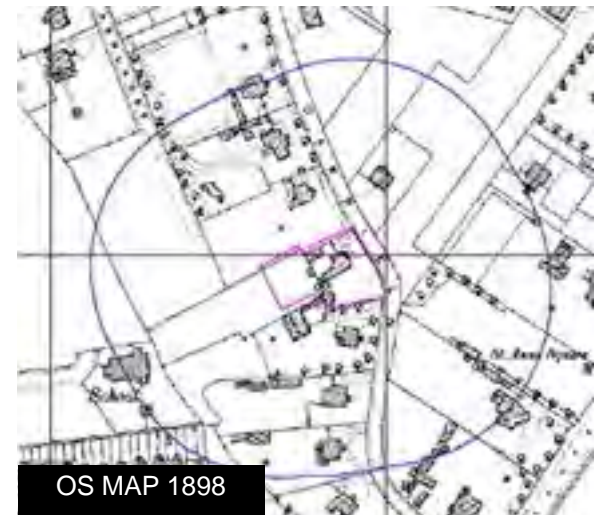
- 2.01 This part of what is now Sale was (according to Burdett's map of 1777) still largely undeveloped despite the construction of the Bridgewater Canal in 1765. Further growth of the area was largely stimulated by the arrival of the Manchester, South Junction and Altrincham Railway in 1849 which made it possible for more affluent members of society to commute into the city while living in more spacious suburban surroundings. Although there is no definitive evidence to prove that number 35 Oakfield owed its construction to this significant improvement in local communications it and several adjoining properties are shown on the first OS map of 1877.
- 2.02 Subsequent OS maps from 1898 show changes both to the site and the surrounding area. From this it is clear that the surrounding built-up area continued to expand but major changes to nearby sites became most apparent in the post-war period. On the application site itself changes can be detected on most of the OS maps but because of their small scale these need careful analysis to interpret and need to be compared with the current floor plans in order to give some idea of the alterations and extensions that have occurred in its life, again in more recent years as the property moved from a single dwelling to multi occupation.

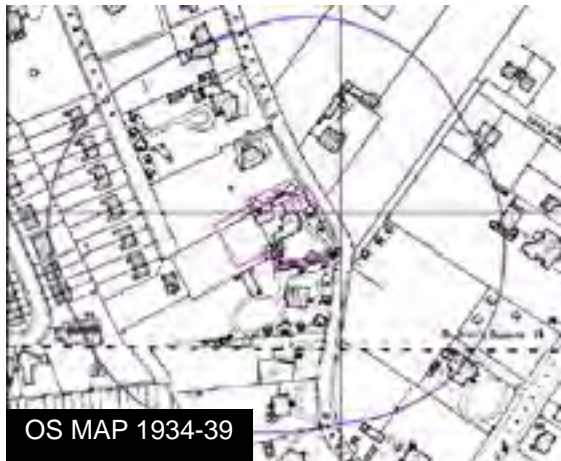
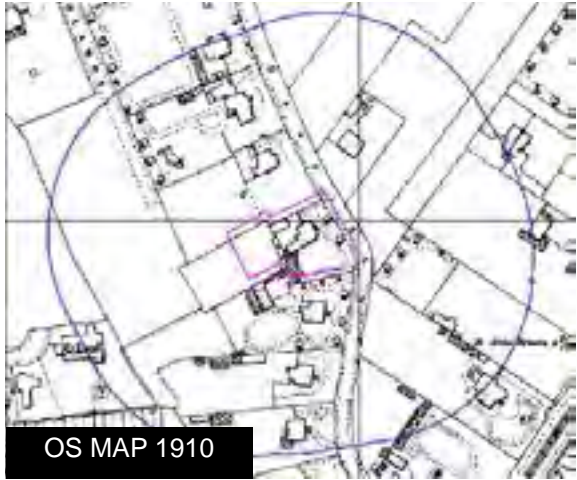
Continued on page 9

- 2.03 The attached drawings and photographs show how the layout of number 35 as it is today is thought to relate to the alterations to the structure and the evolution of the site. This has to be a matter of some conjecture as the extent of alterations made by several extensions to the building complex in the late twentieth century to convert the property to multi occupation has removed much of the internal fabric. Moreover much of the exterior has also been substantially altered. These drawings and photographs, together with the relevant OS sheets, demonstrate that, in addition to the original dwelling there have been several extensions, principally through the latter half of the twentieth century.
- 2.04 Externally, the main east elevation of the property (Photograph 1) fronting Oakfield Road, is the only one that seems to be largely unchanged. This will be described in more detail in the context of what it contributes to the heritage significance of the building. The southern flank elevation - see Aerial Photograph 1 and Photographs 2 and 3 - has been severely affected by later changes such as the loss of the main chimney stack and the proliferation of inappropriate windows and external drainpipes.
- 2.05 The rear western and side (northern) elevations have also been considerably altered in order to accommodate the changes in the internal layout to reflect the use of the property in multi occupation. These are also shown in Photographs 2, 3, 10, 11 12 and Aerial Photograph 2.



In these two OS maps the main changes within the property appear to be the removal of the attached conservatory shown in 1877 and its replacement (1898) further west with other outbuildings on the north side of the garden.





These twentieth century OS maps show the main changes within the property and the surrounding area since the original of 1877 and the update of 1898.





AERIAL PHOTOGRAPH 1

From the south the extent of alterations and extensions clearly show the detrimental effect of adaptation (such as the loss of the main chimney stack and the proliferation of inappropriate windows and external drainpipes) on the fabric and appearance of the building



The front (east) elevation facing Oakfield. This is the one face of the building (including the porch) that appears to be original and largely intact. This elevation is assymetrical and the LH wing in particular has a very large area of window openings for a building of this age.



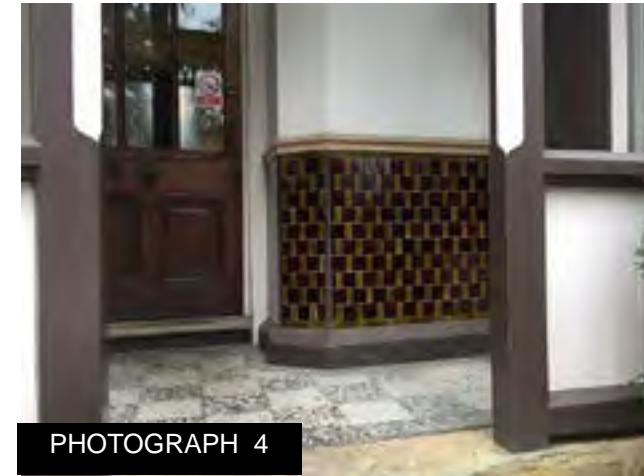
The southern elevation however is much altered and the large chimney breast shows no sign of rising above the gable end.



The strange buttress edged in red may have been added to help support the projecting bay on either side of the full height chimney breast indicated by the yellow line. It may explain why the stack above gable level was demolished.

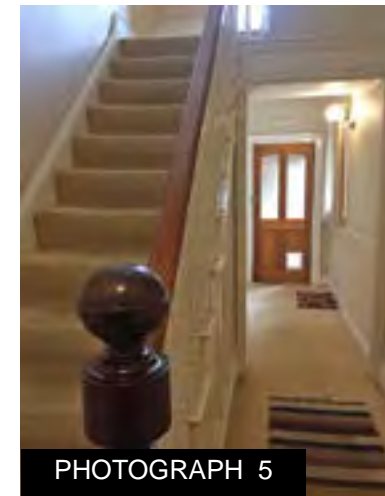
The Interior

- 2.06 Internally the layout of original house is discernible through its circulation system. For what might have once been a house for a wealthy family it never seems to have had an imposing entrance, spacious hallway or - more surprisingly - a grand staircase. The latter two are long and narrow, reflecting the shape of the ground floor plan which seems ill suited to the site. It would have made more sense if the internal layout (particularly the principal GF rooms) were intended to overlook the south facing garden. By saving the best rooms and best designed elevation to face the road it seems that impressing passers-by was of greater importance than making the best use of the site. The cramped nature of the circulation system and long narrow footprint influences the whole design and prevents it being considered elegant or attractive as a dwelling. These limiting features have not been improved over the years by the property being subdivided into flats.
- 2.07 Apart from the porch and staircase little of value in terms of fittings, features and decoration remains of the original house. The staircase is unremarkable (mannerly would be the best description) in design and construction being representative of its age and origins, ie a modest mid-Victorian villa, probably 'designed' by artisans rather than an architect. The little that survives internally from the period displays little originality and similar examples may be found in many similar houses from this time. For example the few original doors are generally simple panelled examples with basic door handles and fittings. Surviving skirting boards are of the traditional deeper variety although these tend to be interspersed with narrow modern examples where rooms have been subdivided. The dado rail in the hall may be original but is plain and unremarkable, being more likely to date from the creation of more 'front doors'



PHOTOGRAPH 4

The open porch has a wood frame and half - tiled external wall. It shows little originality.



PHOTOGRAPH 5

The hallway is long and narrow and the stairs, while serviceable are typical joiner's ware with no great originality or finesse.

to the new flats that have been created. The latter have caused once spacious living rooms to be subdivided with stud partition walls and very basic joinery. The two main living rooms at the front of the house are partially intact and have kept their original plasterwork which, while attractive, is very much of a builder's 'pattern book' type.

- 2.08 Elsewhere, such as the basement, little remains internally that is original. The exception being the stone flags and steps that constitute the access to them. Doors leading to basement areas are crude modern examples. The general standard of workmanship, materials and evidence of original features decreases on each floor, generally reflecting later alterations.

The Exterior

- 2.09 The one attractive elevation is, as mentioned earlier, that which fronts Oakfield Road (Photograph 1). The asymmetrical facade using full height bays on either side of the entrance porch is pleasing with the smaller (LH side when viewed from the road) having its second floor windows the full width of the bay under a hipped roof. On the wider (RH side) bay this floor has one small window being within the flush gable end. Both gables use red-brown fish scale vertical tile hanging to good effect in order to break up the otherwise unrelieved vertical nature of the two gables.
- 2.10 While it is not possible to be certain from an external examination it looks as if the whole of the glazed facade of the LH bay rests on the base below the GF window using it



Stair detail



Plaster light rose in the main, GF front living room

as a plinth to support the large timber frame into which the large group of vertically proportioned windows that go across the whole bay. If so it would also include support for the vertical tile hanging used between the floors.

- 2.11 The RH bay (viewed for the road) is less striking but again within itself is generally well balanced and attractive. It also uses the porch as a feature at GF level to unite both elevations by butting up against the narrower LH bay . The open porch is under a simple tiled and hipped roof that projects slightly from the main facades and is reached by steps from street level. Like the LH bay it also uses fish scale, tile hanging to add variety to the second floor of the gable end.
- 2.12 The down side to this otherwise attractive facade is that the entrance door and hallway are far too narrow, meaning that something of the contrast between the two complementary bays is lost. They are too close together for this relationship to be fully appreciated meaning that they appear to be jostling for space and crowding out the main entrance which is too narrow. The attempt to make it look wider by using the porch roof to link the two elements is not really successful as the narrow gap between them soon becomes apparent above ground floor level.
- 2.13 The remaining elevations to the original house are extremely jumbled and unattractive, almost certainly caused by many years of ad hoc works carried out as part of the conversion of the property into multi occupation. These are illustrated in Photographs 2, 3,10, 12 and Aerial Photograph 1. They also exhibit varying degrees of decay and structural decline. There should be no question of these elevations making any positive contribution to the character and or appearance of the original house. Disentangling the sequence and age of these elevations cannot be a fruitful exercise. The planning permissions known to the applicant are set out in Appendix D.



One of the two original main reception rooms (to the RH side of the front door on entering) with original ornate cornice over the tall windows. The rear of both rooms have been truncated (see current floor Plan) to provide galley kitchens.

- 2.14 The grounds of the original house have a number of outbuildings, including the bizarre pentagonal laundry block with its pointed, pitched roof. Access to it from the main building is up steps from basement level. Other structures are evident in the grounds, especially the flat block to the south, just beyond the laundry room. There are also the footings and foundations of another building to the west but whether this is a building for which planning permission was granted is unclear. It is assumed that these are not part of the existing building that the Council is asking to be retained.

Heritage Significance and the case for retention of the building

- 2.15 The criteria for statutory listing is not directly relevant (see Appendix A) but the basic approach of assessing historic and/or architectural value is broadly applicable. In this context the age of the building (it seems unlikely to be pre-1850) means that this criterion would apply. Moreover any presumption in favour of retaining pre-1850 buildings is qualified by the fact that they remain largely intact. That is not the case here.
- 2.16 Moving to advice of Historic England; that relating to listed buildings (set out in Appendix B) is again only of general interest. It describes the type of pre 1850 houses in the suburban category that may qualify for listing which clearly concentrates on styles, materials and techniques that prevailed at this time. It would be difficult to see what of the qualities that are referred to could realistically be applied to number 35 Oakfield.
- 2.17 This then leaves Appendix C which sets Historic England's advice on *Defining the Scope of the Local Heritage List*. Under the

Continued on page 15



Entrance to one of the GF flats created off the main hallway. Note the contrast in the height between the old and new skirting boards.



PHOTOGRAPH 10

The western end of the southern elevation showing rendering, later additions and modern metal windows. There is a further floor (not visible from this point at GL) which can be seen in Aerial Photograph 1 on page 6 of this report.



PHOTOGRAPH 11

The western elevation. Later additions, tile hanging, flat roofs and an assortment of windows - randomly positioned and of various ages. All clearly illustrate the ad hoc way in which the original building was extended and adapted over time to multi-occupation.



PHOTOGRAPH 12

The eastern end of the southern elevation showing the buttress (in white) on the chimney breast and the modern laundry room with slate roof in the foreground - RH side.



From the north the extent of alterations and extensions to the rear again show the detrimental effect of adaptation. The north flank of the original building is rendered white and almost blank.

criterion of *Age* the advice is that: “The age of an asset may be an important criterion, and the age range can be adjusted to take into account distinctive local characteristics or building traditions.” In the case of this building it would be very difficult to select qualities that might influence value in structures of this period. Bricks are almost certainly relatively local as possibly are the roof and vertical fish scale tiles. The latter are however more often found as a decorative feature in southern counties of England so their use here may be derivative. Evidence towards the rear of vertical slate hanging reflects their ready availability from Welsh quarries. Their use however became ubiquitous across England in the Victorian railway age which enabled mass transportation of large quantities of bulky materials. Much of the remainder of the building has been rendered, with most of the southern elevation being utilitarian and discoloured. Of the rendered walls only the northern flank of the original house is in a reasonable decorative state.

- 2.18 With the exception of the front elevation, which seems to have survived largely unaltered all the other elevations exhibit a mixture of materials, colours and various states of repair. Overall there is nothing else in the structure that suggests any innovative use of local materials. Away from the front elevation the local materials that do survive and are visible (largely brick and tile) are functional with no decoration or in any way showing distinctiveness that might add to the heritage significance of the building.
- 2.19 As far as *Aesthetic Interest* and *intrinsic design value* are concerned only the front elevation displays value of any kind. This must not however be overstated. It is not entirely without its weaknesses, principally the failure to create any real sense of arrival at the front door, the porch being visually ‘squeezed’ by the two wings that it separates. In addition its value has to

be weighed against the fact that in all other respects this is (at best) a utilitarian design with a more accurate description probably being mediocre.

- 2.20 Next, the HE advice refers to possible *Group Value* to which the building in question may contribute. There are only two other surviving buildings of similar age in reasonable proximity to number 35. Immediately to the south what is now the Forest Park Preparatory School appears on all the OS maps from 1877 onwards when it was originally known as ‘Ellesmere’, a private house. It has been considerably extended to the side and rear as part of its educational role and its grounds also comprise large all-weather play and sports facilities. Immediately to the north east of number 35 is another detached villa built between 1877 and 1898. Beyond this to the north on both sides of the road are modern blocks of flats before any other Victorian villas are reached.
- 2.21 Having regard to these facts there is nothing to support a case that these three surviving buildings might, collectively, have group value. For this claim to be advanced the curtilage buildings within both number 35 and the Park School would have to be discounted and that would not be a reasonable step to take when all the evidence is examined.
- 2.22 The HE advice then refers to possible *Archival Interest* but here there is nothing of which the applicant is aware to suggest that there are any surviving records of the building. Its date is probably pre-1875, in which case no plans would have been submitted under Building Byelaws as required by the 1875 Public Health Act. If, for example, it was decided to archive the best part of the existing building (ie the front elevation) it could be offered to an organisation such as the Brooking Collection of Architectural Detail which operates in association with the University of Greenwich.

2.23 Similarly the HE document comments that: *Historical Association may be enhanced by a significant historical association of local or national note, including links to important local figures.* There is nothing known that would support this possibility and no local research has suggested any exists. The three remaining headings of *Designed Landscape, Landmark Status* and *Social and Communal Value* are all self evidently absent from the current site and its structures so it is not proposed to examine them further.

2.24 The HE advice document concludes by suggesting ‘what to consider’ and in particular how to evaluate the wider context. It is however clear that this can only apply in cases where authorities decide to draw up a Local List of heritage assets. Despite references on the Council website of authority being given in 2019 for the preparation of such a document as an SPD there is nothing further in the public domain on its progress. Accordingly this additional advice from HE is not relevant to the circumstances affecting the current building.

3.0 CONCLUSIONS

3.01 It must be reiterated that there appears to be no substantive evidence that this building (35 Oakfield) should be considered as a non designated heritage asset since it appears to emanate from the opinion of an officer and not supported by any Council resolution. With that caveat in mind this statement has been prepared to assess whether there is any substance in the Council’s claim that the building has the qualities necessary to be accorded the status of a non designated heritage asset. In making this assessment reliance has been placed on the advice of Historic England on the approach and factors to be taken

into account in such cases. In reaching a clear conclusion on this matter it is questionable in my judgment as to whether the Council carried out any real investigation concerning the building in terms of its history, evolution, condition and appearance beyond that of a cursory inspection of the front elevation. Had they done so and exercised the critical test of proportionality (as clearly set out in the NPPF) I find it difficult to believe that there would have been any serious suggestion that the building should be considered as a non designated heritage asset. Pleasant in appearance as the front elevation is when viewed from Oakfield this is its **only** (my emphasis) positive characteristic. Even then, as I have outlined above, care needs to be taken not to ascribe too much value to the facade. The appeal created by its asymmetrical use of two bays and limited but complementary palette of materials should not obscure its deficiencies.

3.02 First the facade itself is not as well balanced as might first appear since it ‘crowds’ the main entrance to the building and makes it far less impressive than would be reasonable to inspect in such dwelling. Second, its long narrow footprint creates two significant problems. One is that it makes the internal layout cramped in respect of its circulation pattern and the other that it fails to do justice to the south facing possibilities of the garden, choosing instead to concentrate on a grander statement towards the road. Next the random and extremely poor quality (particularly externally) of the many extensions, alterations (new window openings for example) and free standing ancillary buildings in the grounds swamps and totally devalues any modest value that the building possesses as a result of the attractive facade. In any event

for the building to have any claim to be locally listed it must address the whole building and its setting and in particular its physical condition. While this report does not claim to include or to have seen a structural survey it is clear that the extremely poor physical condition and degraded appearance of two of the three other elevations (the fourth is bland and rendered with two small windows) detract hugely from the heritage worth of the building as a whole. Taking a balanced and proportionate view of the building, together with its curtilage, I conclude that there is no case for considering it as worthy of consideration as a non designated heritage asset.

- 3.03 Essentially the question for the planning authority is whether the perceived heritage significance of this building in its present condition (ie having been subject to many later totally unsympathetic alterations and additions) is sufficiently strong to refuse its demolition and thereby prevent its proposed redevelopment. The likelihood of a viable scheme that would allow the original villa (with or without its outbuildings) to be retained, and its setting improved is negligible. This factor is critical in weighing the heritage balance that the Council must strike in reaching its decision on whether to regard the building as a non designated heritage asset, particularly if, in doing so, it then seeks to use this as a reason to prevent redevelopment of a scheme that in every other way would be considered acceptable.
- 3.04 I can see no persuasive heritage case for the building to be considered as a non designated heritage asset. Even if the planning authority thought such a case had been made it would, in my view, be so marginal (based essentially on an inflated assessment of the value of the front elevation) that

it should not be allowed to prevent an otherwise acceptable redevelopment of the site. The test set out in paragraph 207 of the Framework is clearly the correct one, ie that:

“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 directly or indirectly affect 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.”

- 3.05 As I have already concluded the significance of this building (even if it is regarded as a non designated heritage asset) is marginal at best. Preventing redevelopment would do nothing to secure investment in the site. The power to issue a listed building repairs notice would not be available to the Council and accordingly by far the most likely outcome is that it would condemn the site to further decline as there would be no incentive for any owner to invest in the extensive works required to bring about its sympathetic conversion and restoration. In those circumstances preventing redevelopment of the site would do little or nothing to secure a viable and revitalised future for this building and its wider setting, merely condemn it to suffer further decline of the sort that is already apparent from a full (as opposed to merely looking at the front elevation) inspection of the building and its extensions and outbuildings.

APPENDIX A

Statutory criteria

16. The Secretary of State uses the following criteria when assessing whether a building is of special architectural or historic interest and therefore should be added to the statutory list:

☐ Architectural Interest:

To be of special architectural interest a building must be of importance in its design, decoration or craftsmanship. Special interest may also apply to particularly significant examples of building types or techniques (e.g. buildings displaying technological innovation or virtuosity) and significant plan forms. Engineering and technological interest can be an important consideration for some buildings. For more recent buildings in particular, the functioning of the building (to the extent that this reflects on its original design and planned use, where known) will also be a consideration. Artistic distinction can also be a factor relevant to the architectural interest of buildings and objects and structures fixed to them.

☐ Historic Interest:

To be able to justify special historic interest a building must illustrate important aspects of the nation's history and / or have closely substantiated historical associations with nationally

important individuals, groups or events; and the building itself in its current form will afford a strong connection with the valued aspect of history.

6 Principles of Selection for Listed Buildings

17. When making a listing decision, the Secretary of State may also take into account:

☐ Group value:

The extent to which the exterior of the building contributes to the architectural or historic interest of any group of buildings of which it forms part, generally known as group value. The Secretary of State will take this into account particularly where buildings comprise an important architectural or historic unity or a fine example of planning (e.g. squares, terraces or model villages) or where there is a historical functional relationship between the buildings.

Sometimes group value will be achieved through a co-location of diverse buildings of different types and dates.

☐ Fixtures and features of a building and curtilage buildings:

The desirability of preserving, on the grounds of its architectural or historic interest, any feature of the building consisting of a man-made object or structure fixed to the building or forming part of the land and comprised within the curtilage of the building.

☐ The character or appearance of conservation areas:

In accordance with the terms of section 72 of the 1990 Act,

when making listing decisions in respect of a building in a conservation area, the Secretary of State will pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

General principles

18. Age and rarity: the older a building is, and the fewer the surviving examples of its kind, the more likely it is to have special interest. The following chronology is meant as a guide to assessment; the dates are indications of likely periods of interest and are not absolute. The relevance of age and rarity will vary according to the particular type of building because for some types, dates other than those outlined below are of significance. However, the general principles used are that:

- ☐ before 1700, all buildings that retain a significant proportion of their original fabric are likely to be regarded of special interest;
- ☐ from 1700 to 1850, most buildings that retain a significant proportion of their original fabric are likely to be regarded of special interest, though some selection is necessary;
- ☐ from 1850 to 1945, because of the greatly increased number of buildings erected and the much larger numbers that have survived, progressively greater selection is necessary;
- ☐ careful selection is required for buildings from the period after 1945, another watershed for architecture.

19. Buildings less than 30 years old: such buildings are not normally considered to be of special architectural or historic interest because they have yet to stand the test of time. It may nevertheless be appropriate to list some modern buildings despite their relatively recent construction – for example, if they demonstrate outstanding quality (generally interpreted as being equivalent to Grade I or II*). The Secretary of State calculates the age of a building from the point at which the ground was first broken.

20. Aesthetic merits: the appearance of a building (both its intrinsic architectural merit or any group value) is often a key consideration in listing, but the special interest will not always be reflected in obvious external visual quality. Buildings that are important for reasons of technological or material innovation, engineering or as illustrating particular aspects of social or economic history, may have little external visual quality but can still be of special interest.

21. Selectivity: where a building qualifies for listing primarily on the strength of its special architectural interest, the fact that there are other buildings of similar or identical quality elsewhere is not likely to be a major consideration. However, a building may be listed primarily because it represents a particular historical type to ensure that examples of such a type are preserved. Listing in these circumstances is largely a comparative exercise and needs to be

selective where a substantial number of buildings of a similar type and quality survive. In such cases, the Secretary of State's policy is generally to list only the most representative or most significant examples of the type.

22. National interest: the emphasis in this document is to establish consistency in selection to ensure that not only are all buildings of strong intrinsic national architectural or historic interest included on the statutory list, but also the most significant or distinctive regional buildings that together make a major contribution to the national historic stock. For instance, the best examples of vernacular buildings will normally be listed because they illustrate the importance of distinctive local and regional building traditions. Similarly, for example, some buildings will be listed because they represent a nationally significant but localised industry, such as shoemaking in Northamptonshire or cotton production in Lancashire.

23. State of repair: the general state of repair and upkeep of a building will not usually be a relevant consideration when deciding whether it meets the test of special architectural or historic interest.

The Secretary of State will list a building that has been assessed as meeting the statutory criteria, irrespective of its state of repair. Loss of original fabric will however be a relevant consideration when considering special interest.

references to the domestic architecture of the past. The Gothic Revival may not have had a lasting influence stylistically on house design but, in the houses of A W N Pugin (particularly the Grange at Ramsgate, Kent, of 1843-4, built for his own occupation and listed Grade I), William White, G F Bodley and others, not only was a satisfyingly authentic kind of domestic architecture devised but also a rather freer kind of internal planning. Housing for the professional classes, such as the large number of vicarages built in the first half of the nineteenth century or the housing for university lecturers and their families (in itself a new innovation) on the St John's College's North Oxford estate from the 1860s provide good exemplars: romantically medieval without and extravagantly decorated within. The house the architect William Burges designed for himself on Melbury Road (London Borough of Kensington and Chelsea, 1875-81; listed Grade I) provides another, exceptional, example. Such houses were to influence later nineteenth-century house design both in Britain and elsewhere in the world.

**APPENDIX B - Historic England Listing Selection Guide
Suburban and Country Houses**

1.12 The mid nineteenth-century detached and semi-detached house (1850-70)

From the 1850s onwards, good quality substantial detached villas designed by established local architects proliferated on villa estates located on the edge of flourishing cities; stylistically they became increasingly eclectic. They also evolved downwards from being bespoke one-off commissions into the mainstream of speculative residential building. The higher status suburban house built by speculators after 1850 often emulated the Italianate Renaissance style popularised by architects such as Sir Charles Barry, and exemplified by Queen Victoria's rural palace at Osborne on the Isle of Wight (Fig 3; listed Grade I), realised for her in 1845-51 by Prince Albert and the builder-designer Thomas Cubitt, master of the grand London suburb. Suburban villas of this ambitious variety typically featured an irregular composition with towers, segmental pediments above windows, cast iron balconies, rusticated stucco at ground floor level, deep eaves, a shallow pitched roof and stringcourses to delineate floor levels; interiors could be opulent, if standardised, with rich plasterwork, chimneypieces and internal decoration which took advantage of new forms of machine production. More modest suburban houses

often exhibited at least some of these motifs. Equally adaptable was the Gothic Revival style, the details of which could provide a degree of ostentation and variety that many builders and their clients deemed missing from earlier, plainer, Georgian houses. Detached and semi-detached villas in the Gothic style appeared in many builders' pattern books and were characterised by a broken frontage to emphasise individuality and internal lay-out, gable ends (sometimes with decorative bargeboards); small-paned leaded windows with square hood-moulds; arched door openings; decorative chimneystacks; overhanging eaves and, after around 1860, greater use of polychromatic brickwork which replaced stucco as the preferred facing material. Alongside this essentially decorative adaptation of medieval and Tudor styles was a more full-blooded revival of interest in earlier approaches to house building. Under the influence of architects such as A W N Pugin and William Butterfield, Gothic detail came to be more boldly handled, exploiting the picturesque quality deriving from asymmetrical plan and massing, and made features of the innate qualities of materials, while making references to the domestic architecture of the past. The Gothic Revival may not have had a lasting influence stylistically on house design but, in the houses of A W N Pugin (particularly the Grange at Ramsgate, Kent, of 1843-4, built for his

own occupation and listed Grade I), William White, G F Bodley and others, not only was a satisfyingly authentic kind of domestic architecture devised but also a rather freer kind of internal planning. Housing for the professional classes, such as the large number of vicarages built in the first half of the nineteenth century or the housing for university lecturers and their families (in itself a new innovation) on the St John's College's North Oxford estate from the 1860s provide good exemplars: romantically medieval without and extravagantly decorated within. The house the architect William Burges designed for himself on Melbury Road (London Borough of Kensington and Chelsea, 1875-81; listed Grade I) provides another, exceptional, example. Such houses were to influence later nineteenth-century house design both in Britain and elsewhere in the world.

APPENDIX C

Defining the Scope of the Local Heritage List - from Historic England Advice Document HE Advice Note 7

Criterion Description

Age The age of an asset may be an important criterion, and the age range can be adjusted to take into account distinctive local characteristics or building traditions.

Rarity Appropriate for all assets, as judged against local characteristics

Aesthetic Interest The intrinsic design value of an asset relating to local styles, materials or any other distinctive local characteristics.

Group Value Groupings of assets with a clear visual design or historic relationship.

Archaeological Interest The local heritage asset may provide evidence about past human activity in the locality, which may be archaeological – that is in the form of buried remains – but may also be revealed in the structure of buildings or in a manmade landscape. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

Archival Interest The significance of a local heritage asset of any kind may be enhanced by a significant contemporary or historic written record.

Historical Association The significance of a local heritage asset of any kind may be enhanced by a significant historical association of local or national note, including links to important local figures. Blue Plaque and other similar schemes may be relevant.

Designed Landscape

Interest The interest attached to locally important historic designed landscapes, parks and gardens which may relate to their design or social history. This may complement a local green space designation, which provides special protection against development for green areas of particular importance to local communities for their current use.

Landmark Status An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene.

Social and Communal Value Relating to places perceived as a source of local identity, distinctiveness, social interaction and coherence, sometimes residing in intangible aspects of heritage, contributing to the ‘collective memory’ of a place.

What to consider

Wider Context

The preparation of an overarching statement setting out local historic distinctiveness can be a useful aid to developing local selection criteria. This might take the form of a statement which succinctly identifies local characteristics – Historic England Advice Note 1 on Conservation Area Designation, Appraisal and Management sets out a similar process for Conservation Areas. The preparation of such a statement is also a good opportunity to encourage community involvement. The statement could cover the following themes:

Cultural landscapes: heritage assets associated with a significant period in an area’s history.

Social history: assets associated with the social history of an area, including characteristic local industrial, commercial or agricultural activities; intangible aspects of heritage such as traditions and practices; or literary associations.

Patterns of settlement: notable examples of planned or incidental planning including:

street plans;

characteristic clusters of assets;

interrelationship between buildings and open spaces;

major infrastructure

Local Figures: assets associated with individuals of local importance including those identified by commemorative plaque schemes.

APPENDIX D History of Planning Permissions

H00212 — change of use from residential to hotel & erection of 3-storey hotel extension linked to existing building at ground floor level (total of 20 bed spaces, applicant's living accommodation).

Approved 8th august, 1974.

H10811 — erection of 2-storey extension to form 5 no. Service suites, 2 no. Guest bedrooms and lounge

Refused 14th february, 1980.

H11922 — erection of extension to form 2-storey apartment suites (6 units), ground floor lounge and covered way

Approved 10th april, 1980.

H/58317 - demolition of existing outbuilding and erection of a two storey rear extension (including accommodation in a semi-basement) to form 10 service apartments. Erection of a detached building with first floor bridge link to form maintenance and stores on the ground floor with an office over. Provision of 10 additional car parking spaces.

Approved 19th March, 2004.