

HERITAGE STATEMENT

Glebe House, Prescott, L34 1LA

Introduction

Morph Architecture have been appointed by Mr & Mrs Smailes to undertake architectural works for the proposed two storey rear extension at Glebe House.

Application Site

The site is nestled in a secluded location in the Prescott Conservation Area & is within 'Area 3' of the 'Character Area Map', namely Vicarage Place & Church Street. The area has the highest concentration of Listed Buildings in the Conservation Area; St Mary's Church (Grade I), No's 2, 4, 6, 10 & 14 Vicarage Place (Grade II) & RC Church of Our Lady Immaculate & St. Joseph (Grade II).

The site is known formerly as The Vicarage upon which accommodated a 19th century Georgian property. Unfortunately, this fell into disrepair & was duly demolished. The building was replaced with the existing property Glebe House in approx. 1957. The property sits centrally in a clearing within a woodland area, identified as overgrown & neglected in recent times. Vicarage Place & RC Church of Our Lady Immaculate & St. Joseph bound the site to the north. St. Mary's Church sits to the east of the site with it's church yard providing a buffer to Glebe House. Grave yards define the site to the west & southern boundaries.

The property itself is not listed.



Existing Building

Glebe House is of traditional build with Art Deco characteristic to it's front elevation. The projecting gable & entrance features are topped with a clay tile 'mansard' type roof whilst the main body the build is clad with concrete tile. External walls are of weathered rustic red-multi facing brickwork, punctured with large timber frame windows. The rear of the property is dominated by a projecting 'dormer' structure feature which is compromised by way of a later 'ill considered' kitchen extension. Large format windows articulate the elevation allowing views into the woodland to the south of the site & also benefit from a vista beyond to the south west.



Relevant Local Planning Policy

Reference to Prescot town centre conservation area; Character Appraisal 2012

Reference to Prescot town centre conservation area; Area management Plan 2012 – Appendix 2; No.4 Extensions to Buildings

'Ensure that all new development within the conservation area and its setting complies with the National Planning Policy Framework and: Knowsley Unitary Development Plan, Policy DQ1, DQ5, DQ7 Local Development Framework, Policy CS19, CS20'

National Planning Policy Framework

The NPPF sets out the Government's overarching objectives for the planning system, including at Section 16 its policies for 'Conserving and Enhancing the Historic Environment'.

Relevant paragraphs of the NPPF are:

Paragraph 194

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made to 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.

Paragraph 195

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.

Paragraph 197

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;
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 206

Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

Conservation areas are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. A conservation area is defined as: "an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance"

Proposed Works

The proposed works seek to develop the existing property into a well proportioned 4 bed property with facilities for 'modern' family life. A two storey extension to the rear facilitates a large family open plan space at ground floor whilst at first floor enables larger bedrooms with en suite facilities.

The development of the property has been limited to the rear in an effort to negate any impact to the principle front elevation & subsequent impact on neighbouring properties given their status.

The palette of materials will reflect that of the existing property of slate grey concrete tile, rustic red brickwork & large format timber frame windows. The exception being feature timber cladding panels to 'articulate' & 'soften' the elevation as well as being a conducive aesthetic to the dense woodland it relates to. The client also wishes to bring the property into the 21st century by way of sustainable energy, in the first instance with solar panels to the south facing roof pitch to the rear.

The client (new owners) of the property are also very keen to not only enhance the house by way of extension & refurbishment but also to make a significant effort to improve the woodland area now in their ownership. Indeed, this was one of the attractions of the property for which their retired status allows them to spend their time enhancing the site to a level both deserving & desired by its designation of conservation status. This process has already begun since their recent purchase to great & immediate effect.



Conclusion

The proposal seeks to be both complimentary & sympathetic to the original architectural fabric of both the site & its wider context. Intrinsic architectural & historic merits are preserved to the frontage which relates by orientation to the prominent status of the properties to Victoria Place. The new extension is located to the rear & seeks to enhance the property whilst not detracting from the heritage fabric. The proposed works to the existing property & surrounding grounds/woodland are considered to be a positive contribution thereby enhancing the whole property. It is therefore considered that the proposal is in accordance with Local Policy & NPPF & should, respectfully, be put forward for approval.