

Heritage Statement

Proposed new house in the curtilage of Thurlstone House

- 1) The NPPF (Para 126) requires LPAs to set out a positive strategy for the conservation and enjoyment of the historic environment. Heritage assets should be sustained and put to viable uses consistent with their conservation. *Included is the desirability of new development making a positive contribution to local character and distinctiveness.*

In determining applications applicants should describe the significance of any heritage assets affected. 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.

In the case of the proposal there is no aspect of the scheme which causes loss or damage to any of the current historic fabric of the village (para. 133)

- 2) Thurlston conservation area is quite widely drawn and includes a small number of listed buildings. The most historic buildings are to the eastern side of Towngate including barns converted to residential use. Many of the Conservation Area Buildings are circa 19 Century domestic structures of no great individual merit particularly to Manchester Road. Some of the properties are 18C buildings and were developed for cloth and rope manufacturing in the village.
- 3) Eastern Towngate and the Ingbirchworth Road area are the most important historically. The eastern Towngate frontages are dominated by historic barn structures and houses some of which are listed. Behind the frontage development are deep plots containing renovated and domestic properties around shares courtyards or drives. The urban fabric status of these plots extends to the Green Belt beyond which forms the limit of domestic curtilage and the Conservation Area. The area is not heavily planted being mainly smaller species of trees and decorative shrubbery with a small number of larger trees in individual locations.
- 4) Thurlstone House is set back from Towngate with a typical drive to the rear curtilage area. There are two domestic listed properties to the North on Towngate, Nos 19 and 17. The proposal to the rear garden area of Thurlstone House will be effectively invisible from the conservation Area frontage of Towngate. The proposal is 60metres from the rear of Thurlstone House and set deeper into the ground level which falls to the East. It is consistent with the character of the general building fabric of Towngate and will not impact on any properties to the Green or Towngate in amenity terms.

The proposed house is of a scale in sympathy with Thurlstone House and its proportions and design in appropriate materials will add to the dignity and quality of

the site and general environment of the Conservation Area. The area includes larger houses in the main which is consistent with the proposal.

The site allows the planting of trees to enhance the conservation Area.