

# HERITAGE STATEMENT + DETAILS

THE FOLD

HIGH STREET

BILWINGLEY

S72-0HY.

## INTRODUCTION -

BILWINGLEY VILLAGE IS A SMALL COMMUNITY BUILT EITHER SIDE OF HIGH STREET, WHICH RUNS FROM SOUTH EAST THROUGH TO NORTH WEST. HISTORICALLY THE VILLAGE HAS GROWN IN SIZE AROUND SEVERAL WORKING FARMS, SOME OF WHICH ARE STILL IN OPERATION.

FARMING WORK FORCES SUFFERED A DRAMATIC REDUCTION DUE TO THE INTRODUCTION OF FARM MACHINERY AND A KNOCK ON EFFECT CAUSED FARM WORKERS PROPERTIES TO FALL EMPTY. REDUNDANT PROPERTIES WERE EVENTUALLY FORCED ONTO THE MARKET AND SOLD OFF. THIS ALSO ESCALATED THROUGH TO PLOTS OF LAND AND TO ANY UNUSED GARDEN AREAS WHICH WERE QUICKLY TAKEN AND DEVELOPED TO FORM THE VILLAGE AS VIEWED TODAY.

PROPOSAL - IT IS THE SUBJECT OF THE CURRENT PLANNING APPLICATION TO BUILD A TWO STOREY EXTENSION TO THE REAR OF "THE FOLD" A DETACHED HOUSE.

REASONS FOR THE PROPOSAL - THE EXISTING PROPERTY IS OF POOR INTERNAL LAYOUT WHICH REQUIRES UPDATING TO FORM A PLEASANT, USABLE FAMILY PROPERTY WITH ADEQUATE FLOOR SPACE AND AMENITIES.

INTERNAL INSPECTION REVEALS RISING AND PENETRATING DAMP PROBLEMS THROUGHOUT. ASSUMPTIONS WOULD FORM THAT A LACK OF DAMP PROOF MEMBRANES TO BOTH WALLS

AND FLOORS ARE CREATING SALT DEPOSITS TO THE PLASTERWORK AND STONE WALLS, ALSO ALLOWING DAMP PENETRATION TO FLOOR FINISHES.

THE SITE:- "THE FOLD" STANDS IN A VERY LARGE PLOT WITH VERY SUBSTANTIAL GARDENS TO BOTH THE REAR AND TO ONE SIDE.

VEHICAL ACCESS BOTH ON ENTRY AND EXIT IS ABOVE THE MINIMUM RESIDENTIAL REQUIREMENT AS IS THE VEHICAL HARDSTANDING AREA.

THE SITE STANDS WITHIN GREENBELT AND IS A DESIGNATED CONSERVATION AREA.

"THE FOLD" IS NOT A LISTED BUILDING OR A BUILDING OF HISTORICAL INTEREST.

THE VILLAGE:- IS A MIXTURE OF DWELLINGS OF VARIOUS AGES, DESIGNS, FOOTPRINTS AND FACING MATERIALS.

EXISTING DWELLINGS OF RED FACING BRICKWORK AND SOME OF MANMADE COLOURED STONE APPEAR TOTALLY OUT OF CHARACTER TO THE ORIGINAL STREET SCENE OF BILLINGLEY VILLAGE.

NATURAL STONE PROPERTIES SUCH AS "THE FOLD" AND MANY OTHERS FACING HIGH STREET ATTEST TO THIS VIEW POINT.

MANY PROPERTIES WITHIN THE VILLAGE HAVE UNDERGONE SIGNIFICANT ALTERATIONS AND INCREASE OF FOOTPRINT APPARENTLY.

WITHOUT ANY PROBLEMS FROM THE LOCAL PLANNING AUTHORITY

## ENGLISH HERITAGE -

STATES THAT - ANY PROPOSAL MUST

- A) PRESERVE THE CHARACTER AND APPEARANCE OF THE PROPERTY.
- B) PRESERVE OR ENHANCE THE AREA.
- C) HAVE NO ADVERSE EFFECTS TO ANY BUILDINGS OR STRUCTURES OF HISTORICAL INTEREST.

## JUSTIFICATION FOR THE PROPOSAL -

- 1) "THE FOLD" IS OF A CRAMPED AND UNSATISFACTORY LAYOUT WHICH LEAVES A LOT TO BE DESIRED FOR THE MODERN EVERY DAY LIVING STANDARDS.
- 2) THE INCREASE IN LIVING SPACE WOULD NOT HAVE ANY ADVERSE EFFECT ON THE GARDEN/AMMENITIES AREAS, OR TO THE ON SITE VEHICAL PARKING OR MOVEMENT.
- 3) RECLAIMED NATURAL STONE FACINGS SORCED TO MATCH THE EXISTING, WITH MATCHING RAISED POINTING WOULD ALLOW SEAMLESS BLENDING WITH THE EXISTING.
- 4) MATCHING THE NEW ROOF PITCH TO THE EXISTING WOULD ALLOW FOR MATCHING BLUE SLATES TO BE USED.
- 5) MATCHING DOOR AND WINDOW STYLES IN KEEPING WOULD BE PROPOSED.

- 6) LESS THAN 40% OF THE PROPOSAL, DUE TO ITS DESIGN WOULD BE SEEN FROM HIGH STREET, THE REMAINDER STANDING BEHIND THE EXISTING FOOT PRINT.

IMPACT, - IT IS CONSIDERED THAT THE PROPOSAL IS VERY UNLIKELY TO HAVE ANY ADVERSE EFFECTS ON THE VILLAGE OR ITS CHARACTER AND POPULATION. THERE WOULD BE NO LOSS OF WILD LIFE HABITATION OR FORAGING AREAS.

CONCLUSION, - ENGLISH HERITAGE REQUIREMENTS ARE TOTALLY AGREED WITH AND HAVE BEEN CONSIDERED WITHIN THE DESIGN AND THE CHOICE OF BUILDING MATERIALS. MAINTAINING THE CHARACTER OF "THE FOLD" IS OF GREAT IMPORTANCE AND HAS BEEN CONSIDERED THROUGHOUT, DITO TO THE VILLAGE AND THE AREA.