

**66 Staplegrove Road,
Taunton**

Heritage Statement

Client: MR & MRS SHAW

AB Heritage Project No: 61131

Date: 19/03/2020

66 Staplegrove Road, Taunton Heritage Statement

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EXECUTIVE SUMMARY

AB Heritage Limited has been commissioned by Mr & Mrs Shaw to produce a Heritage Statement covering proposed works to a boundary wall at the Grade II Listed 66 Staplegrove Road, Taunton, Somerset, TA1 1DJ.

The site is located within the Staplegrove Conservation Area.

The proposals are to widen the driveway entrance to enhance the safety of the drive for the owners and other road users / pedestrians using Staplegrove Road. This will be achieved by removing a small section of the boundary wall and moving and re-erecting the existing western gate pier.

Due to intervening vegetation, the proposed alterations would have a barely distinguishable effect upon the significance or setting of 66 Staplegrove Road. Therefore, the Staplegrove Conservation Area is the focus of the impact assessment.

Overall, there is likely to be a barely distinguishable change to the aesthetics and appreciation of the view along Staplegrove Road and the heritage value of the wider Staplegrove Conservation Area.

The overall impact upon the significance of the Staplegrove Conservation Area is likely to be negligible.

In relation to NPPF, this constitutes Less Than Substantial Harm.

No further heritage works are recommended.

1. INTRODUCTION

1.1 Project Background

- 1.1.1 AB Heritage Limited has been commissioned by Mr & Mrs Shaw to produce a Heritage Statement covering proposed works to a boundary wall at the Grade II Listed 66 Staplegrove Road, Taunton, Somerset, TA1 1DJ.

1.2 Site Location & Description

- 1.2.1 Centred on NGR: ST 22272 25096, 66 Staplegrove Road is part of a mid-19th century terrace, comprising Nos 64-70 (Photo 1). The listing description for the site is as follows:

'Terrace of mid C19 houses (partly altered). 2 storey stucco fronts. Slate roofs. Eaves band and plain pilasters. 3 light canted bays to Nos 66. Sashes with some glazing bars. Round headed entrances, No altered with open pediment. Nos 64 to 84 (even) and No 84A form a group' (National Heritage list for England (NHLE) List Entry Reference 1344765).



Photo 1: 66 Staplegrove Road (right), from the driveway entrance

- 1.2.2 The boundary walls associated with the property are also covered by the listed status.
- 1.2.3 Situated on the north side of Staplegrove Road, the site is located within the Staplegrove Conservation Area (Fig 2).

1.3 Proposed Development

- 1.3.1 The proposals are to widen the existing driveway entrance by c. 0.4m in order to improve the safety of the driveway, by enhancing visibility onto Staplegrove Road. This will be achieved by removing a section of the boundary wall and moving and re-erecting the existing western gate pier.

1.4 Focus of Study

- 1.4.1 The site visit identified that the boundary wall fronting onto Staplegrove Road is a replacement of modern construction, made with machine manufactured modern bricks,

topped with bull-nose machine-made bricks and bonded with sand and cement (Photo 2) and as such, does not individually hold any heritage value.

- 1.4.2 The gate piers, however, are original features made from smaller, handmade bricks although the pier on the west side has been repointed with sand and cement.



Photo 2: The front boundary wall of 66 Staplegrove Road

- 1.4.3 During the site visit, it was possible to determine that the importance of 66 Staplegrove Road is focused on its architectural and artistic interest, in the form of the construction, craftsmanship and the architectural detailing of the building and their consequential aesthetics. The boundary wall and gate piers contribute to this to a minor degree and add little to the importance of the heritage asset overall.
- 1.4.4 The site visit also conclusively illustrated that due to intervening evergreen vegetation between the boundary wall and the property, the proposed minimal alteration to the boundary wall would result in very little, if any appreciable effect upon the significance or setting of the property at 66 Staplegrove Road (Photo 3). This is because the extant historic pier will be reinstated as existing and most of the wall will remain unaltered, resulting in a barely distinguishable change to the wall or pier as part of the listed heritage asset or the setting of the main property.



Photo 3: View from 66 Staplegrove Road towards the boundary wall & Staplegrove Road

- 1.4.5 The gate piers and boundary wall are features that contribute positively to the Staplegrove Conservation Area (Photo 4). Therefore, the report will focus on the potential impacts associated with the conservation area (Taunton Deane Borough Council, 2007).



Photo 4: View west along Staplegrove Road, opposite No. 66

2. STATEMENT OF SIGNIFICANCE

2.1 Staplegrove Conservation Area

Elements of Significance

2.1.1 Elements particularly contributing to the significance of the Staplegrove Conservation Area include:

- Good examples of externally well-maintained late 19th and early 20th century middle-class housing;
- High survival of original features such as windows, doors and front walls;
- Front garden walls provide attractive and tidy definition to the pavement edge;
- Trees and open spaces contribute to the suburban character and enclosed gardens provide the setting for buildings and as street edge features (Photo 5) (Taunton Deane Borough Council, 2007).



Photo 5: View west along Elm Grove

2.2 Non-Significant Elements

2.2.1 There are some elements of the conservation area that are considered to detract from its overall significance. These include:

- Loss of original walls & railings;
- Replacement of original windows with unsympathetic units;
- Removal of chimney pots
- Erosion of the formerly defined boundary pattern through the insertion and widening of driveway accesses;
- Various extensions and temporary sheds in the area as well as neglected gate piers are unattractive and spoil the setting of listed buildings;

- The car park at the junction of Staplegrove Road and Chip Lane makes poor use of this prominent open space and;
- Many larger houses have been subdivided for use as flats leading to uneven maintenance and alteration.

Focus of Interest

- 2.2.2 The focus of the importance of the conservation area is based on its historic interest. This takes the form of the information that the historic areas and buildings within the designated zone can supply about past lives and events in the area, such as the historic development of the area and the architectural styles associated with these periods.
- 2.2.3 The conservation area also has a degree of architectural / artistic interest. This relates to the aesthetic interest of the planned Elm Estate and architectural styles of the wider conservation area. It also has a degree of archaeological interest, as the likely location of the Medieval St Thomas's fair from 1256 (Taunton Deane Borough Council, 2007). However, these elements contribute to the overall importance to a lesser degree.
- 2.2.4 The setting is considered to contribute little to the importance of the conservation area as the primary area of interest and quality are covered by the conservation area designation. The site does not form part of any key views within the conservation area.
- 2.2.5 Overall, the Staplegrove Conservation Area is a heritage asset of substantial importance.

3. IMPACT ASSESSMENT

3.1.1 The proposals are to widen the existing driveway entrance by c. 0.4m in order to improve the safety of the driveway by enhancing visibility onto Staplegrove Road. This will be achieved by removing a section of the boundary wall and moving and re-erecting the existing western gate pier.

3.2 Predicted Impact of Proposed Development

- 3.2.1 The alteration to the boundary wall is proposed to enhance the safety of the use of the drive, for both the owners of the property and other road users / pedestrians using Staplegrove Road.
- 3.2.2 The conservation area appraisal (Taunton Deane Borough Council, 2007) has highlighted that throughout the conservation area, many of the original walls have been replaced and most of the original railings lost. The boundary wall at 66 Staplegrove Road is a one of the many replacement walls without the original railing element which can be seen across the wider conservation area.
- 3.2.3 The alteration to the wall is small in scale and limited in nature. The main element of the driveway entrance, the gate piers, will be reinstated as existing but in a slightly altered position along the length of the boundary wall. The remainder of the wall and the evergreen vegetation behind it, will remain unaltered, as will the eastern gate pier.
- 3.2.4 Overall, there is likely to be a barely distinguishable change to the aesthetics and appreciation of the view along Staplegrove Road and the heritage value of the wider Staplegrove Conservation Area.
- 3.2.5 The overall impact upon the significance of the Staplegrove Conservation Area is likely to be negligible.
- 3.2.6 In relation to NPPF, this constitutes Less Than Substantial Harm.
- 3.2.7 No further heritage works are recommended.

4. REFERENCES

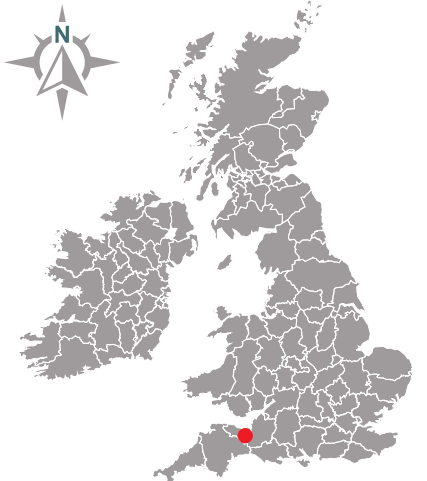
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KEY

- Site Boundary (inset)
- Site Location

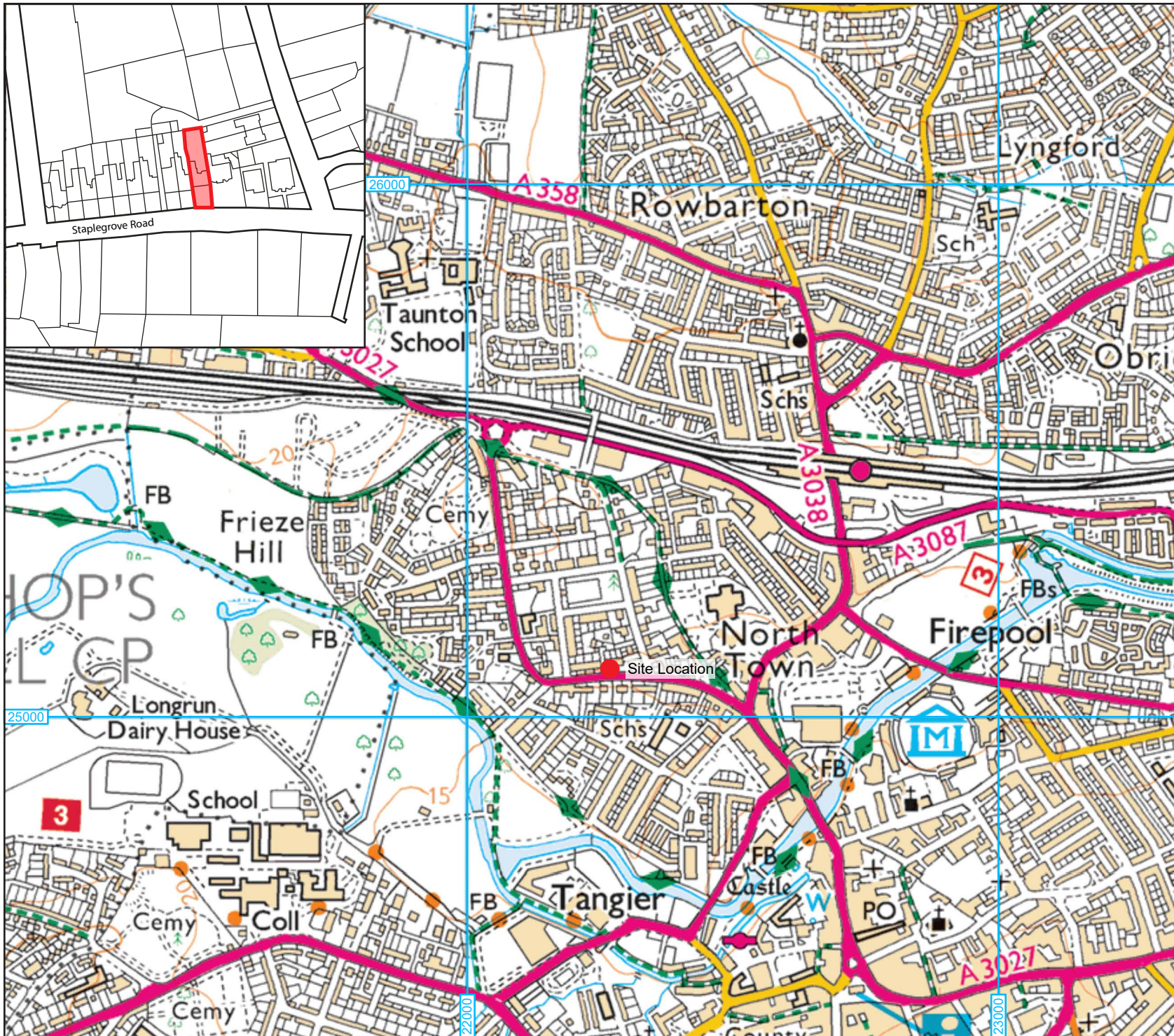
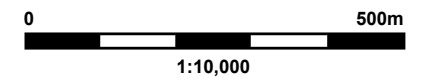
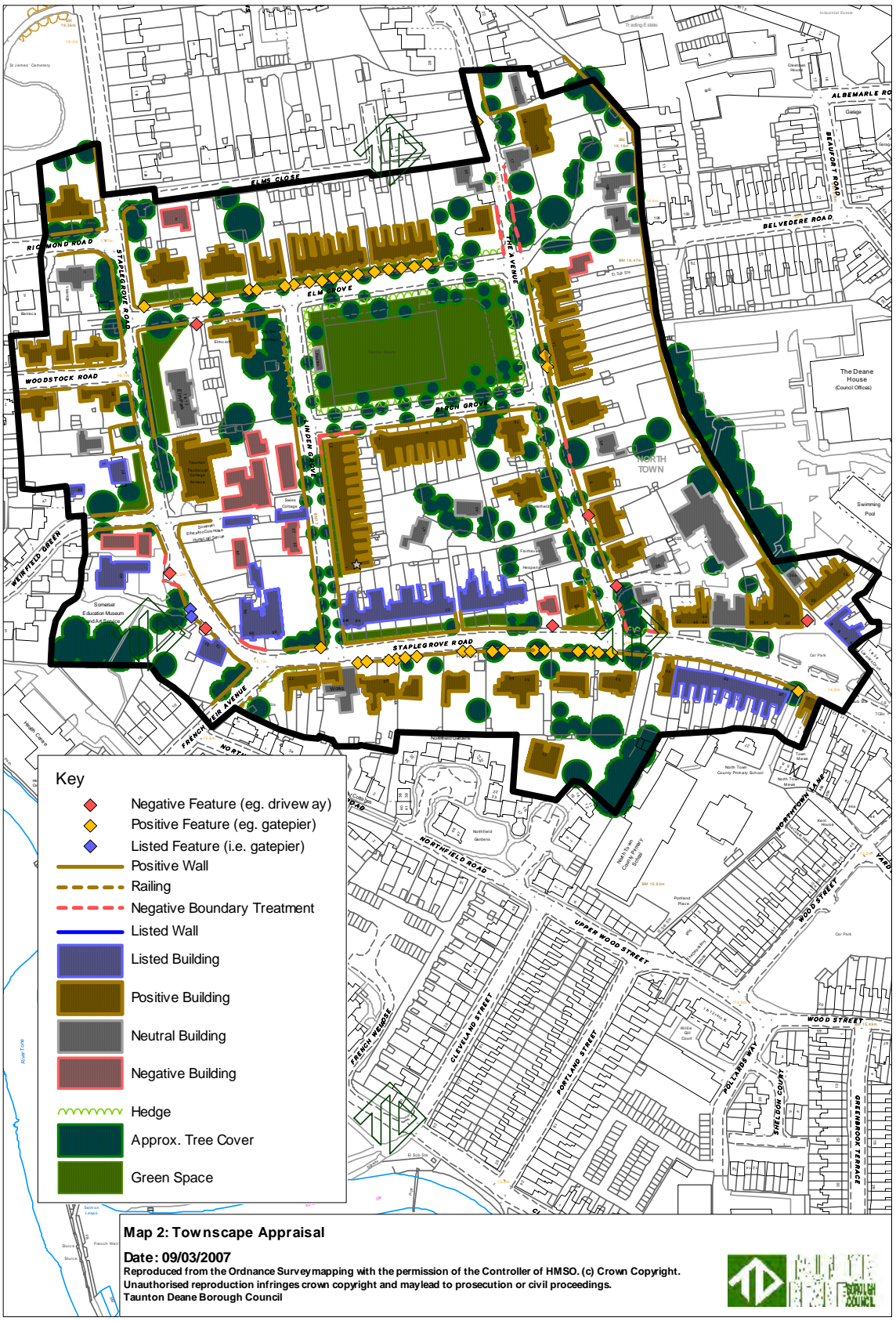


Figure 1: Site Location

Project:
66 Staplegrove Road, Taunton

Date: 16/03/20

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