

Heritage Statement

Project Proposal is located within a Conservation Area:

SHACKERSTONE CONSERVATION AREA

'Single Story extension to enhance the cottages functionality and long-term viability. '

For

Mr Roy Knowles



Prepared By:
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1.0 INTRODUCTION

This statement has been prepared in support of a planning application for a proposed extension and associated alterations to The Post Office, Post Office Cottages and The Old Cottage, Shackerstone, Leicestershire.

The document has been produced to accompany the planning submission and to demonstrate how the proposed development has been informed by an understanding of the site's historic significance and its location within the Shackerstone Conservation Area.

The design approach seeks to deliver a high-quality, sensitive scheme that respects the character, appearance and historic fabric of the existing buildings, while providing accommodation suited to modern living requirements.

The proposals have been developed in accordance with national and local planning policy and aim to preserve and enhance the character of the conservation area.

2.0 HERITAGE ASSESSMENT

2.1 Site Description

The application site comprises The Post Office, Post Office Cottages and The Old Cottage, located within the village of Shackerstone.

The buildings form part of the historic village core and make a positive contribution to the character and appearance of the Shackerstone Conservation Area. They are traditional properties constructed primarily in brick, with features typical of the local vernacular, including pitched roofs, chimney stacks and traditional window proportions.

The site occupies a prominent yet enclosed position within the village streetscape, with established boundaries and a strong relationship to surrounding historic development.

St Peter's Church, a Grade II* listed building, is located nearby and contributes significantly to the wider historic setting.

2.2 Site History

Shackerstone is a historic rural settlement within the Hinckley and Bosworth Borough of Leicestershire, with origins dating back several centuries. The village developed around agriculture and local trade, with buildings such as the Post Office and associated cottages forming an integral part of its social and economic history.

The Post Office and adjoining cottages are representative of traditional village development and are considered to be non-designated heritage assets that contribute to the significance of the conservation area.

2.3 Proposal

Planning permission is sought for a single-storey extension, located to the rear of the existing buildings, alongside minor internal alterations.

The extension is intended to improve the functionality of the property by providing enhanced living accommodation, including an enlarged kitchen and dining area, while maintaining the historic integrity of the buildings.

2.4 Planning Policy Context

Section 69 of the *Planning (Listed Buildings and Conservation Areas) Act 1990* defines Conservation Areas as areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

Section 72 requires that special attention is paid to preserving or enhancing the character or appearance of conservation areas, while Section 66 requires consideration of the setting of listed buildings.

The National Planning Policy Framework (NPPF) (revised 2021) provides national guidance for the conservation of heritage assets.

Section 16 of the NPPF states that:

- Great weight should be given to the conservation of heritage assets
- Development should sustain and enhance their significance
- Proposals should make a positive contribution to local character and distinctiveness

2.5 Local Planning Policy Context

Hinckley and Bosworth Borough Council's *Site Allocations and Development Management Policies DPD (2016)* includes:

Policy DM11 – Protecting and Enhancing the Historic Environment

Development must demonstrate an understanding of heritage significance and minimise harm.

Policy DM12 – Heritage Assets

Proposals should conserve and enhance heritage assets and contribute positively to local distinctiveness.

2.6 Assessment of Impact on Heritage Assets

The site lies within the Shackerstone Conservation Area, and the buildings are identified as making a positive contribution to its character and appearance.

Although not statutorily listed, the Post Office and associated cottages are considered heritage assets due to their historic and architectural value.

The proposed extension has been carefully designed to:

- Be located to the rear, reducing visibility from the public realm
- Remain subservient in scale and massing to the existing buildings
- Use sympathetic materials that reflect the existing palette
- Preserve the form and character of the original structures

As such, the proposal will result in no harm to the significance of the heritage asset or the wider conservation area.

Overall, the proposal accords with the NPPF by sustaining and enhancing the usability of the building while preserving its heritage significance.

3.0 DESIGN PRINCIPLES

3.1 Amount and Use

The development comprises a modest single-storey rear extension designed to improve internal living space, specifically enhancing the kitchen and dining areas.

3.2 Layout

The extension is positioned to the rear to minimise visual impact and maintain the established arrangement of the site. Existing access and circulation patterns remain unchanged.

3.3 Scale

The extension is deliberately subservient, with a reduced ridge height and footprint that respects the proportions of the original buildings.

3.4 Landscaping

Minor alterations to external areas may be required, including adjustments to terrace space. Existing boundary treatments and landscaping features will be largely retained.

3.5 Appearance

Materials will be carefully selected to match or complement the existing buildings, including:

- Facing brickwork
- Clay roof tiles
- Traditional-style openings

This ensures visual continuity and reinforces the local character.

4.0 ACCESS

Access to the site will remain unchanged, utilising the existing access arrangements within the village.

5.0 CONCLUSION

This proposal has been developed with a clear understanding of the historic significance of the site and its context within the Shackerstone Conservation Area. The extension:

- Is modest and subservient
- Preserves the character and appearance of the conservation area
- Does not harm the setting of nearby heritage assets
- Enhances the functionality and long-term viability of the buildings

In accordance with the *Planning (Listed Buildings and Conservation Areas) Act 1990* and the NPPF, the development is considered to be appropriate and acceptable.

On balance, the proposal will preserve the significance of the heritage assets while enabling their continued beneficial use, and therefore should be supported.