



# Heritage Statement

Melbar House, Mawbray, Maryport, Cumbria, CA15 6QS

25 March 2025

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## 1. INTRODCUTION

The Heritage Statement is written to accompany planning application logged with Cumberland Council for Lifting Existing garage eaves height, This will alter the roof pitch but keeping the overall height the same.

## 2. ASSESSMENT OF HERITAGE SIGNIFICANCE

There are Two properties indicated as listed on Historic England Website. Listed properties within 100meters away as the crow flies from the application building, All Listings enclosed for reference below;



### Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1217057**

Date first listed: **11-Apr-1967**

List Entry Name: **ORCHARD HOUSE**

Statutory Address 1: **ORCHARD HOUSE**

### Location

Statutory Address: **ORCHARD HOUSE**

The building or site itself may lie within the boundary of more than one authority.

District: **Cumberland (Unitary Authority)**

Parish: **Holme St. Cuthbert**

National Grid Reference: **NY 08503 46756**

## Details

NY 04 NE HOLME ST CUTHBERT MAWBRAY

2/73 Orchard House

11.4.67 II

Farmhouse. Dated and inscribed over entrance I. & M.O. 1772. Incised cement render, with V-jointed quoins and eaves cornice, on chamfered plinth. Graduated greenslate roof with rebuilt brick chimney stacks. 2 storeys, 3 bays. C20 door in painted stone architrave. Sash windows with glazing bars, above C20 casements, all in C18 painted stone surrounds.

Listing NGR: NY0850346756

## Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **411781**

Legacy System: **LBS**

## Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



## Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1275599**

Date first listed: **13-Aug-1985**

List Entry Name: **OSTLE HOUSE**

Statutory Address 1: **OSTLE HOUSE**

## Location

Statutory Address: **OSTLE HOUSE**

The building or site itself may lie within the boundary of more than one authority.

District: **Cumberland (Unitary Authority)**

Parish: **Holme St. Cuthbert**

National Grid Reference: **NY 08160 46876**

## Details

NY 04 NE HOLME ST CUTHBERT MAWBRAY

2/72 Ostle House

II

House. Dated and inscribed over entrance C & D.O. 1764 (Ostle). Painted rendered walls, under Welsh slate roof with coped gables; rebuilt brick chimney stack. 2 storeys, 2 bays. Panelled door in painted chamfered stone surround under dated lintel. Sash windows, mostly with glazing bars. Stables adjoining are not of interest.

Listing NGR: NY0816046876

## Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **411780**

Legacy System: **LBS**

## Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.





The asset is defined within a conservation Area as per enclosed map from Cumberland Councils mapping system.



The asset is defined within world Heritage Area, Hadrian's wall Area as per enclosed map from Cumberland Councils mapping system.

### 3. ASSESSMENT OF IMPACT

The proposed works relate of lifting Existing garage eaves height, This will alter the roof pitch but keeping the overall height the same.

It is considered that the Building alterations will not affect the visual aspect the properties of significance.

A "statement of significance and impact assessment table" is included in Appendix 1.

A list of the drawings and documents submitted with the planning and listed building applications is set out below;

- Existing & Proposed Plans

### 4. MITIGATION STRATEGY

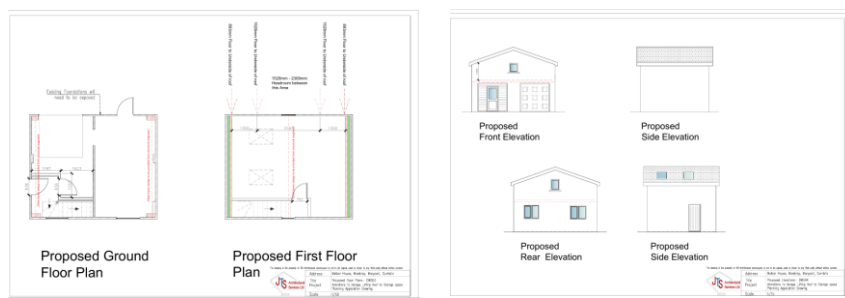
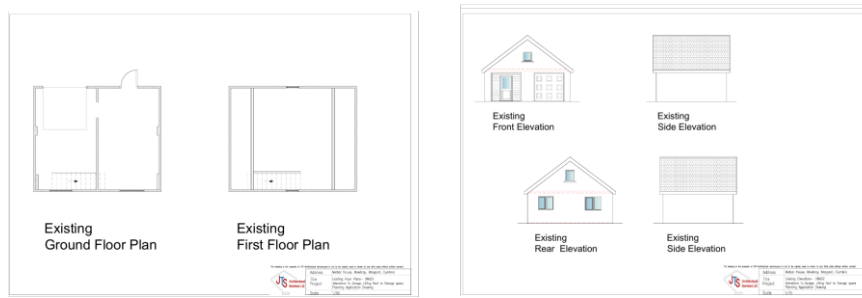
It is considered that Roof alterations will not have a detrimental effect of the proposed outlook of the building nor the surrounding buildings. The Existing Garage is to the rear of the property and shielded by properties either side.

**5. APPENDIX 1.**

Appendix 1: Statement of Significance and impact assessment table

Proposed works (item by item)	Significance of the historic fabric/area that will be affected	Impact of the proposed works on the historic fabric and significance of the specific feature/area of the heritage asset's	Impact of the proposed works on the historic fabric and significance of the heritage asset's as a whole
Lifting Eaves Height of Garage and altering Pitch of the roof	MINIMAL	MINIMAL	MINIMAL

**5. APPENDIX. (Submitted Plans)**



6. IMAGES OF PROPERTY

