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HERITAGE STATEMENT FOR ALTERATIONS AT
THE JOLLY POSTIE, 2 BALDOCK STREET, ROYSTON, SG8 5AY



Front view of The Jolly Postie

McMullen and Sons are planning to carry out some redevelopment at the above site, which will incur the loss of the existing raised patio to the rear of the premises, being replaced with a single storey rear extension, providing extra covers to this very popular bar and restaurant.

The main works involve an extension built with matching brick to the original building with a parapet wall with flat roof behind with a traditional roof lantern, bifold doors and a picture window, retaining the remainder of the patio area.

The Jolly Postie is located on Baldock Street in Royston, within the Royston Conservation Area, although not a Listed Building, it is registered as a building of local interest and is located close to a Grade II* Listed structure in the form of Upton House, No. 4 Baldock Street, erected in the early 19th century as a former workhouse, gault brick with hipped welsh slate roof with

cornice, neo classical style, 3 storeys, first floor stone band, central recesses to upper floors, with sash windows with glazing bars, ground floor architrave surrounds, first floor cornices on consoles, second floor flat arches. Central portico in antis, stone with doric pilasters entablature, blocking courses. East side elevation has two ground floor canted bay windows with entablatures on slim doric pilasters.

The Jolly Postie itself is located in the Grand Old Building, (the old post office), on Baldock Street in the centre of Royston and acts as a focal point particularly to The Cross. It is a large two storey building with a hipped roof and symmetrical façade following the classical style, constructed of gault bricks with a plain clay tiled roof, principally facing onto Baldock Street, with a central doorway (no longer in use), with semi circular arched windows to the ground floor and sashes to the first floor, under gauged brick arches.

The Post Office was constructed in the 1930's in the side garden of Upton House, originally occupied by the medieval Hospital of St. John and James of Jerusalem.

HERITAGE SIGNIFICANCE.

The National Planning Policy Framework ('NPPF') defines heritage 'significance' as "the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

The NPPF does not provide a definition for archaeological, architectural, artistic or historic interest in terms of heritage significance. However, Paragraph 16 of the *Principles for Selection of Listed Buildings* (DDCM 2018) Provides the following definitions ;

Architectural interest - "to be of special architectural interest a building must be of importance in its design, decoration or craftsmanship. Special interest may also apply to particularly significant plan forms. For more recent buildings in particular, the functioning of the building... will also be a consideration. Artistic distinction can also be a factor relevant to the architectural interest of buildings and objects and structures fixed to them".

Historic interest – "to be able to justify special historic interest a building must illustrate important aspects of the nation's history and/or have a closely substantiated historical associations with nationally important individuals, groups or events; and the building itself in its current form will afford a strong connection with the valued aspect of history".

Historic England's *Conservation Principles, Policies and Guidance* (2008) also offers useful definitions which underpin a value orientated approach to assessing heritage significance. In this document, heritage values fall into four categories:

Evidential value – The potential of a place to yield evidence about past human activity.

Historical value – The ways in which past people, events and aspects of life can be connected through a place to the present. This can be illustrative or associative.

Aesthetic value – The ways in which people draw sensory and intellectual stimulation from a place.

Communal value – The meaning of a place for the people who relate to it or for whom it figures in their collective experience or memory.

IMPACT OF PROPOSED DEVELOPMENT

In this case, the general form and character of The Jolly Postie has not been greatly affected, the fabric of the premises will remain largely intact, the only alterations being that of the small extension, together with the minor additions to the patio.

The relatively high level of surviving historic fabric means that it is possible to understand the appearance and function of the building throughout its history. For this reason, the building is considered to have high archaeological (or evidential) value.

Proposed alterations for The Jolly Postie should consider the significance of different elements of the building's fabric.

Therefore the associated works have been designed to sit within the existing framework of the function room not to be visible the main thoroughfare and is not expected to create any loss of the historic fabric of the building, all of the above giving 'clear and convincing justification' in accordance with Paragraph 194 of the NPPF.

ASSESSMENT

The Jolly Postie is located on Baldock Street in Royston as noted earlier in this statement.

EVALUATION

The site is owned by McMullen and Sons and the immediate information on the site is that it is central to the local community and plays a part in the daily lives of locals. The opportunities for our client are that they wish to provide a welcoming experience to all visitors and provide improved facilities for all. With doing this they expect that a range of new customers will visit the site and this will be worth the investment they are proposing.

DESIGN

The works will be carried out to our client's usual very high standards to improve the facilities for both local residents and travelling clientele.

ACCESS

All access and egress points have remained the same, with the exception to the rear exit to the patio, which is now incorporated within the new extension.

CONCLUSION

The Jolly Sailor is located within the heart of Royston. The areas for intended development will not detract from the beauty of the area, nor cause damage to the historic fabric of the building, all the works will be finished to a high standard of quality and workmanship and will be in keeping with the current style of the public house and will blend in sympathetically to its surroundings.



View to location of extension

