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6 RIVERSIDE COURT

Proposal to build a single storey rear extension to an existing dwelling at 6 Riverside Court, Tean, Staffs ST10 4FA

PLANNING APPLICATION HERITAGE AND DESIGN AND ACCESS STATEMENT

JOB NO 3002
AUGUST 2016

PLANNING APPLICATION HERITAGE DESIGN AND ACCESS STATEMENT.

HISTORY AND LOCATION

No 6 Riverside Court is situated on the South Eastern edge of the Upper Tean Conservation Area (see attached map).

Construction of the house was completed in 2009, as part of the re-development of the historical Tean Mill site.

DESIGN ISSUES

Site Analysis

No 6 Riverside Court is a semi-detached 3-storey Town House-style residence, designed to be in keeping with the appearance of the overall development of Tean Mill. The front of the house faces South-East across open pastures and the River Tean.

Access to the main entrance is by a footpath running around the perimeter of the development.

A small rear garden to the North-West of the property is bounded by close-boarded timber fencing to the North-East and North-West. The adjacent property gable forms the majority of the South-Western boundary.

The property has the facility of two car parking spaces located to the North of the adjoining semi-detached residence and is accessible by a footpath to the side of that dwelling.

Proposed Extension

Scale and Appearance

Scale: The proposed extension plan will infill the present rear open rectangular terraced area, it's external perimeter lining with the South-West and North-West elevations of the existing house.

The extension elevations have been designed to allow the pitched roof to sit below the existing first floor window cill, limiting the overall volume of the extension.

Appearance: The proposed extension external finishes will match those of the existing dwelling, with plain roofing tiles, matching facing brickwork and matching timber windows and glazed doors, with stone cills.

Access

The existing access to the property will be unaffected by the proposed extension, which is designed only to add area to the present Lounge and Kitchen, as illustrated by the Planning Application plan. The property is well served by a number of major roads and local public transport to the village of Tean.

Landscaping

There are no works intended to the garden areas apart from the existing regular maintenance.

HERITAGE STATEMENT

While the property is within the Upper Tean Conservation Area, the house itself is part of a modern development of dwellings at Riverside Court and Riverside Crescent. The new housing stock has been designed to be complimentary in style to the restored Tean Mill.

Similarly, the proposed extension to no 6 Riverside Court is designed to be complimentary to the existing house in style, scale and finish materials, and, as such, to be generally in keeping with the heritage of the locality.

Significance and Impact.

The proposed extension is intended to blend unobtrusively into the existing dwelling, the plan being contained within the overall rectangular footprint of the property and not affecting the significance of the residence.

The extension will not be visible from the front (South-East) of the house and is obscured from the South-West by the high gable of the adjacent property. The view from adjoining gardens to the North-East and North-West will be minimal, as the extension does not protrude beyond the existing line of the rear and side of the existing house and the roof line has been kept as low as possible.

The impact of the extension can, therefore, be termed as negligible.

This statement should be read in conjunction with the Existing and Proposed layout drawings provided with the planning application and the accompanying Upper Tean Conservation Area map.