Hewitt&CarrArchitects

Heritage Statement

Rose Bank House, Star Road, Oakamoor, ST10 3DH

Mr & Mrs C Neill

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1.0 HERITAGE STATEMENT
Introduction

1.1. This Heritage Statement has been prepared in support of an application for the rear extension of Rose Bank House, Oakamoor.

1.2. Rose Bank House is situated along the main route through Oakamoor, accessed via Star Bank Road.

1.3. Oakamoor has recently been designated a Conservation Area, (as part of the Churnet Valley Masterplan), following a comprehensive review conducted under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and following guidelines from Historic England.

1.4. The review process involved a conservation appraisal, undertaken by Mel Morris Conservation, in consultation with Staffordshire Moorlands District Council, local residents, and a number of stakeholders. The appraisal document was issued in July 2016.

2.0 HERITAGE STATEMENT
Description of the Asset

2.1. Oakamoor is a small village situated to the North-West of Alton and to the East of the town of Cheadle, along the River Churnet.

2.2. The industrialisation of the country benefited Oakamoor greatly, it became an essential part in the development of the local mineral industries from the 13th Century onwards. Being located at a particularly shallow point of the river Churnet made it an ideal crossing point for traders from the Iron work sites around the Valley.

2.3. It also benefitted from its location at a key junction between the parishes of Alton, Kingsley & Cheadle, driving traffic from all 3 parishes through Oakamoor creating a popular route. A major development in Oakamoor was the construction of a stone bridge in 1710 over the river Churnet, replacing the then existing wooden bridge which had become rotten. This improved the route & increased traffic through the village.

2.4. A canal was constructed in 1811 to help with transportation of materials for the copper & brass industry that was thriving at the time. This was short lived as it was quickly replaced by the development of the railway in 1847 which was a more effective transportation method for industrial trade.

2.5. For most its history Oakamoor has been dominated by industrialisation starting with the iron works which lasted until the 18th Century. This then lead onto copper & brass works during the 18th Century when Thomas Patten opened the first copper works in Alton & Cheadle. During the 19th Century both the Cheadle & Alton mills had to close down due to rent increases in the area & all copper work was focused at the site in Oakamoor. The Pattens sold the Copper works in 1851 to the Bolton family who continued production in Oakamoor until it eventually had to be relocated to Froghall in the 1960s. This effectively brought an end to the industrial era of Oakamoor & no other sites were opened after this period.

2.6. Up until the end of the 16th Century & early 17th Century Oakamoor was still classed as a Hamlet with only a few houses within its boundaries, but as industrialisation developed around Oakamoor its size greatly increased with more buildings being constructed to accommodate workers at the Copper works until, in 1897, it was promoted to Parish status.

2.7. The Architectural heritage of Oakamoor is largely from this industrial period between the 18th & 19th Century when the village was at its peak with the Copper & Brass works investing & developing the area for its workers. The village hall, Valley School & churches were all built during this time, as well as the development of the terrace properties that sit at the heart of Oakamoor. Much of the Architecture is from this period & has been well maintained, the industrial heritage of the village has not been lost.

2.8. In terms of materials, brickwork is widely used as a construction & finish material with a combination of stonework which would have been made available from the local quarries. Some of the buildings have been finished with render, although this is not as common & mainly seen on larger houses in the area.

2.9. Rose Bank House is of the same 18th-19th Century heritage as the majority of the buildings you find in Oakamoor, built in brickwork with a Georgian style render & large window openings that were popular during this period particularly for larger houses.

3.0 HERITAGE STATEMENT
Assessment of its Significance

3.1. Inter-visibility is a major factor in the town due to the nature of being located in a valley. As a result, few parts of the Conservation Area are without impact on others, and ill-considered developments can have a major impact.

3.2. It is particularly important that existing contrasts are maintained. Each is the result of its historical development, and represents a key characteristic of the Conservation Area.

3.3. Each area has its own scale of development, in some cases associated with a particular type of building.

4.0 HERITAGE STATEMENT
The Design Concept

4.1. The proposal is for a single storey rear extension to the existing house that will replace the existing conservatory that currently stands.

4.2. The proposed aims to improve the longevity of the property by providing additional living space for a growing family that will improve their lively hood by having more practical space that can be used year-round rather than a conservatory, which is limited in use during certain times of the year.

4.3. Externally the extension will be subservient to the existing property by utilising the same render & creating a lower roof line than the existing conservatory, but with a modern, up to date design that will benefit the property in the long term whilst not taking away from the appearance of the existing property.

5.0 HERITAGE STATEMENT
The Impact

5.1. The proposal will have a limited visual impact, although it is visible from the roadside, much of the rear garden is covered by hedgerow & several trees obscure the visibility to the rear of the house from the road.

5.2. As the new extension will have a lower roof line height than the existing conservatory, as well as using the same render type as the existing, its visual impact will be greatly reduced & has been designed to aesthetically work as a continuation of the existing house, unlike the conservatory which appears as an add-on feature.

5.3. The proposed is designed to have minimal impact on the existing houses heritage properties, it is focused on replacing the more modern conservatory & has been focused towards the side of the house which has recently had a two-storey extension to the North-West of the property, to maintain the older section of the house.