Heritage Statement

Proposed Two Storey Extension

for

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at

39, Moorhouse Street, Leek, Staffs

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1 INTRODUCTION

1.1 This report relates to a Householder Planning Application where it is proposed to replace a single storey glasshouse with a two storey extension with catslide pitched roof at the rear of 39 Moorhouse Street, Leek, Staffordshire.

2 SITE AND SURROUNDING AREA ASSESSMENT

2.1 The property is located within a recently extended Conservation Area. The two storey stone property lies at the junction of Moorhouse Street and Wood Street.

2.2 Moorhouse Street and Wood Street is predominately Victorian and Edwardian terraced housing. 39 Moorhouse Street is believed to have been a 19 century farmhouse and the adjoining building which it is believed would have been the farm buildings. I believe the farm building became garages in the 20th century and as recent as 10 years ago these were converted to form two terraced properties.

3 SIGNIFICANT ASSESSMENT

3.1 The rear of the property including those of the adjoining converted farm buildings have been extended with two storey extensions and cat slide roofs to facilitate the extra space needed to form basic accommodation. The two storey extension to the rear of 39 Moorhouse Street was built in brickwork which has been painted off white in a Sandtex type external paint. The roof to this extension was probably a flat roof which looks to have been replaced with a more recent pitched roof with a concrete slate roof covering. The remainder of the extended first floor accommodation is a section over the Kitchen which is a cat slide roof running from the original main roof down to a low level first floor window. The one and a half storey wall in this area has been finished with a crushed aggregate rendered.

3.2 39, Moorhouse Street being the original farm house front onto Moorhouse Street and is a balanced central doorway with windows either side repeated at first floor level. The original windows have been replaced with UPVC white windows which unfortunately are not of the original sash proportion.

3.3 The rainwater goods and above ground drainage pipes are a mixture of grey, white and black UPVC.

3.4 The main entrance and rear entrance door and door frame are white UPVC and unfortunately do not contribute to the Conservation Area.

4 CONSULTATION

4.1 Prior consultation was taken up with a brief conversation with Gill Baylis followed up with a plan which was submitted showing the basic extension proposal.

5 PLANNING POLICY GUIDANCE:

5.1 The relevant guidance for the application has been assessed against Core Strategy SS1a and the NPPF Policy DC1 & DC2.

6 EVALUATION

6.1 The extension would increase the footprint by a nominal 4m2 at each level amount producing improvements to the Kitchen layout and also provide more accessible Ground Floor toilet accommodation and a much needed En-suite facility to the Main Bedroom .

6.2 It is appreciated that two storey extension in conservation areas are resisted and for this reason a catslide roof following the main house roof producing an extension that would respect the original stone building and would blend successfully into other parts of the rear elevation. Materials specified provide a considered approach to marrying in the original stone building with the more modern painted brickwork extension. Every effort has been made to enhance the proposal with the use of dressed stone, painted timber windows, crushed pebble render and black rain water goods.

6.3 The extension would retain form and character of the original dwelling whilst addressing poor quality alterations and improvements which have had a detrimental effect on this particular building over the years.

7 DESIGN

7.1 Replacement glasshouse structure with an increased floor space of approx. 4m2. Kitchen increased from a sub standard 9m2 to modern living standard of 14.5m2.

7.2 Accessible Ground Floor toilet facilities which provide improvements aligned with modern living accommodation.

7.3 The appearance of the proposal will involve the use of good quality materials and workmanship with the replacement of inappropriate materials i.e. UPVC door, door frame and windows.

8 PHOTOGRAPHIC REFERRENCE

8.1 See Photographs with descriptions below.



Rear Elevation of 39, Moorhouse St. taken from Wood St.



Rear Elevation taken from Rear Yard Area.