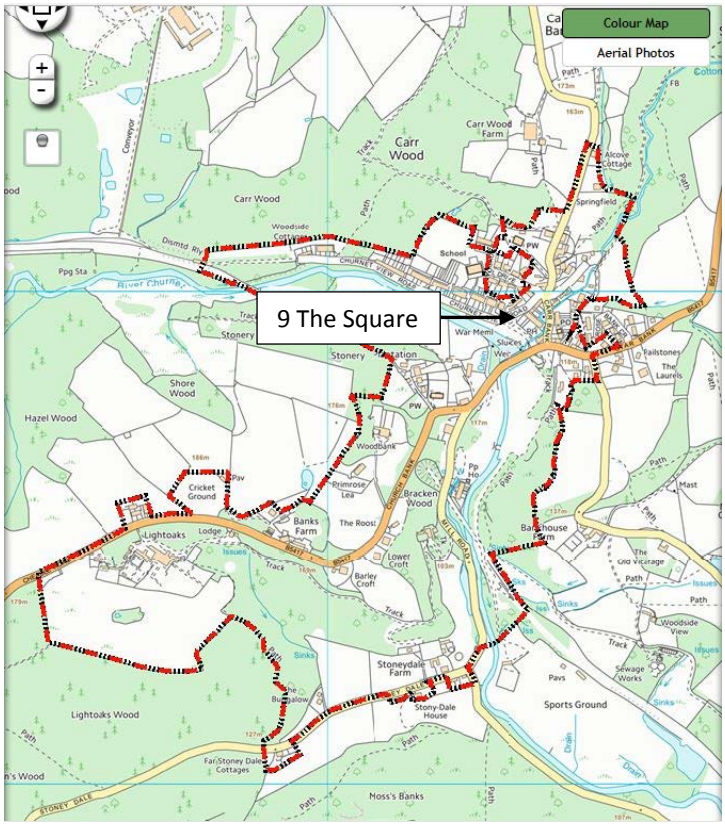
Heritage Statement in respect of Planning Application SMD/2017/0576 at 9 The Square, Oakamoor

Background

The proposed work involves the creation of an off-road parking area at 9 The Square, Oakamoor and, given that the site is located within the Oakamoor Conservation Area, this heritage statement has been prepared. The extent of the Conservation area and the location of 9 The Square is shown below.



According to the Oakamoor Character Appraisal, the two rows of terraced cottages that form The Square were “probably built after 1793 and before 1810 by the Patten Company to house workers at the Wire Mills and Brass Works”. Buildings within the Square are identified as “buildings that make a positive contribution to the conservation area” and “many of these are traditional buildings, which retain a high proportion of traditional features”. Whilst, in common with other properties within The Square, 9 The Square has been modified, it is still deemed to reflect the statements made in the Character Appraisal regarding historic features.

The Proposal

The proposed work is to create an off-road parking area at the end of the property's garden and to install an electric vehicle charging point. This area is currently a hard-standing area that is accessed by the removal of two larch lap fence panels (see below). The suggestion is to remove these panels completely, create a new block paved area and install a new picket fence approximately five meters inside the current position. Whilst the final materials for the block paving have yet to be decided, it is anticipated that these will be of a cobble appearance.



Assessment of Impact

Although The Square is identified within the Character Appraisal as "buildings that make a positive contribution to the conservation area", this work is approximately 35 meters from the main building and has no direct impact on its fabric or structure. It would create an addition off street parking area which is deemed negative within the Character Appraisal, but would be doing this at the expense of larch lap fence panels rather than the "boundary walls" referred to within the same document. The removal of the existing fencing, which is considered "rather alien to the character of the village which historically had shared interests and employment" and its replacement with a lower picket fence would improve the visual amenity.

In conclusion, any harm caused by an additional off road parking area is mitigated by the benefit of the removal of timber fence panels that currently hide the property from public view.