Hewitt&CarrArchitects

# Design & Access Statement
# Heritage Statement

Extension project at The Cliffs,
Stanley Village, Stoke-On-Trent.
Mr & Mrs Sherwin

Reference: 00156-DAS1
Date: 29th November 2017

# Design Statement in support of the

# Extension of; The Cliffs, Stanley Village, Stoke-On-Trent for Mr & Mrs Sherwin

*"Good design can help to create lively spaces with distinctive character, streets and public spaces that are safe, accessible, pleasant to use and human in scale; and places that inspire because of imagination and sensitivity of their designers."*

- By Design, Urban Design in the Planning System; Towards Better Practice (DETR & CABE, 2000).

## 1.0 INTRODUCTION

1.1. This Design & Access and Heritage Statement has been prepared to accompany an application for the erection of a single storey rear extension and front porch at The Cliffs, Stanley Village, Stoke-on-Trent.

1.2. The site has previously benefitted from consent for the erection of a two storey front extension and single storey rear conservatory (SMD/2013/0779) and as part of that consent permitted development rights were removed in the interests of ensuring the satisfactory design of any subsequent extensions, and to ensure that adequate private amenity space is maintained.

## 2.0 USE

2.1. The existing building is a detached 2 storey house and the submitted proposal is consistent with that existing use. The extension will provide an extension to the kitchen and the provision of an alternative porch design compared to that approved under application SMD/2013/0779. The site lies within the settlement boundary of Stanley and is therefore appropriate in principle.

## 3.0 AMOUNT

3.1. The site area is approximately 2210m2.

3.2. The original dwelling equates to approximately 92m2 of floor area at ground floor and 68m2 floor area at first floor.

3.3. Planning permission has subsequently been granted to erect a two storey front extension, porch and single storey rear conservatory, which will add 32m2 of floor space at ground floor and 35m2 at first floor (including balcony areas).

3.4. This application proposes to add a further 20m2 of floorspace (excluding the porch which constitutes an amendment to that previously approved).

## 4.0 LAYOUT

4.1. The proposed kitchen extension is located to the rear of the site, and will infill the existing 'L' shaped form of the property. The proposed porch is an amendment to the porch previously permitted on the site.

## 5.0 SCALE

5.1. The proposed rear extension is single storey in nature and thus will achieve a subservient relationship to the two storey scale of the existing dwelling. Similarly, the

proposed porch has a single storey scale in keeping with that which has previously been approved.

**6.0 LANDSCAPING**

6.1. In granting consent for application SMD/2013/0779 permitted development rights were removed, in part to ensure that adequate private amenity space for future occupiers would be retained. The submitted proposal will increase the size of this dwelling further, but an extensive area of private amenity space will still be retained. Existing landscaping and planting is to be retained.

**7.0 APPEARANCE**

7.1. The proposed rear extension adopts a flat roof design with roof lantern. Owing to its location to the rear of the property, coupled with the dwelling's location set back from the public highway behind existing properties, it is considered that the extension will not derive any adverse impact to the character and appearance of the surrounding area, including the Conservation Area.

7.2. The surrounding area exhibits a number of instances where flat roofs already exist, and as such they already form part of the established character of the area. The proposed design of the rear extension and porch will therefore not be out-of-keeping with the character of the surrounding area.

**8.0 HERITAGE STATEMENT**

8.1. Stanley was formerly a township in Leek parish and later part of a civil parish which included Endon and Longsdon until 1894. That year a new civil parish called Endon and Stanley was formed, excluding Longsdon. There is a small village on the west side of the township. The boundary with Endon on the north and east side follows streams. The boundary with Bagnall, in Stoke-on-Trent, on the west also follows a stream, which was dammed in 1786 to form a canal reservoir called Stanley Pool.

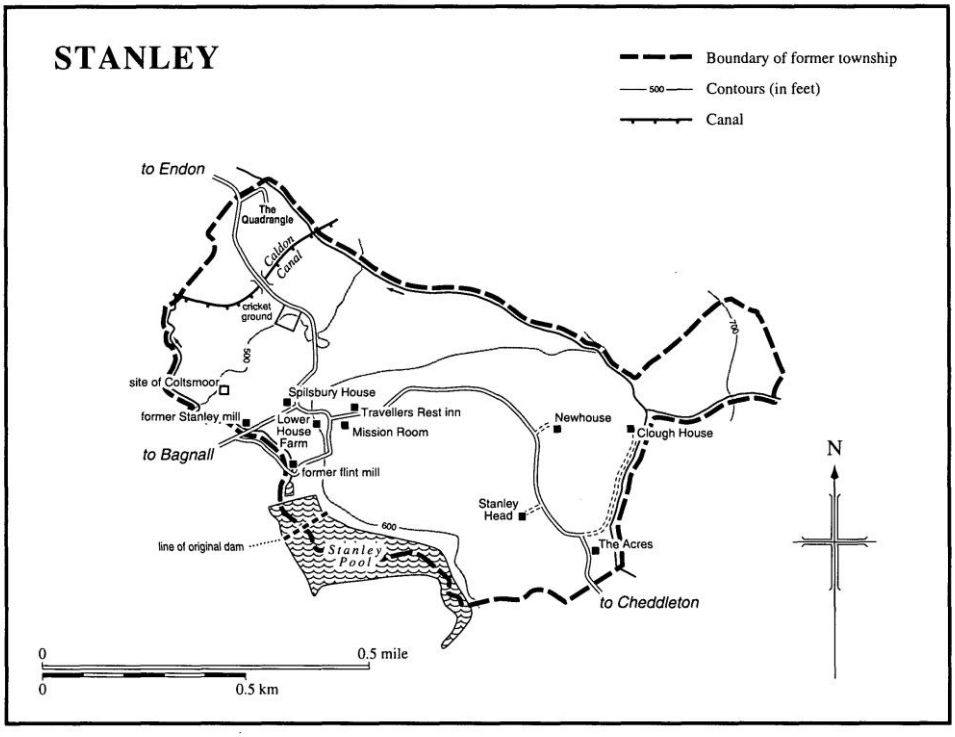
8.2. The Stanley family, recorded in the late 12th century, probably took their name from an existing settlement. The name means a clearing in stony ground and is probably a reference to the site of the present village. The oldest house there is Lower House Farm, of c. 1700 and probably on the site of the medieval manor house. The village grew up in the 19th century in connection with flint mills. Rows of cottages were built in the 1860s, probably for mill workers, and one row contained a beer house called the Travellers Rest, a name still used in 1991 for an inn there. Two larger houses, Tudor House opposite the Travellers Rest and Spilsbury House at the west end of the village, were also built in the 1860s. A post office was opened in the earlier 1880s. Several detached and semidetached

houses were built in parts of the village between the two World Wars and from the 1960s.

8.3. Clough House on the township's eastern boundary was so called by 1602, and there were houses in that area at the Acres by 1700, Stanley Head by 1743, and Newhouse by 1751. From the early 1960s Stanley Head was let as a children's outdoor education centre to Stoke-on-Trent city council, which bought it in 1967. On the reorganization of local government in 1974 ownership was transferred to Staffordshire county council.

8.4. By 1750 there was a house called Coltsmoor at Stanley Moss, low-lying ground in the northwest part of the township. The house still existed c. 1830. Houses of the 1930s on the east side of the Endon road north of Stanley village are an extension of the residential development in Endon. An estate of 26 council houses there called the Quadrangle was built in the early 1950s.

8.5. Stanley Pool was constructed in 1786 as an 8-a. reservoir for the Caldon canal, which was opened through Stanley probably in 1778. It was enlarged to 33 a. in 1840, when a new dam was built to the north. Still a reservoir, it has been used for sailing and fishing.




Information & Map: http://www.british-history.ac.uk/

## 9.0 ASSESSMENT OF SIGNIFICANCE

9.1. Visual impact is a major factor in the village due to the hilly nature of the site and the importance of views. As a result few parts of the Conservation Area are without impact on others, and ill-considered developments can have a major impact.

9.2. Each is the result of its historical development, and represents a key characteristic of the Conservation Area. Where densely packed housing exists, it needs to remain unbroken. Where housing is dispersed in the linear formation along Tompkin Road, infilling is appropriate to maintain the overall typology of the village. So far this balance has largely been maintained. In addition to the linear development, loosely placed detached properties are accessible from Tompkin Road.

9.3. Each area has its own scale of housing, in some cases associated with a particular type of building. More traditional stone buildings have been 'dotted' with brick and render infill along the linear formation. There is a clear center to the village, outlined by stone buildings, Public House and attached linear terrace housing.

## 10.0 IMPACT ON SIGNIFICANCE

10.1. Externally the proposed alterations will not impact on the significance of the conservation area as the property is not visible from a public right of way.

10.2. The single storey nature of the extensions will furthermore ensure that they do not derive any adverse impact to the character and appearance of the Conservation Area.

10.3. The proposed development will not derive any adverse impact to the significance of the Conservation Area as a heritage asset.