Supporting Heritage Statement

20th March 2018

Client: Mr Broster
Project: P145 – The Sycamores, Hollow Lane, Cheddleton, Staffordshire, ST13 7HP

CONTENTS

1 INTRODUCTION

2 SITE DESCRIPTION AND HISTORY

3 PROPOSAL AND DESIGN PRINCIPLES

4 CONCLUSION

1 INTRODUCTION

This heritage statement has been prepared to support an application for householder planning and demolition consent in a conservation area. The application proposes the construction of a new two-storey side extension to the existing property. The extension is to provide a new lounge to the ground floor with a master bedroom and en-suite shower room over. A new timber framed entrance canopy is proposed to the main entrance also. Internal alterations are proposed to the ground floor which would improve the internal layout and provide an arrangement more suited to modern day living. The first floor alterations would also provide a layout more suited to modern living and increase the number of bedrooms in the property to four. The site can be seen edged red below;

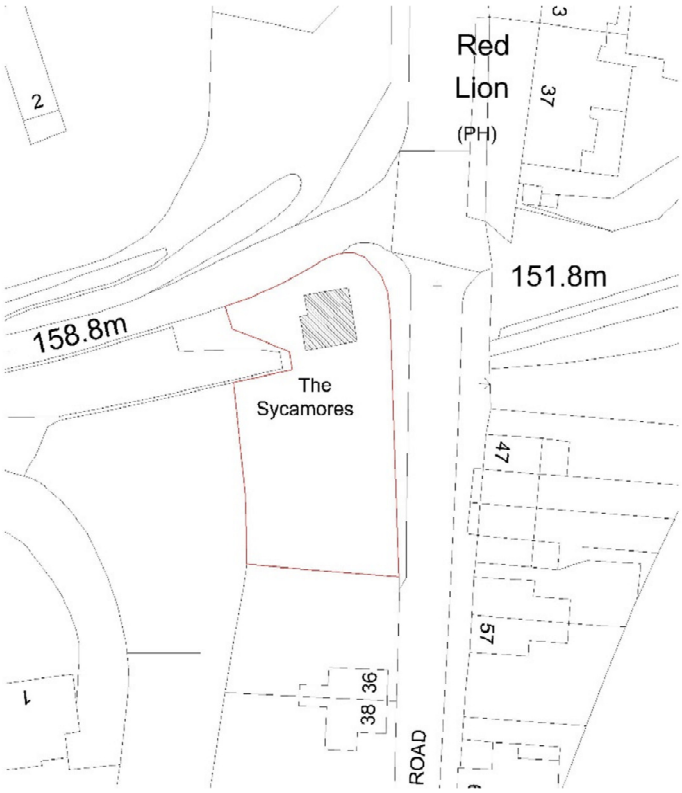

Image 1 – Application site edged red

2 SITE DESCRIPTION AND HISTORY

The site is located within the Cheddleton Conservation Area and is positioned on the junction of the A520 Cheadle Road and Hollow Lane. The main vehicular and pedestrian access to the site is off Hollow Lane which gives access to the rear of the property. The site lies along a North-South axis with the front of the property facing East. Private open garden land sits wholly to the South of the main dwelling with a parking area and access point to the West.

No records have been found of any previous planning applications on the site. However an historic photograph of the site has been provided by the client. It can be seen in this photograph that a previous extension to the building did exist in the location which we are proposing. Please see image below. The property is highlighted in the red box;



The property is of loadbearing masonry construction with a roughcast/pebbledash render applied over and finished in a white masonry paint. The roof form is dual pitched front to back with gables facing North and South. The roof is finished with a plain clay tile typical of properties of its age. The date of construction can easily be identified from the date stone on the front elevation which reads ‘1848’.

3 PROPOSAL AND DESIGN PRINCIPLES

The proposal within this application seeks to provide additional living accommodation through the construction of a two-storey side extension. The extension would be located to the South elevation of the existing dwelling and would extend out 5.4m beyond the original building. The front line of the extension would be set-back from the principal elevation of the existing building. This set-back would measure approximately 0.1m due to the restricted depth of the extension caused by the existing main entrance door and bathroom window. The proposed eaves line would be consistent with that of the existing dwelling with a subordinate ridge line approximately 600mm below the main ridge line. Proposed openings would be of matching proportions to the original dwelling with decorative cills and head stones to match. Eaves and verge detailing would be replicated on the proposed extension and the walls would be finished in a roughcast/pebbledash render with paint finish. The roof of the extension over and the canopy roof would be finished in a reclaimed clay tile. The proposed entrance canopy would provide a sheltered area to the main entrance but would remain open on the two sides.

The form of the extension proposed along with materials and design details are to remain in keeping with the original dwelling and compliment the architectural style of the building with a 21st century addition.

No works are required to existing trees on or adjacent to the application site.

Car parking for three vehicles is achievable on the private land of the property.

4 CONCLUSION

When assessed against national planning policy (National Planning Policy Framework) and local policy (Core Strategy policies SS1a & DC1) the proposal is considered acceptable and should be recommended for approval.