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Our Ref: 18/489/03
11TH June 2018

**Heritage Statement**
**Design and Access Statement**

**Application Site:** **Tree Tops, Stanley Bank, ST9 9LT**
**Proposals:** **Raising height of exisiting front gable, construction of side and rear extensions with elevation alterations at Treetops Stanley Bank, Stanley**

## 1.0 The Nature & Significance of the Asset (Stanley Conservation Area)

Stanley was formerly a township in Leek parish 441 a. (178 ha.) in area 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 sides follows streams. The boundary with Bagnall, in Stoke upon-Trent, on the west also follows a stream, which was dammed in 1786 to form a canal reservoir called Stanley Pool.

Most of the land lies between 500 and 600 ft. (152 and 182 m.). The underlying rock is sandstone of the Millstone Grit series. It is overlain by Boulder Clay, except in the west part of the township where there is alluvium. The soil is fine loam.

Seven people in Stanley were assessed for hearth tax in 1666. The population was 113 in 1821, 122 in 1841, and 108 in 1851. 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 beerhouse 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.

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, which still ran the centre in 1991.

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. 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 in 1991, it was also used for sailing and fishing.

There was a mill in Stanley in the earlier 16th and in the later 17th century. It probably stood on the stream on west side of the village, north of the Bagnall road, where there was a corn mill in 1816. In 1865 that mill was both a corn mill and a flint mill. Stanley mill was rebuilt in 1887 as Hercules mills by Harrison & Son, who used it for grinding potters' materials, notably black manganese, until its closure *c*. 1970. In 1991 the mill and associated buildings were occupied by small commercial enterprises, including a stone-cutting business, Corinthian Stone Ltd., established in 1990.

A flint mill was built upstream from the corn mill, probably in the late 1770s. Powered later by Stanley Pool, it still existed as a flint mill in 1835, but its site was submerged when the reservoir was extended in 1840. In 1835 there was another mill, worked as a flint, glaze, and colour mill, between the corn mill and the flint mill. Still a flint mill in the late 1870s, it had been turned into a gelatine works by the late 1890s. The works was disused by the early 1920s, and the building was converted into a house.

Stanley was part of Endon chapelry and later of Endon parish. By 1851 an evening service or lecture was occasionally held at Stanley, where a mission room was opened in the village in 1868. The room was known as St. Agnes's mission by 1872. Services were still held there in 1991. There was a dame school at Stanley in the earlier 1820s, and some children from Stanley were supported with charity money to attend school at Endon.

Stanley conservation area lies directly within Stanley village and encompasses most of the properties along Stanley Bank and part of Tompik Rd, along Puddy Lane north of Stanley Pool and includes fields to the northwest of Stanley Bank. Originally designated in 1973, the conservation area boundary was amended in 1993. There are a number of threats to the character of the Conservation Area, in particular those caused by the use of modern replacement windows and doors.

The area is characterised by the development of large dwellings on spacious plots situated along the length of Stanley bank. A variety of building styles are present within streets and even within buildings, reflecting different periods of construction. The range of architectural styles feature traditional craftsmanship and natural resources showcasing a palette of natural building materials such as red brick, local stone with clay tiled roofs. A number of buildings are rendered white. Within the streetscape, roads are of a suitable width for two cars passing and footpaths are narrow. Stone walls demarcate the boundaries between dwellings and the footpath. Most gardens are mature and a number of trees of are significant height throughout the area.

## 2.0 The Proposed Works

The proposed works are to provide two storey rear extensions, a single storey side extension and elevational alterations to the property known as Tree Tops, situated at the end of Stanley Bank.

The building was constructed sometime after 1951 and replaces a much larger and earlier building situated closer to the highway as shown on the os map of 1888. The existing adjacent barn is also present on this map and could be much older.

The existing dwelling is a 3 bedroom split level property constructed in facing red brick, a clay tiled roof and with brown upvc windows. The building has, in our view, little architectural merit and no redeeming features that are of special interest.

The building will undergo a full modernisation with extensions to reconfigure the overall layout to make the property suitable for modern day living. Externally, alterations will be made to the existing elevations, the upper floor will rendered in a heritage colour render and windows will be replaced with flush casement UPVC windows in a colour suitable for the conservation area.

## 3.0 The Impact on the Asset

Whilst neither a listed building nor a building of local historical importance, the proposed alterations are still sympathetic to the conservation area as the heritage asset. The alterations proposed to modernise the building will breathe life back into what was a fairly typical dwelling that was of its time.

The rear extensions are designed to be in keeping with the host dwelling and are subordinate to the existing building. The ridge height of the existing dwelling is not compromised by any new feature or extension and is in accordance with planning policy.

Existing poor quality UPVC windows will be replaced with modern flush casement UPVC windows in a heritage colour that mimic a traditional design that would have been present historically on properties within the conservations area. The amount of glazing has been kept to a minimum to as not to create an overly modern design that is inconsistent with the character and nature of the areas built form as being predominantly solid.

Materials proposed match those found in the locality so as not to have any adverse effect on the visual coherence of the area and street scene. Despite this, the building is predominantly well screened from the street scene by mature trees and shrubs.

In our view, the proposal is considered to be acceptable and compliant with local plan and national Policy. It creates a design which supports the aspirations of a conservation areas aims and as such, we kindly request that this application is recommended for approval subject to conditions where required.

## 4.0 Sources of Information

Staffordshire moorlands district council,
A History of the County of Stafford: Volume 7, Leek and the Moorlands.
National Library of Scotland.

**Design and Access Statement**

***DESIGN ASSESMENT***

**Amount**
The application site is approx. 3500sqm.

**Use**
The current use of the site is that of an existing dwelling with redundant outbuildings. The proposals will create extensions to the existing building.

**Layout**
The proposed two storey rear extensions reconfigure the layout of the main property to provide a large open plan kitchen/ living areas at ground floor with bedrooms above. The split level rear extension provides a boot room at the lower level with internal access stairs to the breakfast room at ground floor level. A flat roof & balcony is formed above.

A single storey side extension provides a utility room off the main kitchen.
The garage depth is extended to the front and the front gable is raised in height to accommodate the gallery landing.

A subterranean small garage is proposed for bike storage.

**Scale**
Garage extension
The garage extension measures 1.45m with an overall height of 2.9m

Utility room side extension
The utility room measures 2.7m wide by 3.8m in depth. It has an overall height of 3.8m

Rear extensions
The rear extensions measure 9.1m wide by 4.6m in depth with an overall height of 7.3m to match

Boot room extension
The boot room extension measures 5.87m wide by 3.4m depth with an overall height of 3.5m from the upper ground level

The garage measures 4.5m wide by 3.5m in depth.

**Appearance**
The existing red brick is rendered at first floor level and the side and rear extensions will be faced in brick to match the host dwelling.

Existing upvc windows will be replaced with flush casement UPVC windows to mimic flush casement timber windows originally found on historical buildings in the area. The roof will be tiled to match the existing building.

The boot room extension will be clad in a dark slate to break up the overall massing of the extensions proposed and to ensure the building sits coherently within the landscape by matching materials found locally within the conservation area.

A stone portico is proposed to the front elevation to create a traditional feature to the main entrance. The stone matches materials found locally within the conservation area.

**Landscaping**
Landscape proposals are yet to be confirmed.

***ACCESS ASSESMENT***

**Approach**
Pedestrian and vehicular access is via Stanley Bank and is to remain as such. No further alterations are proposed.

**Consultation**
None of the community or expert bodies have been consulted with regard to the application.