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Heritage Statement
Construction of Garden Room - Resubmission
Garden Cottage, Ipstones, PP-07129135

1. Site & Applicant Details:

Mr & Mrs A Simpson,
Garden Cottage,
School Green,
Ipstones,
Staffordshire, ST10 2LX.

OS Grid Ref SK 021 499
Easting 402131
Northing 349931



Garden Cottage

2. Introduction:

2.1 Garden Cottage lies at the north side of School Green sandwiched between Dumblehump to the west and Number's 1,2,3 School Green to the east.

2.2 The garden lies at the front of the building and includes a stone flagged patio and a raised lawn. There is a small courtyard at the back.

2.3 The property lies within the Ipstones Conservation Area. It is not listed and is not identified in the adopted conservation area appraisal as a key non-listed building.

2.4 The building appears to have been constructed in several phases and the principal elevation shows three distinct sections. The part adjoining Dumblehump appears to a modest Georgian brick and tile cottage, possibly with a single storey offshut at the rear. Here, the brickwork is laid in flemish bond and is similar in appearance to other period houses with the village. The building has been extended - or a second cottage built on the eastern side as evidenced by a change in the brick bonding pattern in the middle section and the articulated roof on the right hand section. There is a small stone and tile porch on the front.

2.5 The relationship between Garden Cottage and it's neighbours is complex, the buildings are crowded together suggesting unplanned squatter development on former waste ground.

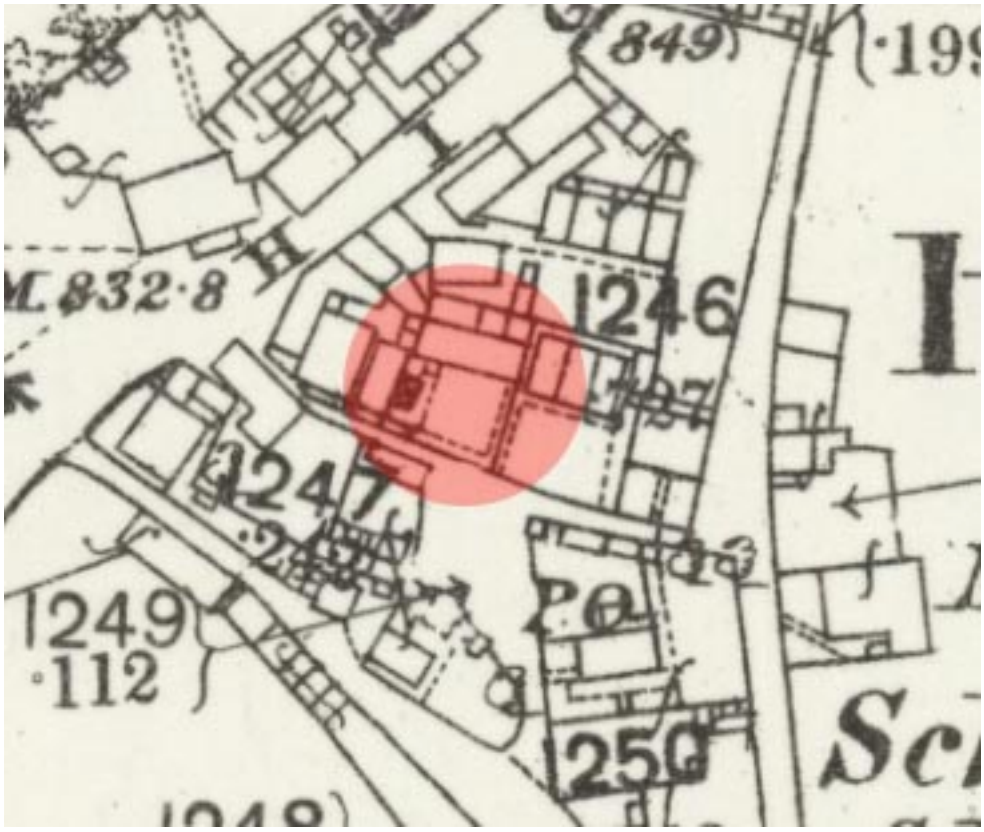


Fig. 2. Extract from 1st epoch 1:25 inch OS map pub. 1880

2.6 Nearby listed buildings include No 4 High Street (list entry 1038011), School House (list entry 1038070) and the Wesleyan Chapel (list entry 1294458). Whereas No 4 High Street and School House are stone and tile dwellings, the Wesleyan Chapel is brick and slate.

2.7 The building is shown on the 1st epoch 1 to 25 inch ordnance survey map published in 1880. This appears to show the plan form as it existed until the construction of the rear extension in 2003.

2.8 The walls at the front of the building are brick, laid in various bonding styles. There is a stone plinth at the base and a stone band below the first floor windows. The openings have stone head, cills and jambs. The right hand edge of the middle section has moulded ashlar quoins. The walls at the rear are a combination of red gritstone and render.

2.9 The roof is clad in blue clay tiles with a plain eaves and verge.

2.10 Windows and doors are white uPVC.

2.11 The proposal is for garden room at the front of the property. Improvements in fenestration are also proposed.

2.12 The application is a resubmission of SMD/2018/0111, refused by the planning committee on 11/05/2018. The plans accompanying the previous application showed a roof clad in blue clay tiles. A ridge and valley with matching blue clay tiles was proposed since it could be accommodated below the level of the stone string course.

2.13 The consensus was that the ridge and valley was harmful to the character of the dwelling and the wider street scene. Members expressed the view that a better design was achievable and that they wished to see the proposal resubmitted.

2.14 Further discussions were held with officers and it was agreed that a simple lean-to with a slate roof would be supported. The amended plans have been developed in consultation with the authority's conservation officer.

3. Scope

3.1 This document is principally concerned with the impact of the proposed development on the Ipstones Conservation Area.

4. Reason For The Proposed Works

4.1 The garden at Garden Cottage lies at the front of the building and it is this aspect which enjoys the sun.

4.2 The small courtyard at the rear of the building is enclosed and sunk below the level of the gardens at Sunnyside immediately to the north,

4.3 Therefore there is no opportunity to construct a garden room or a conservatory at the rear of the building since there is neither the space, nor the outlook.

4.4 The garden room will enable the applicants to enjoy the garden and the wider townscape from within. A garden room is required as opposed to a fully glazed conservatory for reasons of energy efficiency and comfort. South facing conservatories overheat in summer and are too cold in winter.

4.5 Improvements in fenestration are also proposed. The white uVPC windows are not in keeping with a building of this period. Also the proportions of the structural opening and the uPVC framing means that the 1st floor windows are too narrow for egress in the event of a fire.

4.6 The windows at the front will be be replaced with high quality sashes. Not only will this enhance the character and appearance of the frontage but, the minimum opening dimension is increased enabling safe egress.

4.7 The incongruous porch will be removed and the stone band repaired.

5. Design & Design Details

5.1 The proposed garden room is rectangular and is 3.05m deep by 5.34 m wide. It's size and position are informed by the small side window at Dumblehump and the limitations imposed by the shallow roof pitch, eaves height and the level of the stone string course. The design reveals the roughly dressed stone quoins at the corner of the host building and does not go beyond the break where the brick bonding changes.

Walls:

5.2 The walls of the garden room will be constructed using reclaimed red brick above a gritstone plinth, laid in flemish bond to match the host building.

Roof:

5.3 The garden room is to be provided with a slate roof. A simple lean-to is proposed.

5.4 The stone band was damaged to accommodate the porch roof and will be repaired.

Windows:

5.5 The garden room windows will be detailed to match the host building with stone heads, cills, jambs and mullions. These will be fitted with high quality flush uVPC casements - using Bison™ frames. These will be cream in colour. The roof of the garden room will be fitted with a pair of Velux CK04 conservation roof lights with black external framing and a central glazing bar.

5.6 The white uPVC windows will also be replaced. At the front, Bison Genesis VS™ sash windows will be fitted - likewise in cream. The white

uPVC windows at the side and rear will be replaced with with Bison™ casements.

5.7 Doors
The french doors will be cream uPVC.

5.8 Rainwater Goods:
Rainwater goods will comprise black gutters and downpipes as existing.

5.9 Surface Treatments:
The low brick retaining wall and perimeter path will be set back to accommodate the garden room and the lawn re-seeded. Other surface treatment will remain as existing.

5.10 Parking:
There is no off-street parking. Residents will continue to use the shared parking area just to the south.

5.11 Boundary treatments:
As existing.

6. Impact on the host building and the wider Conservation Area

6.1 The proposed garden room will be visible from School Green but is set well back and should not appear visually intrusive. The simplified slate lean-to roof will appear harmonious when viewed from the Wesleyan Chapel.

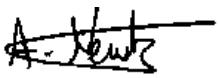
6.2 The materials match the host building and the terrace as a whole, including those used on the nearby chapel.

6.3 The design, scale, materials and detailing are considered sympathetic to the host building and the wider street scene and will not therefore be harmful to the character and appearance of the existing dwelling or the Ipstones Conservation Area.

6.4 The removal of the incongruous porch, the repairs to the stone band and the improvements in fenestration will further enhance the character and appearance of the building and it's setting within the Conservation Area.

7. Conclusion

7.1 The garden room together with the repairs and improvements in fenestration should make a positive contribution to the character of the Ipstones Conservation Area.



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