Heritage Statement

In producing a Heritage Statement to accompany an application (as required by section 128 of the National Planning Policy Framework), please address the following headings and issues where they are applicable to the site or building. If you are answering 'no' to questions regarding pre-application consultation please outline why.

Property Address Land off Hurstons Lane Alton, Stoke-on-Trent, Staffs

Grid Reference Easting 407453 Northing 342201

1. Scheduled Monument (SM)

Does the proposal affect a Scheduled Ancient Monument or its setting? No

If so, has the applicant sought or obtained consent from English Heritage for the proposed works? Please provide details.

N/A

2. Archaeological Notification Area (ANA)

Does the site fall within an Archaeological Notification Area? No

Has the County Archaeology Team been consulted on the proposals?

N/A

If so, has an archaeological desk based assessment or field evaluation been carried out? If yes, please provide a copy with the application. If no, has such an evaluation been commissioned? Please provide details.

N/A

3. Listed Building

Does the site boundary contain a listed building or does the site form part of the setting of a listed building outside the site boundary? No

If so, please describe or illustrate how the special interest of the listed building and its setting is preserved by the proposals, having regard to the list

description, national planning policy (PPS5), local planning policy and any building survey.

N/A

If the proposals involve demolition or part demolition of the building, has a structural survey of the building been carried our? If yes, please provide a copy with the application.

Have the proposals been discussed with a member of the Council's Conservation Team prior to submission of the application? If so please provide details, including any details of how the proposals might have been amended to take account the comments of the Conservation Team.

N/A

4. Conservation Area

Does the site lie within a designated Conservation Area and does it contribute positively to the area? Does the proposal for the site affect the setting of a Conservation Area? Yes

If yes to either question, please describe or illustrate how the proposals will preserve or enhance the appearance and character of the Conservation Area or its setting, having regard to any published Conservation Area Appraisal, National Planning Policy Framework and local planning policy.

Have the proposals been discussed with a member of the Council's Conservation Team prior to submission of the application? If so please provide details, including any details of how the proposals might have been amended to take account the comments of the Conservation Team.

The application site does not contain a listed building but is located within the Alton & Farley Conservation Area for which a character Appraisal has been prepared.
It states that Buildings in Alton village are diverse in character, date and spacing. This reflects the historic development of the settlement.

Hollington sandstone and red brick, and render provide a variety of walling materials. The proposed dwelling has been designed to complement the traditional dwellings in the village with dormer windows, stone lintels and cills to windows, exposed rafter ends and Staffordshire blue plain clay tiles and ……. facing bricks and flush casement timber windows.

The height of the proposal (7.54m) is less than that of the dwelling recently approved to the north east (8.00m to ridge) and has been positioned slightly forward of that property in order to minimise any affect on the semi-detached houses on The Hurstones to the rear. The closest this comes to those is over 22m.

5. Building of Local, Visual or Historic Interest

Does the site boundary contain a building of local, visual or historic interest (see Appendix 2 of the Council's Local Plan for a list) or does the site form part of the setting of a building of local, visual or historic interest outside the site boundary?

No

If so, please describe or illustrate how the special interest of the building of local, visual or historic interest and its setting is preserved by the proposals, having regard to the local planning policy.

N/A

Does the proposal involve the demolition of a building, has a structural survey of the building been carried our? If yes, please provide a copy with the application.

Have the proposals been discussed with a member of the Council's Conservation Team prior to submission of the application? If so please provide details, including any details of how the proposals might have been amended to take account the comments of the Conservation Team.

No.

6. Historic Parks and Gardens

Is the site within an historic park or garden or does the site affect the setting of an historic park or garden?

No

If so, please describe or illustrate how the special interest of the historic park or garden and its setting is preserved by the proposals, having regard to the local planning policies.

N/A

7. Historic Battlefields

Is the site within an historic battlefield or does the site affect the setting of an historic battlefield?

No

If so, please describe or illustrate how the special interest of the historic battlefield and its setting is preserved by the proposals.

N/A

Have the proposals been discussed with English Heritage prior to submission of the application? If so please provide details, including any details of how the proposals might have been amended to take account the comments of English Heritage.

No

8. Archaeological / historical background

Has the County Historic Environment Record (HER) provided information regarding the site and its immediate surrounding? No

Provide brief summary of HER results.

N/A

9. Recent past impact / archaeological potential of site

Provide brief summary of past impact or disturbance to site, which may influence archaeological potential of site.

N/A

Has the site been subject to geo-technical investigation, if so provide a copy of report.

8. Proposed impact

Provide brief summary of proposed below ground impact, (e.g. size / depth of foundations / ground reduction, service connections) and or impact on the structure of an above ground heritage asset.

N/A