Design, Access & Heritage Statement.

Client: Mr C. Worthington

Location

10 The Island

Mill Road

Oakamoor

Staffs. Moorlands.

ST10 3AG

Project

2 Storey Extension, Extg. Flat Roof With Pitched Roof

Site Locations and Constraints

10 The Island is situated within The Oakamoor Conservation area and is subject to an article 4 Direction.

Description of Application

The proposed extention is to fill in the rear corner, remove the ugly flat roof and to replace with a steep pitched roof to match the existing dwelling. Remove all the grey painted render, re render and finish with cream sandtex. Also proposed is the provision of 2 small rear bedroom windows to replace the 1 large window covered by the extention.

Physical Description and Context

The house is the end of terrace property with a steep pitched tiled roof with a 2 storey side flat roof extension added in the 1970s. The majority of front and rear elevation are red brickwork with the side elevation of cement render which is in poor condition finished with grey masonry paint.

Social Context

The property is situated on the edge of the village adjacent to the old railway bridge which leads to Oakamoor sports ground.

Design Principles and Concepts

Amount

The proposed increases the buildings footprint by 5.44 sq metres

Layout

The internal layout is to be altered to suit modern day living standards.

Landscaping

The garden area will be tidied up and the existing outside toilet, ~~shed~~ will be demolished.

Access

The existing pedestrian access is by the footbridge used by the other 9 dwellings in the row.

There is no vehicular access on site with residents using the nearby council car park.

Impact upon the historic character of the building and upon the street scene

Although within the conservation area the property itself is not of any specific interest but care has been taken to complement the sites form to enhance the general appearance.

The proposal will have no detrimental impact upon the building or character of the area.