Williams, Karen

From: Planning Comments (SMDC)
Subject: FW: 2018/0593

From: Bayliss, Gillian
Sent: 02 October 2018 16:52
To: Stannard, James; Planning (SMDC)
Subject: 2018/0593

Red Lion Cottage, Alton
The building is Grade II Listed and in the Alton Conservation Area. There are several other Listed Buildings in the immediate vicinity and the site contributes to a wider group value of historic buildings and structures. The historic core of the house is a stone, single storey cottage with attic accommodation (probably crook framed) and the raising of the eaves can clearly be read on the gable and change in materials.

There is no detailed information regarding the existing windows. I assume that they are single glazed. Whilst the rear windows are modern in their design with top-opening lights and storm-proof casements the gable window is of more traditional small-pane design. There is no objection to their replacement.

The rear of the property has received 20th century extensions which originate from the use of the site as a joinery business/undertakers. These are flat-roofed, functional buildings which while connected to the Listed Building are very different in terms of design, form and character.

Replacement windows to the rear of the Listed Building should take their design cue from what is correct for the age and character of the historic building not the more modern development at the rear. For this reason the replacement windows should be painted timber and respect historic designs so that there can be an enhancement to the special interest of the Listed Building not an erosion of character. Aluminium windows similar to those installed in the flat-roofed extensions are not suitable for use on the principal Listed Building as the material and design has no precedent for use in a 17th century building.

Given that the existing windows are of little historic interest I would suggest a painted timber double-glazed window (slim sealed units with structural glazing bars). Casements should be flush fitting, balanced and glass secured with putty. I am happy to comment on alternative window designs. Historic England guidance on traditional windows provides useful background and is used to assess these applications.

The application will be reported to Conservation Liaison Panel 16th October (if not determined before this date).

Gill Bayliss MA (Arch Con), MA (Env Planning) IHBC RTPI
Senior Conservation Officer
Staffordshire Moorlands District Council & High Peak Borough Council

Do you really need to print out this Email? Be green - keep it on the screen.

This transmission is intended for the named addressee(s) only and may contain sensitive, privileged or confidential material and should be handled accordingly. Unless you are the named addressee (or authorised to receive it for the addressee) you may not copy or use it, or disclose it to anyone else. If you have received this transmission in error please notify the sender immediately. All GCSX traffic may be subject to recording and/or monitoring in accordance with relevant legislation.

If this has come to you in error, please notify the sender immediately and delete this email from your system. The Council may be required to disclose this email or any response to it under the Freedom of Information Act 2000.