Design, Access & Heritage Statement

CLIENT: Mrs L Mckechnie-Ryder

LOCATION:

5 Tennis Corner
Churnet View Road
Oakamoor
Staffordshire
ST10 3AE

PROJECT:

Conversion of garage to form Dining Room.

Prepared by Nigel Forrester MCIOB

Description of Application

The application is for the conversion of an existing garage to form additional living accommodation.

Externally, the proposal includes the infilling of the existing garage door opening with a window/door combination frame, the partial 'bricking up' of the lower portion of the existing door opening on the front elevation of the original house with the provision of a new window to match the existing windows.

Also proposed is the provision of two small windows on the side elevation.

Site Location and Constraints

5 Tennis Corner is situated within the Oakamoor Conservation area and is subject to an Article 4 Direction.

Physical Description and Context

The house is a traditional, end terrace property. The house has a pitched, tiled roof and the external walls are finished with pebble dashing.

The property has been extended twice. The first extension (03/00661/FUL) provided a single storey side extension which included the garage that is the subject of this application. The second extension (12/00501/FUL) provided first floor accommodation above the previously mentioned single storey extension.

The proposed conversion relates to the extension listed above and does not affect the original property.

Social Context

The property is located near the centre of the village of Oakamoor. The immediate vicinity is residential.

Design Principles and Concepts

Amount

The proposal does not extend the physical size of the building.

Layout

No changes are proposed to the existing site layout other than a reduction in the length of the driveway block paving immediately outside of the garage doors being replaced.

Scale

The proposal does not affect the existing size and physical form of the existing building and therefore the scale of the building in relation to the immediate built environment remains unchanged.

Landscaping / Appearance

No changes are proposed to the existing landscaping other than an adjustment to the existing 'dog proof' fence and an area of the existing, driveway block paving immediately outside of the garage doors being replaced with some York paving to match the adjacent seating area

Access

The existing vehicular and pedestrian access into the site is to be retained as existing.

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 historical interest but care has been taken to compliment the sites form and general appearance.

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