Kay, Hayley

From: Bayliss, Gillian
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To: Johnston, Christopher; Planning (SMDC)
Subject: 2018/0565

Categories: Hayley

10 The Island, Oakamoor,
The terrace of cottages was constructed at the same time as the Churnet Valley Railway and is prominently sited at the end of Mill Road and has a close visual connection with the Listed railway crossing keeper's house. The terrace has lost many of its original windows (especially the stone mullions) but still retains distinctive features which unify the terrace. The application affects the southern-most terrace and all elevations are prominent in public views. The development should aim to reflect the distinctive architectural detailing and proportions of the historic terrace and thereby preserve or enhance the character or appearance of the Conservation Area, and setting of the nearby Listed Building.

The application proposes the alteration of an existing two-storey, rendered, flat-roof extension. A knock-on effect of this is the addition of two new windows to the rear elevation in place of two that are to be built over.

There is no objection to the reconstruction of this extension and the addition of a pitched roof but because it will increase the prominence of this wing it should be constructed in brick to match the terrace as a whole and careful attention to the detailing is required so that it integrates with the character of the terrace. Render is not an original facing material and building such a large element in render in such a prominent location would be harmful to the appearance of the terrace as a whole and its relationship with the Listed Building. This would either be a rebuild or re-skinning. The new windows in the gable do look rather out of proportion and should be reduced in width to have a vertical proportion (and have a cill and lintel). One window has been inserted already and the proportion is different to the drawing and looks acceptable.

New window to ground floor (utility room) should be the same size as the window above to respect the window arrangement in the main gable.

Conditions or further detail prior to determination:

- Joinery details (windows to match the rest of the house but with flush fitting casements and all windows to have cills and lintels to match).
- Eaves and verge details.
- Facing materials
- Rainwater goods

The application was also reported to Conservation Liaison Panel.

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