Project: **Proposed Garage to Caretakers Cottage**

Title: **Heritage Statement**

Date: September 2018

Document ID: 4016-04-HS

Introduction

This Heritage Statement has been prepared to accompany the Householder planning application for the proposed rear and side extension to the existing Caretakers Cottage, 48 Ostlers Lane, Cheddleton. This assessment of the building and its setting has been undertaken using 'Conservation Principles, Policies and Guidance' and 'The Setting of Heritage Assets', as produced by English Heritage. The assessment seeks to justify the proposal's impact on the existing dwelling and on the wider context of Cheddleton conservation area, in line with the requirements of the National Planning Policy Framework.

The existing "Caretakers Cottage" no. 48 Ostler's Lane, Cheddleton is a 4-bedroom detached dwelling that sits within the most southerly point of Cheddleton conservation area. The cottage is not a listed building and has a history of extension works.

Description of Heritage Value and Significance

Historical

The "Caretakers Cottage" is an inter-war dwelling which has relatively little historic significance in comparison to the circa 200 years of history encapsulated within the nearby Cheddleton village. The original cottage was erected using locally sourced drag faced clay brick, Staffordshire blue plain clay tiles and painted timber soffit, fascia and barge boards. Historically the cottage would have also had painted timber windows which are not present to date. At some point in history the original windows were replaced with white UPVC equivalents.

The cottage doesn't currently stand as it was originally constructed as it has had previous single and two storey extensions and the addition of a front porch. Extensions share late Victorian / early Edwardian design characteristics of the original dwelling- in the choice of brickwork, as well as the repetition of gable ended projections and roof structure. Window

casements and brick arches also compliment this style rather well. Roofing tiles also match that of the existing dwelling.



Photograph 1 – September 2018 (Rear Extension)



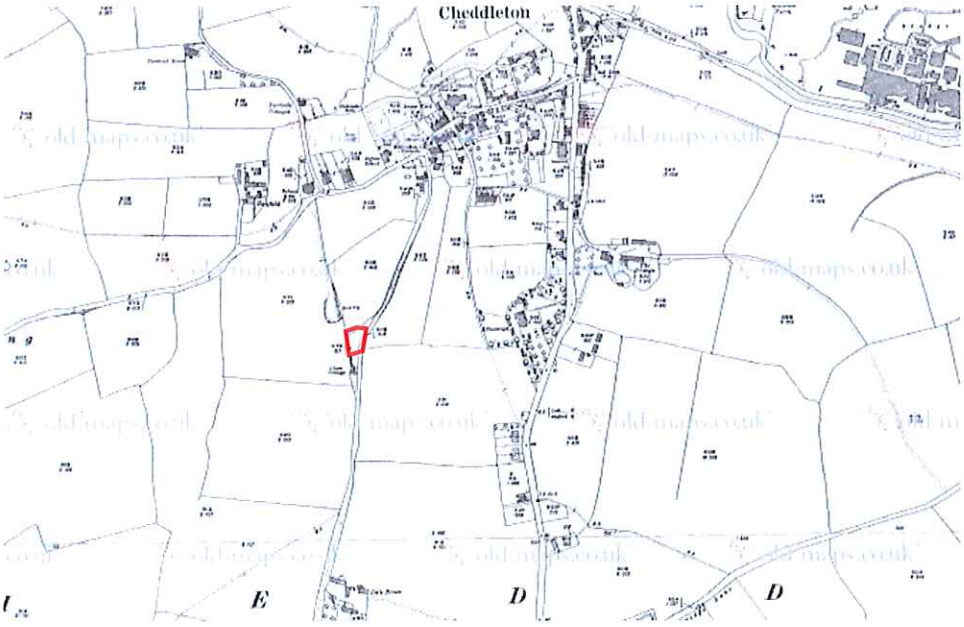
Photograph 2- September 2018 (Front Porch Extension)



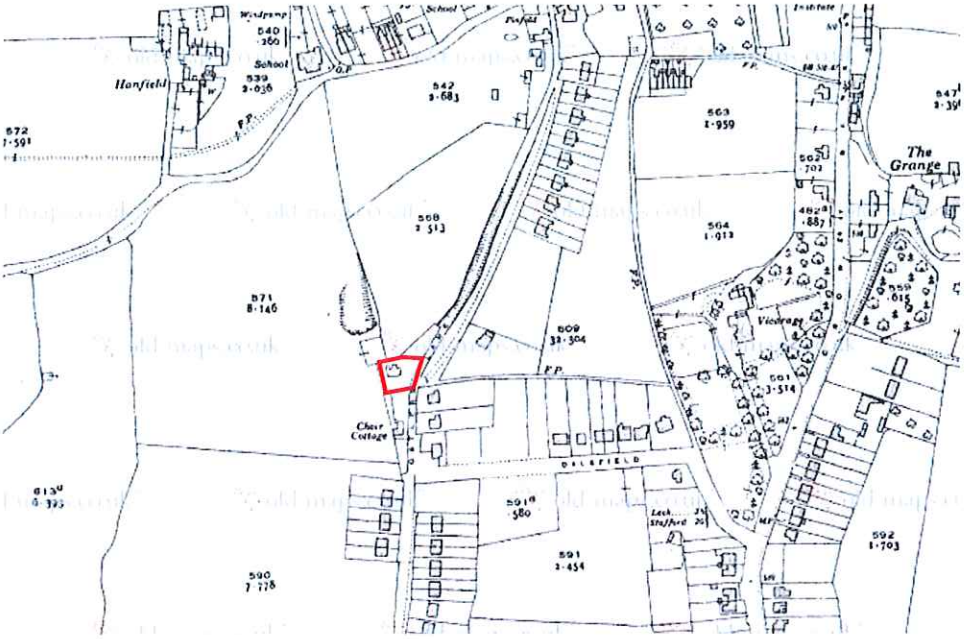
Photograph 3- September 2018 (Side Extension)

Evidential

There is strong evidence to suggest that the "Caretakers Cottage" was constructed around the 1930's as the 1937 historic map below identifies the cottage; whereas it is not identified on the 1925 map. The cottage is bound by fields to the north and west and sits adjacent to dwellings on the south and east boundaries. The fields to the north and west form part of the Cheddleton conservation area and have been farmed since the early 1880's, however the dwelling is not associated with this agricultural activity. The area surrounding the cottage has historically been rural farmland on the outskirts of the historic centre of Cheddleton. Noticeable expansion of the village of Cheddleton generally started to occur during the early 1920's but it wasn't until the late 1930's that a large amount of housing was erected on the rural landscape surrounding the village of Cheddleton. This housing boom also included the construction of the "Caretakers cottage" dwelling. Although not uncommon in providing evidence of the interwar housing boom, the building was not constructed in a contemporary style at the time (described further under aesthetic value) so provides little illustration of 1930's building styles, so is hard to identify as being part of this housing movement.



1925 – Historic map (Ostlers Lane)



1937 – Historic map (Ostlers Lane)

Aesthetic

The design of the original cottage reflects late Victorian / early Edwardian design with its brickwork pattern, brickwork arches, window casement design and with its gable – gable roof structure.

Extensions to the original dwelling seem to complement the original style quite well by implementing these characteristics. The image below (as shown earlier) shows the two-storey side extension which blends with the original dwelling and its style- maintaining the characteristic and historic integrity of the existing.

Photograph 3- September 2018 (Side Extension)



Communal – social, commemorative, spiritual

The cottage is not located near to the historic core of the village, being located to the extreme south of the conservation area. In addition to this, the house was constructed in the 1930's housing boom solely as a house (rather than converted from any other type of property), so holds relatively little communal value for the residents of the village, not ever having been identified as a shop or other community facility. It is also not located on any of the key arterial routes through the village so would not serve as a notable landmark.

Impact of Proposal

The "Caretakers Cottage" is located directly off Ostlers Lane but is partially concealed from view due to its surrounding landscaping. The front elevation of the cottage is partially visible from the lane leaving the rear elevation not visible at all from the lane and only being visible from the adjoining farmers' fields. The proposed garage for this application sits behind the principal elevation and shall also be partially concealed by surrounding landscaping.

The proposal incorporates characteristics as seen in the original dwelling and the most recent extensions to complement the existing building and surrounding homes. This includes the use of a gable-gable roof structure as well as Edwardian style casement windows and aged bricks to accompany them. The garage is single storey and shall- as noted, be partially surrounded by existing landscaping and therefore in summary, the proposal shall have no intrusive impact on the surrounding properties or conservation area.