Hewitt&CarrArchitects

Heritage Statement

Hollow Cottage, The Hollow
Caverswall, Staffordshire

Mr & Mrs C Jones

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Heritage Statement in support of

Proposed garage conversion with single storey side extension at Hollow Cottage, The Hollow, Caverswall.

"Good design can help to create lively spaces with distinctive character, streets and public spaces that are safe, accessible, pleasant to use and human in scale; and places that inspire because of imagination and sensitivity of their designers."

- *By Design, Urban Design in the Planning System; Towards Better Practice (DETR & CABE, 2000).*

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1.0 INTRODUCTION

1.1. This proposal is for a garage conversion with single storey side extension at Hollow Cottage, The Hollow, Caverswall.

1.2. Previous planning approvals for Hollow Cottage, The Hollow, are as follows: SMD/1987/0058 - extension to form double garage with 2 bedrooms and bathroom over. SMD/1999/0482- Conservatory.

2.0 Description of the Asset

2.1. Caverswall is a small village to the south west of the Staffordshire Moorlands. It is situated to the south-east of Stoke-on-Trent, in the Green Belt, with the A50 nearby and the closest train station at Blythe Bridge. The village can be located on the 1856 ordnance survey map; however, a community was evident on the Domesday Survey recorded in 1086.

2.2. The village is made up of fieldscape, settlement, ornamental, parkland, recreational, water and valley floor field areas as shown on the Historic Landscape Character Map of Staffordshire. It is also home to a number of listed buildings. On the outermost parts of the village, there are areas of Medieval Historic Landscapes, including strip fields, piecemeal enclosures, water and wetland and rectilinear enclosures.

2.3. Caverswall Conservation area was designated in July 1970 and includes the majority of the village. It is defined by the preservation of the area's authenticity, resulting in minimal modern development.

2.4. Caverswall lies within the Dissected Sandstone Cloughs and Valleys character area along the edge of the Settled Plateau Farmland Slopes

2.5. The Hollow and Roughcote Lane are typical sunken, shaded roads within the character area

2.6. The townscape is mainly red brick and rendered buildings set on narrow winding lanes

2.7. Caverswall Castle lies within a densely wooded area with partial views during winter from School Lane.

2.8. Partial views of Caverswall can be seen from Hardiwick.

2.9. The impact of the proposal shall have no impact upon Caverswall conservation area due to the nature of the proposals. The proposal does not distract from the original dwellings and surrounding area.

Caverswall is a pleasant but irregularly built village, near the source of the River Blythe, three and a half miles west by south of Cheadle, and seven miles east by south of Newcastle-under-Lyme, being only about one mile north of Blythe Bridge Station on the North Staffordshire Railway. Its parish is divided into the two townships of Caverswall and Weston-Coyney with Hulme, and contains 1505 inhabitants and about 5380 acres of land, of which 1570 acres and 567 souls are in Caverswall, and 3810 acres and 938 souls in Weston-Coyney and Hulme.
Thomas Hawe Parker, Esq is principal owner and lord of the manor of Caverswall, and Charles Coyney, Esq of Weston-Coyney & Hulme. Caverswall has two annual fairs for horses, cattle and swine, held on the second Thursdays in April and October. The most remarkable object in the village is Caverswall Castle, founded in the reign of Edward II by Sir William de Caverswall, who surrounded it by extensive ponds and a deep moat with a drawbridge. The present castle is an extensive mansion and is now a nunnery, being purchased in 1811 by a small convent of Benedictine nuns.
Weston-Coyney and Hulme are two neighbouring hamlets forming a manor, one mile west of Caverswall, and including the hamlets of Adderley and Wherrington, the latter of which is on the Cheadle road, four miles east of Hanley. In the manor are three gentlemen's seats, viz, Weston-Coyney Hall, the seat of Charles Coyney, Esq, Adderley House, the residence of Mrs Walklate, and Park Hall, the seat of Thomas. Hawe Parker, Esq. Cellar Head, a hamlet three miles north of Caverswall, is partly in Cheddleton parish, and has two annual fairs for horses, cattle and sheep, held on 5th May and the first Thursday in November. A few houses in Meir, near Lane End, are in Caverswall parish. (Edited version by kind permission of Mike Harbach GENUKI Project)

3.0 ASSESSMENT OF ITS SIGNIFICANCE

3.1. The Hollow and Roughcote Lane are typical sunken, shaded roads within the character area. Therefore, the proposal should have little significance if any to the village of Caverswall and the surrounding area.

3.2. The townscape is mainly red brick and rendered buildings set on narrow winding lanes, the proposal shall be render to match existing and to match the dwellings in the surrounding area, to reduce the significance of the proposal upon the conservation area.

4.0 THE DESIGN CONCEPT

4.1. The concept for the design is for a garage conversion with single storey side extension enlarging the kitchen and dining area.

4.2. The proposal shall be white/cream render with plain clay roof tiles and timber framed windows to match existing. The proposal shall retain the character of the property. The proposal shall not distract from the surrounding area.

5.0 THE IMPACT

5.1. The proposal will have minimal impact upon Caverswall conservation area. The proposal does not distract from the original dwellings and surrounding area.