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"DESIGN & ACCESS STATEMENT" Inc. "HERITAGE STATEMENT"
(REVISION 0)

"Ground Floor Side/Rear Extension"

Farley Cottage

School Green, Ipstones

On behalf of Ms Barnish & Mr Lovett
28th November 2018

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"DESIGN & ACCESS STATEMENT" Inc. "HERITAGE STATEMENT"
REF: FARLEY COTTAGE, IPSTONES

This document has been prepared to support a Householder Planning Application in order to introduce the proposed layout & appearance of a proposed single storey extension at Farley Cottage, located off School Green, Ipstones.

This statement will be based on providing an introduction to the site, its history, some local planning history and a look at the overall context;



SITE LOCATION:

The application site is located in the easternmost section of Ipstones Conservation Area. The Cottage is accessed off and abuts School Green, a relatively narrow road that has the appearance of an access only or unadopted driveway. In fact, if followed around it eventually loops back onto Froghall Road, the main thoroughfare through the village.

Whilst Farley Cottage itself is not listed, we have considered during the design development that the site is within reasonably close proximity to the following listed buildings;

- Wesleyan Chapel:
HER Description: *Non-conformist chapel. Dated 1838. Red brick; hipped slate roof on cogged eaves band. Small square plan. Symmetrical single-storey, 2-window front; plinth; cruciform casements with painted wedged heads; central entrance, hood over, double panelled doors; cast iron plaque over, inscribed: "WESLEYAN CHAPEL/ERECTED/A.D. 1838".*
- School House:
HER Description: *House. Late C18 with mid-C19 alterations. Coursed dressed and squared stone; tiled roof; verge parapets with pitched copings; brick end stacks. 2-storey, symmetrical 3-window front, C19 chamfered mullioned windows of 2 lights to first floor over 3-light windows to ground floor, all in C18 block dressed reveals and formerly of 3-, 2-, 3- lights to first and 4 lights to ground floor. Central C19 gablet with shield below apex and brick stack above; central entrance with glazed door.*
- 4 High Street:
HER Description: *House, now shop. C17 with early C18 and C19 alterations. Coursed squared and dressed stone; tiled roof; verge parapets on corbelled kneelers with pitched copings. Small single-storey and attic gable front to street of one 2-light block mullioned casement over wide 3-light shop-window casement. Entrance with heavy lintel to left-hand side with boarded door. Attached to Twist Intake (q.v.) to right, forming an unusual juxtaposition.*



Farley Cottage could be described as being within the main settlement of the village setting, particularly when viewed in regard to the site location plan. However, the cottage and other buildings off School Green exhibit a character of being more isolated and remote than the rest of the village, particularly given their location on the eastern fringe of the village with vistas to open countryside beyond.



The application site lies within Ipstones Conservation Area. The Cottage is briefly mentioned in the Ipstones Conservation Area Appraisal as a building that adds interest and variety to the Conservation Area – screenshot of the relevant document is attached below.

6.4 Farms and smallholdings fringe the Conservation Area, and are flanked by barns and outhouses, adding variety to the groups. Daisy Bank Farm *(2.2 and 10.1)*, Farley Cottage, *(6.7)*, the Limes and Well House Farm are among the unlisted examples.

6.5 St. Leonard's School *(6.8)* is a 20th century building, set in spacious grounds on the edge of the settlement, allowing staff and pupils wide views of the countryside. Funds for its predecessor were raised between 1830 and 1834, resulting in a pleasant stone building, now converted to housing *(6.9)*.



6.9 The former schools



6.7 Farley Cottage

PLANNING HISTORY:

GRT Architecture have previously submitted a pre-application enquiry to the authority for comment on the design. The subsequent response is appended to this document, and we trust that the design adequately responds to the comments that were raised as a means to facilitate a proposal that can be supported by the authority.

We note for reference, locally approved applications within the Conservation Area that would appear to demonstrate similar development (in terms of type and scale) have been supported by the authority on a number of occasions.

SMD/2002/1000 - School House, School House, School Green, Ipstones, ST10 2LX
External alterations to listed building (single storey rear extension)

SMD/1997/0138 - 2 School Green, 2 School Green, Ipstones, Stoke-On-Trent, ST10 2LX
EXTENSION TO FORM BATHROOM AND COVERED WAY

SMD/1998/1101 - 33 Brookfields Road, 33 Brookfields Road, Ipstones, ST10 2LY
TWO STOREY DOMESTIC EXTENSION

Farley Cottage itself has evidence of Planning History, albeit almost 40 years ago so the plan proposals are not available to view online. Despite this, it is relatively clear to observe the distinction between the existing cottage and later additions. For reference, the Planning Application Ref is SMD/1979/1310 and the description was "Construction of two storey extension and carport with vehicular access". The application was Approved November 1979.

THE EXISTING BUILDING:

Farley Cottage demonstrates a typical aesthetic that is commonplace throughout the Staffordshire Moorlands and upon observation, the cottage clearly exhibits the form, characteristics and materials palette commensurate of the local vernacular.



The gable end of the property affronts the curtilage of the adjacent road and is formed in coursed natural stone that appears to be a combination of Derbyshire gritstone and limestone. The top of the gable end projects above the roofline and is finished with a stone coping above the parapet, additionally a centrally placed brick formed chimney stack completes the apex. Larger stone quoins return at the corners towards the main elevation which is formed in attractive local brick. The original elevation is fenestrated with four 6 panel casement windows and a central entrance doorway, providing an attractive if not typical symmetrical frontage. The windows on this elevation are complete with stone heads, cills & jambs. The roof is pitched and covered with Staffordshire blues plain clay tiles.



The existing 2 storey extension is located at the far eastern end of the existing cottage and comprises of 3 gable end apexes, bookending the existing cottage. Stylistically it generally exhibits a style that is comparable to the existing cottage, although there are a few variants of note. The main south facing gable elevation replicates the combination of stone quoins and brickwork, however the brick is a smooth and glossy facing brick that is also laid in a decorative Flemish bond pattern, which generally appears incongruous to the rest of the cottage. The easternmost gable is formed in local stone, which appears to be reclaimed, although this is arguably conjecture. The windows typically replicate the style of the existing, although ashlar cills and jambs are not continued on the stone sections. Likewise, the parapets and copings are not replicated on the brickwork gables and instead have a mortared verge.





The garden wraps around the south and east elevations of the site whereas the north and east elevations generally abut the boundary of the neighbor and road respectively.
The site is generally well concealed at floor level from the vantage point of the adjacent road with an attractive boundary stone wall and reasonably mature / dense landscaping, offering the proposal a reasonable degree of additional screening.

THE PROPOSED DESIGN:

The proposal, we feel, demonstrates a sensitive approach to the existing cottage that neither impacts nor detracts from its existing character or form.

Generally, the proposal comprises of a single storey extension which shall provide living accommodation that has a much better connection with the garden and maximises natural light.

The design includes a double gable roof, which limits the scale and massing against the existing building. This is turn shall also ensure the proposal exhibits a reasonably significant degree of subservience against the existing building.

The form, further to feedback from the pre-app, generally reflects the characteristics of the existing cottage. Similarly the materials palette matches sections of the existing cottage and will be of higher quality than the previous extension.

The siting of the proposal, being on the easternmost elevation of the cottage, will limit any visual impact on the existing cottage, indeed it should prove to be difficult to observe at all from vantage points outside of the site boundary.



Elevation 1



CONTEXT & CONCLUSIONS:

Position & Context: Farley Cottage is in a relatively isolated position within Ipstones and is read as an asset against the backdrop of Village setting. The proposals would not set a precedent that hasn't already been established and would not affect any neighbouring dwellings.

The Use: The existing internal accommodation feels dark and compact, therefore the proposals are developed from a brief to provide additional accommodation that is light and open, maximizing the connection to the outside garden spaces.

Design: Throughout the design process the applicants have held a strong opinion that the proposals should strive to enhance the internal layout without detrimentally affecting the external aesthetics of the existing cottage. We trust the proposed designs are sensitive to the original character through careful consideration of proportion and materials palette. Proposing alterations just to the rear, where the only visible impact will generally only be from within the boundary of the application site, we feel is an acceptable proposition.

Site Location: We note the requirements of Planning within the setting of Ipstones Conservation Area in which the application site is located, but we trust the application has been carefully considered and the proposals have a minimal visual impact and exhibit the visual characteristics of the local vernacular.

Planning Context: Clearly there are existing examples of similar development within the locale. These would appear to have been considered acceptable development and we note some of the later developments have been approved fairly recently.

In summary, given the above in context we feel the proposals will serve to enhance the building and provide much more suitable accommodation to the applicant. It is not anticipated any of the proposals would have a negative effect to the surrounding area nor character of the setting.

Produced by Joe Grey: For and on behalf of Grey Richards Trowell Architecture Ltd.
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Appendix 1 – Pre Application Enquiry Response

Dear Mr Grey,

Further to my recent site visit I have looked further into the history and constraints of Farley Cottage. The house has benefitted from a sizeable extension that was constructed in the 1980's which, arguably swamps the original cottage. Though the site is not listed Farley Cottage, The Limes and Well House Farm are recognised examples of farms and smallholdings within the Ipstones Conservation Area Appraisal. Though the principle of extending the cottage is considered to be acceptable by virtue of policy SS6a (Larger Villages Area Strategy), policy DC1 requires all new development to be designed to respect the site and its surroundings; having regard to matters of scale, layout, siting, landscape, character and appearance. Furthermore, policy DC2 (The Historic Environment) seeks to safeguard and, where possible, enhance the historic environment by, amongst others, resisting development which would harm or be detrimental to the special character and historic heritage of the towns and villages.

Taking account of the orientation of the cottage relative to the highway I am of the view that a single storey extension in the location proposed would not appear prominent. The dual gable allows the height of the extension to remain low whilst still allowing for a pitch that reflects the roof pitch of the original cottage. There are no objections to the dual gable roof formation.

We would expect an extension to the property to reflect the character of the cottage. Windows should be timber with stone headers, cills and jambs. The roof overhang should be removed and stone copings should be added to reflect those on the original and extended roof. External building materials should match those of the existing house and the overall width of the extension should be no wider than half the width of the original cottage. As the cottage has already been extended, I suggest that the extension should not measure any greater than 3.5m in width.

I am happy to review any revised plans prior to submission. Furthermore I am happy to put my comments in a more formal letter format if you wish.

Kind regards
Lisa

Lisa Howard
Planning Officer
High Peak Borough Council & Staffordshire Moorlands District Council