Ref - SMD/2020/0325

Design & Access Statement Heritage Statement



Extension project at Rowan Lodge, Stanley Village, Stoke-On-Trent.

Mr & Mrs Dunn

1.0 INTRODUCTION

1.1. This Design & Access and Heritage Statement has been prepared to accompany an application for the erection front & rear dormer windows including a loft conversion at Rowan Lodge, Stanley Village, Stoke-on-Trent.

1.2. The proposal seeks to utilise the properties permitted development rights by adding two dormers to the rear of the property. Permission is sought for the new dormer to the front elevation which will provide the access into the new loft space.

2.0 USE

2.1. The existing building is a detached 3 storey house and the submitted proposal is consistent with that existing use. The proposal will seek to convert the existing loft space with the provision of a front dormer in-keeping with surrounding properties. The site lies within the settlement boundary of Stanley and is therefore appropriate in principle.

3.0 AMOUNT

3.1. The site area is approximately 2114m2.

3.2. The original dwelling equates to approximately 126m2 of floor area at ground floor and 108m2 floor area at first floor.

3.3. This application proposes to add a further 42m2 of floor space at second floor level.

4.0 LAYOUT

4.1. The loft conversion will be accessed from the main central staircase. In order to maintain the openness of this staircase a dormer will need to be created to provide adequate head height into the new loft space. A new master suite will be created including en-suite & dressing room.

5.0 SCALE

5.1. The proposal is well under the allowable permitted volume allowed under permitted development rights and the front dormer is a cope of the ones proposed at the rear.

6.0 LANDSCAPING

6.1. The proposal will not involve any alterations to the immediate landscaping.

7.0 APPEARANCE

7.1. The dormers are of a shape and size to match surrounding properties, it is considered that the proposal will not derive any adverse impact to the character and appearance of the surrounding area, including the Conservation Area.

7.2. The surrounding area exhibits a number of instances where dormer roofs/windows already exist, and as such they already form part of the established character of the area. The proposed design will therefore not be out-of-keeping with the character of the surrounding area.

8.0 HERITAGE STATEMENT

8.1. Stanley was formerly a township in Leek parish and later part of a civil parish which included Endon and Longsdon until 1894. That year a new civil parish called Endon and Stanley was formed, excluding Longsdon. There is a small village on the west side of the township. The boundary with Endon on the north and east side follows streams. The boundary with Bagnall, in Stoke-on-Trent, on the west also follows a stream, which was dammed in 1786 to form a canal reservoir called Stanley Pool.

8.2. The Stanley family, recorded in the late 12th century, probably took their name from an existing settlement. The name means a clearing in stony ground and is probably a reference to the site of the present village. The oldest house there is Lower House Farm, of c. 1700 and probably on the site of the medieval manor house. The village grew up in the 19th century in connection with flint mills. Rows of cottages were built in the 1860s, probably for mill workers, and one row contained a beer house called the Travellers Rest, a name still used in 1991 for an inn there. Two larger houses, Tudor House opposite the Travellers Rest and Spilsbury House at the

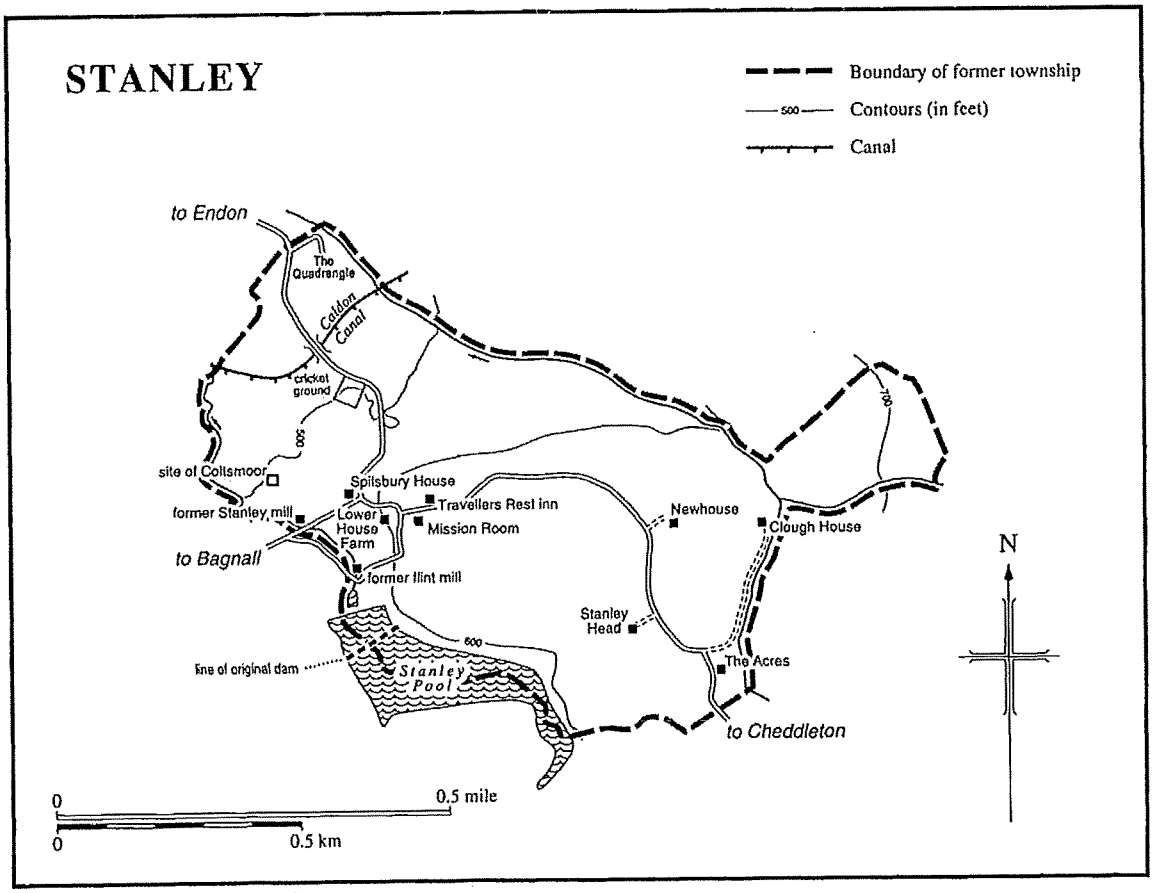
west end of the village, were also built in the 1860s. A post office was opened in the earlier 1880s. Several detached and semidetached

houses were built in parts of the village between the two World Wars and from the 1960s.

8.3. Clough House on the township's eastern boundary was so called by 1602, and there were houses in that area at the Acres by 1700, Stanley Head by 1743, and Newhouse by 1751. From the early 1960s Stanley Head was let as a children's outdoor education centre to Stoke-on-Trent city council, which bought it in 1967. On the reorganization of local government in 1974 ownership was transferred to Staffordshire county council.

8.4. By 1750 there was a house called Coltsmoor at Stanley Moss, low-lying ground in the northwest part of the township. The house still existed c. 1830. Houses of the 1930s on the east side of the Endon road north of Stanley village are an extension of the residential development in Endon. An estate of 26 council houses there called the Quadrangle was built in the early 1950s.

8.5. Stanley Pool was constructed in 1786 as an 8-a. reservoir for the Caldon canal, which was opened through Stanley probably in 1778. It was enlarged to 33 a. in 1840, when a new dam was built to the north. Still a reservoir, it has been used for sailing and fishing.



9.0 ASSESSMENT OF SIGNIFICANCE

9.1. Visual impact is a major factor in the village due to the hilly nature of the site and the importance of views. As a result few parts of the Conservation Area are without impact on others, and ill-considered developments can have a major impact.

9.2. Each is the result of its historical development, and represents a key characteristic of the Conservation Area. Where densely packed housing exists, it needs to remain unbroken. Where housing is dispersed in the linear formation along Tompkin Road, infilling is appropriate to maintain the overall typology of the village. So far this balance has largely been maintained. In addition to the linear development, loosely placed detached properties are accessible from Tompkin Road.

9.3. Each area has its own scale of housing, in some cases associated with a particular type of building. More traditional stone buildings have been 'dotted' with brick and render infill along the linear formation. There is a clear center to the village, outlined by stone buildings, Public House and attached linear terrace housing.

10.0 IMPACT ON SIGNIFICANCE

10.1. Externally the proposed alterations will not impact on the significance of the conservation area as the property is not visible from a public right of way.

10.2. The proposed development will not derive any adverse impact to the significance of the Conservation Area as a heritage asset.

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23/06/2020

My ref: SMD/2020/0325

Dear Mr Dunn

TOWN AND COUNTRY PLANNING ACT, 1990 - PLANNING APPLICATION VALIDATION

Proposed loft conversion with dormer to front & rear elevations at Rowan Lodge Tompkin Road, Stanley

Regretfully the application is invalid and cannot be processed for the reason(s) stated below:-

Heritage Statement - Since you proposal affects a conservation area, we require a Heritage Statement to accompany your application. Please find enclosed a proforma and guidelines to assist with this.

STATEMENT OF SIGNIFICANCE & IMPACT: ASSESSMENT TABLE

Proposed Works (*item by item*):	Significance of the historic fabric/area that will be affected:	The impact of the proposed work(s) on the historic fabric/area:

Proposed Works (item by item):	Significance of the historic fabric/area that will be affected:	The impact of the proposed work(s) on the historic fabric/area:
Replacement of modern front door and modern window frames, including the re-instatement of stone mullions to windows.	*The property is located within a Conservation Area. It dates from 1780 but the door surround, which is of moulded stonework with a stone canopy, appears to be a later insertion dating from around 1840-50. The door itself was inserted in the 1960s (see photographic evidence) and is two-panelled with plain obscured glass to the upper part and a plain solid panel to the lower part.* *The window surrounds are of square section stonework and date from 1780. The central stone mullion to one of the windows was removed in the 1960's (see photographic evidence). The window frames are all modern and were replaced at the same time.*	*The modern door is inappropriate in terms of style and detail for the period of the door surround. Its replacement with a new painted timber door of an appropriate style/form & detail for the door surround (see photographic evidence) is considered to be an enhancement of the listed building.* *The re-instatement of the lost mullion, based on the photographic evidence and existing examples will return the window to its original appearance. The insertion of new window frames, to an appropriate style/form and detailing to the window surrounds (and as shown on the photographic evidence) will be an enhancement of the listed building. No historic fabric will be lost as a result of the proposed works.*
Remove 1970s plasterboard partition to ground floor office and make good existing walls/ceiling once removed.	*The property is a listed building and dates from the early 19th century. It was originally a banking hall but now 3 commercial units. The current plasterboard and studwork partition was inserted to divide a larger room into two smaller rooms in the 1970s. The insertion of this partition did not damage (apart from screw fixings) or cause the loss of any historic fabric.*	*The removal of the modern partition will return the room to its original proportion and form. Fixing holes will be filled. This alteration will be an enhancement to this particular space/room.*
Single storey extension to rear of the existing building	*The property, although unlisted, is a site on the Derbyshire Historic Environment Record. The core of the house is a 16th century timber-framed building, with subsequent extension and alteration during the 17th, 19th and 20th centuries. Although the extension will run from the modern part of the house, there is potential on the site for below-ground archaeology relating to late-medieval and subsequent occupation.*	*Strip foundations are proposed for the extension. This will necessitate excavation of a trench measuring (typically) 600mm wide and 900mm deep, around the perimeter of the extension. Existing services are to be used, so no additional service trenches will need to be excavated. There are existing modern drains and a manhole cover visible within the footprint of the proposed extension (photo attached), suggesting that the area has been subject to recent disturbance.*

Medium-scale works:

Proposed Works (item by item):	Significance of the historic fabric/area that will be affected:	The impact of the proposed work(s) on the historic fabric/area:
Construction of a new two-storey extension to rear of listed building to provide new kitchen with bedroom and en-suite over.	*The property is a listed building (grade II) and is within a Conservation Area. The property is dated 1638 (carving on door lintel). The property has already been extended in the mid 19th century. The original farmhouse is constructed from coursed millstone grit with tooled ashlar dressing and stone roof. The extension is part stone part render with Welsh blue slate roof. The later extension retains its original staircase. The proposed extension is to be built off the later addition. The later addition retains its original windows openings but with modern frames. The elevation onto which the new extension will be built has three windows and a*	*The new extension will involve the conversion of one of the ground floor windows to the later addition into a doorway to gain access into the new extension. One of the first floor windows will also be formed into a doorway to access the new bedroom. In both cases this will involve the loss of historic fabric and alterations to the existing internal plan-form of the later mid 19th century addition to both ground and first floors. The original staircase remains unaffected as too does the original farmhouse. The overall mass of the proposed new extension will cover/conceal approx. 75% of the elevation of the later addition.*

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	The property is in a very poor state of repair internally and externally. A recent structural survey has identified some serious concerns over the structural stability of the property and as such the flats are not let able and the property is now vacant.	
Erection of 74 apartments in 6 blocks, with associated landscaping and access	*Although the proposal area is not designated or on the HER, it is adjacent to a Scheduled Monument with evidence for Mesolithic and Neolithic occupation of international importance. Desk-based assessment of the site by XYZ Archaeology Ltd (document attached) shows that the 4 hectare site has remained as undeveloped pasture land, and there is consequently potential for buried archaeology associated with the Scheduled Monument to continue within the proposal area. Archaeological field evaluation of the site (document attached) comprised geophysics, test pitting and trial trenching. Although the majority of the site appeared to be of low potential, two distinct areas of Mesolithic activity were identified, with subsoil lithic scatters associated with truncated pit features at the underlying gravel surface.*	*Landscaping within the development has been configured to ensure preservation in situ of the two clusters of Mesolithic activity identified through field evaluation. Ground levels in these areas will be built up by at least 500mm, and no archaeological impacts will therefore ensue from landscaping.* *The field evaluation shows that archaeological impacts from the foundations of the proposed apartment blocks will be negligible or low, although given the proximity of the Scheduled Monument it is proposed to implement a precautionary archaeological watching brief on the initial site stripping operations.*

I would be grateful if you could submit the information identified above within 28 days from the date of this letter.

When returning the details requested please ensure you quote the reference number shown at the top of this letter.

If you require any more information please let us know by contacting the Planning Support team on 0345 605 3013 or email: planning@staffsmoorlands.gov.uk

Yours sincerely

Planning Support
Customer Services

When calling please dial 0345 605 3013 and ask for Planning Support