

Design, Access & Heritage Statement

CLIENT: Mr and Mrs N Cash.

LOCATION:

French House
Cheadle Road
Alton
Staffordshire
ST10 4BH

PROJECT:

Alterations to existing window and door configuration on rear, section of 'modern' extension to incorporate a section of roof glazing and increased window area to improve the light in the kitchen.

Description of Application

The application is for the replacement of the existing windows and door in the kitchen to include an area of roof glazing and an increase in the window area.

The purpose of the proposal is to improve the light in the otherwise quite dark kitchen and to provide a better perspective on the high level, terraced, rear garden. The ground floor of the property including the rear kitchen sits much lower than the level of the rear garden.

The work relates to a 'modern' addition to the rear of the house constructed with a concrete block cavity wall construction with a rendered external finish.

The configuration of the house is such that the rear elevation of the property is not visible from any public viewpoint and is only visible from the rear garden

Site Location and Constraints

French House is a semi-detached property located near the centre of the village of Alton. It is within the village development boundary and within the conservation area.

The property is sited on a bend of Cheadle Road. The front (east) and one side (south) elevations of the property face the road. The property sits at a lower level than the road and pavement level.

The rear elevation is completely obscured from public view due to a combination of ground levels, high boundary walls and the general configuration of the property and the surrounding properties.

The only access to the rear of the property is through the house itself.

Physical Description

The main body of the house is a stone built, two storey building with a pitched, tiled, roof.

There is a two storey, historic addition to the south end of the property, subservient to the main body of the building, which is end on to the road and has a rendered external finish and also an historic addition to the rear of the property which appears to have been built in at least two different phases.

All the existing windows are modern UPVC.

The proposal relates to an area of the rear addition to the house which is constructed with rendered concrete blockwork.

Social Context

The property is located near the centre of the village. The immediate vicinity is residential.

Design Principles and Concepts

Amount

The dwelling has a footprint of 90m²

The property sits within a domestic curtilage of approximately 300m².

The proposal is to replace 2No existing windows and a door with an holistic, single window/roof glazing combination.

No change to the physical size of the property is proposed.

Layout

No changes are proposed to the existing site layout.

Scale

The proposal retains the existing size and physical form of the existing building and therefore the scale of the building in relation to the immediate built environment remains unchanged.

Landscaping

No changes are proposed to the existing landscaping.

Appearance

The windows and door to be replaced are modern UPVC units.

The proposed frames are to be manufactured in PPC aluminium.

Access

The existing access to the site is to be retained as existing.

Impact upon the historic character of the building and upon the street scene

The building is not listed.

The proposed works are an alteration to an existing 'modern' addition the rear elevation of the property which is not in the public view.

The building does have some details that could be considered to be of architectural or historic interest but none of these are affected by the proposed work

All proposed materials are to be of a high quality and in keeping with the existing structure.

The proposal will have no detrimental impact upon the building or the historical character of the area