

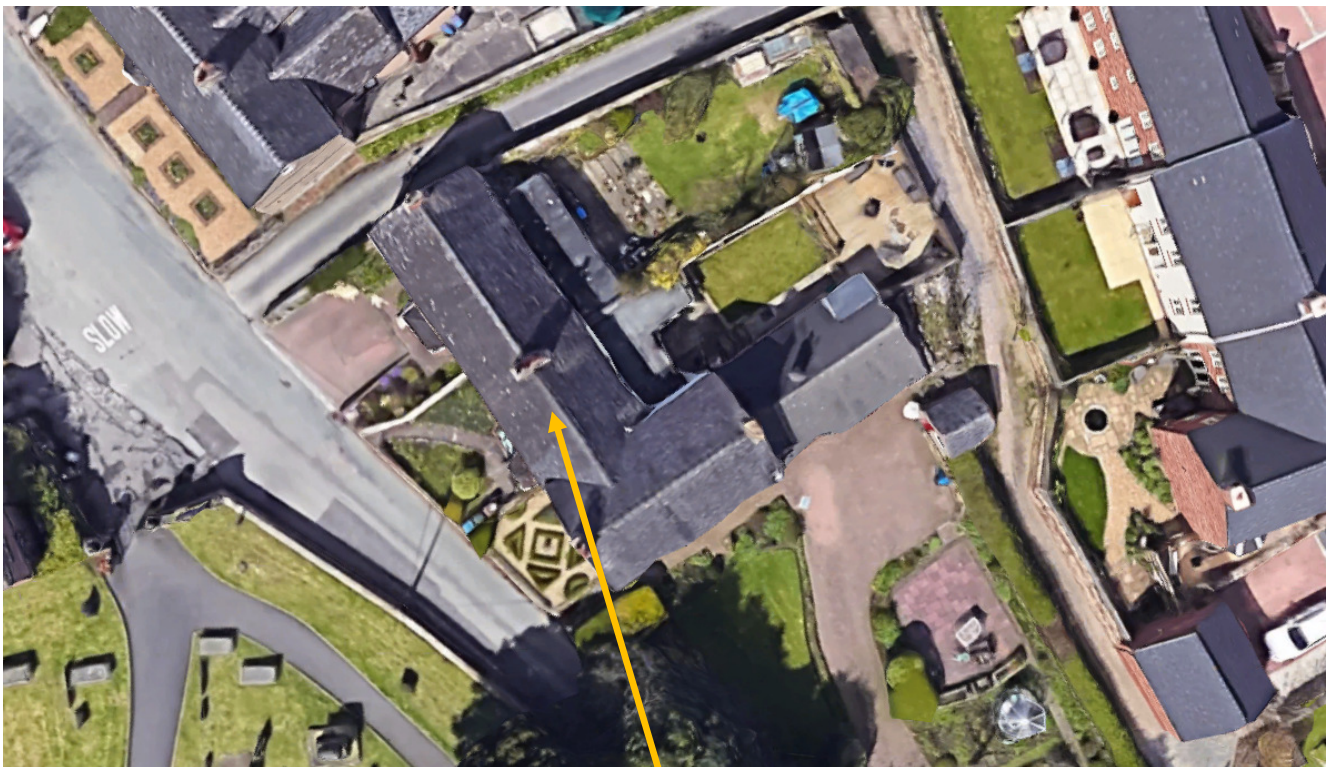
Design and Heritage Statement

Proposed Kitchen and Bedroom Extension to the Rear
of 2 Church Terrace, Blythe Bridge Road,
Caverswall, Staffs, ST11 9EA
For Miss. Dawson & Miss. Clarkson

Assessment

Physical

The application site is located on the Eastern side of Blythe Bridge Road, Caverswall within the village development boundary and also falls within the Caverswall Conservation Area, designated in July 1970 and is subject to an Article 4 direction for the cladding of external walls. Its purpose being is to preserve the special architectural and historic interest together with the character and appearance of the area



Site

The application site of No. 2 Church Terrace is a residential property within a row of terraced cottages, constructed around C16th Century. The immediate area is predominantly residential.

The front elevation faces west onto Blythe Bridge Road and is slightly set back from the pavement with a small front garden which is bound by a stone boundary wall. Many of the properties have retained their original features.



No 2 Church Terrace – Front Elevation

The property is a two storey mid terraced cottage with cream painted render walls and plain clay tiled roof and brick chimney stacks. The front elevation has a porch projecting forward. The windows are dark wood with painted cills.

The rear elevation has single storey flat roof addition.



No 2 Church Terrace – Rear Elevation

Assessment (continued)

Involvement

Prior to submitting this application the Local Authority, Local interest groups and local residents have not been consulted.

Economic

The site is located in a small village which consists of churches, schools, public house and village hall.

There is also public transport within easy walking distance of the site providing access to other major towns.

Evaluation

This proposal is for a two-storey / part single storey extension to the rear to form an extension to the existing kitchen to provide a dining room with an additional bedroom above.

It is considered that this proposal will not have a detrimental impact on the existing property or the Conservation Area as the proposed extension is to the rear of the property which is not visible from the main highway.

Site and Development (Continued)

The property is a two storey mid-terraced cottage located on the Eastern Side of Blythe Bridge Road, Caverswall. The property was constructed around the 16th Century and has cream painted render external walls, plain clay tiled roof with brick chimney stack. The windows are dark wood with painted cills together with dark wood doors. There is a small garden to the front with a stone boundary wall. The rear of the property has a single storey flat roof addition.

Front Elevation



Rear Elevation



Significance

The application site is not listed or on any heritage record aside from lying within the Caverswall Conservation Area. However, the property does contribute to the character and appearance of the conservation area.

There are two Grade II listed buildings and one Grade I listed building within close proximity of the site:

Church of St. Peter – Grade II*
Church of St. Filomena – Grade II
Caverswall Castle – Grade I

Impact

It is considered that the proposed two-storey / part single storey extension to the rear of the property will not have an impact on the conservation area as the proposal is to replace an existing single storey flat roof extension which does not contribute to the character of the conservation area.

Justification

This proposal is for a two-storey / part single storey extension which will be constructed in external finishes to match that of the existing property, cream painted render and will have a pitched roof consisting of plain clay tiles, also matching the existing property. The windows and doors will be dark timber to match the existing.

It is considered that the proposed extension is respectful and appropriate to its setting and will not have an adverse impact on the character of the Conservation Area and the listed buildings as the proposal is to the rear and is not visible from the main highway.

Buildings of Importance within the vicinity

CHURCH OF ST FILOMENA (ROMAN CATHOLIC), CAVERSWALL ROAD – Grade II

Catholic Church. 1863-4 by Gilbert Blount. Rock-faced, coursed stonework; banded tiled roof; verge parapets with buttressed bellcote at west end; nave (south porch) and chancel. Nave: buttressed at angles and to east of centre; four lancet windows widely spaced 1:3 flanking gabled porch with moulded pointed arch. West end has slight central break with two light pointed west window over west door and figure in pointed niche set under bellcote. Lower chancel, angle buttressed of one window, pointed of two lights and plate tracery. The church occupies a prominent position in the village centre flanking the approach to the Church of St. Peter (qv). B.O.E. p.95.

CHURCH OF ST PETER, CAVERSWALL ROAD – Grade II*

Parish Church. C12 and C13. Core remodelled C15 and substantially altered C17 and restored 1880 by Lynam. Coursed, squared and dressed red sandstone; tiled roofs; verge parapets. West tower, nave, north and south aisles and chancel. Tower: squat and square of approximately 3 stages with diagonal buttresses of four stages; raised string under crenellated parapet, small pinnacles at angles; two-light, almost round-arched bell chamber openings, 3-light west window with panel tracery. Nave: clerestory of three C17 four-light chamfer mullion windows. North aisle: C13, flat roofed behind parapet, buttressed at angles; 2, 2, 3, light windows, the former pair curvilinear the latter geometric, all with labelled, virtually round arches; round arch door to west bay. South aisle: similar, but all three 3-light windows appear to date from the C19 work, small gabled porch over door on west bay. Chancel: C12 of similar ridge but lower eaves height, two wide bays divided by thin buttresses with lancets to either side of east bay; east window of two round-arched lancets with tall round relieving arch. Small C19 flat-roofed vestry to south side. Interior: nave of 5 bays on round columns and with (C17) round arches, the west bay is shorter and therefore pointed to achieve a similar height. Arch braced collar roof with brattished purlins and exposed rafters, pointed C19 chancel arch by Lynam; chancel roof of trussed rafters, aisles beamed. Pulpit C17 oak, octagonal and with miniature blind panel arcading of typical style. Font: stone, octagonal on octagonal plinth. Glass: Kempe, Holiday and Selwyn Image. Monuments: (chancel, north side from west to east) Parker C17, painted; broken segmental pediment over 3 panels flanked by Corinthian pilasters, apron below. Sir Thomas Parker 1784 marble plaque with obelisk finial, figured urn in low relief, fluted side bands. Countess of St. Vincent 1816 by Chantrey; marble, kneeling figure (C17 plaque directly behind). South side: George Graddock 1643; stone, exuberantly powerful baroque high relief pedestal and urn, gadrooned above cornice and with flanking festooning. Matthew Craddock; C17 painted plaque. The Craddock family were responsible for the work at Caverswall Castle (q.v.). B.O.E. p. 95.

Buildings of Importance within the vicinity (Continued)

CAVERSWALL CASTLE, SCREEN WALLS, GATEHOUSE AND BRIDGE, CAVERSWALL ROAD – Grade I

Castle, later country house. C13 foundation to superstructure of circa 1615, enlarged, altered and refitted circa 1890. The work of 1615 has been attributed to Robert and John Smythson. Red sandstone ashlar; flat roofs largely invisible behind crenellated parapets with multishafted C19 side stacks; the gatehouse and angle towers have tiled roofs and balustraded parapets. Built in a castellar, supra-vernacular style with a foretaste of Bolsover and echoes of Longleat (and strangely reminiscent of Castle Drogo by Lutyens). House: the single-fronted house is a truncated rendition of the Slingsby plan and facade with symmetry upset by the lack of an eastern stair tower, the vacuum part filled by the additions of 1890 leading on to the gatehouse. Facade: of 3 storeys on a raised plinth over cellars (which are only part below ground level), banded at ceiling levels up to crenellated parapets, fenestrated on all 3 levels by five 3-light chamfer mullion and transom windows, the outer inset slightly from the extremities and formed into full height 3-sided bays with similar 2-light windows to angled sides; the central entrance has a small, 3-sided underplayed single storey porch with balustrated parapet and part-glazed C19 doors. The square stair tower is well set back on the west side of the front rising a further storey, banded only under the parapet and fenestrated at that level by a three-light mullioned window with further two-light windows rising with the stairs; the C19 wing of two storeys slightly set back on the east side, of similar style including the two windows, the left hand a bay; the right hand first-floor window has a panel under inscribed "MDCCCXCI". Retaining structure: the house is set to the north side of a square retaining enclosure surrounded by an excavated moat which opens out to lower ground level on the west, forming a prospect which was never used. The lower parts of the walls (approx. 9m high) appear to be the only remnant of the medieval castle (the stonework above garden level certainly seems homogenous with the house) rising to plain parapets (set at garden level) and with octagonal towers on all but the northern-most angle. These rise to two storeys above the inner garden level (and thus approximately four storeys from the floor of the moat); they are pyramidally roofed with balustraded parapets and fenestrated by two-light mullioned windows on most facets but only to the final two storeys. The Gatehouse: of similar style; set on the east side and attached to the angle of the C19 wing of the house; fronted with two 3-sided bay turrets flanking an entranceway with rounded 2 centred arches; the inner face is flush. The gatehouse leads onto the bridge of two round arches with C19 balustrade set on a corbelled band. Interior of main house: entered via a screens passage with the hall opening out to the left via a round arch with carved figures; all the walls are panelled; two round arch (again in imitation of the medieval layout) doorways at far end and fireplace to north (inner) side; the overmantel has C17 elements but heavily remodelled and enriched in the C19 restoration; ovolo moulded beams and joists. Stairway: entered through one of the doors (the other is a blind dummy) at the rear of the hall rising in straight flights, a C19 restoration; lions and unicorns on newels, vase balusters. Dining Room: has 3 C17 low relief panels of hunting scenes reset in C19 over- mantel and late C17 or early C18 panelling. Library: early C18 panelling, C19 strap work, plaster ceiling, C17 overmantel with low relief carvings of fruit. First floor billiard room: set over hall with elaborate C19 plasterwork. The cellar does not bear the promise of Slingsby's garden room, being a collection of plain and unadorned service rooms. Refs: B.O.E. p. 95. M. Girouard. "Robert Smythson and the [Elizabethan Country House]" p.181-2.