

Combined Heritage and Design & Access Statements For Listed Building Consent

For Development At Chestnut Cottage, Horse Road, Alton, ST10 4BS

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Executive summary

This statement accompanies a Listed Building Consent application for proposed alterations at Chestnut Cottage, Horse Road, Alton, ST10 4BS. The building is a Grade 2 listed dwelling house and the proposed work is to install a shower room in the store room on the first floor.

Very minor alterations are proposed to the external faces:

- i. Install a soil pipe connection to the existing soil vent pipe.
- ii. Install an extractor fan grill to an upper wall.

It is considered that the proposed work will have a minimal visual or structural impact on the existing fabric of the building.

1 Planning Constraints

A search of the local data from the Staffordshire Moorlands District Council website reveals the following features:

- i. The listed building status. This is remarked upon in Section 2.
- ii. Located within a conservation area with restrictions under an article 4 Direction.
- iii. Proximity to a water course. All the proposed works are located at first floor level.

This information is depicted in the following diagram.

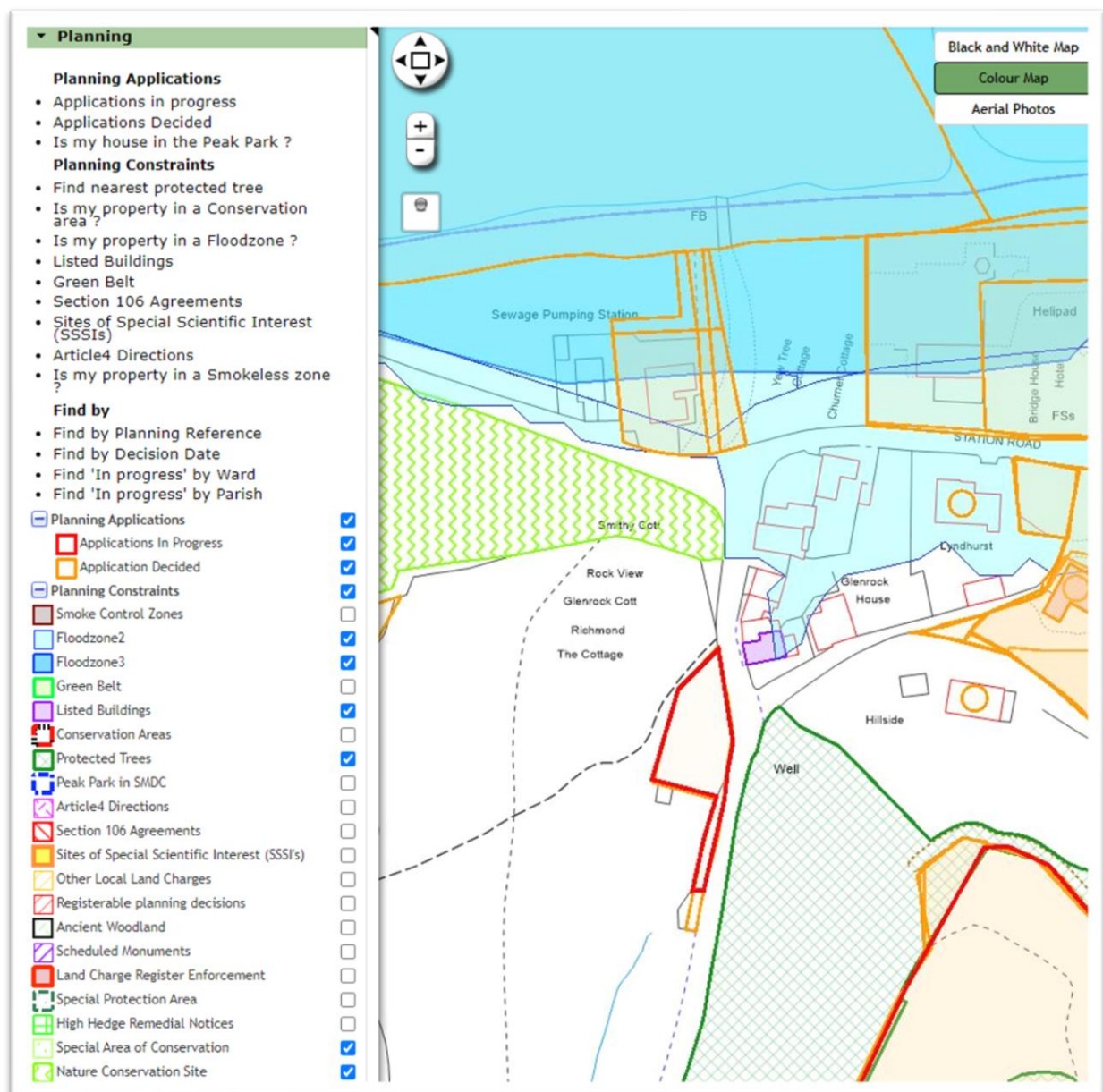


Figure 1 Extract from Staffordshire Moorlands DC website

2 Heritage Statement

Chestnut Cottage is a Grade 2 listed building. Reference 13/038 and listed on 17 November 1986. It is recognised by Historic England as follows:

ALTON C.P. HORSE ROAD (East side) SK 0642-0742 13/38 The Cottage II House. C18. Ashlar with herringbone tooling and smooth-faced ashlar dressings; plain tile roof; brick central stack. 2-cell house aligned east-west facing south. 2 storeys with chamfered eaves band; 2 bays, 2-light chamfer mullioned windows containing casements; door to right of centre opening directly into the right hand room.

<https://historicengland.org.uk/listing/the-list/list-entry/1374694>

The existing building comprises a stone built construction with brickwork and mixed stone infills within the rear courtyard elevations. The building is partially adjoined to the neighbouring property on the north face. The impacted elevations are shown in Figures 1 and 2.

Previous correspondence with the Conservation Officer has confirmed the need for a Listed Building Consent and the items of work that require approval have also been commented upon. This email correspondence is attached in the application.

The new owners of the property wish to alter the internal layout to change the first floor store room into a shower room. The work will predominantly be internal. The external impact will be limited to installing a new soil pipe connection and extractor fan grill. These will both have a minimum impact on the fabric of the building. To mitigate the external visual impact it is proposed to use materials to match the existing:

1. Extractor fan grill. A simple approx. 200x200mm grill is proposed in a black colour to match the gutter and other similar existing rainwater goods.
2. Soil pipe connection will be in upvc to match the existing pipe attached to the wall. To mitigate the visual impact two options have been considered. One will connect through the back of the existing soil pipe and the other will require a short length of visible upvc pipe. The most suitable option will depend on space available within the roof spaces to carry out the work and will be assessed once adequate access is available into the roof space. Subject to approval by the Conservation Officer the existing and proposed soil pipes can be changed to a black colour to enhance the visual impact.



Figure 2 Rear elevation showing existing soil vent pipe



Figure 3 Side elevation gable where the proposed extractor fan grill will be installed

3 Design & Access Statement

The key work of impact is the installation of a shower room, associated toilet suite and internal tiling to the walls. The work is located on the first floor. All the work will be within the existing room with the following exceptions:

1. Provision of an external soil pipe connection on the rear face.
2. Installation of an extractor fan grill.

The proposed work is shown on plan RS518_Alton_Chestnut_Cottage_RevA.dwg A2Proposed (1).pdf.

- a. Access – There is no impact on access to and from the property. No additional usage is proposed that would increase vehicular or pedestrian traffic.
- b. Layout – the proposal utilises an existing room on the first floor and the proposed shower room can be accommodated within the existing space. Structural alterations are not proposed.
- c. Scale/Appearance – No impact on scale. Limited impact on the external appearance which is planned to be mitigated by using materials to match the existing in colour and type.
- d. Landscaping – The proposal does not impact landscaping.

4 Summary

It is considered that the information enclosed within this statement and enclosures is deemed to be proportionate and sufficient to satisfy the Listed Building Consent and Design & Access Statement requirements.