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Moss House Farm,
Leek Road,
Endon,
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HERITAGE STATEMENT

To Whom It May Concern,

This Heritage Statement has been prepared in support of the extension to Moss House Farm, Endon. Although Moss House Farm is not within the Caldon Canal Conservation Area, it is sited adjacent to it and therefore needs to take into consideration this as part of the Planning Application process.

The proposed statement has been prepared to summarise the context in which the building is sited and, where applicable, the impact of the development.

No. 1 – Description of the Asset

The building is sited adjacent to the Caldon Canal, alongside other dwellings in the vicinity. The dwelling is of stone construction, with a Staffordshire Blue Tile roof. Previous to the current owners acquisition of the property a series of extensions, alterations and modernisations have been carried out without any consideration for the properties heritage or context.

It is believed that the property was once 3 separate cottages, as well as potentially a Public House in the distant past. The property has been a single dwelling for at least the past 60 years.

No. 2 – Assessment of its Significance

The Cauldon Canal is a significant part of the area as it forms part of a waterways that helped transform how goods and materials were transported in and around North Staffordshire towards the end of the 18th Century. The impact of this and other canals upon the development of industry within the area was profound, facilitating the growth of Stoke-on-Trent as a global centre of ceramic production.

As well as ceramic production, the Caldon Canal was used to carry limestone from the Caldon Low quarries, coal from the Cheadle coalfield, and ironstone from Kinglsey and the Churnet Valley. Along its banks, there are flint mills and limekilns developed at Cheddleton, Consall and Froghall.

Many of the dwellings facing the canal Stone was the predominant building material when the canal was being constructed and therefore many of the farmhouses and cottages that border the canal are typically two storey and made from stone.

No. 3 – The Design Proposal

The dwelling requires to be re-roofed and as part of this, it is proposed to increase the eaves height by 2 stone courses (approx. 450mm) to allow better head height on the 1st floor and improved cill and window head heights. The proportions and scale of the original dwelling are proposed to be retained (i.e reusing the windows to the front elevation, just raising the cill line and retaining the original pitch of the roof), thus retaining the character of the property.

The proposed development also includes an extension to the rear elevation to make the 4th bedroom larger and replace the existing conservatory with an orangery.

No. 4 – The Impact

This development has little to no impact on the conservation area of the Cauldon Canal. The proposed scheme retains the character of the existing dwelling, which has a prominent frontage to the canal. The window openings will remain at the same scale as the existing openings; however, cill heights will be raised to match the raising of the eaves line. For those who use the canal, the dwelling will look the same in terms of window proportions, materials used, however, will be slightly taller in height.

The replacement of the conservatory and proposed extension to create a larger 4th bedroom will not impact the conservation area as this proposal can not be seen from the canal.