

Heritage and Design Statement

Beech Cottage, Cheadle Road, Oakamoor, Stoke-On-Trent, ST10 3AN

SMD/2021/0332

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1.0 Introduction

- 1.1 This Heritage Statement has been prepared by Smytheman Architectural in support of an application for householder planning consent submitted to Staffordshire Moorlands District Council. This is commissioned on behalf of the property owner, Mr & Mrs L Plimley. This appraisal has been carried out to assess the impact of a proposal at Beech Cottage, Cheadle Road, a dwelling within a Conservation Area. The appraisal is concerned with the process of conserving the special architectural and historic character of the area.
- 1.2 This appraisal has been conducted in accordance with the general guidelines set out in British Standard 7913:2013 'Guide to the Conservation of Historic Buildings' and Historic England publications 'Informed Conservation' and 'Conservation Principles, Policies and Guidance' and in particular responds to policies outlined in the National Planning Policy Framework (NPPF). In respect of information requirements, it sets out that:

"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance."

- 1.3 A site survey and visual inspection of the property was carried out in April 2021. Background research was conducted with reference to the interactive planning service, historic mapping databases, archived material, and through discussions held with the applicant. Guidance on the implementation and interpretation of historic environment policy has been provided by the Historic England publications 'Historic Environment Good Practice in Planning' notes 1 'The Historic Environment in Local Plans, GPA2 'Managing Significance in Decision-Taking in the Historic Environment' and GPA3 'The Setting of Heritage Assets'.

2.0 Building Location & Site Information

- 2.1 Beech Cottage, Cheadle Road, also referred to in this document as 'the building', is located at national grid reference - SJ 95190 38011.

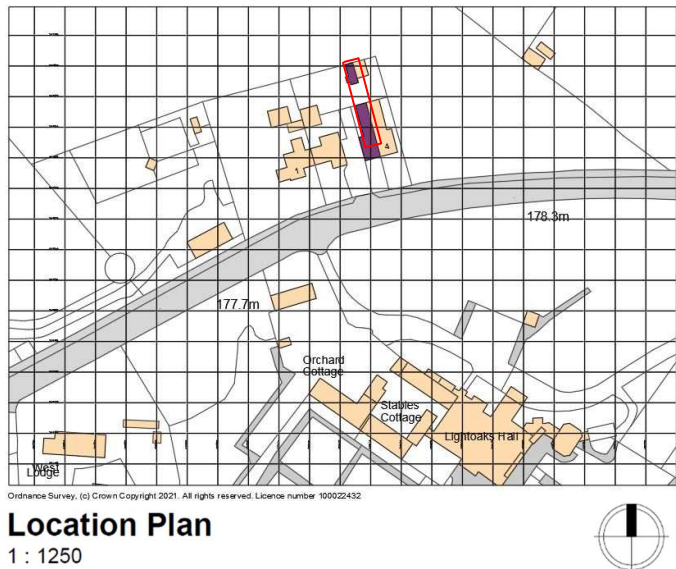


Figure 1: Extract from Ordnance Survey presented on drawing by Smytheman Architectural

- 2.2 The building has a footprint of approximately 79m² with a detached outbuilding of approx. 19m² and is set back from the highway, Cheadle road by circa 10 - 11m.
- 2.3 There are currently 17 Conservation Areas within the area covered by the Staffordshire Moorlands Local Planning Authority. These are designated at Alton and Farley, Bagnall, Biddulph Grange, Caldon Canal, Caverswall, Cheadle, Cheddleton, Checkley, Cheddleton, Endon, Foxt, Horton, Ipstones, Leek, Oakmoor, Rudyard, Stanley and Upper Tean. The building lies within the Oakmoor boundary. See Section 4.0.

3.0 Building Description

- 3.1 The building is not Listed by Historic England.
- 3.2 The semi-detached building was built in the between 1900-1922 along with 3 other properties, it is set back from the highway on the edge Oakmoor conservation area.

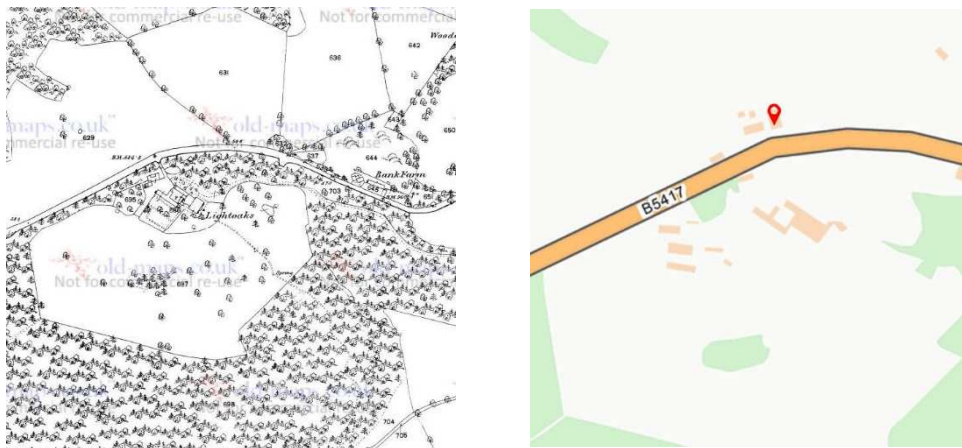


Figure 2: Historic Ordnance Map from 1924 (left) and Contemporary (right) indicating the development of the area.

3.0 Description

3.1 Beech Cottage is a two storey semi-detached dwelling constructed using red facing brick in stretcher bond. The roof is plain clay tiles. Windows are white UPVC.

3.2 The building is situated near a Grade II listed building; Lightoaks Estate as displayed on figure 3. Light Oaks was developed as a house around 1820, with later additions of ca. 1895. The house is built in a character, that of a Cottage Ornee.

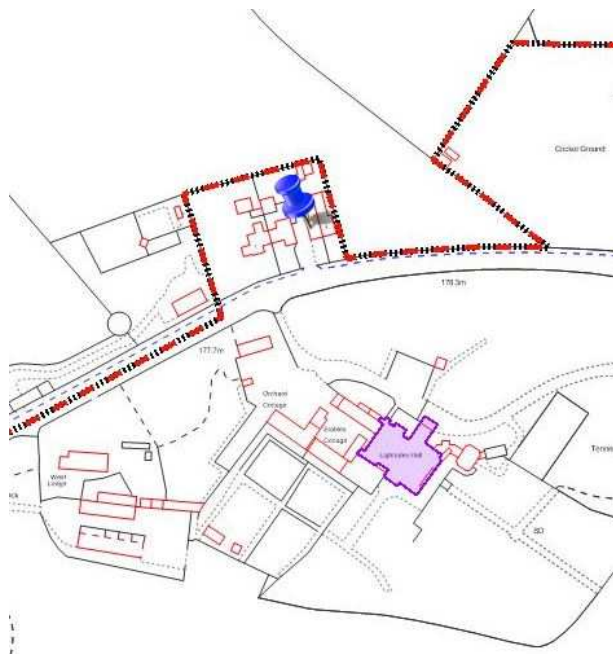


Figure 3: SMC Interactive planning map

3.3 The proposed extension will have limited impact on the listed building. The listed estate cannot be seen from the property or main highway as displayed on street view figure 4.



Figure 4: street view (application site on left and listed estate on right)

4.0 Conservation Area Appraisal

- 4.1 A Conservation Area is defined by the Planning (Listed Buildings and Conservation Areas) Act 1990 as '*an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance*'. Conservation Areas usually comprise groups of historic buildings and/or areas of attractive landscape closely associated with the built environment. They can be large enough to include historic cores of town centres such as Leek and Cheadle, or small in scale to contain attractive village scenery or special features such as a canal or historic parkland.
- 4.2 There are currently 17 Conservation Areas within the area covered by the Staffordshire Moorlands Local Planning Authority. The application building is located in Okamoor.

4.3 The Oakamoor Conservation Area is defined by the following boundary line:

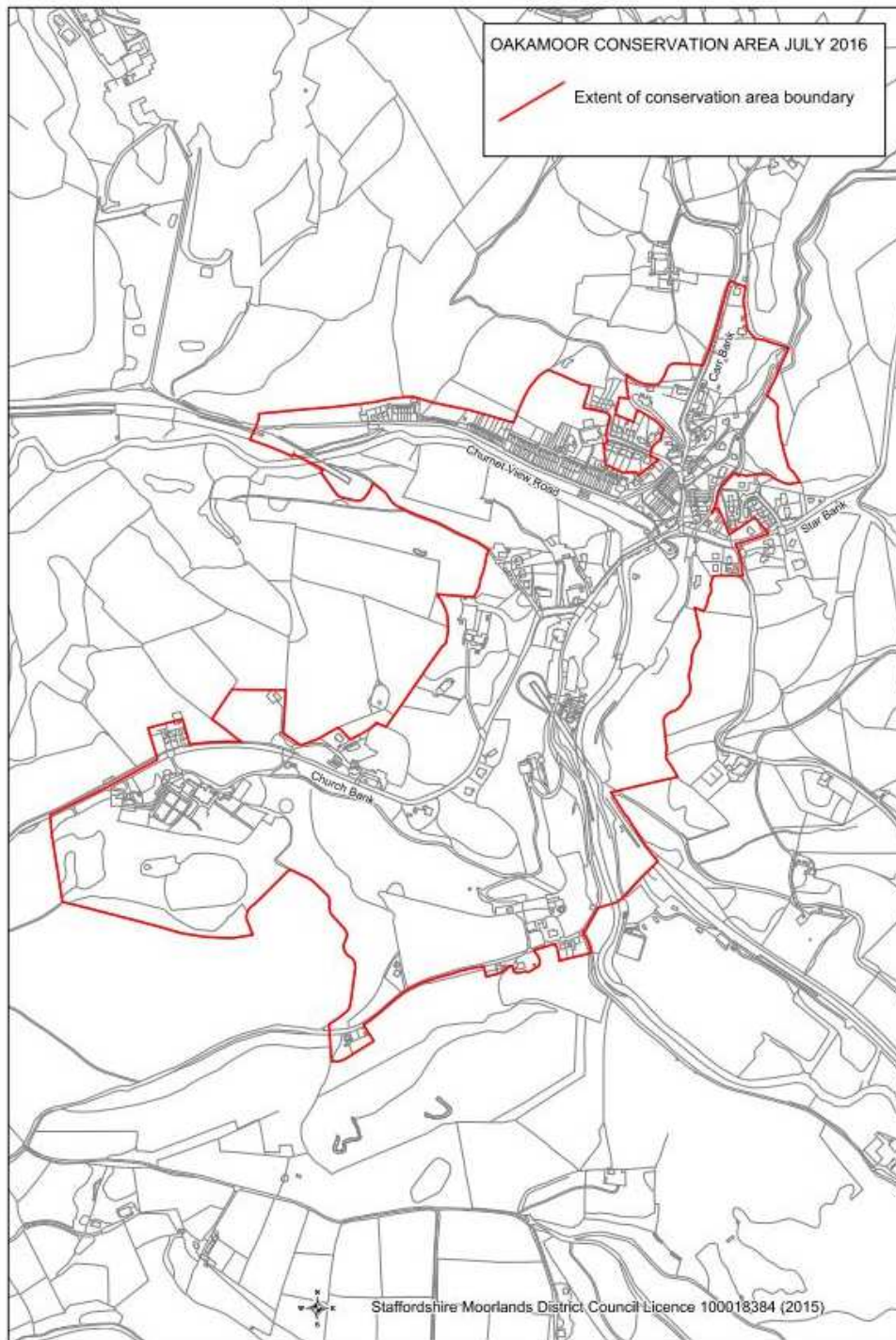


Figure 5: Conservation Area boundary by SMDC

- 4.4 The Oakamoor Conservation Area boundary was designated in July 2016. SMDC produced a Character Appraisal for the area.

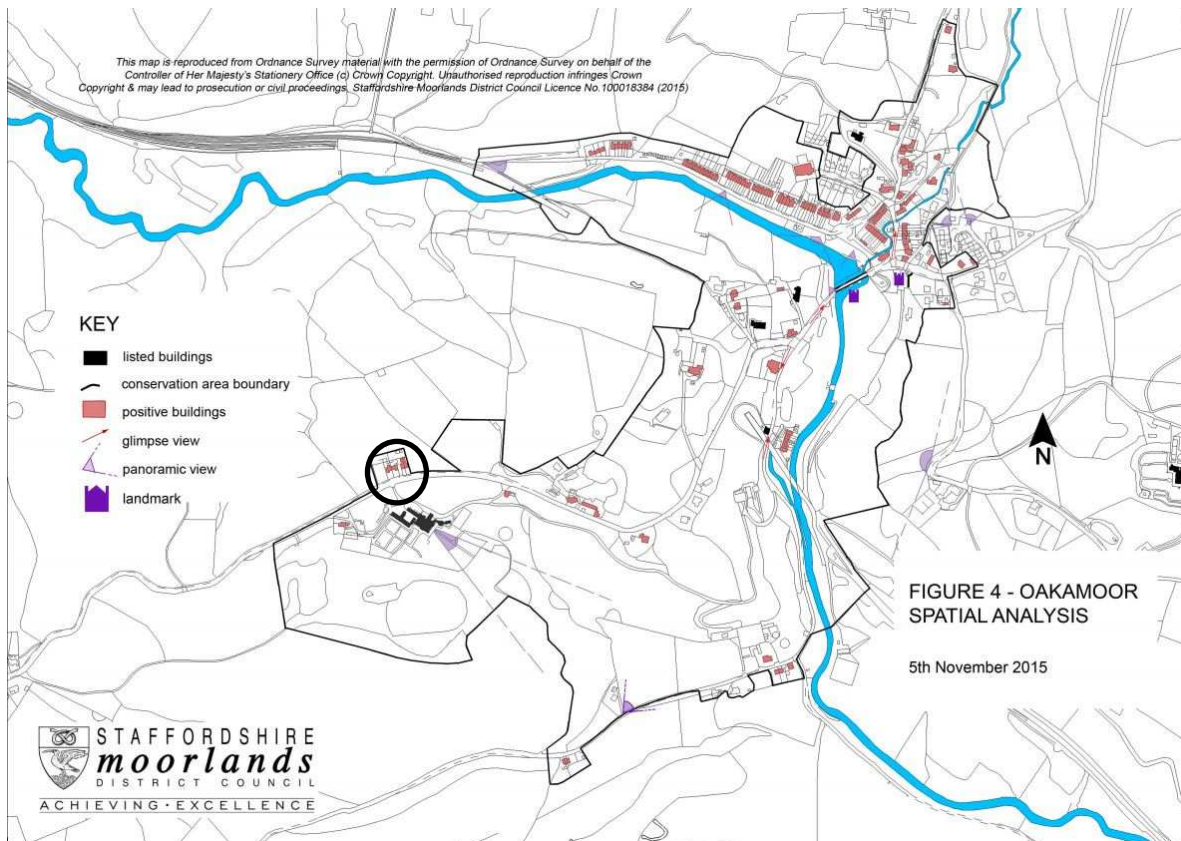


Figure 6: Extract from conservation area appraisal with the site circled.

- 4.5 The conservation area appraisal also identifies the negatives in the area.
This includes:

- **Garages**

8.3 There are a number of small, flat-roofed garages placed in prominent locations within the village. The smaller, more temporary garages, timber with pitched roofs, are quirky and not out of place but there are many others that are built from concrete panels, which do not enhance the village.

- **Loss of Boundary Walls**

8.4 Boundary walls have on occasion been removed to create off-street car parking bays. This is particularly unsightly along Churnet View Road, where the boundary walls form a strong linear pattern – once one wall has gone, the rest in the terrace tend to follow, even though there is little evidence of competition for on-street parking and no parking restrictions.

- **Poor Maintenance or Repair**

8.5 Cement render repair - large scale, local practice of cement repair of the softer sandstone, instead of lime mortars. This invariably leads to further pockets of erosion and damage to the stone and is unsightly.

8.6 Rendered stacks – instead of replacing weathered brick or stone, chimney stacks have often been rendered in cement renders, as this is a more economic repair, although not a long-term solution.

- **Timber Fences**

8.7 There has been a proliferation of tall, timber, panel fences in the village, hiding some of the terraced cottages from public view and fragmenting the appearance of the rows. Some of these panel fences are almost 2 metres high. They are rather alien to the character of the village which historically had shared interests and employment, which fostered a strong sense of community, enhanced by open frontages to gardens.

- **Loss of Building Details**

8.8 Unlisted buildings, even in conservation areas, are vulnerable to loss of architectural details: windows, doors, chimney stacks, traditional guttering and roof materials. Within Oakamoor many of the original windows and gutters have been replaced in uPVC. In order to protect the surviving architectural details, it may be appropriate to protect this settlement with an Article 4 Direction, at some point in the future.

8.9 The distinctive character of uniform terraces, in particular along Churnet View Road and at The Square, is being slowly eroded by incremental changes to windows and doors.
Setting of the Limekilns

8.10 The setting of the landmark limekilns is spoilt and significantly damaged by a large amount of street clutter: old filling station shack, Council waste collection and recycling bins and a bus stop. This area and its setting could be very easily enhanced by a few simple measures.

5.0 Proposal Overview

5.1 The proposal is a single storey side extension to the rear of Beech Cottage. Ordinarily a homeowner has 'permitted development rights' enabling them to construct a single storey extension up to 4m deep for the full width of the property and a side extension up to half the width of the existing front elevation for the full depth of the property. Due to this being in a conservation area permitted development rights have been removed. Consideration has been made for the proposed side extension, it will not project the pass the principle elevation and will be constructed in facing brick to match with the existing.

5.2 The position of the proposed side extension means that it will have limited visibility from the highway.

The following image demonstrate the views of the proposed development:

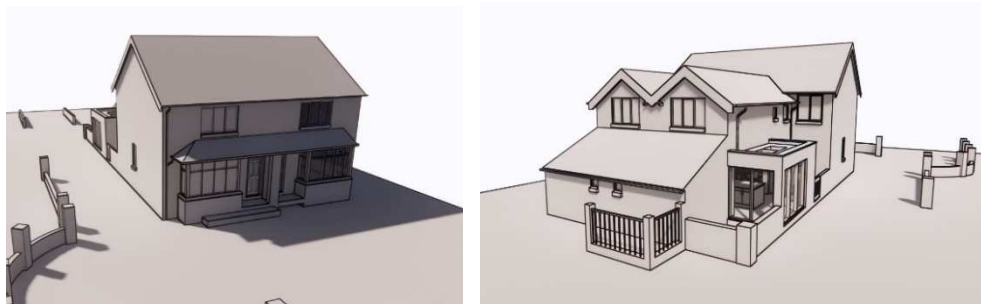


Figure 8: Proposed visuals demonstrating extension from front and rear.

5.4 The proposed extension will have limited impact on the conservation and will be constructed in a way which is not identified in the negatives on the conservation area appraisal. This includes using facing brick work to match with existing along with a flat roof which will be hidden with a parapet wall. This in turn means that it does not affect local vernacular.

6.0 Conclusion

6.1 To conclude, the proposal does not contravene planning policy, or conservation philosophy. There has limited impact on the area and limited visibility from the highway. For these reasons rehearsed above I believe there should be no objections to the proposal.