Heritage Statement

Prepared on behalf of Mr & Mrs B Chell.

Proposed Extension & Alterations at 'Hillcrest', No.5 Froghall Road, Ipstones, Staffordshire ST10 2NA.



Introduction

This statement has been prepared to support the planning application for the Proposed Extension & Alterations at 'Hillcrest', No.5 Froghall Road, Ipstones, Staffordshire ST10 2NA.
This supporting statement aims to assist the Local Planning Authority in evaluating the proposals and undertaking their planning balance.

Site Details

Address: 'Hillcrest', No.5 Froghall Road, Ipstones, Staffordshire ST10 2NA

- Grid Reference (6 figure): SK020498
- X (Easting) 402074, Y (Northing) 349887
- Latitude 53.046244, Longitude (decimal) -1.9705197
- What3Words: willing.tearfully.contour

Planning History

Application number	Received date	Valid date	Site location	Proposal	Decision	Decision date
SMD/2008/1064	05/09/2008	09/09/2008	5 Froghall Road, 5 Froghall Road, Ipstones, Staffordshire Moorlands, ST10 2NA	Alterations to roof	Planning Permission - Approved (Prior Oct 2013)	29/10/2008
SMD/2007/0663	16/08/2007	17/08/2007	Hill Crest, Hill Crest, 5 Froghall Road, Staffordshire Moorlands, Ipstones, ST10 2NA	Installation of dormer windows and raising of roof ridge	Planning Permission - Refused (Prior Oct 2013)	10/10/2007

Policy Context

Local Guidance

Staffordshire Moorlands Development Plan comprises of:

- Saved Local Plan Proposals Map / Settlement Boundaries (adopted 1998).
- Core Strategy Development Plan Document (adopted March 2014)

Staffordshire Moorlands Local Plan (1998)

Development boundaries within the 1998 Adopted Local Plan are still in force until such time as they are reviewed and adopted through the site allocations process.

Adopted Staffordshire Moorlands Core Strategy DPD (26th March 2014)

The following Core Strategy policies are relevant to the application:-

- SS1 Development Principles
- SS1a Presumption in Favour of Sustainable Development
- DC1 Design Considerations
- DC2 The Historic Environment

Supplementary Planning Guidance

The following Supplementary Planning Guidance documents are relevant to this application:

- Staffs Moorlands 'Design Principles' SPD (1998)
- Staffs Moorlands 'Design Guide' SPD (2018)

National Guidance

National Planning Policy NPPF

The following parts of the National Planning Policy Framework are relevant to this application:-

- Achieving Sustainable Development Paragraphs 1-17
- Requiring Good Design Chapter 7
- Conserving and enhancing the historic environment Chapter 12

Principle of Development

The site is situated within the development boundary of Ipstones and is also located within the Ipstones Conservation Area. As such this application is subject to Policy DC2 of the adopted Core Strategy and restrictive national planning policies relating to preserving and enhancing the historic environment contained within Chapter 12 of the NPPF.

Given the nature of the proposed development and planning policy context set out above, the principle of development is considered to be acceptable only if the application can demonstrate accordance with Policy DC2 of the Core Strategy and relevant policies within Chapter 12 of the NPPF, and all other relevant material considerations which includes Design and Amenity.

Proposed Design Considerations

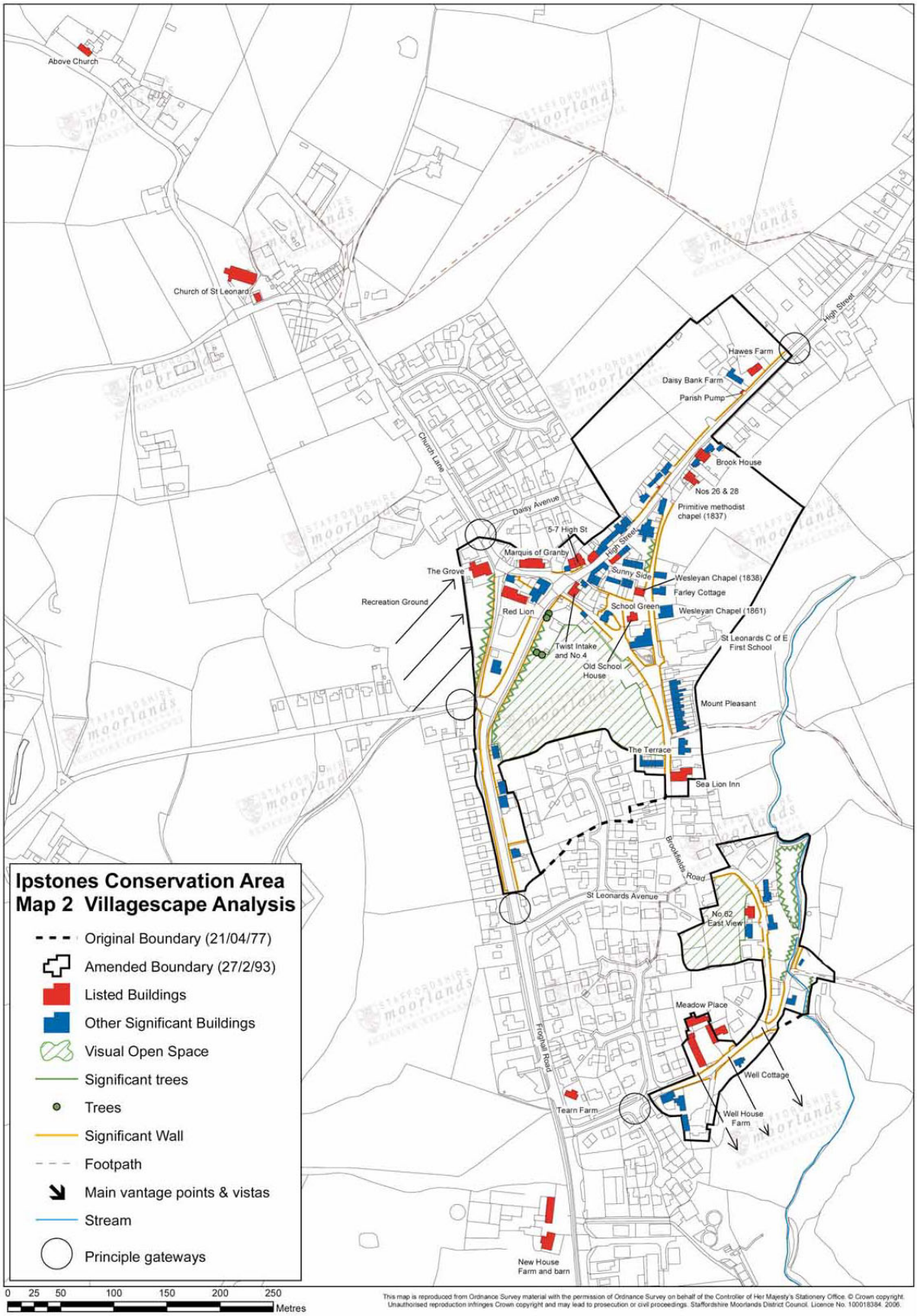
Ipstones Conservation Area

Ipstones Conservation Area was established in 1977 and its boundary amended in 1993. The Conservation Area boundaries have been tightly drawn to include specific areas of special landscape interest where they help to preserve the rural setting of present and former farmhouses and provides views out to the more distant landscape.

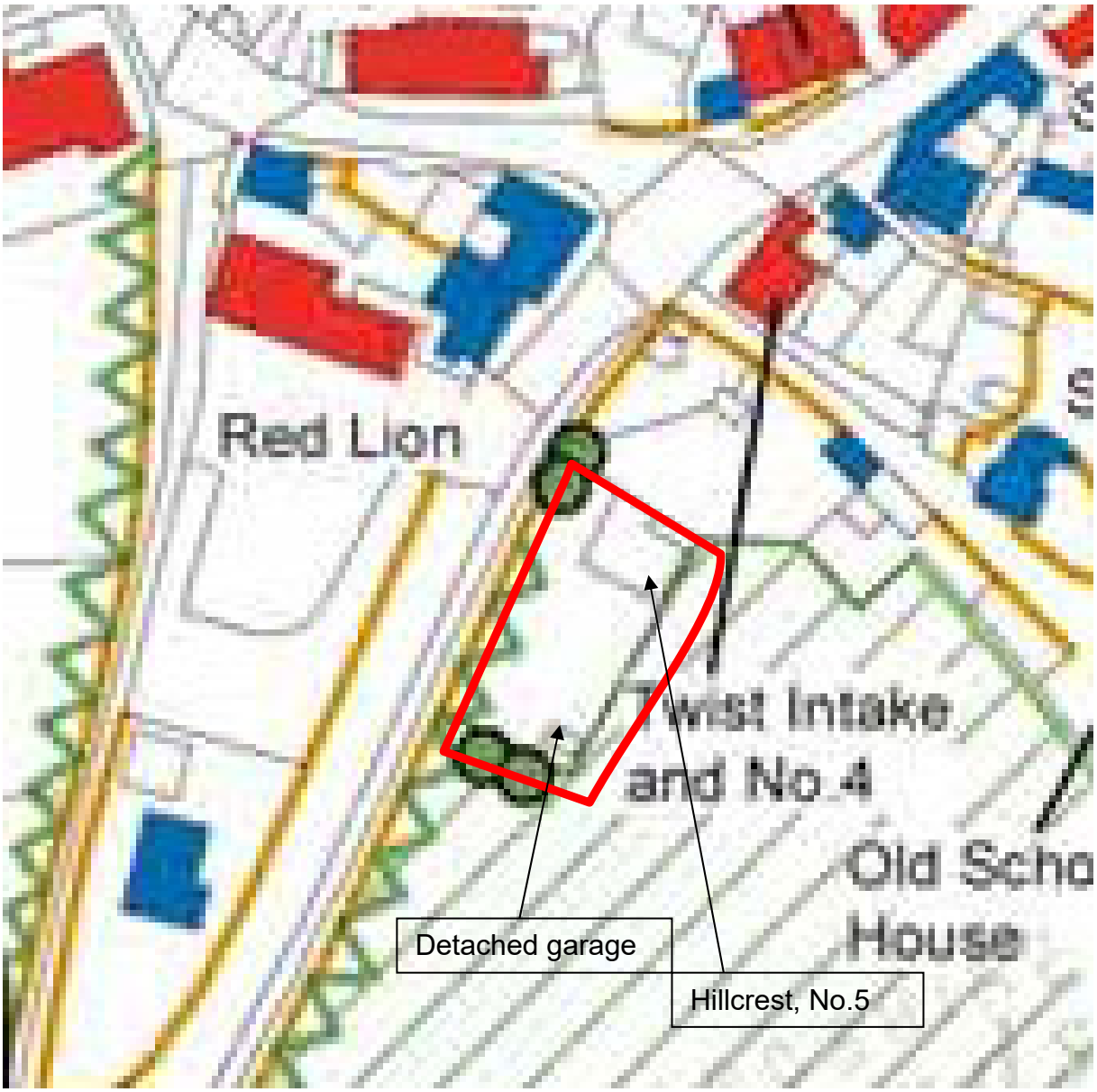
The larger part of the Conservation Area lies on the main north-south road through the village and the northern part of Brookfield Road (former Back Lane): a smaller, detached section, follows the southern part of Brookfield Road.

The boundary has been drawn round those parts of the village that developed along the toll road in the mid-late 18th century where good quality housing jostles with workshops, and includes a fringe of small, and mainly late developing farms.

Ipstones Conservation Area Map



The Building Location & Current Situation



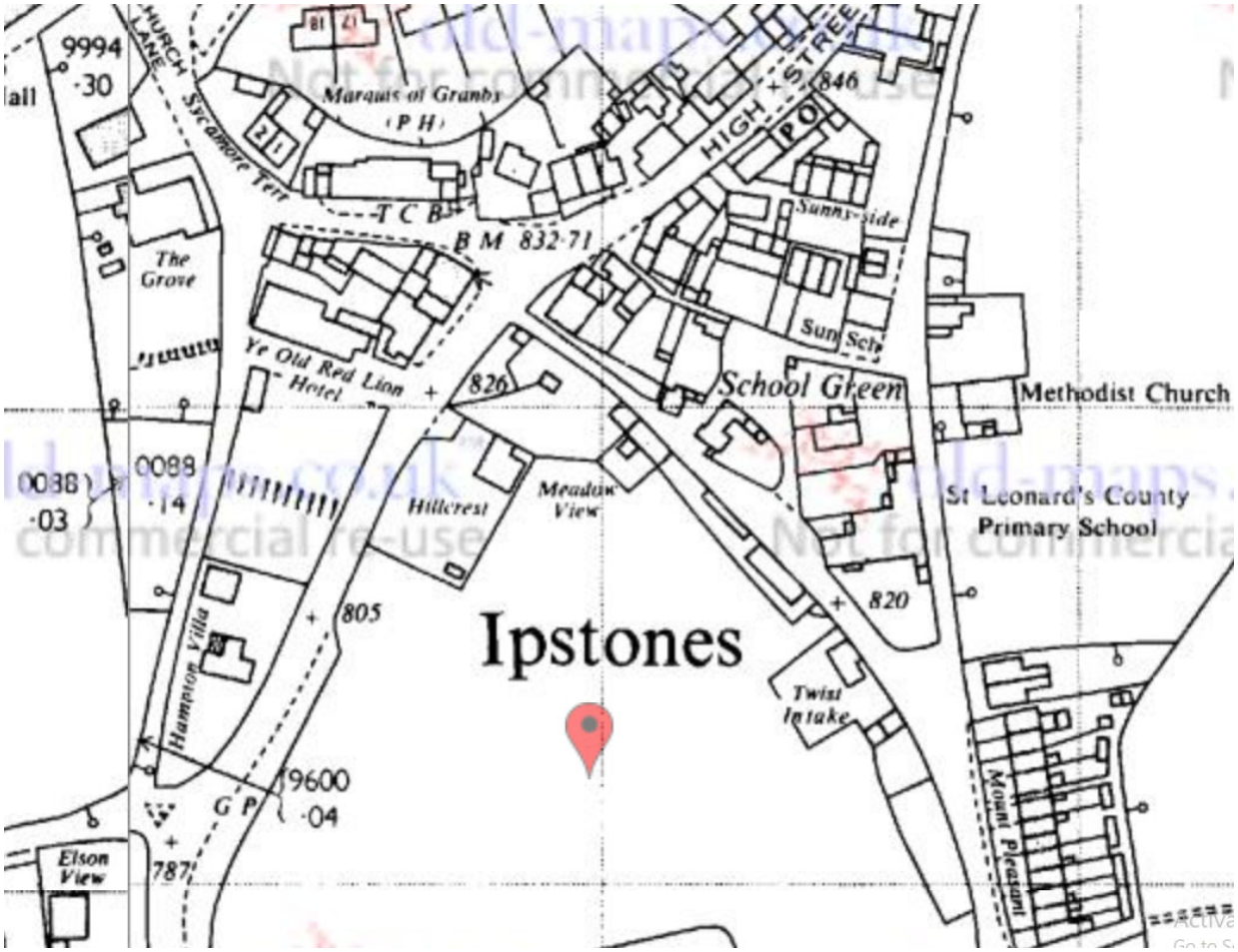
Above shows the location of 'Hillcrest'. As is evident from the Council's Local Plan and CA above, the application building does not play a positive part in the character of the Conservation Area. The character of the buildings in the CA are described as historic 'Moorland stone buildings. The application building is not one of these buildings and whilst not necessarily detracting from the CA, plays a neutral part in it.

The dwelling was built in approx.1966 of a traditional red brick and tiled roof and Upvc windows. It is a simple square bungalow with a pitched roof. The gable end faces west over the driveway and Froghall Road with the front elevation facing south over the garden and detached garage to the bottom of the garden.



Front elevation facing south

Historical Map 1966



Evaluation

Legislation has confirmed that planning decisions in respect of developments proposed to be carried out in a conservation area must give a high priority to the objective or preserving or enhancing the character or appearance of the area. There is no requirement in the legislation that conservation areas should be protected from all development which does not enhance or positively preserve it. Whilst the character and appearance of conservation areas should always be given full weight in planning decisions, the objective of preservation can be achieved by development which makes a positive contribution to an areas character or appearance, or by development which leaves character and appearance unharmed.

In this respect, the current dwelling and built form is in a modest state and sits higher than Froghall round on the tight bend heading southwards. It is not perceived from the roadside in its entirety and only glimpses of the side elevation are on show through the hedgerows to the front. Heading northwards along Froghall Road the glimpsed views of the dwelling are minimal.



The dwelling has undergone some major alterations since constructed, with an increased ridge height and internal alterations to convert the roof space to habitable space and at some time a rear flat roof extension and porch.

The current occupants now wish to increase the size of the dwelling to include an additional bedroom and dining/lounge area. This will improve the occupant's relationship with the dwelling and ensure its suitability as a dwelling for life.

This involves a new front gable projection of 6m long with its ridge height equaling the existing ridge height and stone quoins to the corners. To include a lounge area, dining area and relocation of the kitchen. To the first floor there is an additional bedroom with dormer window.

The proposals also include for a new pitched porch roof with timber king truss detail and stone quoins. It is proposed to render the full dwelling in white through-coloured render, with French grey windows and doors. Typical images below.





The roofing materials will match the host building, but all external windows and doors will be replaced in timber in the colour stated above.

The new detached garage will be constructed in the same materials as the dwelling. The parking arrangements will not alter, and access will be via the existing gate off Froghall Road.

Impact on the Existing Dwelling and Wider Conservation Area

As mentioned previously, the dwelling provides only glimpses of views through the hedgerow and from Froghall Road. The design, scale, materials and detailing are considered sympathetic to the original dwelling and the render will match other buildings within the conservation area.



The Old Methodist Church



The Butchers

Conclusion

An alteration to the building that enhances its existing character is not considered to harm the character of the Conservation Area but helps to define and develop a sense of place within it. The proposal has been designed to respect this character in the existing bungalow and as the bungalow does not play a positive role in the character of the conservation area, the proposal is considered to maintain its neutral contribution but define a sense of place when entering the conservation area.

We commend this scheme to the Council as a sensitive and yet practical solution which will offer a bright new future for this dwelling without harming the conservation area.