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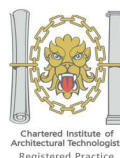
Design & Access and Heritage Statement

**PLANNING APPLICATION FOR TWO STOREY REAR EXTENSION AND SINGLE STOREY SIDE
EXTENSION WITH OTHER ASSOCIATED WORKS AT CROSSWAYS, STANLEY BANK, ST9 9LT**



Photo courtesy of Google Maps

June 2021



Design & Access Statement

Introduction/Context

The existing property has been built technically perpendicular to the road, Stanley bank, so the main entrance 'front' door is on the side of the building. The house is orientated having the main roof running NE/SW, and the front door faces NW. The garden plot is around 1465m², and the house is within the eastern half of the garden furthest from the road. The side of the property has been previously extended (SMD/2004/0969) with a conservatory on the NE elevation, and a garage on the SW elevation, which is the approach from the roadside. The garden slopes up at the rear of the house and results in the back of the house being quite dark, and the kitchen generally needs the lights on.



The property is a strange layout internally and has a number of small cupboards and corridors on the ground floor with a relatively small kitchen for the size of the property.

Proposal

This application is for the replacement of the existing conservatory on the NE elevation furthest from the road, with an orangery style extension and a two storey extension at the rear of the property providing an additional bedroom on first floor, and allowing the ground floor to be reconfigured to create an open plan kitchen.

Use/Amount

The use property shall remain residential, the proposed alterations and extension shall replace a cold conservatory that has limited practical use, with an insulated structure with modern glazing to still benefit of the views across open countryside towards Leek. An extension to the rear of the property will provide a fourth bedroom on the first floor and provide a larger kitchen area on the ground.

Layout

The layout shall remain essentially the same with some internal walls removed. The rear kitchen extension shall allow for a side facing window, letting in more natural light and enjoying views across the garden and open landscape beyond. The first floor bedroom has been designed to have side facing windows, again across the garden toward Leek in the NE because rear facing windows would overlook the neighbours property, which is the existing condition for the bedrooms on the rear of the property, but the new ones would be closer to the boundary

Appearance

The appearance of the proposed extensions shall match the overall design of the existing, using a Staffordshire Blue plain clay tile over matching brickwork

Existing solar panels on the rear of the house shall be relocated to the new south west facing roof, thus generating better efficiency, but unlikely to be seen from the road due to the raised garden above the road level with high retaining wall, and the distance from the road also.

Scale

The proposed extensions are considered to be of a suitable scale to the property. The two storey roof is set lower than the main roof to provide a subordinate appearance.

Landscaping

The existing landscape shall remain generally the same within the side/ rear garden curtilage a patio area shall be created outside the proposed kitchen..

Access

The existing vehicular access is to remain as existing. The property is on a bend in the road, the visibility for vehicles exiting the site and seeing oncoming vehicles is quite poor, but there isn't any scope to improve this. The driveway widens at the top near the house and there is sufficient space to turn a vehicle and exit using forward gear.

Statement of Historic Significance and Impact

Research resources include:

staffspastrack.org.uk
www.geograph.org.uk
www.historypin.org
www.heritagegateway.org.uk
www.photobucket.com
www.british-history.ac.uk
www.old-maps.co.uk

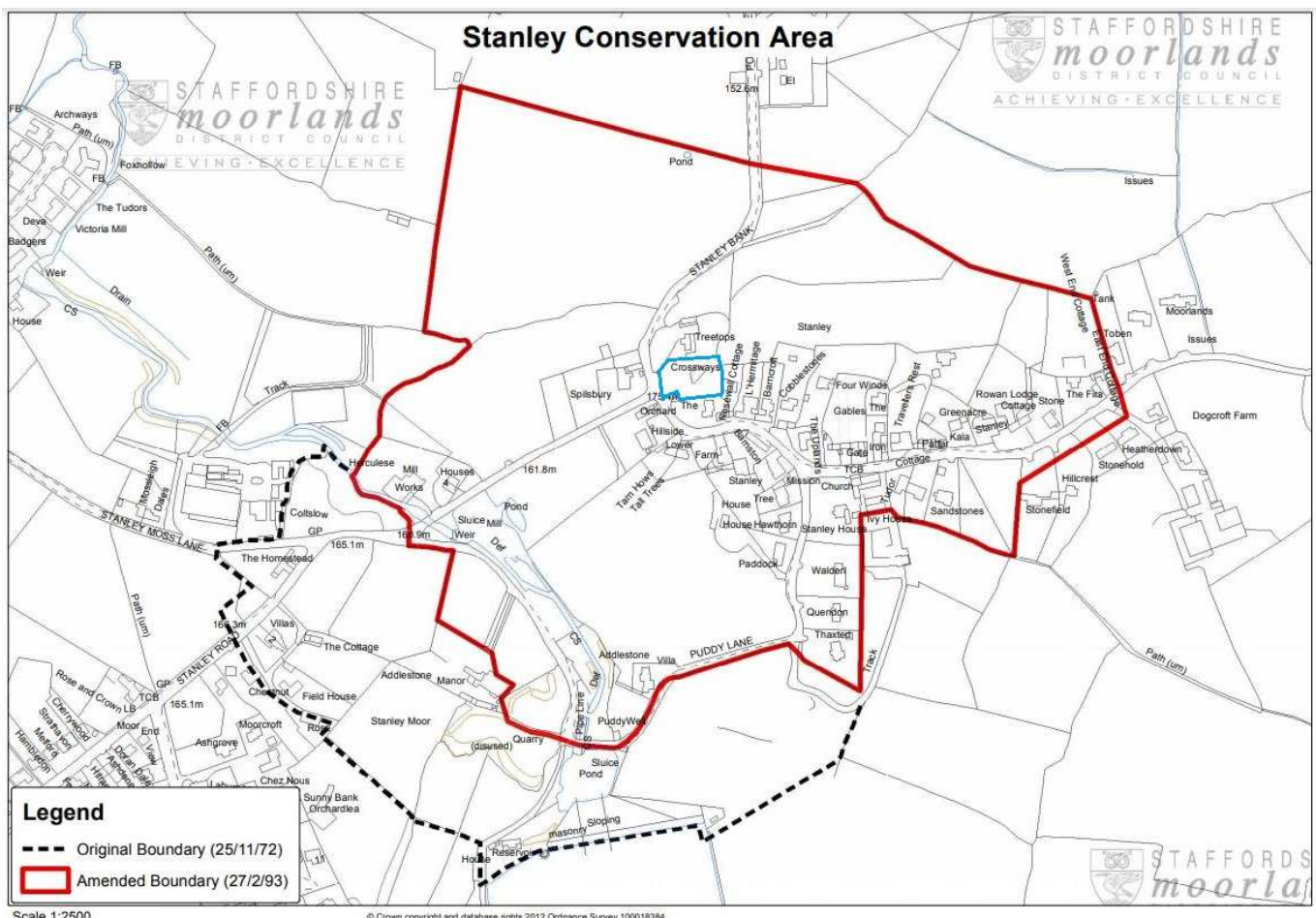
A description of the heritage asset, its history and setting.

Stanley is a small village in the Staffordshire Moorlands district of Staffordshire, England, about 4 miles (6.4 km) southwest of Leek. The village of Bagnall is about 1 mile (1.6 km) to the south. Some cottages in Stanley were built in the 1860s for workers at flint mills, of which there were three in the 19th century. The pub The Travellers Rest dates from that time. There are no listed buildings on the English Heritage register in the village.

Stanley Pool, south of the village, is used for sailing by the North Staffordshire Sailing Club

The property relating to this application is situated in the Stanley Conservation Area where there is a duty to preserve or enhance the historic character and appearance of the area, almost exactly in the middle of the map.

There is no conservation area appraisal it is unclear if this site enhances or detracts from the conservation area and what it adds to the area. Many of the properties in the Stanley village conservation area are positioned at the back of the pavement, or set back slightly from the road with a small yard in front, however Crossway's is set back from the road by around 24m, and also occupies an elevated position, obscured by a boundary wall and high hedge it is easy to miss the property from the street.



An assessment of its significance.

Stanley conservation area lies directly within Stanley village and encompasses most of the properties along Stanley Bank and part of Tompkin Rd, along Puddy Lane north of Stanley Pool and includes fields to the northwest of Stanley Bank and approximately 100m North East of the rear garden boundary of the application property.

The slope of the land to the North East drops quite steeply down away from the property, such that it is likely that to see the property from the northeast, an observer would need to be quite close to the boundary to see it.

The conservation area was originally designated in 1973, the conservation area boundary was amended in 1993.

A variety of building styles are present within the conservation area. Upon entering Stanley via Stanley bank from Endon, on the right is a range of stone buildings known as Spilsbury, once a farm but now converted into dwellings having mullioned windows and decorative stone parapet gables. On the left is the red brick built Treetops, and the application property, Crossways, and a modern cast stone faced house, The Orchard. Beyond these relatively modern properties, the style reverts back to predominantly stone cottage styles rising up Stanley Bank, until the road changes to Tompkin Road. On the right is a relatively modern white rendered property with brick corbelling at the eaves and verge and another white rendered house on the right, after which the style reverts back to stone cottages and at the top of the bank is a mix of larger rendered finished properties.

The property subject of this application dates to late 1950's – very early 1960's, historic mapping dated 1955 shows an open field and by 1962, Crossways and neighbouring property Treetops are both noted.

The appearance of the property is facing brick with large windows, having a tile crease and brick soldier lintels over. The front elevation has an asymmetric gable with a long catslide roof over a recessed entrance door. This style is repeated in 1980's housing estates. A square bay to the front lounge has been added later.



The catslide roof is repeated to the side from the main roof down over what would have been the original garage. A second garage has been added later to the side, and the original garage is now used as part of the dwelling.



A description of the design concept for the proposed development

The main design improves the side elevation, replacing a conservatory with a contemporary designed tiled roof brick structure, having a large feature window overlooking the valley to the North East towards Leek. The materials used in the construction shall closely match the existing building. This extension will essentially replace the mass of the existing conservatory and whilst the proposed extension will be considered a solid massing against the lightweight conservatory, it is considered to be no less harmful to the conservation area and is unlikely to be seen from a public place elsewhere except the field at the back of the garden, which as noted previously drops quite steeply away.



The two storey extension at the rear of the property has been designed using materials to match the existing property and shall be in keeping with the original property. The width of the proposed extension is narrower than the original buildings to ensure that the roof is lower than the main roof and provide a subordinate appearance. The position of the extension and orientation of the property on the site means that the proposed extension is only going to have a small proportion of the roof visible above the existing garage roof.

We consider that the proposals will not detract from the from the surroundings and will have no impact on the street view or the Conservation Area.