

Design & Access and Heritage Statement

**PLANNING APPLICATION FOR TWO STOREY REAR EXTENSION AND OTHER ASSOCIATED
WORKS TO BRIDGE COTTAGE, LEEK ROAD, CHEDDLETON, ST13 7HL**



Photo courtesy of Google Maps

June 2021

Design & Access Statement

Introduction/Context

The document is to support the planning application for a two-storey rear extension to Bridge Cottage. It is a building of historic relevance which contributes as a valuable asset to the Cheddleton Conservation Area, given its prominent location.

Bridge Cottage straddles the canal adjacent to the Cheddleton Flint Mill but has been subject to numerous aesthetical changes over time. This application also includes the restoration of features, such as the rear bay window, new windows and general internal renovations design to retain the historical features of the building, but make them more comfortable to live in.

Proposal

This application is for the replacement of the existing single storey lean-to extension on the rear of Bridge Cottage. The proposal is to construct a new two storey extension in its place, projecting the same depth out to the rear of the building, but becoming slightly wider where there is scope to do so whilst still being recessed from the side walls. This will provide a new ground floor WC space and a new bathroom for the First Floor.

Other aspects of the proposal include the replacement of windows on the rear of the property. Front elevation windows have previously been replaced with suitable uPVC, double glazed alternatives. The replacement windows on the rear will match the style and proportions exactly. The rear door in the lower ground floor will be replaced with a new timber door with a vertical board emphasis to match the existing.

Use/Amount

The use property shall remain residential. There is a minimal increase in residential floor space which is in keeping with the proportion and scale of the existing dwelling.

Layout

The layout shall remain generally the same inside. The ground floor utility/WC area shall gain a small amount of floor space. The existing family bathroom on the first floor will become an En-Suite to the Master bedroom and the new floor space created in the first-floor aspect of the extension will become the new more spacious shared bathroom.

Appearance

The appearance of the proposed extensions shall match the overall design of the existing, using a Staffordshire Blue plain clay tile over matching painted brickwork. Minor aesthetic enhancements shall be made, such as new windows, which shall be white uPVC double glazed units with design and proportion to match the existing. This includes brick arch details which shall also be replicated.

Scale

The proposed extension is 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. The extension is only increasing in footprint by a minimal amount to the side, not out to the rear.

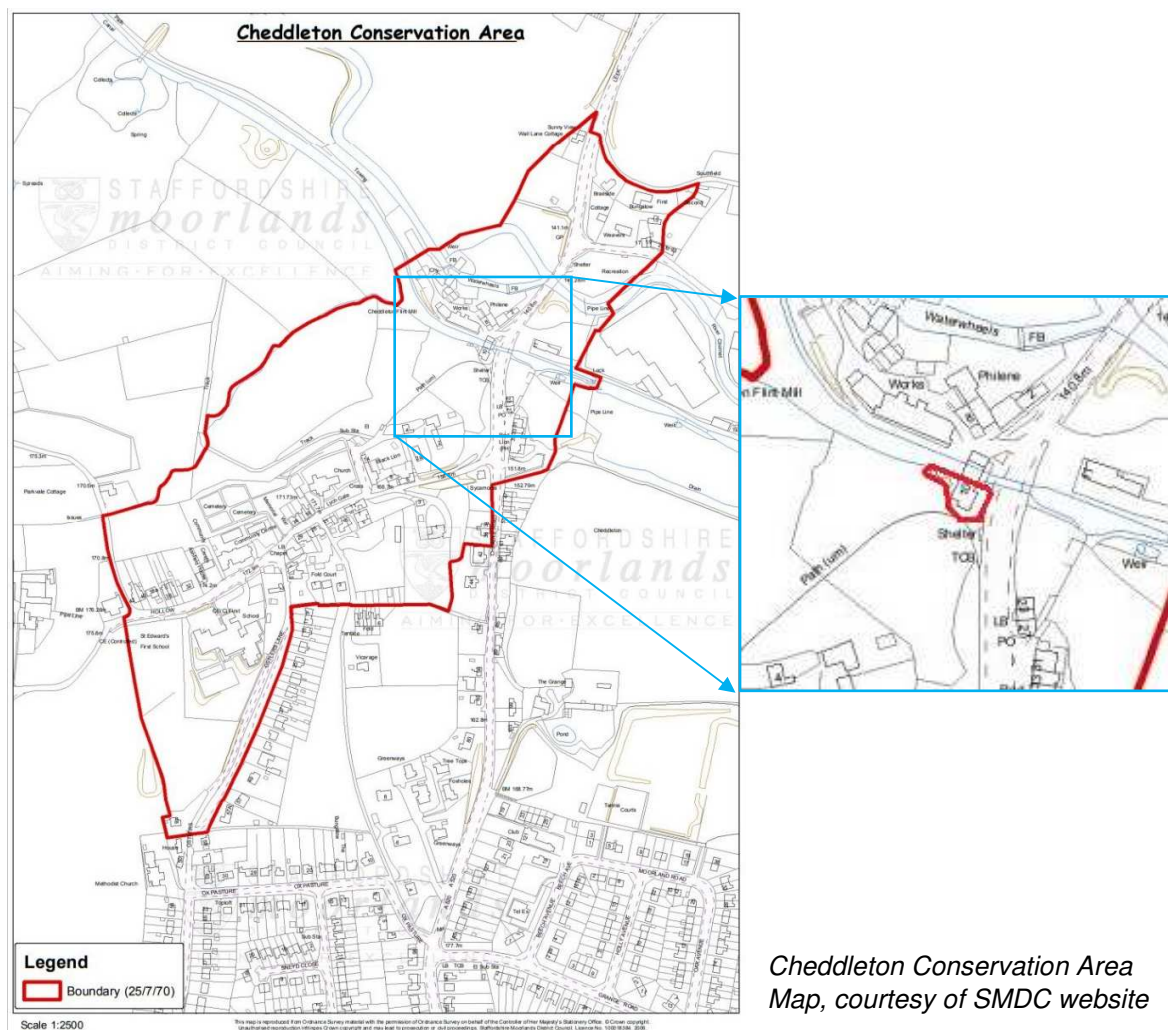
Landscaping

The area to be built over for the wider proposed extension is already a hard landscaped area, so no major alterations to the landscaping are required. There is a brick outbuilding in the far corner of the site, approx. 2.5m square with a mono-pitch roof. This is in a state of disrepair and near collapse, so it is proposed to rebuild this with the same footprint, but with a new dual pitch roof. Historic images supplied below show the original outbuilding, which was behind Bridge Cottage, before it was

replaced with the current structure. This has a dual pitched roof and shares the aesthetics of the proposed structure.

Access

The existing vehicular access is to remain as existing. The property is on a bend in the road and the ability to manoeuvre on the driveway for vehicles is quite poor, but there is not any scope to improve this. There is no increase in number of bedrooms, so occupant levels won't increase, and car parking arrangements shall remain as existing.



Cheddleton Conservation Area
Map, courtesy of SMDC website

Statement of Historic Significance and Impact

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

Cheddleton is a small village on the outskirts of Leek. The centre of the historic district of the area centres around the 12th century parish church of St Edward. Another notable historic feature is the Flint Mill which lies on the Caldon Canal, adjacent to Bridge Cottage.

The property relating to this application is situated in the Cheddleton Conservation Area where there is a duty to preserve or enhance the historic character and appearance of the area. It is in a prominent position, visible from the main road (A520) through Cheddleton and from alongside the Caldon Canal.

An assessment of its significance.

Bridge Cottage's positioning alongside the highway and canal makes it a significant contributor to the amenity of the conservation area. The previous replacement of windows on the front roadside elevation has been completed to comply with heritage style regulations.

The original portion of the building is the front facing gable to the roadside, running along the canal. No details have been sourced to inform when the newer segment of the building was constructed to the side. Unusually the later addition sits more dominantly than the original from the roadside view. A higher eaves and ridge are disconnected from the original building mostly and the orientation of the roof runs perpendicular, but not into the other section. A notably different style of window proportions was used there, changing from the wider, shorter lateral windows on the original, to taller sash windows on the newer.

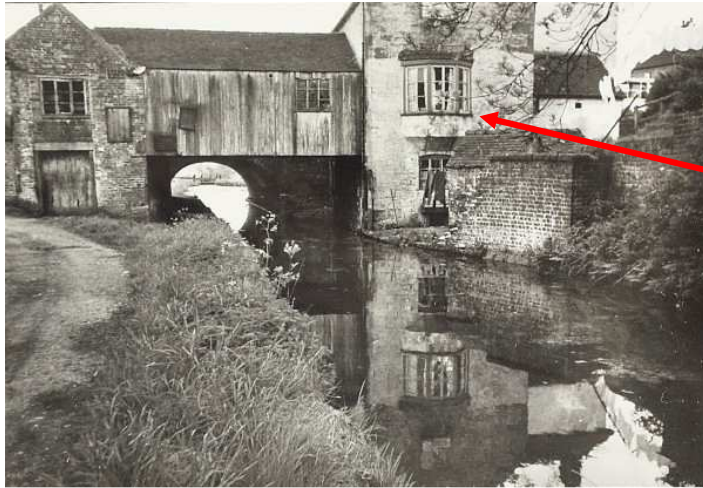
A description of the design concept for the proposed development

The only alteration to the roadside frontage of the dwelling is the replacement of the sash lights in the bay window. Presently the timber framed sash bay window is single glazed. An element of the proposal is to install new timber lights into the existing frames which will be double glazed. The proportions of the joinery will remain the same within the existing framework, just with the marginally thicker glazing which will not constitute to an aesthetical change in its external appearance. This will make all front facing windows double glazed, reducing the road noise as it is in close proximity to the main road through Cheddleton. Thermal efficiency will also be improved by this alteration. All other alterations are to the rear and internals of the dwelling.

There is an existing single storey lean to on the rear of the building. This is recessed from the back and side wall to infill the corner of the two adjoining bodies of the building. This is to be replaced with a two-storey extension, remaining the same rear projection from the back wall, but increasing in width by approx. 680 mm. This still gives a bricks width recess from the side wall. The increased space downstairs will fit a WC and the upstairs will become a shared bathroom. Windows on both the ground and first floor will be added. Proportions, design and style will match the existing windows on the rear. These are double glazed uPVC heritage style units with openers and glazing bars.

Asides to the extension, the main aesthetic alteration to the rear of the dwelling is reinstating the projecting bay window of the upper ground floor. Historic images have been identified and used to replicate the style of the new window. The existing flush window shows brick infilling to the sides where the current smaller window has been inserted. It is unknown why the existing bay was removed, but the applicant feels it would restore the character of the historic building by replacing it with a window more akin to the original.

The replacement windows on the rear and the two new windows in the extension will be of matching style to the lateral proportioned windows on the original building. These are of a more traditional height and width, varying from a double to triple casement. Brick arch details will be matched on the new windows.



Historic images showing the front and rear view of Bridge Cottage from either side of the canal towpath. The image to the side shows the rear with the original bay window which is to be reinstated as part of the proposal. The brick plinth, angular windowpanes and mullion proportions have been replicated in the proposal from this image to achieve the most authentic appearance.



Also shown is the original outbuildings. As part of the proposal the existing mono pitched outbuilding is to be replaced as it is in a very poor and dangerous condition. It will be rebuilt in brickwork, white painted, to match the existing and to the same footprint. The new roof will be a more aesthetically pleasing and suitable dual pitch roof using plan clay ties to match the main dwelling.

