

Design, Access & Heritage Statement

CLIENT: Mr B France and Mrs R Jackson

LOCATION:

3 Railway Cottage
Churnet View Road
Oakamoor
Staffordshire
ST10 3AE

PROJECT:

Proposed single storey extension to form a Sitting Room.

Description of Application

The application is for the construction of a single storey extension to the gable end of the property to form a sitting room.

Site Location and Constraints

No 3 Railway Cottage is situated within the Oakamoor Conservation area.

The building is not listed.

Railway Cottage is mentioned in the Oakamoor Character Appraisal but only as being occupied by the Wharfinger and reference made to the ‘...hive of activity which once occurred at this point having been replaced with an open and tranquil space and car park’

Physical Description and Context

The house is of traditional form, being a low two storey height structure, it is effectively semi-detached, being connected to ‘Railway Stables’ by the integral ‘garage’ element of the property.

The property has undergone considerable alteration historically.

The original structure is constructed of local stone but the property has been extended on the rear with a two storey brick structure.

The linking element of the structure attached to Railway Stables is of a lower height than the main body of the property.

The main four windows on the front elevation of the property are not as originally constructed; the size and proportions of the openings have been completely changed, they are now of modern proportions incorporating concrete heads but with no cills or jamb stones.

All windows are UPVC

The roof of the front elevation of the main body of the property is covered with natural blue slates, whilst the rear elevation is covered with modern interlocking pan tiles.

The lower roof structure linking with ‘Railway Stables’ is covered with Staffordshire Blue plain tiles. The rear brick extension is covered with modern interlocking pan tiles.

The main area of garden is to the front and side of the property but there is also a yard area to the rear.

Social Context

The property is located in the centre of the village of Oakamoor. The immediate vicinity is residential.

Design Principles and Concepts

Amount

The existing property has a footprint of 105m² and an internal floor area (including the garage area) of approximately 140m²

The proposed extension would have an internal floor area of 20.50m² and add 24.75m² to the overall footprint.

The domestic curtilage measures 370m²

Appearance

The proposal is to finish the external walls of the extension in render.

The roof is to be covered with Staffordshire Blue plain tiles.

The Velux roof lights will be fitted flush with the upper surface of the roof tiles.

All the existing windows and glazing to be UPVC in conformity with the existing

Layout

No changes are proposed to the general site layout.

Scale

The proposed extension is to be single storey, following the line of the existing building and conforming to the general profile of the existing structure. The scale of the proposal in relation to the host structure and immediate built environment is subordinate and compatible.

Landscaping / Appearance

The existing pathway around the building is to be extended around the proposed extension, this will involve continuing the existing stone retaining wall along the rear of the extension and part way along the gable end.

Access

The existing pedestrian and vehicular accesses into the site from off will remain unaltered.

The primary access (front door) into the property will be retained as existing.

Impact upon the historic character of the building and upon the street scene

The property is within the conservation area and although itself is not of any specific architectural interest, care has been taken with the proposal to conform to and compliment the sites form and general layout.

The proposal is subordinate to the host structure and does not impact on the front elevation. It is not considered that the works will have any detrimental impact upon the historical character of the building and area.