

19 September 2021

Staffordshire Moorlands Council,  
Moorlands House,  
Stockwell Street,  
Leek, ST13 6HQ

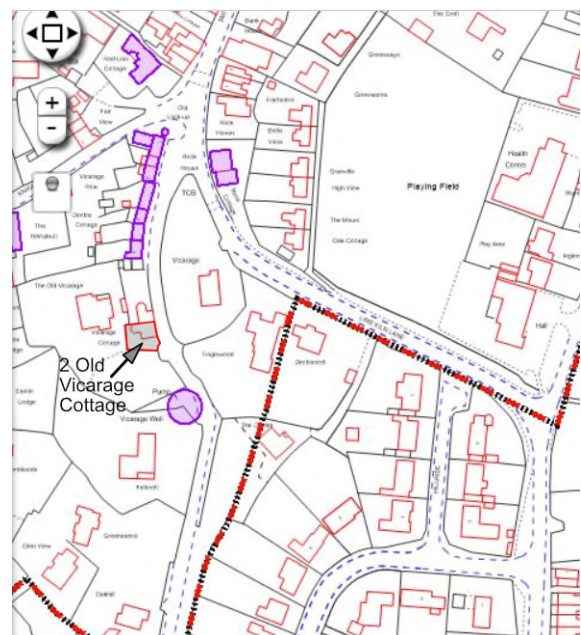
## Heritage Statement SMD/2021/0521

This statement is to accompany planning application on behalf of Mr. Dom Green seeking to demolish and remove a UPVC framed and glazed conservatory, located on the rear of the host building no. 2 Old Vicarage Cottages, Dimble Lane, Alton, Staffordshire. ST10 4BL. It is proposed to replace the conservatory with a single storey extension with a dual pitched tile roof and walls finished with Dark Grey timber effect composite cladding fixed in shiplap form. Excavation for this extension is minimal as it would utilise essentially the same foot print. The building is within the very southern portion of the Alton and Farley conservation Area and subject to an Article 4 Direction.

The host building appears to be of a late 18th cent origin. It has a stone gable forming its southern elevation with its west elevation facing toward the old vicarage. The Old Vicarage although not listed building is nevertheless appears as a rather fine and well preserved house of around 1800.

The brick built, east facing principle elevation, of the host property actually adjoins the highway surface of Dimble Lane. This eastern elevation has clearly been subject to older multiple extension and change, perhaps mainly in the 19th cent. This building is sub-divided and accommodates two households in a semi-detached format. Although the building is not listed, it has a well-established prominent presence in the make-up of Dimble Lane, contributing toward the 19th cent rural character of this location.

Just north of the Vicarage Cottages is a line of listed buildings running north along the western side of Dimble Lane and known generally and collectively as Vicarage Row (see Plan Image 1). Adjacent and north of Vicarage Cottages is no. 5 Dimble Lane, the southernmost of this row of listed cottages. No.5 is separated from Vicarage



Cottages by a large yard providing off-street parking, a second access to the old Vicarage and access to the lock-up garages attached of no. 5 Dimble Lane (Please see image 2).



The adjoining cottage to the host site no. 3 Vicarage Cottages adds further separation, consequently I do not believe the new extension undermines in any relevant way, the setting of the listed buildings.

Additionally the new structure utilises the existing opening into the host property. Consequently the formation of the new extension does not result in any dramatic impact on the fabric of the host building's western elevation. It also has the added and important advantage of being far more energy efficient, than the conservatory it is proposed to replace. Please see the attached photo images No.1 shows a street view of the host property no.3 Vicarage Cottages and confirming the site's lack of prominence.

Image 3 shows a view of the gable end and conservatory of No.3 Dimble Lane, which adjoins the application site the separation from the lock-up garages attached to the listed Cottage no, 5 Dimble Lane. This image illustrates the proposed extension has no detriment to the setting of the listed building.



Neither the appearance of the street scene, the character of the conservation area or setting of listed buildings suffers any real effect from this proposal, which has little prominence. Certainly neither the existing nor proposed structure is, or will be visible from any public vantage point. Nevertheless the existing fully glazed UVPC framed conservatory, in this particular location, arguably presents a rather jarring feature. The proposed replacement with a timber effect structure may therefore in this location, be viewed as less obtrusive and prove a welcome replacement.

David Lloyd-Griffiths