

## Heritage Statement

**For Construction of Oak Beam Orangery from Existing Kitchen at The Coach House, Blythe Bridge Road, Caverswall, Stoke On Trent, Staffordshire, ST11 9EA**

The Coach House is a former Coach House believed to have been constructed in approximately 1915. It was to be home to coaches which served Caverswall Castle. However the Coach House is separate from Caverswall Castle and its private grounds, the Coach House lies within its own grounds but shares the private driveway to Caverswall Castle and its surrounding properties. To the right hand side of the property lies St Filumena's Roman Catholic Church, this is separated from the Coach House by a low brick wall and foliage/trees. To the left hand side of The Coach House, behind a small detached out building, and from its kitchen area lies the garden which consists mainly of grass and a patio area. Next to the garden lie the gardens of the adjoining properties that face Caverswall Square. The next door property to the Coach House, The Chapel joins the high stone wall which forms the boundary wall at the back of the Coach House. At the front of the Coach House is The Keys which also shares the private driveway.

The driveway of the Coach House is formulated with cobbles and this area is used to park cars. To the left hand side of the property is the garden which consists mainly of grass and a patio area which adjoins the kitchen of the property. This is not visible from the front due to a small detached out building and trees.

The proposal is to add an oak framed orangery onto the left hand side of the property, creating an extension to the existing kitchen. This would not be visible from the front of the property, so will not change the appearance and character of the front of the property, and due to the high boundary stone wall at the rear of the property, only a small proportion of the roof and lantern should be visible from Caverswall Square and Blythe Bridge Road.

The Coach House is a former Coach House which was in later years used as garages until it was converted into a residential dwelling in the late 1990's by ourselves. It has since been a family home.

The property sits at the end of a private drive, which has access off Blythe Bridge Road and onto the driveway of Caverswall Castle and other neighbouring properties, however the rear of the property faces Blythe Bridge Road and there is a tall sand stone boundary wall which shields the lower part of the property from view from Blythe Bridge Road.

The owners of the Coach House have lived at the property since it was converted into a residential dwelling and feel that the addition of an oak framed orangery would extend the current kitchen area and create a lighter living area in which is currently a dark room and will furthermore create more space for the current family of five who reside there. The concept for the design is for single story oak framed orangery side extension enlarging the kitchen and dining area.

The view from Blythe Bridge Road will be minimal only, showing elements of the tiled surround and lantern. The proposal shall retain the character of the property and shall not distract from the surrounding area. The proposal does not distract from the original dwellings and surrounding area. The proposal demonstrates that there will be no impact on the appearance of the front of the property. Construction of the proposed development will be sited on a concrete base with a red brick dwarf wall, onto this will be fixed a solid oak frame with glazing between the beams. The roof will be tiled with similar old tiles to the Coach House, the construction of the development is very similar in construction to many areas on view in the Coach House, for this reason we feel that this sympathetic development will be in-keeping and not distract from the current character of the Coach House and the sympathetic use of similar materials which are in keeping with those used on the existing building will be sympathetic to the existing property so the character of the building will remain. The proposed change to the left side of the building will not detract from the overall appearance of the front of the building and the character of the Coach House however it will enhance the current kitchen area, making it lighter and creating more living space.