Project:	**4797-01 House Extension**
Title:	**Statement of Heritage Significance**
Date:	November 2021
Document ID:	4797-01

Introduction

This Statement of Significance has been prepared to accompany the planning application for proposed extensions to 1 Castle Hill Road, Alton, Staffordshire.

This assessment of the building and its setting has been undertaken using 'Conservation Principles, Policies and Guidance' and 'The Setting of Heritage Assets', as produced by English Heritage.

The assessment seeks to justify the proposal's impact on the adjacent historic buildings and on the wider context of the Alton and Farley conservation area, in line with the requirements of the National Planning Policy Framework.

Site Location and Planning History

The application site is 1 Castle Hill Road, Alton, Staffordshire ST10 4AJ.

The site comprises an end terrace cottage with single storey flat roof side extension of unknown date and is used for domestic residential purpose.

The site is located within the settlement of Alton in a predominantly residential context consisting of a mixture of stone and brick and tile dwellings of various ages.

The application site is located within the Alton and Farley Conservation Area as designated by Staffordshire Moorlands District Council in 1971.

Immediately opposite to the southwest is St Peter's Church Listed Grade II*, with church wall and gates Listed Grade II, and a number of memorials Listed Grade II within the churchyard.

To the north is The Priest's House and garden walls Listed Grade II, The Hospital of St John Listed Grade II*, The Catholic Church Of St John The Baptist Listed Grade II* and the Remains of Alton Castle Listed Grade I.

The nearest Listed properties to the application site, however, are St Peter's Church and The Priest's House.



Aerial view of site and surroundings. (Google 2021)



Historical mapping from 1881. (NLS 2021)

The existing property forms part of a row of 3No. properties, No.s 1 & 3 Castle Hill Road being subservient to the adjoining larger third property.



Streetview of properties. (Google 2016)

All three properties are constructed with an ashlar uniformly coursed Hollington stone, under a clay tiled pitched roof.

The predominant building materials within the local area are the local Hollington stone and clay tiled roofs.

The existing single storey side extension to the application property is constructed with coursed concrete blockwork with a flat, felted roof. This construction is not in-keeping with the area, walls being predominantly of local stone and roofs pitched.



Existing front elevation. (WGY 2021)



Existing rear elevation. (WGY 2021)



Existing side elevation. (WGY 2021)

An application for a similar 2 storey side extension to this property was approved in 2015 (approval No. SMD/2015/0367).

The Proposals

Proposed works will be to:

1. demolish the existing single storey extension;
2. construct new 2-storey side extension in materials to match existing;
3. form new outdoor amenity space for the residents.

Materials will be pink and pink/ buff gritstone tooled to match the existing stonework, using Hollington sandstone. The masonry will be re-pointed using a mortar of hydraulic lime : sand, using a predominantly yellow / grey sand to blend with the existing masonry, rather than a red sand. Roof will be covered with a plain clay tile to match existing.

The extension is to be set back from the front elevation to create a subservient appearance and to lower the ridge from the existing.

The extension will project from the rear elevation and be roofed with a gable at 90° to the main roof. This roof orientation is to mirror a similar roof design to the rear of the third property in the row known as St Anthony's House.

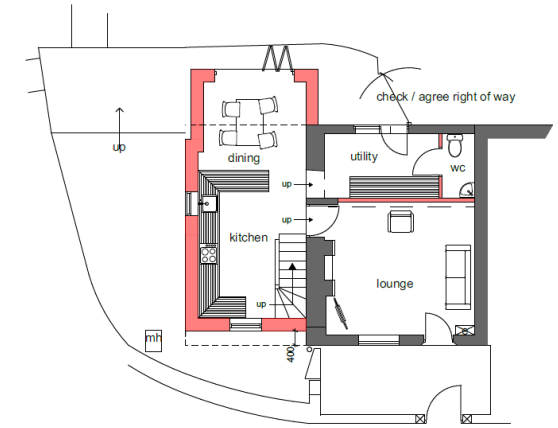


Existing side elevation to St Anthony's House. (Google 2021)

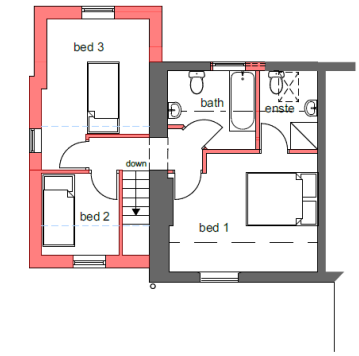
Proposed windows to the side elevation are positioned offset from gable centre to signify that historically there would have been a chimney centred on the gable. An example of this can be seen on the end gable of St Anthony's House, albeit without windows.

Internal alterations involve constructing partition walls to form at ground floor a utility room and WC and at first floor a bathroom and ensuite.

Application Floor Plans



PROPOSED GROUND FLOOR PLAN 1:50



PROPOSED FIRST FLOOR PLAN 1:50

Full details of the proposed works can be found on drawings and details accompanying this application.

Significance

The Alton and Farley Conservation Area Appraisal identifies the features of townscape and landscape importance and serves as a basis for future policies of preservation and enhancement. The appraisal states that the conservation area was designated in 1971 for the purposes of preserving the townscape of the villages both of which date back to medieval times and contain surviving built form dating back to this period.

Buildings in Alton village are diverse in character, date and spacing. This reflects the historic development of the settlement, topography and piecemeal construction by numerous owners. Narrow burgage plots are centred within the core of the village whilst the edges of the village have a more irregular scatter of buildings.

The dry-stone wall which forms the north boundary of the site is the dominant boundary treatment seen throughout the conservation area with properties set behind stone walls of various heights. This feature makes a positive contribution and is of importance to the character of the area.

Assessing the significance

The application site property is not listed.

In assessing the significance of a heritage asset, Heritage England sets out categories in which to assess interest:

Archaeological interest - There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Architectural and artistic interest - These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.

Historic Interest - An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

Heritage significance of side extension

Archaeological interest – there is no archaeological evidence.

Significance of archaeological interest is deemed to be low.

Architectural and artistic interest – the walls are of an ashlar appearance in uniform horizontal courses of Hollington stone.

There is little architectural interest and significance is deemed to be low.

Historic Interest – historic mapping shows dwellings in this location from at least the late 1880's.

Significance of historic interest is deemed to be low.

Impact on the adjacent Heritage Assets and immediate Conservation Area

The proposed works will not adversely affect the adjacent heritage assets and conservation area.

Out of character concrete blockwork walls and the flat roof will be removed.

Extension will be constructed with stone to match that used in the locality.

There are no changes proposed to the existing boundary treatment or curtilage arrangement. The proposal retains the dry stone wall which makes a positive contribution to the character of conservation area.

Works shall be completed to enhance the area and provide additional internal accommodation for the homeowner.

The proposed works will have a positive impact on the surrounding area in removing the current out of character single storey extension.