

Design, Access & Heritage Statement

CLIENT: Mr and Mrs A Green.

LOCATION:

5 Vicarage Row
Dimble Lane
Alton
Staffordshire
ST10 4BL

PROJECT:

Proposed single storey extension to the rear elevation of the property and the provision of an oak framed garage/store.

Description of Application

The application is for a number of items of work:

- A single storey extension on the rear elevation of the property providing additional living accommodation in the form of a garden room/conservatory area including the provision of a stone skin around an existing rendered, modern extension and the raising of the roof level to accommodate the proposed extension.
- The replacement of an existing flat roof dormer with a pitched roof dormer of reduced width.
- An oak framed garage/store building to replace an existing corrugated cement fibre garage within the rear domestic curtilage.

The work partly relates to the original property and partly to an existing 1960's/70s extension.



EXISTING REAR ELEVATION

Site Location and Constraints

No 5 Dimble Lane is an end of terrace property located centrally in the village of Alton. It is within the village development boundary and within the conservation area. The property is located very near to the Round House at the junction between Knight Lane and Smithy Bank.

The front elevation of the building faces east and is set back slightly from the roadside and at a slightly lower level than the road.

The garden/amenity area and parking are at the rear of the property and are accessed off Knight Lane. The vehicular access into the site is a shared access, off Knight Lane.

The property has a small paved patio area immediately at the rear of the house and a sloping rear garden leading down to the existing garage and parking area.

The parking area and drive is mainly unsurfaced but there is also an area of concrete forming a turning/parking area.

5 Vicarage Row, Dimble Lane is a Grade 2 listed building.

Date listed: 3rd January 1967

List Entry Number: 1374690

Listing Text

Alton C.P. Dimble Lane (West side)

SK 0642-0742 13/19 3/1/67

No 5 Vicarage Row (Formerly listed as 2 cottages at south end of row immediately south of Lock-Up, Vicarage Road) GV11

House. Early C18 with later additions. Ashlar with herringbone tooling; plain tile roof; with coped verge; brick ridge stack. 2cell plan; aligned north-south facing east; entrance to the south end of the east front opening into the smaller of two bays. 2 storeys with cyma reversa moulded eaves; 3 windows, C20 casements; C20 glazed door to the left. Interior: chamfered and stopped spine beam to the large north bay, south bay largely occupied by the stairs which extend up to the back of the chimney stack.

Listing NGR: SK0720742060

Physical Description, Context and History

The original house is a stone built, end of terrace, two storey building with a steep pitched roof, with a coped verge on shaped kneelers on the party wall gable and a simple tiled verge overhang on the other gable.

Eaves details include moulded stone corbels with UPVC guttering on rise and fall brackets.

Windows are a combination of stained/painted modern (stormproof casement) timber windows on the front elevation and UPVC windows on the rear elevations.

A rendered and painted, single storey extension with plain tiled, pitched roof incorporating a flat roofed dormer was added at some time (1960's/70's) on the rear elevation.

The property currently includes a corrugated cement fibre clad garage which is to be replaced as part of this current proposal.

Social Context

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

Design Principles and Concepts

Amount

The existing dwelling has an internal floor area of 70m²

The proposal increases the floor area by only 10.75m²

The existing garage to be replaced has a foot print of 10.80m²

The proposed garage and store has a foot print of 23m²

The property sits within a domestic curtilage of approximately 310m².

Layout

No changes are proposed to the existing site layout.

Scale

The scheme retains the general size and physical form of the existing building and therefore the scale of the building in relation to the immediate built environment remains unchanged.

Landscaping

No changes are proposed to the existing landscaping.

Appearance

The proposal is an extension on the rear elevation of the property and changes to the existing 1960's/70's extension

The changes proposed to the existing extension include constructing a skin of local, Hollington sandstone to match that of the existing house, covering over the existing painted render; alterations to the existing rear elevation window to form a combined door and window opening; the raising of the existing roof and eaves height in order to facilitate a tidy junction with the eaves of the proposed new garden room extension and the replacing of the flat roof dormer with a pitched roof over a reduced width window.

Material used for these elements of the proposal will match closely the existing materials, including Local Hollington stone, tooled and pointed to match the existing, painted, traditional flush casement timber windows and doors, Reclaimed Staffordshire Blue plain tiles and lead.

The proposed garden room/conservatory extension will be constructed with a high quality, powder coated aluminum fold aside door unit spanning the full width of the extension between the newly faced existing extension and a simple gable wall with stone parapet copings. The shallow pitched roof will be covered with high quality standing seam Zinc roofing.

The proposal detailing is contemporary and simple. Providing a clear but complimentary definition between the original and the new.

Powder coated aluminium framing is a material previously approved by SMDC on a separate development elsewhere on Vicarage Row.

The existing windows to be covered over by the proposed extension are non-original frames and non-original opening sizes as can be seen by the coursing of the stonework and the lintels over.

The proposed garage will be an oak frame with the walls clad with oak weather boarding and the roof covered with Staffordshire Blue plain tiles.

Access

The existing access to the site and existing driveway and parking is to be retained as existing.

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

The proposed works to the house are all part of the single objective of providing the proposed garden room extension. Some aspects of the proposed work are required to enable the proposed extension to be accommodated and allow for improvements to be made to the existing unsightly 1960's /70's extension.

All proposed materials are of a high quality and appropriate to the age and character of the portion of the dwelling being altered or have been previously approved by SMDC in a similar context within the immediate vicinity.

It is considered that the proposal will have no detrimental impact upon the historic character of the building or area.