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Design & Access and Heritage Statement

**PLANNING APPLICATION FOR A SINGLE STOREY SIDE AND REAR EXTENSION WITH
DORMER LOFT CONVERSION
AT 18 RIVERSIDE, CHURNET VIEW ROAD, OAKAMoor, ST10 3AE**



Photo courtesy of Google Maps

March 2022

Design & Access Statement

Introduction/Context

This statement is produced to support an application for a side and rear extension with a dormer loft conversion and replacement garden room at 18 Riverside, Churnet View Road, Oakamoor. The property is a two-storey red brick end of terrace dwelling on Churnet View Road, Oakamoor that lies within the Oakamoor Conservation Area boundary.

Proposal

The first part of the proposal is the extension which will extend to the rear and side of the dwelling infilling the unused corner of the dwelling. The extension will be built so it extends until it is flush with the existing rear and side walls. The extension will expand the currently small kitchen to create a larger and open kitchen area for the occupants. The kitchen area will include an extra window along with a heritage/conservation style set of French doors with one window either side. In the open kitchen/dining area a side window is to be enlarged creating a larger opening to create a lighter area.



The second part of the proposal is to extend the house via a dormer loft conversion. The loft is already converted but is too small / low ceiling to use as a habitable space and is therefore only currently used as an area for storage. The dormer will create an extra bedroom for the growing family to use. The proposal would include lowering the existing ceiling to generate the ceiling height required for building regulations.

Other changes include the reduction in height of a rear facing window in bedroom 2 for privacy reasons, and to allow the lean to roof to pass sensibly past the window, the cill is being raised. A neighbour's garden extends across the rear of garden at a higher level, approximately at first floor level with a garden room having clear vision into the bedroom window. The addition of a side facing window matching the ground floor side window (also the existing first floor side window) to allow more light into bedroom 2 where the rear window size is being reduced.

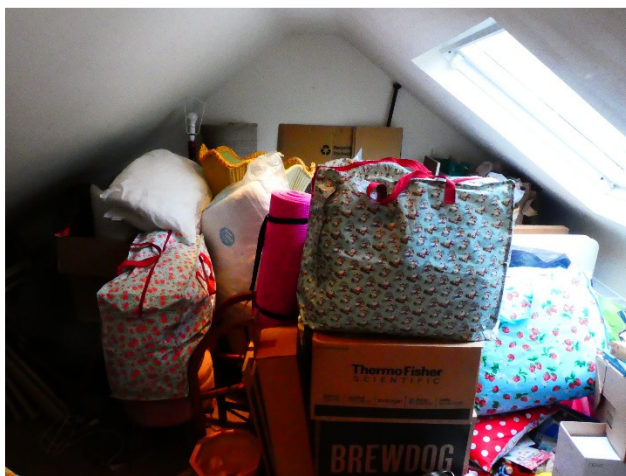
The existing shed and garden room are to be deconstructed and replaced with a new larger garden room. The proposed garden room is to be constructed closer to the rear boundary creating a larger garden/grassed area at the side of the house.

Use/Amount

The use shall remain as residential. The new extension will provide the occupants with a larger area helping them operate in their dwelling easier. The kitchen in the outrigger (and the dwelling) was designed for the workers, of the nearby Copper works. The rear at the rear was likely to have originally been the scullery which is similar to a modern utility room which would have been where the washing up and other domestic chores were carried out, and the cooking was likely to have been done in the rear main room in the fire grate, now often used as the dining room as in this case. Whilst the internal wall between the kitchen and dining space has been removed, the kitchen is only suitable for one person working in there.

The extra space will allow the occupants to have access to washing machines, Dishwashers and other pieces of equipment located in this new area as they currently don't have the space to do so.

The dormer will provide the growing family with an extra bedroom to use with full height for an adult to stand. The property currently enjoys an attic bedroom, but the reduced head height makes it impractical to use, hence the proposal to reduce the ceiling height in the first floor bedrooms.

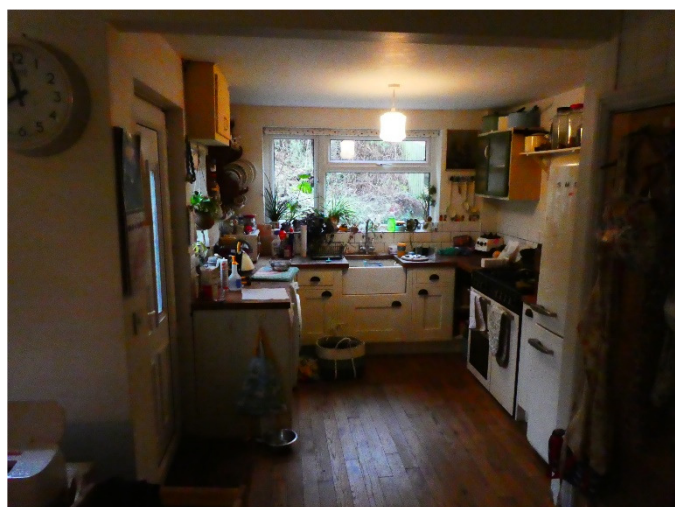


The new garden room will be used for storage and as a space to use when spending time in the garden.

Layout

Downstairs the layout remains almost as it is currently with the only change being the extension to the rear and side. The extension will create a larger Kitchen which will have two walls at the rear removed to create an open space matching many terrace properties following a similar extension often carried out under permitted development rights.

On the first floor the only change is the addition of the stairs which will provide a safe route to the second floor. Currently located here is a cupboard which will be removed to create space for the stairs.



On the second floor the currently too small loft conversion will be made bigger with the addition of the dormer. This will create a habitable space which will be used as a bedroom for the family.

Appearance

The extension shall have bricks to match the existing dwelling and the roof will join to the existing gable end roof at the rear of the property. The roof will house two heritage/conservation style rooflights to the front, the dormer will be faced with clay hung tiles, Staffordshire Blue to match the main roof.

The extension will have heritage/conservation style French doors with a window either side following a Critall style. All uPVC windows are to be replaced to match the new French doors, the windows frames are to be dark grey to match the aluminium framed French doors.

The replacement garden room is to be clad using vertical timber cladding and dark grey door and window frames. The existing garden room uses similar materials which are horizontal wooden cladding and grey French doors.

Scale

The extension is of a minimal footprint increase and has little impact of the property. As the extension fills in the corner of the dwelling this doesn't create an overcrowding problem. The dormer doesn't increase the footprint of the dwelling but has a roof space volume increase of 14m³. The dormer roof shall be lower than the original roof, creating a subordinate appearance that would be generally considered to be permitted development outside of a conservation area.

The replacement garden room is of a modest size and is of a similar size to the existing garden room and shed. The new garden room has a footprint which is 9.66m² smaller than the existing garden room and shed.

Landscaping

The current shed and garden room are to be deconstructed and a new garden room is to be built further back in the garden. This will result in the garden wall at the rear of the property being pushed back creating the need for the existing retaining wall to be stepped back away from the house.

Having the new garden room being constructed towards the rear of the garden curtilage, this will create a larger outdoor area for the family to enjoy.

Access

The dwelling has off road parking for one vehicle. The property is built on a sloping site, having ramped path from the roadside to the front door, or stepped access from the parking space.

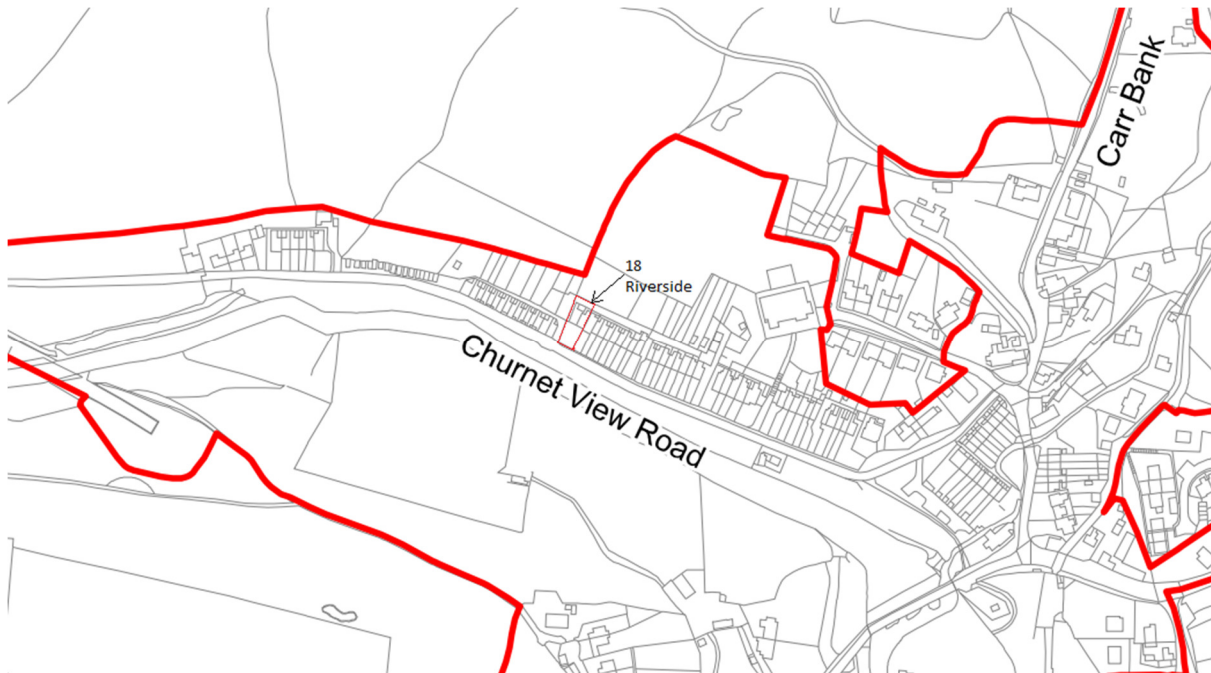


Statement of Historic Significance and Impact

A description of the heritage asset, its history and setting.

18 Riverside, Churnet View Road is as quoted “mixed brick with darker tones, stone dressings, brick gablets, 6-over-6 paned sash windows, pent-roof bracketed porches” on the Oakamoor conservation area appraisal. The principal, roadside elevation view from the conservation area has a single white uPVC side hung casement window along with a black painted wooden door. The first floor houses two dormer windows both with uPVC side hung casement windows. The windows have stone cills and lintels above. The front door has a mono-pitch tiled canopy.

Extract from SMDC Oakamoor Conservation area map below with 18 Riverside outlined.



The terrace properties were originally built for workers at the nearby Thomas Bolton copper works. The construction of the first set of terraces properties reportedly started in 1852 when the Bolton's bought the copper works, and continued building additional properties until 1922 as the demand for copper products grew. This row of terraces is built away from the roadside in an elevated position, enjoying a garden to the front, whilst the later neighbouring terrace has been built on the back of the pavement with a sloping garden rising to the rear.

The property enjoys two main rooms plus the kitchen/scullery in the rear outrigger, and also three matching size rooms on the first floor, probably originally bedrooms, but more recently having the bathroom in the outrigger and dispensing with the tin bath in the rear ground floor room, indicating that the terrace follows a style of terrace introduced around 1870's. Based on this, we believe that the house was built circa 1890's.

An assessment of its significance.

This dwelling is not an individually listed building but displays good architectural merit. It is traditionally designed and has a symmetrical appearance from the street scene. All existing features will be retained/restored, so not to harm the building. The proposed alterations to the building are minor and effect only the rear elevation in a minimal and sympathetic way, not visible from the vantage point of the public highway in the conservation area.



A description of the design concept for the proposed development

The existing small ground floor window on the side wall of the building serving the rear dining room is to be enlarged which will entail having the window head lowered by approx. two brick courses with soldier arch to match the existing head heights, and the cill lowered by approx. ten brick courses and slightly widened to provide additional light to the dark rear room. The proposed window will match the rest of the existing windows on the side elevation.

On the first floor a new window is to be installed of a similar design and proportion of the other window on the first floor meaning this cluster of windows will all be of identical design and appearance.

The new extension on the rear of the dwelling will house a set of French doors which will incorporate two windows, one either side, which will be the height of the doors creating. The doors and windows will be critall style creating a heritage/conservation style. The French doors will be aluminium framed contributing further heritage/conservative style doors. The extension will include two conservation roof lights in the pitched roof. The company which produces the roof lights design them in such a way that they are made for conservation areas.

The dormer will comprise of three dormer walls which will be tiled and two grey uPVC windows to match the rest of the uPVC windows which are to be replaced to match the aluminium doors.

The alterations proposed are all to the rear of the property and unlikely to be seen from the roadside of the conservation, therefore the proposed changes do not constitute a harmful development within the conservation area.