

JOB NO 2202

DESIGN STATEMENT

PROPOSED ALTERATIONS AND EXTENSIONS TO HIGHWOOD LEEK ROAD LONGSDON NR ENDON STAFFORDSHIRE MOORLANDS

Highwood on the Northern side of Leek Road, Longsdon is an elegant stand-alone two storey brick built and re-constituted stone detailed detached five-bedroom dwellinghouse with an attached triple bay single storey garage and utility buildings to the East side and rear of the building. The property was purpose designed in the modern, arts and crafts/deco tradition and built for a wealthy potbank owner in around 1935 with the garage and utility spaces added to the property much later in the century.

The house is set prominently up on the hillside within the Green Belt at approximately 130m or so away from the main road and in more than eight acres of garden, open meadow grass, and established woodland. The house and site are served by a gated, long winding vehicular access drive from Leek Road terminating at an area of hardstanding in front of the garages and to the RH side of the principal elevation of the house. A low level, ornate, dry-stone wall contains a front facing veranda which wraps around the LH side of the principal elevation of the house. Stone steps lead down from the veranda onto a manicured front garden, mowed lawn, area between the house and the post and wire boundary fence to the south and west sloping meadow grassland. A re-planted hedgerow and an original old-style metal boundary fence along the side of Leek Road completes the south facing site enclosure. The site to West faces onto open fields in part ownership of the applicant and in the distance overlooks two neighbouring detached houses close to the junction of Dunwood lane and Leek Road. The site to the North is bounded by some remaining patches of parish woodland known as Dunwood, part of which wraps around the applicant's site and forms the Eastern boundary with Dunwood Hall which is an isolated, grand scale detached, stone built and detailed dwellinghouse, built in 1871 in a neo- gothic architectural style.

Highwood has a front, corner facing recessed open sided entrance porch leading to a grand entrance hall with a sweeping timber staircase off which a corridor leads to a formal reception lounge and dining room both with window views across the front and side gardens. There is also a snug lounge room and an office / study room at each side corner of the house with a comparatively small kitchen and utility room sandwiched between them at the rear of the property. From the office / study room there is a link corridor connecting the house to the more recent single storey extension buildings containing a sauna room and a triple bay garage space. Upstairs there is a large landing area at the top of the stair and a first-floor level corridor leading to all five bedrooms and a large family bathroom with separate WC at the back of the house. The two main frontage bedrooms are South facing, and the smaller middle bedroom sandwiched between them has access to a South facing open air balcony with stunning views over the front garden lawns and meadow grass fields below. The two other first floor bedrooms are located at the back and at the Western and Eastern corners of the house each having window views of the side fields, rockery gardens, and woodland landscape.

Despite the grand nature of the house and its larger than average sized family living rooms, dining room and bedroom spaces the house does not meet the standards and expectations of modern-day living. The kitchen, utility room and back door porch are in particular very small dark spaces at the rear of the house and the light and sunny ground floor living and reception rooms do not connect very well with the garden areas. The first-floor bathroom is lacking modern sanitary ware and

appliances and many of the five bedrooms could also benefit from new ensuite toilet and shower facilities.

The proposed internal alterations, modest single storey ground floor extensions and landscape connections to new outdoor garden structures to the West side and the rear of the property have been carefully designed to address the shortcomings of the house functioning as a modern family home whilst preserving and enhancing its classic 1930's modern, arts and crafts / deco architectural style.

The proposed development focusses on the premise of creating a much larger open plan kitchen within the existing snug lounge room and by adding a modest single storey partially glass fronted garden room extension wrapping around the West and South facing walls of the existing snug lounge. The 42.6 SqM (GIA) extension constructed in brickwork with re-constituted stone details to match the existing house will have a distinctive and contrasting parapet flat roof covering with a large aluminium framed glass lantern light. The purpose being to extend the daytime and night-time living experience from inside the house to the outside of the house and for it all to connect better with a redesigned patio garden area on the South-West side of the house. The existing kitchen space will be remodelled to form a new utility room with a new back door and entrance porch replacing the existing porch, all formed under a new lean-to tiled pitched roof connecting in with the existing tiled roof of the extension at the rear of house. The existing office/study and redundant sauna room areas at the back of the house are also remodelled internally to create a new downstairs guest bedroom unit with ensuite, a separate downstairs toilet for visitors and a new access corridor to link up with a new back door access point, boot room area and the existing doorway into triple bay garage. Upstairs the existing bedrooms have been slightly altered internally to create new ensuite toilet and shower rooms in three out of the five bedrooms. The central bedroom with external balcony has been changed into study / studio room and the over large family bathroom and separate WC have been altered to accommodate a shower space and provide for an ensuite accessed from the adjacent bedroom.

The indoor / outdoor garden living experience is further enhanced by our proposal to create a separate outdoor Orangery building and new ornate garden wall enclosure to the North and South-West side of the house. The new 42 SqM (GIA) Orangery building, in traditional form, is constructed up against a new high brick North wall in three bay sections. The taller central bay section is designed in brickwork to match the existing house with a distinctive parapet flat roof covering and a large aluminium framed glass lantern light which is intended to complement and visually connect with the proposed kitchen room house extension. The new Orangery also has two symmetrical side wing bay sections formed in a modern conservatory style with aluminium lean-to roof glazing and full height aluminium framed glazed frontage panels. The new Orangery building opens out through a new central glazed screen and door set and faces onto a natural stone flagged outdoor patio 'promenade' and seating area which is set within a new landscaped garden wall enclosure. The proposed Orangery building and walled outdoor garden living area is contained within the existing defined garden area on the South-West side of the house. The new garden development addresses the over exposed and open nature of the existing garden lawns and adds some necessary domestic privacy and protection from the natural elements and excessive traffic noise emanating from Leek Road.

Included in the development proposal is the enlargement of an area of tarmac hardstanding on the East side of the house to form a proper functioning vehicular turning area in front of the existing three bay garage. The new vehicular turning area will occupy an area of existing garden rockery and

will be enclosed by a new low level ornate dry-stone wall to match other existing garden wall structures in the vicinity of the house frontage.

The proposed alterations and extensions to Highwood are modest and domestic in character and have been carefully designed to meet the current needs of the applicant offering updated modern living facilities without impacting too much on the unique and special character of the existing modern, arts and crafts/deco detached house. Extensions and / or additional domestic outbuildings and garden structures are permitted within the policies of SMDC's current Local Plan provided they are appropriate in scale and design and do not have a detrimental impact on the existing dwelling and in countryside (Green Belt) settings the character of the rural area. In our opinion the proposed development is modest in scale and will fit in with the massing and established style and form of the house and will not impact on the openness or cause harm to the special character of the Green Belt.

We trust Staffordshire Moorlands District Council can support and approve the submitted planning application.

CTD Architects April 2022