



Heritage Statement

Client: Mr and Mrs M Wilkinson

LOCATION:

Holme Farm
Rakesdale
Alton
Staffordshire
ST10 4BT

PROJECT:

Proposed extension and internal alterations.

Prepared by Nigel Forrester MCIOB

Description of Application

The proposal is for the removal of the existing UPVC porch and conservatory and the construction of side and rear extensions along with internal re ordering of the existing accommodation in order to provide additional living accommodation.

The existing property is a small, traditionally built dwelling that has been considerably altered from its original form and which has had all of its original windows, doors, fascia's and barge boards, soffits etc. replaced with oak coloured UPVC.

The proposal comprises the replacement of the existing UPVC front elevation porch, the construction of a single storey, side extension to replace the existing UPVC conservatory and a two storey side and rear extension.

Site Location and Constraints

The property is in an isolated rural location.

The property is not listed.

The property is not situated in a Conservation Area.

A nearby property, 'Holm Cottage' is a Grade 2 listed building. (List Entry Number 1293401).

Physical Description and Context

The existing property is a detached, traditional dwelling situated in an isolated location.

The building is built partly in facing bricks and partly in stone with a Staffordshire Blue tiled roof.

The property is accessed by a private access road that serves one other property.

Approximately two thirds of the front elevation is built with local sand stone commencing at the northeastern side elevation. The remaining third (approximate) is built with red facing brickwork over a stone plinth. This change in materials suggests an historic enlargement of the property.

There are two dormer windows on the front elevation roof slope, these are constructed with red facing brickwork suggesting that they were constructed as part of the previously suggested red brick enlargement of the property.

The two gable end chimneys are constructed in red facing brickwork, again suggesting that they were constructed subsequent to the original structure. The chimneys are a significant feature of the property and do not correlate with the simple and modest character of the presumed, original stone built dwelling.

The main body of the dwelling is a low, one and a half storey structure, utilizing dormer windows, as the first floor bedrooms are partly within the roof structure. The building runs southwest to northeast with the front elevation facing southeast.

The rear roof pitch is at a much shallower pitch than that of the front, suggesting that there may have originally been a single storey lean-to structure, along the rear elevation, which was extended vertically to provide the existing rear bedroom and bathroom, with the original, high level, rear elevation roof slope of the main body of the building, being replaced with one at a lower pitch in order to cover over the extension. This perceived historical alteration is further evidenced by the change in the external facing materials visible on the northeastern side elevation. The main body of the external wall which would have formed the original dwelling is constructed with local sandstone whilst the upper apex of the gable and the area of wall following immediately below the pitch line of the rear roof slope are constructed with red facing brickwork.

The southwestern side elevation and the northwestern rear elevations are both constructed with red facing brickwork over a sandstone plinth. This could indicate that the red brick extension of the property was constructed over an existing stone structure, possibly a side lean-to element of the original dwelling. This assumption is possibly supported by the indicated shape of the building as represented on the Ordnance Survey maps dating from 1887 to 1987.

The Ordnance Survey map dating 1922 to 1925 shows a single dwelling which presumably reflects the inclusion of the red brick elements to the current building.

All historic external joinery including all of the windows, doors, fascias and soffits etc. have been replaced at some point with Oak coloured UPVC. Indeed it is probable that the original dwelling and possibly the historic red brick extension did not originally include timber fascia boards, barge boards and soffits to the extent that the current UPVC suggests.

Although the historic evolution of the building is clearly evident in the different materials clearly visible, no unaltered, original elements appear to exist in their original state.

The building is not of any significant architectural interest. The building's interest lies in its location, its 'quaintness' and its clearly visible evolution.

The property sits to the rear of a large domestic curtilage.

Social Context

The area is rural.

The immediate surroundings are woodland and countryside with isolated dwellings and farms.

There are no other properties that can be seen from existing house or that can see the house.

Design Principles and Concepts

Amount

The property stands within a large domestic curtilage of 3385m².

The existing property has an internal floor area of 107.50m².

The proposal would add an additional 61.67m² to the floor area.

Layout

The proposal is to replace the existing oak, UPVC conservatory on the north eastern end of the building with an oak framed garden room structure with a plain tiled roof.

The second proposed extension will be to the rear and the south western side of the building. accommodation.

The orientation of the property and the manner in which the site is accessed and utilized externally is retained as existing

Scale

The existing property is basically a low eaves, traditional cottage structure, resulting in the bedrooms extending into the roof structure.

The ridge of the proposed extension has been kept at the same height as the existing and the eaves level on the front elevation has been kept lower than the existing thereby not presenting themselves as being dominant over the existing dwelling.

Landscaping

The general site layout is to remain unaltered.

The proposed extension will be partially cut into the adjacent bank on the western corner of the building. The external walls of the extension shall be constructed so as to be able to retain the ground level thereby reducing the visual impact of the building from the western perspective.

The existing drive and access will remain unaltered.

Appearance

The proposal is to construct the extensions in a combination of local, natural stone to match the existing, red facing brickwork to match the existing and oak weather boarding.

Oak weather boarding has been chosen as the external wall finish of the rear and side extension elevations following informal discussion between the applicant and the planning officer when it was suggested that the finishes should present as a clear distinction between the proposed and the existing.

Oak weather boarding was approved relatively recently in this locality as an appropriate finish for the external walls of an extension on the neighbouring property, Holm Cottage, which is a Listed Building. The application ref is SMD/2011/0214 .

Dormer windows where detailed will replicate existing details.

The roof will be covered with reclaimed Staffordshire Blue tiles to match the existing.

The proposed garden room structure, will be constructed with natural oak framing infilled with clear glazing.

The existing chimneys have been retained.

The principle behind the design of the extension has been to achieve the required improvement in the accommodation provided by the property in a manner that enhances the style and characteristics of the existing dwelling.

The proposal has been developed having regard to the following considerations:-

- The need to retain and enhance the character of the existing building.
- The need to compliment the form and scale of the original building.
- The desire to retain all internal and external features which contribute to the character of the building.
- The desire to achieve an energy efficient and sustainable form of development.

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

The property is in an isolated rural location and is not visible alongside any other properties.

The property is not listed.

The property is not situated in a Conservation Area.

The property itself is not of any specific architectural or recorded historical interest but care has been taken with the proposed design to compliment the general form and appearance and to retain the dominance of the existing structure.

The proposal will have no detrimental impact upon the building or the character of the area.