

Heritage Statement

Single storey side and rear extension to detached residential property 9 High Street, Caverswall, ST11 9EF

The purpose of this statement is to identify the relevant issues relating to the proposed single storey extension to an existing residential detached property.

As required the following specific issues relating to the built environment are addressed.

- Description of the Heritage Asset.
- Contribution to the Conservation Area.
- Impact of the Proposal on the Conservation Area.

Accordingly, the proposal has been assessed and the main elements considered.

Description of the Heritage Asset

Caverswall is a small conservation village equidistant between Longton and Cheadle, in close proximity to the main A50 at Blythe Bridge. The irregularly planned village is mentioned in the Domesday Book (1068) a clear indication that the settlement existed sometime prior to the survey.

As a setting, Caverswall square has stood the test of time with little change to the properties surrounding the square having taken place, however the original uses have been lost as the village shop, post office and chapel no longer contribute to the make-up of the community.

There are two primary / junior schools within walking distance of the square and in more recent years the village has become a very popular residential location mainly due to its conservation status, the easy access to the main highways network serving this part of north Staffordshire, and the railway station at Blythe Bridge.

Whilst there has been very little new development in the village a number of buildings have been changed to residential uses, mainly from some form of commercial use, with no impact on the village character or the conservation setting.

The subject property was built in the mid-19th century and originally consisted of a pair of two storey semi-detached cottages fronting High Street., this thoroughfare leading directly from the square.

The construction consists primarily of red facing brickwork with a Staffordshire blue plain tiled pitched roof, and brown timber effect upvc windows.

The main front elevation openings having white painted stone lintels / cills and a brickwork dentil course detail at the eaves line. The south facing gable elevation has a white painted rough-cast render finish.

A brick built mono-pitched tiled roof outbuilding is located to the south of the property.

At some time during the mid-20th century the two properties were converted to a single dwelling with one of the front entrance doors being infilled with brickwork.

Boundary walls and gates at the northern and southern ends of the main elevation enables direct access to the properties garden areas from the High Street. The property adjoins farmland to the east, defined by a stone wall and post and rail fencing arrangement, with residential properties to the north, south and west.

Contribution to the Conservation Area

Leading from the main village square, High Street is a relatively narrow thoroughfare with dwellings to both sides, being a mix of detached, semi-detached and terraced properties creating a linear pattern.

The individual building styles vary quite significantly with differing roof pitches, door and window proportions and a range of materials, including brickwork, render and timber cladding.

The main cottages along High Street front directly onto the highway with any extensions and outbuildings being set back from the principal facades, albeit some dwellings have gables to the road and others exhibiting more contemporary settings with driveways and front gardens.

An amalgam of different materials, colours and window styles is evident to the properties along High Street resulting in a relatively nondescript street scene with limited architectural contribution to the conservation setting.

Impact of the Proposal on the Conservation Area

The massing and scale of the buildings found on High Street are modest elements contributing to the conservation area form and it is considered that the juxtapositions of the differing ridge heights and outbuilding features provide the character.

The proposed extension to the dwelling is set back from the main elevation and intended to reflect the sub-servient character exhibited by extensions to adjacent properties. The linear pattern is maintained through the design approach of introducing horizontal timber cladding to the extension and the reuse of original bricks from the demolished outbuilding to provide a continuing plinth line.

The scale of the proposed extension is modest with the simple design reflecting the character of the street scene found at this particular location in the conservation area, whilst also respecting the privacy and aspects of the neighbouring dwellings.