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Conservation Response.

Date: 01/11/2022.

Application ref: SMD/2022/0539.

Case Officer: Arne Swithenbank.

Proposal: 'Erection of detached garage to front of house'.

Dear Arne,

Hawthorne House, Puddy Lane, Stanley, Staffordshire, ST9 9LU.

Stanley Conservation Area designated 1972 (with a boundary revision in 1993), is an intimate heritage asset dating back to around the 11th century, where the family name *Stanley* was first recorded at the time a manorial estate presided over the lands. Some further evidence suggests the settlement dates back to Anglo Saxon times, though many of the current historic buildings are of 16th century and later. The oldest structure Lower House Farm is apparently located where a medieval manor house once was. There are no listed buildings in the village, though the survival quality and historic uniformity of the settlement and its picturesque character is clearly apparent.

Rough square rubble stone is the predominant vernacular building material in the vicinity, paired with respective dry stone wall boundary treatments of the same material. The lack of historic brick in the village is a possible reflection of the proximity of the settlement to quarries. Vernacular buildings are modest and agrarian in style with traditionally small features and overall scale. The pattern of the settlement is fairly untouched, with some modern developments to the south and east of the core of the village. Historic OS Maps of the 18th century show the settlement to be nucleated adjacent to Tompkin Road that then gradually turns into Stanley Bank to the east.

Properties are set back from the lanes a marginal amount with respective green spaces, and there is some uniformity in this relationship across the village. Some have the hint of an agricultural courtyard arrangement in the plan of the buildings, evident in a few small L-plan or linear dwellings reflective of the nature of the area and historic development.

Hawthorne House is not listed and its place in the Conservation Area is fairly neutral. It neither contributes nor detracts from the identity and character of the area.

The scheme shows a roughly 6m by 5m double garage to be situated at the front of the property of Hawthorne House, partially obscuring the front elevation of the principle dwelling. The site is on Puddy Lane of which spurs off Stanley Bank, and it is noted the natural topography in the vicinity affords a slight descent down past the site, heading toward the south and away from the core of the village.

I appreciate the investigation into similar structures or garages in the area that are also front facing though it is to be noted that all applications are considered based on their own merits and not through comparison to others.

To conclude, I am concerned the proposed garage seems to be 'shoe-horned' in to this location, leaving the wider context of Puddy Lane and the approach north to Stanley Bank visually fragmented. I do however note the inclusion of hedgerows into the scheme to attempt to avoid this east facing façade being visually intrusive.

Kind regards

Miss E Holland.
Conservation Officer.