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Design & Access and Heritage Statement

PLANNING APPLICATION FOR A TWO STOREY REAR EXTENSION AT 18 RIVERSIDE, CHURNET VIEW ROAD, OAKAMOOR, ST10 3AE



Photo courtesy of Google Maps

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Design & Access Statement

Introduction/Context



This statement is produced to support an application for a two storey rear and single storey side extension 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.

18 Riverside has previously had an application SMD/2022/0183. The initial proposal was a 'Proposed single storey rear and side extension, dormer loft conversion and replacement garden room' but after a refusal the application went to the local planning committee. During this process, the single storey rear and side extension along with the replacement garden room were approved but the dormer extension which would have created an extra bedroom was refused which resulted in the proposal on the application changing to 'Proposed single storey rear and side extension, and replacement garden room'. As a result of the dormer being refused a suggestion that a two-storey rear extension would more likely be approved during informal consultation with Ben Haywood which provided enough space for the additional bedroom which the dormer extension would have created.

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 wall, the side extension will extend past the existing side wall by approx. 1.3m. The extension will expand the currently small kitchen to create a larger and open kitchen area for the occupants whilst upstairs the extension will create an additional bedroom for the occupants expanding family. The kitchen area will include an extra window along with a heritage/conservation style set of Bi-Fold doors. In the open kitchen/dining area a side window is to be enlarged creating a larger opening to create a lighter area. The new bedroom created by the two-storey extension will have a rear facing window and a side facing window to match the other windows on the side elevations.

On the ground floor a side facing window is to be enlarged to match the existing side windows as well as a window being added to bedroom 2 on the side elevation to create an escape window as the existing escape window is to be removed due to the addition of the two-storey rear extension.

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 was likely to have originally been the scullery which is like 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 do not have the space to do so.

The first-floor rear extension will provide the growing family with an extra bedroom to use. The property currently enjoys an attic bedroom, but the reduced head height makes it impractical to use, hence the proposal for a rear extension.

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 rear extension will create an additional bedroom. The bedroom will be accessed through the existing bathroom, a corridor will be constructed so the bathroom is still a separate room and so you are not walking through a room to access the proposed bedroom. The remaining area of the first floor will remain as existing.

Appearance

The extension shall have bricks to match the existing dwelling and the roof will join to the existing roof at the rear of the property. The roof will house two heritage/conservation style rooflights to the front, one on the rear roof plane and two on the rear extension roof. The side extension is to have 3 conservation style rooflights.

The extension will have heritage/conservation style Bi-Fold doors with a Critall style. All uPVC windows are to be replaced to match the new Bi-Fold doors, the windows frames are to be dark grey to match the aluminium framed 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 does not create an overcrowding problem. The two storey element of this application is built over the existing kitchen and an approved single storey side and rear extension which fills the corner.

Landscaping

There is no proposed landscaping in these proposals.



Access

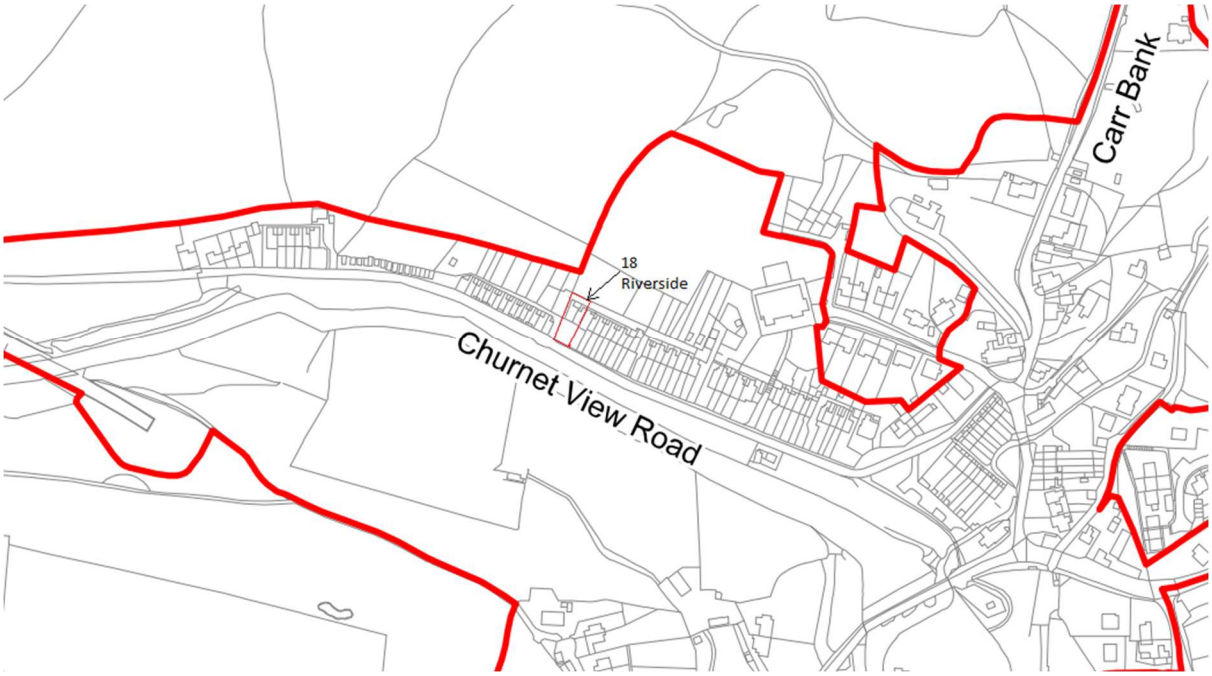
The dwelling has off road parking for one vehicle. The property is built on a sloping site, having ramped path from the roadside to the front door, or stepped access from the parking space.

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 to the other window on the first floor meaning this cluster of windows will all be of identical design and appearance, this window will have wider proportions as it is required to be a fire escape window. There is proposed to be a further window installed in the extension serving the proposed which will have a similar design and proportion to the window towards the front of the first floor.

The new extension on the rear of the dwelling will house a set of Bi-Fold doors. The doors and windows will be critall style creating a heritage/conservation style. The Bi-Fold doors will be aluminium framed contributing further heritage/conservative style doors. The extension will include two conservation roof lights in the first-floor pitched roof and an additional 3 conservation rooflights on the ground floor side extension roof plane. The company which produces the roof lights design them in such a way that they are made for conservation areas. On the first floor there is a rear window serving the proposed bedroom, this window has a similar design and proportions to the existing window which serves the current bathroom.