

Design, Access & Heritage Statement

CLIENT: Mr N and Mrs S Forrester

LOCATION:

Bara Brith
Castle Hill Road
Alton
Stoke-on-Trent
Staffordshire
ST10 4AJ

PROJECT:

Proposed rear extension and general alterations.

Prepared by Nigel Forrester MCIOB

Description of Application

The existing property is a mid-twentieth century, semi-detached bungalow constructed primarily with Buff coloured facing bricks and featuring rendered and stonework panels on the front elevation.

The application is for an extension on the rear elevation along with other general alterations.

The extension and alterations involve the reordering of the internal accommodation and the enlargement of an existing bedroom.

External alterations include, the provision of an additional parking space within the domestic curtilage, the replacing of existing defective concrete 'Finlock' gutters with UPVC fascia boards and UPVC gutters (as already carried out on the attached property) and the rendering of an existing stone panel to match the existing front elevation rendering.

Site Location and Constraints

The bungalow is situated within the Alton Conservation area.

The bungalow is situated near a cluster of Listed Buildings including: The Castle, The Priests House, St. Johns Preparatory School, Hospital of St. John, St. Peters Church, The Catholic Church of St. John the Baptist, Town Head Farmhouse etc.

Physical Description and Context

The bungalow is a semi-detached property.

The bungalow was originally built as a local authority property. Although matching other local authority bungalows built elsewhere within the village at Headland Way, this property (along with the attached property) was built in a location away from the others and therefore does not conform to the styles of any nearby properties.

The property is a semi-detached bungalow constructed with Buff coloured facing bricks and concrete 'Finlock' guttering. The roof is covered with concrete single lap tiles.

Social Context

The property is located on Castle Hill Road.
The immediate vicinity is residential.

Design Principles and Concepts

Amount

The existing property has an internal floor area of 62.50m²

The proposed extension increases the footprint by 19m².

The existing accommodation comprises, a kitchen, a sitting room, two bedrooms and a bathroom.

The proposal provides the same accommodation but with a revised and enlarged layout.

Appearance

The proposed extension is to be constructed with Buff coloured facing bricks to match the existing and the roof is to be covered in single lap concrete tiles to match the existing.

The front elevation windows are to be Crittal style PPC aluminium windows.

The rear and side elevation windows and doors are to be UPVC to match the attached property.

The concrete 'Finlock' gutters are defective and are to be replaced with UPVC fascia and UPVC guttering to match the attached property.

The stone panel on the front elevation is of poor quality. The proposal is to render this to match the immediately adjacent rendered wall.

Layout

A section of an existing stone wall within the domestic curtilage is to be removed to allow for the formation of an additional parking space. This is NOT a boundary wall and does not affect the existing vehicular access onto Castle Hill.

Landscaping / Appearance

No changes are proposed to the existing landscaping other than the additional parking space.

Access

The existing vehicular and pedestrian access onto Castle Hill Road is to be retained as existing.

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

Although within the conservation area and within the vicinity of a number of Listed Buildings, the property itself is 'modern' and does not relate visually to any surrounding properties either modern or historic and is not itself of any historical interest however care has been taken to retain the character of the property.

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