



Design & Access Statement & Heritage Statement

To Accompany Householder Planning Application for a
replacement external staircase and garden decking.

At: Angel Cottage, 5 Oak Row, Cheadle Road, Alton, ST10 4BH

July 2024

Design & Access statement:

This statement has been prepared to demonstrate that this scheme has been designed to create a high quality proposal, improve the functionality of the existing site and not detract from the heritage of the existing property and surrounding area. The statement illustrates the process that has led to the development proposal and to explain the design approach adopted.

Contents

1.0 Introduction 4

2.0 Planning Policy & History 4

3.0 Use 5

4.0 Amount..... 5

5.0 Layout..... 5

6.0 Scale 5

7.0 Landscaping 5

8.0 Appearance..... 5

9.0 Access – Vehicular..... 5

11.0 Conclusion..... 6

Appendix A– 6

Heritage Statement 6

 Description of the Asset..... 7

 Assessment of its significance 8

 Statement of Significant & Impact 9

1.0 Introduction

This design & access statement has been produced to support a Householder Planning Application seeking consent for the installation of a replacement external staircase leading from the existing conservatory to the garden area and a low level decking installation at an existing residential property (Angel Cottage, 5 Oak Row, Cheadle Road, Alton, ST10 4BH)

The property is a double fronted terraced cottage of stone masonry construction located in Cheadle road.

Due to the sloping the nature of the site the finish floor level in the conservatory is approx. 1.6m above the external ground level in the garden. There was previously an timer staircase running parallel to the rear of the property allowing access from the conservatory to the garden. The client has had to replace this staircase as it was damaged and no longer safe to use and has repositioned the staircase 90 degrees to run perpendicular to the rear of the property. The landing at the top of the staircase is in the same position and elevations as was with the case with the previous staircase, meaning that at its highest point the the new stair doesn't impact the neighbours privacy any more than was the previous arrangement. The low level decking is approx. 30cm in height but this varies around the perimeter due to the sloping ground level of the garden.

2.0 Planning Policy & History

The property is located in the village of Alton within the Alton & Farley conservation area designated in 1971. Buildings in Alton Village are diverse in character, date and spacing which reflects the historic development of the settlement. Architectural styles of wide variety using a range of building materials can be found throughout the village due to the piecemeal construction of the area.

Although there are a number of listed buildings within the wider conservation area and Alton village itself the property is not a listed building. Being part of the conservation area heritage asset an accompanying heritage impact statement is included in Appendix A of this document.

Having reviewed the SMDC's public access application history It can be seen that the property has had applications approved for a rear conservatory and extension to form an kitchen and bathroom although these were both in the previous century.

A further application was also approved earlier this year for the installation of a dropped kerb at the front fo the property to allow for vehicular parking on the driveway, subject to conditions regarding the materials used for both the kerb and the driveway.

3.0 Use

This retrospective application is for the replacement of an external timber staircase to the rear of the property, connecting the existing conservatory to the garden level below. The staircase arrangement has been rotated 90 degrees to that of the previous stair. The height of the staircase at its highest point is no different to the previous and the landing is in the same place, meaning there is very little effect on the privacy of the neighbours garden. Low level decking has also been installed which at its highest point sits approximately 300mm above the external ground level. The extents of these can be seen in the proposed drawing A401 submitted with the application.

4.0 Amount

The application site is outlined red on the drawing A100 – and totals an area of approximately 248 meters² (0.024 Ha). The extent of the actual works proposed is a 3.7m decking area with an approx. 2.7m staircase sitting on top.

5.0 Layout

The overall site layout is not impacted by the proposed works.

6.0 Scale

The scale of the proposal is a 3.7m decking area to the rear of the property with a 2.7m long staircase leading up to the conservatory floor level above.

7.0 Landscaping

The proposal does not include any additional landscaping other than the works stated above.

8.0 Appearance

The proposed staircase and decking area visually enhances the rear of the property in an enclosed garden. The timber staircase features decorative balustrade panel at the landing level which adds to the existing charm of the property. The decking area creates a level seating area on an otherwise sloped garden.

9.0 Access – Vehicular

The proposed scheme will have no impact on vehicular access.

11.0 Conclusion

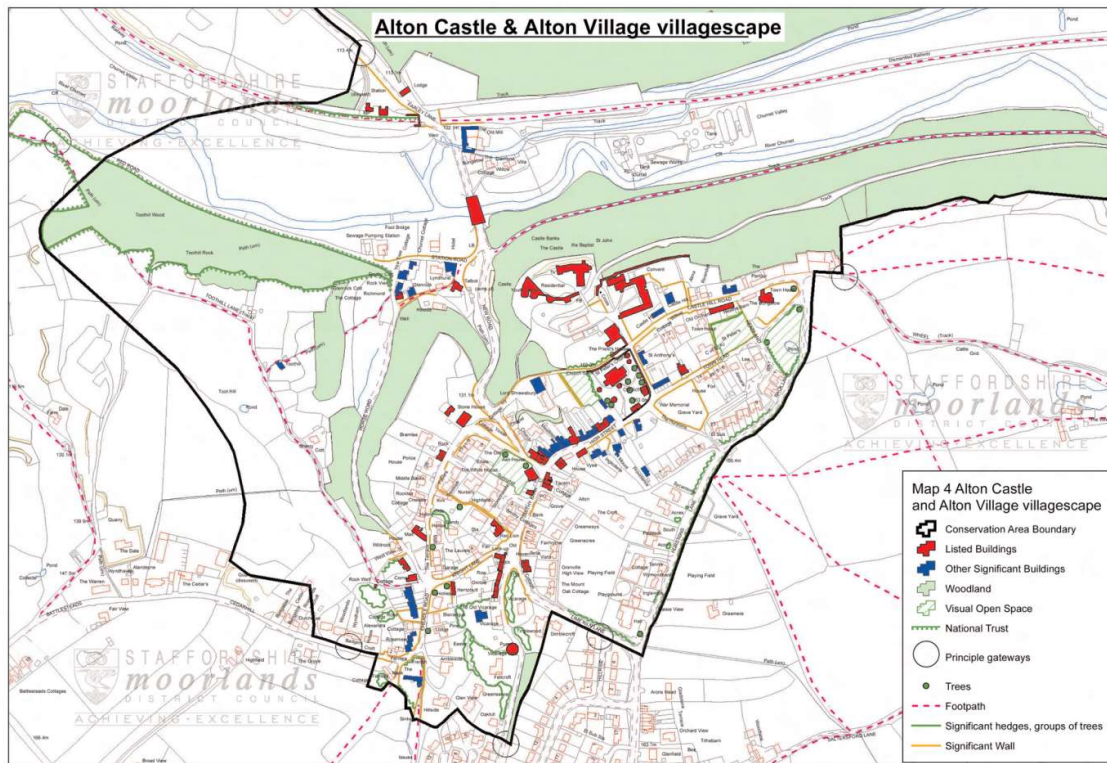
Due to the minor scale of the proposed works and the fact that it will not detract from the historical significance or beauty of the village of Alton as outlined in the heritage impact statement it is suggested that the proposal ought to be granted permission.

Appendix A –

Heritage Statement

- 1.1 This heritage statement has been prepared to support a retrospective application for the installation of a replacement external staircase and decking area in the garden At Angel Cottage, 5 Oak Row, Cheadle Road, Alton. The purpose of this statement is to assess the impact of the proposed works on the character of the conservation area. In line with the National Planning Policy Framework (2012) any design should seek to “conserve and enhance” the historic environment.
- 1.2 The property is situated near the southern border of the Alton & Farley conservation area on Cheadle road. The property itself isn’t granted listed status however it is shown on a map within the conservation area appraisal as a significant building although there is no mention

to it in the appraisal itself.



1.3 Alton & Farley conservation area was designated in 1971 and was subject to a conservation area appraisal in 2008, following a period of public consultation by Staffordshire Moorlands District Council. Staffordshire county council also carried out a Historic Character Assessment in February 2013 in conjunction with English Heritage (Now historic England)

Description of the Asset

2.1 Alton is located in the northern uplands of the Staffordshire Moorlands, located to the south of the river Churnet and the Weaver Hills. The village is now most known for its Alton Towers Resort, a large theme park and hotel destination situated in the grounds of Alton mansion.

2.2 The medieval castle was built in the late 12th century by Betram de Verdun who also founded the Cistercian abbey at Croxden. The vast estate eventually belonged to the Talbots, being passed down by a series of marriages. In the 19th century the 15th & 16th earls decided to engage in a series of alterations at Alton Lodge, with input from gothic revival architect A.W.N Pugin.

- 2.3 Alton village itself grew slowly, with population numbers increasing steadily from the 17th to the 19th century which was then followed by a significant increase in population in the 20th century.
- 2.4 Three elements of settlement are identified within the appraisal, an early irregular phase relating to pastoral farming, the site of the castles both past and present and a later planned extension to the village. The majority of surviving buildings in Alton date from the mid-18th century onwards.

Assessment of its significance

- 3.1 The property itself is not a listed building but is marked as a significant building on maps of the conservation area within the SMDC appraisal, despite this very little information on the properties history can be found online and in SMDC records. The period property is of stone masonry construction and the terraced nature of the house suggests it was constructed relatively recently in the villages history.
- 3.2 In order to assess the significance of the property and its setting, this document adopts the methods outlined in Historic England's publication "Conservation Principles, Policies & Guidance". Within the guidance there are four heritage values that can contribute to the significance of a place: Evidential, Historic, Aesthetic and Communal.
- 3.3 Evidential value is defined as "the potential of a place to yield evidence of past activity" As stated above there is little known historical data regarding the property, the evidential value of its appearance and format can give insight into its reason for its construction, as a terraced property it was likely constructed to house local workers and their families.
- 3.4 There is little known about the historical value of the property due to its absence on records. However it is suggested by its form and appearance that the house was constructed as the village became a more modern place to live and work, demonstrating the villages movement through time from a medieval settlement to a modern day village.
- 3.5 Aesthetic value relates to the way in which people draw sensory stimulation from a place or building. The properties stone masonry construction and double frontage contrasts with the neighbouring terrace which features a rendered front façade, the retained stone façade of Angel cottage shows a delightful charm.
- 3.6 The property has had the addition of a conservatory to the rear and a modern internal refurbishment, however neither of these detract from its character and beauty when viewed from Cheadle road.
- 3.7 Communal value is related to the meaning of a place for the people who relate to it. As the property is a private residence it doesn't serve much communal

purpose other than adding beauty to the village and providing a pleasant sight to passers-by.

Statement of Significant & Impact

Proposed Works (Item by Item)	Significance of the historic fabric/area that will be affected	The impact of the proposed works on the historic/fabric area:
Installation of a replacement external staircase leading from the conservatory floor down to the dropped garden.	The property is located within a conservation area and is noted as a significant building on maps featuring in SMDC's conservation area appraisal (2008). However the property is not listed and the appraisal contains no other mention of the property other than being noted on this map.	The proposed works will have little to no impact on the historic significance of the property and overall conservation area. Due to the sloping nature of the sites on Cheadle road many neighbouring properties feature external staircases to allow access to the garden which sits at a lower level. The property already featured a timber staircase which was in unsafe condition and needed to be replaced.

References:

Alton & Farley Conservation Area Appraisal (SMDC 2008)

Alton Historic Character Assessment (SCC)

www.historicengland.org.uk