

Design, Access & Heritage Statement

CLIENT: Mr I and Mrs H Tate.

LOCATION:

The Old Vicarage
Dimble Lane
Alton
Staffordshire
ST10 4BL

PROJECT:

Proposed single storey extension to the side elevation of the property to form a Living/
Kitchen family room.

Description of Application

The application is for the construction of a single storey extension to the side (North) elevation of the property.

The applicants are wanting to change the way the ground floor of the property is used by relocating the kitchen from its current position at the rear of the property, a location that gets very little light due to the external characteristic of the site and its boundary features and locate the kitchen at the front (Northwest corner) of the property where a combined family room / kitchen can be created that benefits from much improved natural light and views of the garden



EXISTING FRONT ELEVATION (West)

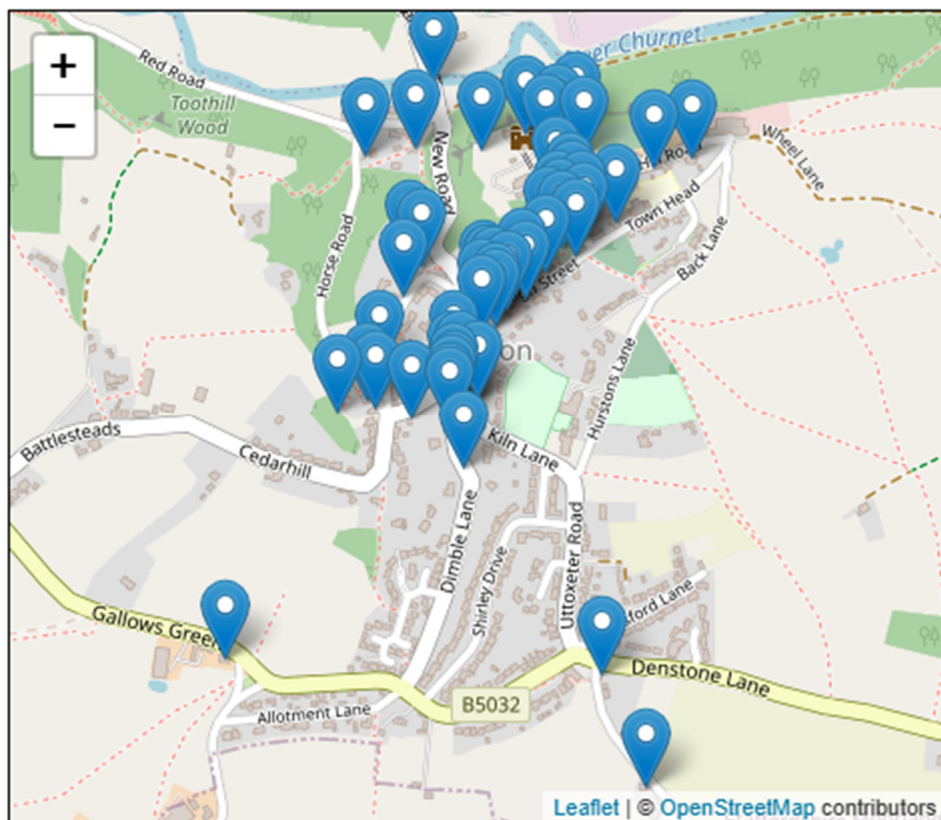
Site Location and Constraints

The Old Vicarage is a detached property located just away from the centre of the village, it is within the Village Development Boundary and within the Alton Conservation Area.

The Old Vicarage is not a Listed Building, but there are several Listed Buildings within the village (generally to the north of the property), together with a Grade II Listed village water pump and trough dating from the late 19th century located just to the south of the site, adjacent to the site entrance.

All of these designated Heritage Assets are Grade II Listed and a map indicating their locations is attached.

The listed Round House at the junction of Dimble Lane and Knight Lane is also a scheduled Ancient Monument (ref. 1006116).



Dimble Lane is an historic village street which can be clearly identified on the Title Map of December 1843

The northern end of Dimble Lane connects with Knight Lane, Lime Kiln Lane and Smithy Bank, this junction is a significant area of the village, geographically and socially.

Alton has a very varied and diverse variety of architectural styles generally, as is the case within the immediate vicinity of The Old Vicarage.

To the north of The Old Vicarage, along Dimble Lane, on the left is a terrace of two storey cottages, (Vicarage Row), most of which are listed and date from the 18th and early 19th century. The Historic England description suggests that they are primarily listed for their group value.

‘Vicarage Cottage’ immediately to the east of The Old Vicarage is a detached two and a half storey building faced in a mixture of natural sandstone and red brick, with a plain tiled roof. It directly adjoins Dimble Lane. This building is not listed and appears to have been altered over its lifetime. It pre-dates the Old Vicarage and is shown on the 1843 Title Map.

The Old Vicarage is not easily visible from Dimble Lane as it is set at a lower level and behind Vicarage Cottage. It is an attractive building and the current footprint is present on the 1881 Ordnance Survey map. It is believed that the Old Vicarage dates from the early second half of the 19th century.

Directly to the south of the application site is a plot of land previously belonging to The Old Vicarage on which a new dwelling is currently being constructed and beyond that is a 1960’s bungalow, ‘Fellcroft’. Just beyond ‘Fellcroft’ is the southernmost limit of the Conservation Area.

Physical Description, Context and History

The Old Vicarage is a two storey, detached property, siting within a large domestic curtilage. The front elevation faces west, overlooking the formal garden, with the rear elevation orientated towards Dimble lane.

The property is not easily visible from Dimble Lane as it is set at a lower level than Dimble Lane and is screened by Vicarage Cottage.

The property has two vehicular entrances, both off Dimble Lane

All of the principal reception rooms face west, and overlook the garden.

The front of the building and the two primary side gables are finished with painted render. The rear of the building and the secondary side elevation facades are constructed with herringbone dressed natural sandstone.

The pitched roofs are covered with Staffordshire Blue plain tiles.

The dominant primary elevations are visually elevated with stone window and door surrounds, an ornate bay window detail and entrance door roof detail and ornate, moulded, timber barge boards to the high level gables

There is ample parking and turning provision within the site.

Social Context

The property is located near the centre of the village. The immediate vicinity is residential.

Design Principles and Concepts

Amount

The existing dwelling has an internal floor area of 343m² comprising 190m² on the ground floor and 153m² at first floor level

The proposal increases the ground floor area by 46.60m²

The property sits within a domestic curtilage of approximately 2020m².

Layout

The proposal is a side elevation extension to the primary north elevation gable.

Scale

The proposal is a single storey extension to be constructed up against the two-storey gable of the main body of the dwelling.

The front (west) elevation of the extension has been set back from the front elevation of the existing structure.

The proposal presents itself as being subordinate to the original structure.

Landscaping

The proposed extension is to be constructed at the northern end of the site. This area currently includes a tarmaced driveway running alongside the gable end of the property with a slightly elevated lawned area behind a drystone retaining wall.

The section of driveway is redundant as the previous vehicular access that it served is now only used as a pedestrian access.

The proposal requires the drystone retaining wall to be set back from its current position in order to allow for a pathway to be formed around the extension all as shown on the proposed site plan.

The retaining wall will be constructed in the local sandstone salvaged from the existing wall.

Appearance

The main body of the proposed extension is to be constructed to match the appearance of the existing front (west) elevation of the property and the two primary gables, with a painted, rendered external wall finish, a pitched roof covered with Staffordshire Blue tiles, ornate moulded timber barge boards to match the existing and stone window and door surrounds again to match the existing.

The rear portion on the extension is to be constructed to match the appearance of the rear portion of the existing house with natural, local stone walls, a pitched roof covered with Staffordshire Blue tiles, and a simpler timber barge board detail that is in keeping with existing more basic details of the existing rear of the property.

Access

The existing access to the site and existing driveway and parking is to be retained as existing.

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

The building is not listed.

The proposed extension has been designed to be subordinate to the existing dwelling.

The proposed extension has been designed to conform to the existing architectural style and detailing.

All proposed materials are to be of a high quality and appropriate to the age and character of the portion of the dwelling being extended.

It is considered that the proposal will have no detrimental impact upon the historic character of the building or area.