



Design, Access & Heritage Statement

CLIENT: Rev and Mrs J Cant.

LOCATION:

Red Lion Cottage
Smithy Bank
Alton
Staffordshire
ST10 4AD

PROJECT:

Proposed replacement of 'modern stormproof' timber windows on the front of the property with traditional, flush casement, painted timber windows.

Description of Application

The application is for the replacement of 6No 1960's/70's 'modern', 'stormproof' timber windows on the front elevation of the property with traditional, flush casement, painted timber frames to match those previously approved the Listed Building consent SMD/2018/0593.

The application also seeks to amend the details of the previously approved replacement window on the Southwest gable.

Site Location and Constraints

Red Lion Cottage is a detached property located centrally in the village of Alton. It is within the village development boundary and within the conservation area. The property is located adjacent to the Round House at the junction between Knight Lane and Smithy Bank.

The building is set back from the roadside with the front elevation dominated by a mature Yew tree. The vehicular access into the site is at the southwest side of the site, off Knight Lane and there is a pedestrian access at the front of the property.

The property has a lawned front garden, tarmaced driveway and parking to the side and private garden/amenity area to the rear.

Red Lion Cottage is a Grade 2 listed building.

Date listed: 3rd January 1967

English Heritage Building ID: 275053

Listing Text

Alton C.P. Smithy Bank (Northwest side)

SK 0642-0742

13/57 Red Lion Cottage

3/1/67

GV 11

House. Dated 'A.K. 1657' with later remodeling. Ashlar, with herringbone tooling, the front is partly rebuilt in brick and painted white; plain tiled roof; brick integral end stack and ridge stack. Aligned northeast/southwest, facing southeast. Two storeys and gable-lit attic with toothed eaves course; three bays, the left hand bay is a later addition. C20 casements, large ground floor window to the left, small fire window to the left of centre, gable over left hand first floor window; C20 gabled porch to right of centre with reset datestone. Right hand gable: blocked chamfer mullioned windows with rebated surrounds, two 2-light windows to the ground floor with straight hood moulds, one 4-light window to the first floor with returned hood mould and single-light attic window also with returned hood mould.

Listing NGR: SK0721242143

Physical Description, Context and History

The original house (1657) was a stone built, single storey building with a steep pitched roof, probably with coped verges on shaped kneelers which accommodated rooms at 'first floor' level and an attic space, evidence of which is visible on the north east gable end. An historic, brick built, first floor extension was added over the entire footprint which changed the appearance of the building to that of a two storey building with a much shallower pitched roof, without gable copings and kneelers. At some point in its history the property was cement washed and subsequently painted.

A brick built, single storey extension was added at some time on the south west gable which for some of its history was used as a hardware shop.

A 'modern' brick built, flat roofed extension was added on the rear of the property in the late 1960's.

A cement rendered, first floor side extension was added in the 1970's on the southwest gable above the previously mentioned single storey side extension (Application ref: SMD/1978/0698. Old Ref: 78/06036/OLDDC).

A second 'modern' brick built, flat roofed extension forming ancillary domestic accommodation was added on the rear of the existing rear extension in the 1980's. (Application ref: SMD/1982/0842. Old Ref No: 82/11540/OLDDC). This filled in between the existing rear extension and the end wall of a block built, builders premises that existed to the rear of the site which has since been demolished.

A third application relating to the two previously mentioned single storey flat roof extensions was approved under application SMD/2015/0444 which effectively simplified the junction between the two previous extensions.





NORTHEAST GABLE (unaffected)

Social Context

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

Design Principles and Concepts

Amount

The existing dwelling has an internal floor area of 212m²

The property sits within a domestic curtilage of approximately 660m².

No change to the physical size of the property is proposed.

Layout

No changes are proposed to the existing site layout.

Scale

The proposal retains the existing size and physical form of the existing building and therefore the scale of the building in relation to the immediate built environment remains unchanged.

Landscaping

No changes are proposed to the existing landscaping.

Appearance

The proposal is for the replacement of 6 windows on the front elevation of the property. The application also seeks to amend the details of the previously approved replacement window on the Southwest gable.

None of the windows to be replaced are original.

The proposed windows are to be painted timber windows with traditional flush casements.

The proposed windows are to be painted white.

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 proposed works relate to the front of the property.

All proposed materials are of a high quality.

The proposal is to replace modern 'stormproof' window frames with traditional flush casement frames and will therefore enhance the historic character of the building and the area.