

Design, Access & Heritage Statement

CLIENT: Mr L and Mrs R Stifani

LOCATION:

5 Town Head
Alton
Stoke-on-Trent
Staffordshire
ST10 4AW

PROJECT:

Proposed new front porch, a two storey extension to the rear replacing an existing single storey flat roof extension and a new garage.

Description of Application

The application is for the following items:

- The repositioning of the front entrance porch on the front elevation of the property to a more centralised location.
- The construction of a two storey extension on the rear elevation (replacing an existing single storey extension) which will enlarge the existing kitchen, provide a first floor shower/bathroom and a home office.
- The construction of a garage at the rear of the property accessed from off Headland Way.

Site Location and Constraints

5 Town Head is situated within the Alton Conservation area.

Physical Description and Context

5 Town Head is a small, traditional terraced cottage, set in a row of three very similar properties.

The property is of traditional appearance with a low eaves, pitched roof, tiled with Staffordshire Blue plain tiles and external walls of cream painted render.

The existing front porch to be removed is predominantly a white UPVC structure on single skin brick dwarf walls and with a tiled roof. The porch does not match the porches on the attached properties.

The existing extension to be replaced on the rear of the property is a single storey, flat roofed structure with white painted rendered walls.

The proposed garage is to be constructed in a position that has previously accommodated a garage and alongside garages belonging to the neighbouring properties. The existing vehicular access to the rear of the property and to the proposed garage is from off Headland Way

Social Context

The property is located to the north east side of the village of Alton, immediately opposite St. Peter's primary school.

The immediate vicinity is residential.

Design Principles and Concepts

Amount

The proposed front porch is to be located more centrally on the front elevation and is to be similar in appearance to the porches of the adjacent properties. The floor area of the porch is to be 1.50m²

The proposed rear extension is to sit on the same footprint as the existing structure being replaced. The proposed extension will add 12.00m² to the first floor.

The proposed garage will have a floor area of less than 30m².

Layout

The proposed front porch will be accessed by the existing pedestrian access from off Town Head.

The proposed rear extension is in the same position as the existing structure and therefore represents no change to the existing site layout.

The proposed garage is to be positioned where a previous garage existed and where cars are currently parked immediately adjacent to the existing vehicular access therefore no changes are proposed to the existing site layout.

Appearance

Both the proposed front entrance porch and the rear extension are to be constructed with painted render external walls and pitched roofs covered with Staffordshire Blue plain tiles, all to match the existing.

Windows are to be white UPVC to match the existing.

The proposed garage is to be clad externally with timber boarding similar to the adjacent garage.

Access

The existing vehicular and pedestrian accesses into the site are to be retained as existing.

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

The proposal replaces an unsightly and inappropriate modern porch with a high quality, traditional structure designed to be sympathetic to both the original building and the area generally. Like wise the proposed rear extension replaces a poor quality 'modern' flat roofed structure with a structure that matches the materials and finishes of the existing structure and of the existing rear extensions that have previously been approved by the local Authority on the immediately adjacent/attached neighbouring properties.

The proposed detailing and materials will match those of the original building.

The proposal will significantly improve the appearance of the property in its current state and will integrate into the character of the original building and enhance the immediate built environment.

The property is located within the conservation area and care has been taken to compliment the character of the property and its location.

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