

Planning, Design and Heritage Statement

Proposal - Proposed Two Storey and Single Storey Rear Extension and Entrance Porch at 15 The Island Upper Tean ST10 4JE

Introduction - The site lies within the boundary of the Upper Tean Conservation Area and is an existing dwelling under single family ownership. The site is located in the historic village of Tean served by existing infrastructure, adopted roads and utilities. The site is accessed from Riverside Road and is fronted by a vehicle parking area and garage accessed from The Island.

Relevant extracts from the Staffordshire Moorlands Upper Tean Conservation Area Appraisal

"Beyond the river facing the mill is 'The Island', a discrete area of terrace cottages. Despite the significance of the terraces to the industrial and social history of the mill complex none of the terraces are listed. Replacement windows and doors, and small extensions have affected all rows.

The Island is an unusual extension to the settlement that until the 20th century was practically the only part of the village located to the west of the River Tean (Fig. 12). The area has a very distinct character, feeling intimate and enclosed. The houses are predominantly terraces of red brick and blue tile weavers' cottages lining a small winding lane on raised ground. The small mature gardens fronting the cottages and heavy stone boundary walls are prominent features. Although the layout appears to be fairly random and informal, the terraces display carefully considered forms and features. No.15 is one of the oldest buildings in Tean and has a cruck frame (unlisted).

Early photographs show the cottages at 'The Island' to be red brick with plain tile roofs and a mix of sash or cruciform casement windows. Unfortunately several have now been painted or rendered, and virtually all have had original doors and windows replaced. Nonetheless, the intended form and character is still clear"

Design and Appearance

Description of Works

To extend at two storey and single storey level mainly at the rear of the property in keeping with the character of the dwelling. All relevant services are available to the site and will be adapted subject to the necessary requirements of statutory bodies. Existing vehicle movement and parking will be unaffected by the proposed conversion.

The dwelling has a red faced brick exterior with a plain double lap clay tiled roof. The end gable wall facing south west to no 13 The Island has a cement rendered exterior which encloses an original cruck frame as referred to in the Conservation Area Appraisal document. The addition of a small entrance porch adjacent to this gable will make no physical impact or harm to the cruck frame which will be suitably protected during the construction phase and remain visible from the internal hallway.

The proposed two storey extension will replace a large and unsightly unfit for purpose conservatory structure and appear subservient to the main dwelling and follow the character of existing roof lines and fenestration with matching brickwork and window features. The single storey kitchen extension and new entrance porch will enhance the living standards for the family group

Heritage Statement

The proposed extension at the rear of No15 The Island should have no impact on the fabric and setting of the original building. Construction and finishing work will be carried out to a high standard, with a focus on maintaining sympathetic appearance to the existing elevations to the satisfaction of the local Planning Authority. Whilst the property is not included in any Heritage listing, the proposed extensions and alterations have been planned to avoid any level of harm to the perceived Heritage assets

Scale

The proposals will complement the existing building character and be subordinate to the main building proportion, height and footprint.

General Schedule of Building Work

- 1) Preliminary work - Examine condition of elements of structure and carry out necessary repairs including damp proofing treatment in consultation with specialist contractors as required.
Trace drainage and essential services to the building and carry out necessary tests to ensure fit for purpose.
- 2) Prop existing superstructure to facilitate formation of new link openings.
- 3) Make any necessary repairs to external fabric including window frames etc as required with direct reference to local Planning and Conservation Officer.
- 4) Construct the extension shell and first fix services and fittings to required standards.
- 5) Complete project to the required habitable standards with appropriate certification of worthiness.

Conclusion

This proposal will meet the requirements of this family unit and will be entirely sustainable. The proposal falls in line with national planning policies encouraging relevant extensions to single dwellings whilst seeking to maintain the dominant character of the original building. The extension has been designed in such a way to preserve the character and not detract from the heritage value of the building and not intrude on roof and wall outlines or be obtrusive from existing dwellings and from the highway. The objectives of the extensions and alterations are for the sole use of the household and its family group. The applicant does not wish to leave the family home and the opportunity to extend to a comfortable living area for their family unit is a viable and sustainable option with little or no impact on the amenities provided by the existing property.