

# HERITAGE STATEMENT AND HERITAGE IMPACT ASSESSEMENT

## Single storey small side extension to back of 25 Brookfields Road, Ipstones

The property is believed to have been built around 1880 as it is shown the OS map for Ipstones dated 1879. The property lies within the Ipstones Conservation Area as defined in 1993 and also features in the Ipstones Conservation Area Appraisal. This part of the Conservation Area retains its semi rural nature with a mix of detached, semi detached and terraced stone cottages. The most significant aspects of the area are the historical street pattern and the relationship of the buildings as viewed from the public road at the front of the properties. The Appraisal refers to this row of terraced cottages as 'workers housing' and as being 'key features in terms of historic importance' in Ipstones. Number 25 Brookfields (or Mount Pleasant as it is referred to in the Appraisal) features in the Appraisal as being a 'stand out' example of these workers houses as it 'retains well maintained sash windows and a boarded stable-type door, also its original stone gateposts and walling'. All these features were uncovered/installed by the existing owner when she purchased the property as a shell in the early 1990s with a strong desire to return the property to its original appearance and maintain the heritage of the area. The owner was the first resident to strip off the ugly grey exterior rendering and expose the traditional sandstone on the frontage. Several other properties in this terrace have subsequently done the same and the visual impact of the row has been significantly improved as a result.

Policy SS10 of the Local Plan for other rural areas states that it will allow extensions to existing dwellings provided they are appropriate in scale and design and do not have a detrimental impact on the existing dwelling and the character of the rural area. This proposal would be a very small side extension (85cm wider than the existing building, 274cm in height and just over 3m's in length) on a part of the property that was an addition during the 20<sup>th</sup> Century and not part of the original dwelling. The materials proposed would be in keeping with the materials used in the existing extension with bricks to match the existing ones (suggest Giscol common 73mm plus sand and cement to match). The proposed roof would be Sandtoft 20/20 antique slate tiles with black round gutters to match the existing ones. The proposed builder has a reputation for his sympathetic and traditional designs and has worked and lived in the area all his life. Examples of his work include re-roofing of the Listed Building at 14 High Street, Ipstones (noted in Ipstones Conservation Area Appraisal 5.8).

Design Principles for developments in Staffordshire Moorlands state that the provision of new windows and openings should relate closely to the position, size and appearance of the existing openings. The proposed windows and doors on this Application will meet all these requirements. The design and layout of the proposal has been guided by the character of the existing dwelling. The Staffordshire Moorlands Design Guide states that good design is derived from a combination of a buildings fitness for purpose (and the context of its site). Fitness for purpose includes improving the quality of people's lives. This proposal would significantly improve the owners daily life and save her from having to climb the steep narrow stairs in the property each time she requires the loo. Her age and medical condition require her to visit the loo a minimum of once every hour.

We believe that the above details satisfy the requirements set out by The National Planning Policy Framework (NPPF, 2024), Proposals affecting heritage assets Paragraph 207. The site is not Listed and the original building of historic interest will not be altered. The appearance from the road will be unaltered and proposed extension at the back will not be visible from the Footpath (Ipstones 59) to the rear of the property. There would be minimal impact on neighbouring properties, no overshadowing or overbearing effect on adjacent properties. The residents of the neighbouring properties are very happy with the suggested alteration and have no objections.

Given that the extension would be at the rear of the property and the very modest change proposed, it is believed that the proposal complies with the national and local planning policies and it would not impact on the character of Brookfields Road but would enable a longstanding resident to remain in her home for the foreseeable future by providing an urgently needed downstairs loo. We kindly request that the Council make a favourable decision in line with the developmental objectives of the National Planning Policy Framework.