

PLANNING and HERITAGE STATEMENT

1 The Square, Elford, Staffordshire, B79 9DB

Proposed Rear Extension

1. INTRODUCTION

2. UNDERSTANDING THE CONTEXT

3. PROPOSALS and DEVELOPMENT DESIGN PRINCIPLES

4. PLANNING POLICY

5. STAFFORDSHIRE HISTORIC ENVIRONMENT RECORD (HER)

6. SUMMARY and CONCLUSION

PLANS

1. INTRODUCTION

This statement has been prepared to accompany an application for planning permission for the demolition of an existing poor quality conservatory and construction of a replacement conservatory extension at 1, The Square, Elford.

This Statement has been prepared by the owners of the property and explains the proposed development design principals which have been applied to the project, along with the constraints of the development site.

2. UNDERSTANDING THE CONTEXT

Location

The property is located on The Square on the extreme northern edge of the Elford Conservation Area. **(SK108-99A Location Plan)**

No 1, The Square (the property) is located opposite the Howard Primary School and the conservatory backs onto modern housing to the rear. It is one of four semi-detached estate cottages at this location built in the 19th Century.

The property is accessed directly from the adopted highway (The Square) whereas the remaining three cottages together with three further dwellings (Drey House, Goshen and The Old School House) are all accessed via a shared private drive.

The existing conservatory and proposed replacement conservatory extension lie to the rear of the property adjacent to modern residential housing.

Description

The property is a two storey, brick and tiled three bedroomed, semi-detached cottage built in circa 1850, with decorative external timberwork.

The cottage was purchased by the current owners in 2015. The cottage was in a poor state of repair and needed to be completely re-furbished throughout. The current owners have sensitively restored the cottage internally, maintaining all important character features.

A plan showing the existing ground floor layout is provided. **(SK108-200 Existing Ground Floor Plan)**

Prior to the current owner's ownership, the property had been altered over time with the addition of a poor quality unattractive single brick conservatory with UPVC windows and polycarbonate type roof which includes a WC, at the rear of the property.



Photo 1: Rear Elevation of 1 The Square, showing existing brick and UPVC conservatory with WC

The current conservatory has a number of physical, climate change and visual failings:

1. As can be seen from the photograph above, it is an unattractive “lean to” design and is a blight on the property and does not preserve or enhance the Conservation Area.
2. It has no effective thermal (heat retention) qualities allowing heat to escape creating an exceptionally cold environment in winter.
3. The roof design is poor allowing significant water ingress, causing ongoing damage inside the property.
4. It has no effective acoustic qualities.
5. The current conservatory looks out onto the rear garden and provides the only access to the garden from the property. Despite the recent refurbishment of the cottage the conservatory remains an outstanding issue to be resolved.

At the rear of the property is an attractive cottage garden which has a brick garden wall on two sides and a standard garden fence separating the property from the neighbouring property.

The garden also has two small brick outbuildings. Both brick outbuildings are in need of repair. The small brick outbuilding nearest the house would be demolished as part of the proposed works with the outbuilding towards the rear of the garden being restored and retained. It is hoped that the bricks can be re-used in the proposals. The garden also benefits from a single apple tree which is to be retained and will not be affected by the proposed works.

The property is one of four semi-detached cottages at this location and each would have had the same style of conservatory. However, Numbers 3 & 4 The Square appear to have already replaced theirs with much improved rear extensions.

3. PROPOSALS and DEVELOPMENT DESIGN PRINCIPLES

Use and Scale

When preparing the proposal, the applicants have asked their designer to adhere to sensitive design principles to enhance the existing cottage and to mirror existing roof lines, pitch and scale.

The proposed demolition of the existing conservatory and small outbuilding and creation of the new proposed rear extension would make for a much more sustainable home and significantly enhance and preserve the character of the existing dwelling and surrounding area.

The existing unattractive brick / UPVC conservatory and WC has reached the end of its economic life and must be replaced.

The applicants are seeking to take the opportunity to slightly increase the footprint of the replacement conservatory to create a more sustainable family home. The additional area totals 19.1sqm and would only be a 18.7% increase in total floor area at the property.

The proposed single storey rear extension only extends an additional 2m (approx.) from the existing conservatory and this additional area would occupy the site of a derelict terrace:



The carefully considered and sensitively designed extension would not only significantly improve the living accommodation at the property, but also significantly improve the appearance of the cottage having been sensitively designed to complement and enhance the subject property and surrounding area.

The proposed rear extension would provide much needed family accommodation being essentially a day room offering an extended dining area/family room, utility and WC. It would include a new back door with attractive porch accessed from the existing side path replacing the existing garden gate.

The proposed porch has been described within plan 'SK108 – 301A Proposed Elevations' as the "Richmond timber porch kit by specialist supplier THE ENGLISH PORCH COMPANY". This has been used for illustrative purposes only and the applicant intends for the porch to be of a similar style to the one shown.

Part of the existing garden wall would form part of the 'fabric' (essentially the external wall) of the new extension.

A new garden gate access for occasional use would be created in the garden wall. This arrangement is in keeping with other accommodation along the Square.

Appearance and Layout of Proposed Extension

We have included with our planning application, plans, showing the existing and proposed: roof plans, ground floor plans and elevations as well as two visuals.

- SK108 – 202 Existing and Proposed Roof Plans,
- SK108 – 200 Existing Ground Floor Plan,
- SK108 – 300A Existing Elevations,
- SK108 – 201D Proposed Ground Floor Plan,
- SK108 – 301A Proposed Elevations,
- SK108 – 302 Garden Visual and SK108 – 303 Porch Visual



Picture 1: SK108 – 302 Garden Visual – view of proposed extension from garden.



Picture 2: SK108 – 303 Porch Visual – view of proposed new side gate entrance, porch and extension from highway.

The design of the proposed extension has taken the subject properties character as well as the surrounding area into consideration in producing this very special and attractive design. The proposed extension blends well into the building environment by enhancing the rural setting of the Elford Conservation area. The proposed materials along with some of the subtle architectural features have been carefully selected to ensure that the property sits well into its rural village setting.

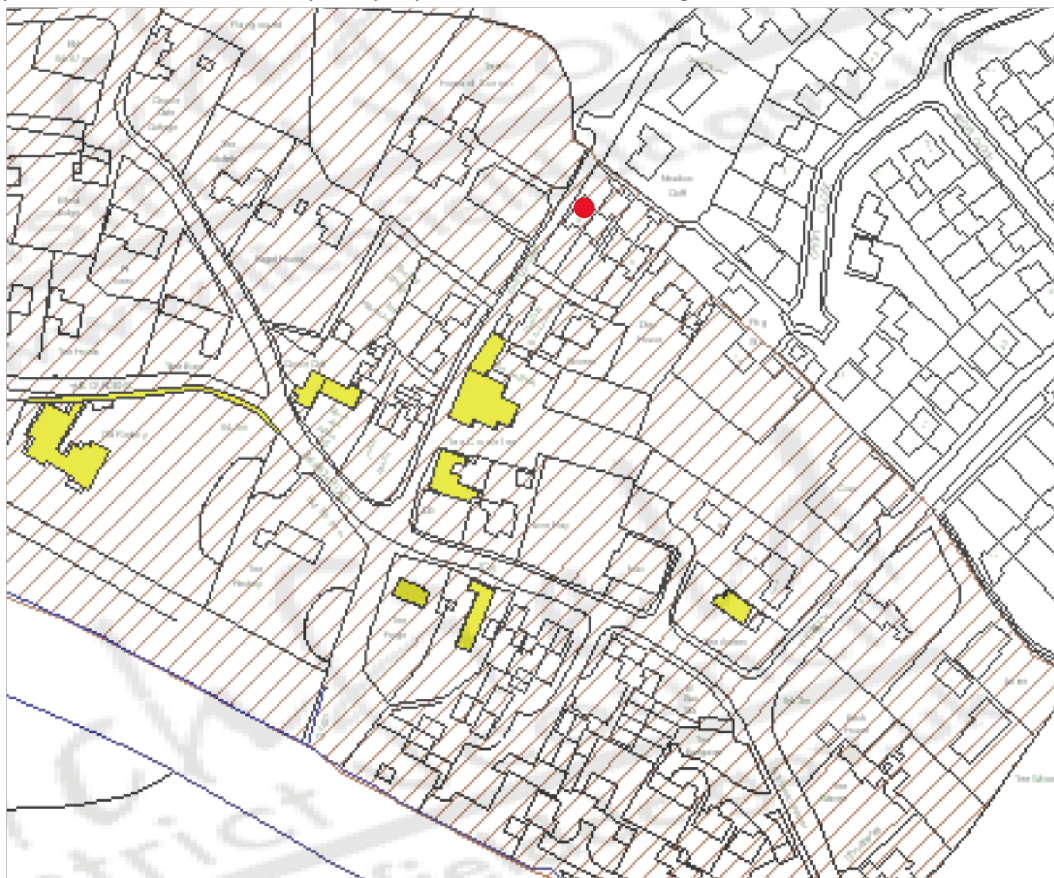
Examples of where the property and surrounding area have been considered (showing the care and attention to detail in this design) can be seen on the proposed roof and proposed elevations plans and some key elements are highlighted as follows:

- Materials throughout both the flat roof and pitched roof extension are chosen to compliment the subject property harmonising with the painted white brick and painted black beams of the property whilst keeping the distinction between the original cottage and new extension.
- The pitched roof part of the extension compliments the pitch of the subject property's existing roof and keeps the part of the extension visible from the road in keeping with the character of the house having a pitched roof and brick façade.
- This attractive extension and pretty porch positively contribute to the existing street scene and merge effortlessly with the existing garden wall retaining it as a feature.
- New decorative tiles on pitched roof to reflect character of the existing house roof.

This sensitive design will significantly improve the character of the property and provide a positive enhancement to the conservation area.

4. PLANNING POLICY

The planning policy aspects largely revolve around identifying the heritage assets that have the potential to be affected by the proposals and their setting.



Map 1: Elford Conservation Area (Application Site indicated with a red dot)

The property is not nationally listed and the nearest listed buildings are the cottages and pub which are some distance away and are separated from the proposal by other property.

However 1, 2, 3 & 4 The Square are locally-listed and the applicants consider these cottages do make a significant contribution to the character of the locality and that the proposal will further enhance that contribution.

The applicants believe that the proposals are fully compliant with the Neighbourhood Plan.

The property is located on the extreme northern edge of the Elford Conservation Area and the rear garden wall marks the boundary. The rear extension is located tangentially opposite the Howard Primary School and opposite the modern housing to the rear.

The existing brick / UPVC conservatory has a number of physical, climate change and visual failings. It is a most unattractive extension which has reached the end of its economic life and must be replaced. The applicants consider these proposals are sensitive and provide a positive contribution to the property and the Conservation Area.

5. STAFFORDSHIRE HISTORIC ENVIRONMENT RECORD (HER)

We have as requested consulted with Suzy Blake the Historic Environment Records Officer at Staffordshire County Council regarding the Historic Environment Record.

We have included our correspondence with her as a separate supporting document.

In summary Ms Blake confirmed:

'I have checked the Historic Environment Record and other available information and can confirm that the property is within the Elford Conservation Area and included on Lichfield District Council's Local List (as identified in your email), but unfortunately we do not hold currently hold further information on the property.'

6. SUMMARY and CONCLUSION

The applicants have engaged with Planning Officers at Lichfield District Council over their proposals and sought pre application advice previously with Karen Bentley, Principle Planning Officer in 2019. At this time the proposals were positively received with the Officer commenting *'In conclusion, there would be no objection in principle to the creation of a modest single storey extension as suggested.'*

The applicants wish to obtain planning permission for the demolition of the existing lean to conservatory and small outbuilding highlighted and construction of the proposed rear extension with porch and new side gate access. The precedent for this has already been set at 3 & 4 The Square.

The existing "lean to" conservatory and outbuilding have reached the end of their economic life and currently have a negative impact on the property and surrounding Conservation Area.

The design and materials proposed for the rear extension have been carefully considered to ensure that the new extension will harmoniously blend with the existing property whilst also providing clear distinction between the two.

In summary, these replacement proposals have been carefully developed taking into consideration the relevant planning policies along with the surrounding natural and built environment to provide a development which sits subserviently and sympathetically within its natural and built environment and enhances the surrounding Conservation Area.

PLANS

Plans submitted with planning application:

- SK108 – 99A Location Plan
- SK108 – 100 Block Plan
- SK108 – 202 Existing and Proposed Roof Plans
- SK108 – 200 Existing Ground Floor Plan
- SK108 – 300A Existing Elevations
- SK108 – 201D Proposed Ground Floor Plan
- SK108 – 301A Proposed Elevations
- SK108 – 302 Garden Visual
- SK108 – 303 Porch Visual