



Architectural Services

Design & Access and Heritage Statement

Description:

Proposed single storey side extension with rear canopy

Address:

50 Church Street
Witington
WS14 9JX

Client: Mr and Mrs Porter

LMG Design Architectural Services

Address: 43 Station Road, Barton Under Needwood, Staffordshire DE13 8DR

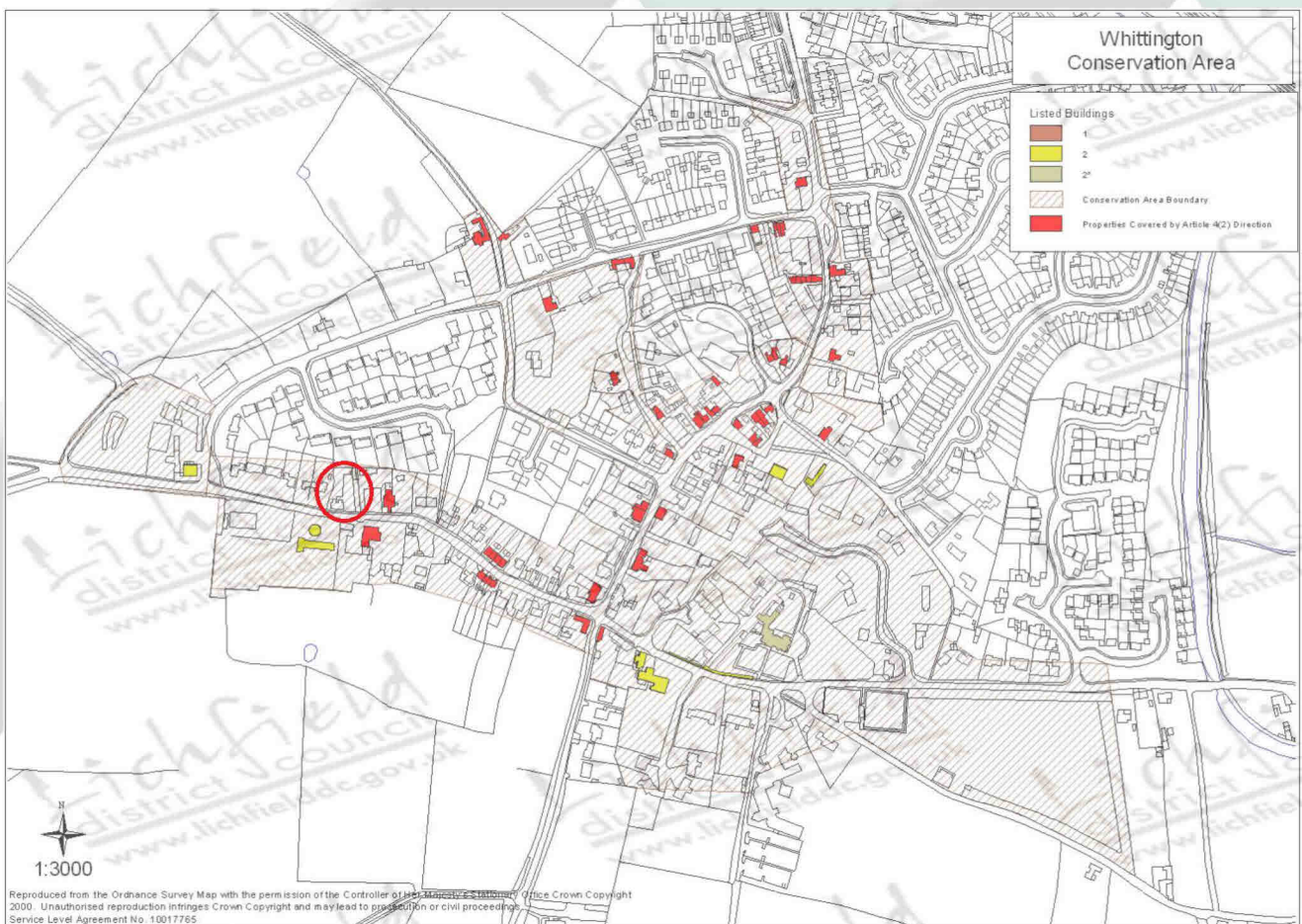
Introduction:

This design and access statement has been prepared in support of an application for a new single storey rear extension to replace the existing conservatory to the rear of the property.

Application Site:

The property, 50 is situated on Church St and is a detached property which has been altered / extended over the years. The site is bounded by several dwellings of differing age and style. But the key considerations will be the article 4 property along Church st and the Grade 2 Listed Church of St Giles.

The proximity of the listed properties local to 50 Church Street can be seen on the below map:



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Church Of St Giles:

Official list entry

Heritage Category: Listed Building
Grade: II
List Entry Number: 1038868
Date first listed: 20-Nov-1986
Statutory Address 1: Church of St Giles, Church Street

Location

Statutory Address: Church of St Giles, Church Street

The building or site itself may lie within the boundary of more than one authority.

County: Staffordshire
District: Lichfield (District Authority)
Parish: Whittington
National Grid Reference: SK 15809 08322

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Details

SK 10 NE 7/104

WHITTINGTON C.P. CHURCH STREET (South side) Church of St. Giles

GV II

Parish church. Mostly 1761 retaining some earlier, probably C14 material, with additions of 1881 by Ewan Christian. Red brick and ashlar; slate roof with coped verges. West tower with diagonal buttresses; vestry projection to the south and stair projection to the north, four-bay nave, two-bay chancel.

West tower: C14 and later two stages with crenellated parapet and recessed stone spire, the upper stage is marked by a string course and is a later addition to the tower; west doorway with segmental head, seemingly a C19 or C20 insertion encroaching on the base of a pointed window with Y-tracery, restored; pointed belfry openings with Y-tracery. C18 north stair projection has a large pointed north window with Y-tracery, also on the north wall a tablet to Robert Newman, died 1774, with segmental pediment, the inscription is recut. C20 south projection has a four-centred arch south window with Y-tracery.

Nave: 1761; coved eaves band and buttresses to the east end, tall pointed windows with Y-tracery; two wall tablets, one above the other to Nigel Neville, died 1817 and to Anne and John Neville, died 1801 and 1811; surmounted by an urn.

Chancel: 1881; south side has a central pointed door, flanked by two pointed windows, the western window has two trefoil-headed lights with a single reticulation above, the eastern one has one trefoil-headed light with a trefoil over, one north window similar to the south-eastern one, pointed east window of three trefoil headed lights and reticulated tracery.

Interior: western gallery, now housing the organ, panelled wood, pointed and double chamfered chancel arch, the inner order springs from corbelled engaged columns with moulded capitals; king-post roof over the nave, curved wind braces, two pairs of purlins and ridge piece.

Fittings: font or circa 1878 with colonettes to each corner of the pedestal, octagonal basin with quatrefoil panels; good oak pulpit of 1678 on a barley-sugar twist column, octagonal with carved and panelled sides and canopy with egg and dart moulding and carved cherubs; C17 oak chair in the chancel; wainscoting to nave and chancel.

Monuments. Chancel: wall plaque to Matthias and Sarah Astley, died 1729 and 1743, open pediment surmounted by an urn. Nave, south wall: bracketed aedicule to Zacharius Babington, died 1688, Corinthian columns, diminutive semi-circular pediment carved with foliage and containing a coat of arms; aedicule to Theophilus and Mary Levette, died 1746 and 1734, and two children, Theophilus, died 1726 and Elizabeth, died 1754, fluted brackets, plain pilasters, open semi circular pediment surmounted by a heraldic shield and flanked by urns spouting flame; bracketed plaque to Thomas Levett, died 1843, surmounted by an open book; plaque to John Levett, died 1799, Richard Levett, died 1802, Thomas Levett, died 1820, Catherine Levett, died 1810, Ann Levett, died 1841, surmounted by an obelisk and by an urn spouting flame; bracketed plaque to Ann Levett, died 1765, pediment surmounted by obelisk and urn. Nave north wall: bracketed plaque to Arthur Astley, died 1742, flanked by scrolls, bracketed, broken pediment surmounted by an urn; plaque to Richard and Elizabeth White, died 1724, and Sarah White died 1747; tablet to Thomas Brudenell, died 1670. Stained glass fragments of C15 glass in north and south chancel windows; good east window depicting the crucifixion, mediocre window in the nave.

Listing NGR: SK1580908322

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Church Farmhouse:

Official list entry

Heritage Category: Listed Building
Grade: II
List Entry Number: 1374267
Date first listed: 14-Mar-1983
Statutory Address 1: Church Farmhouse, Church Street, Whittington

Location

Statutory Address: Church Farmhouse, Church Street, Whittington
The building or site itself may lie within the boundary of more than one authority.
County: Staffordshire
District: Lichfield (District Authority)
Parish: Whittington
National Grid Reference: SK1568708390

Details

SK 10 NE 7/103

WHITTINGTON C.P. CHURCH STREET (North side) Church Farmhouse

14.3.83

GV II

Farmhouse. Early C19. Red brick; plain tile roof; brick integral end stacks. Main house aligned east-west facing south, two parallel rear wings aligned north-south. Three storeys, reduced proportions to second floor; three windows, sixteen-pane glazing bar sashes with wedge lintels and raised key-stones; central door with rectangular overlight and panelled doorcase.

Listing NGR: SK1568708390

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 272592

Legacy System: LBS

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Historical context:

50 Church Street is not a listed building but it does sit within the conservation area and adjacent to the listed building indicated above.

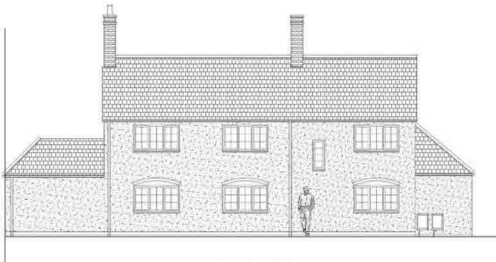


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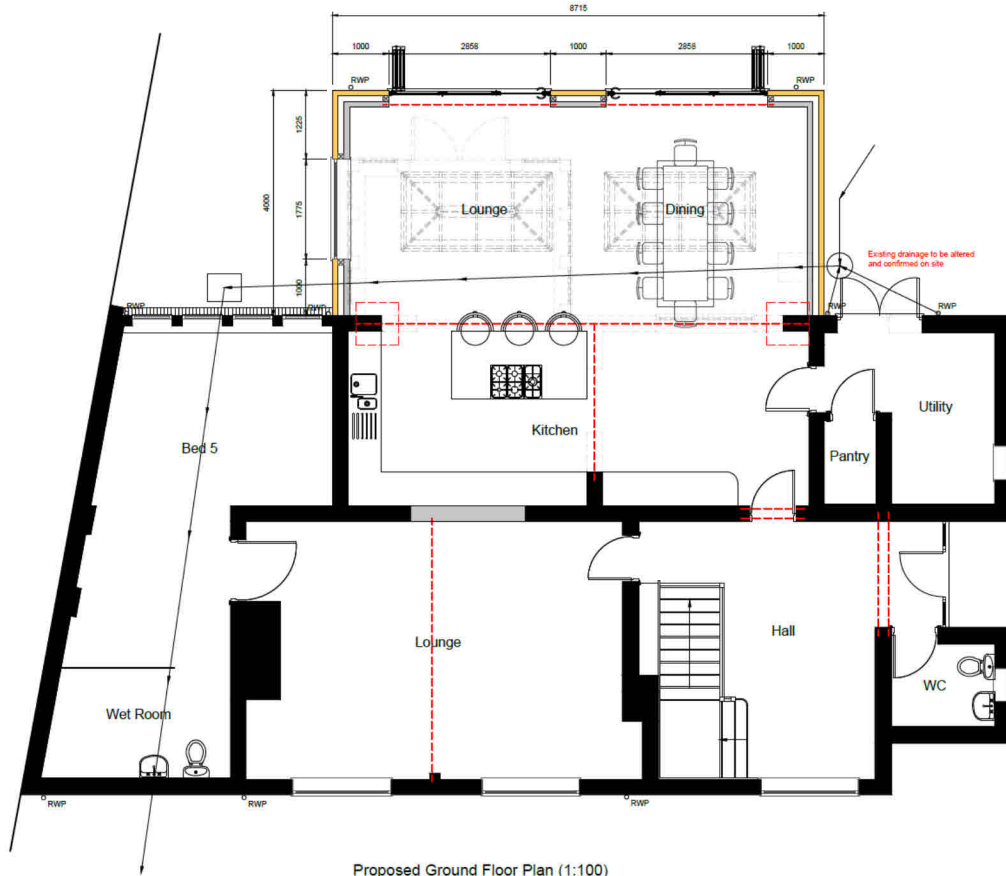
The proposal:



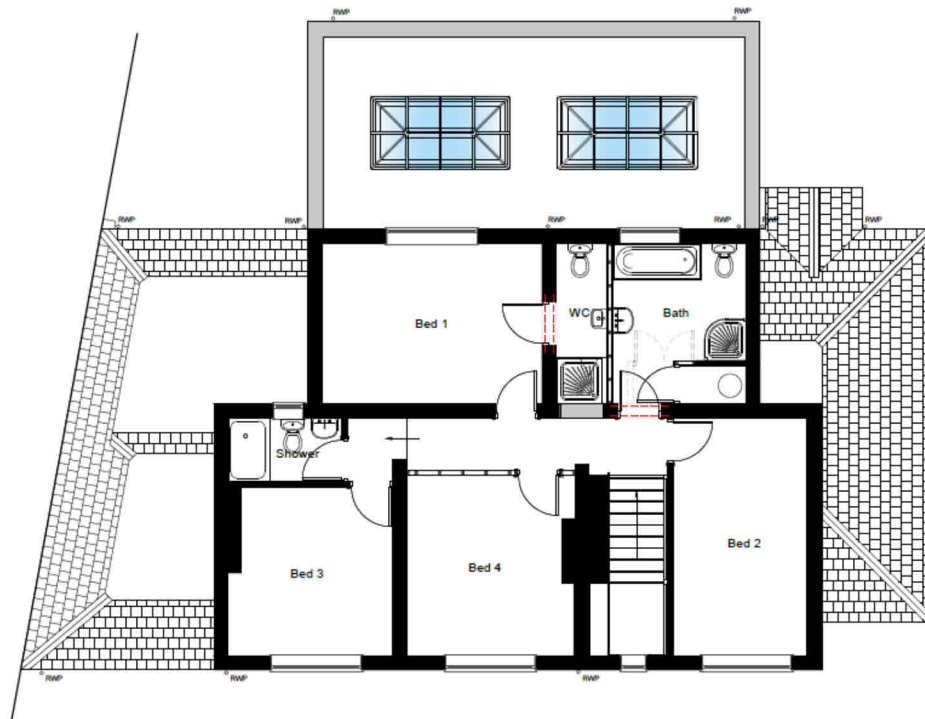
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Proposed Ground Floor Plan (1:100)



Proposed First Floor Plan (1:100)

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Full planning permission and demolition in a conservation area is sought.

The proposed scheme is to relocate the existing rear sun room to a new location in the existing garden and replace this with a single storey rear Orangery forming an open plan, kitchen, dining / lounge area.

To the first floor a new ensuite will be created with bed 4 being partitioned off.

The new materials will all match the existing with the new windows to match the below picture in colour:



Access:

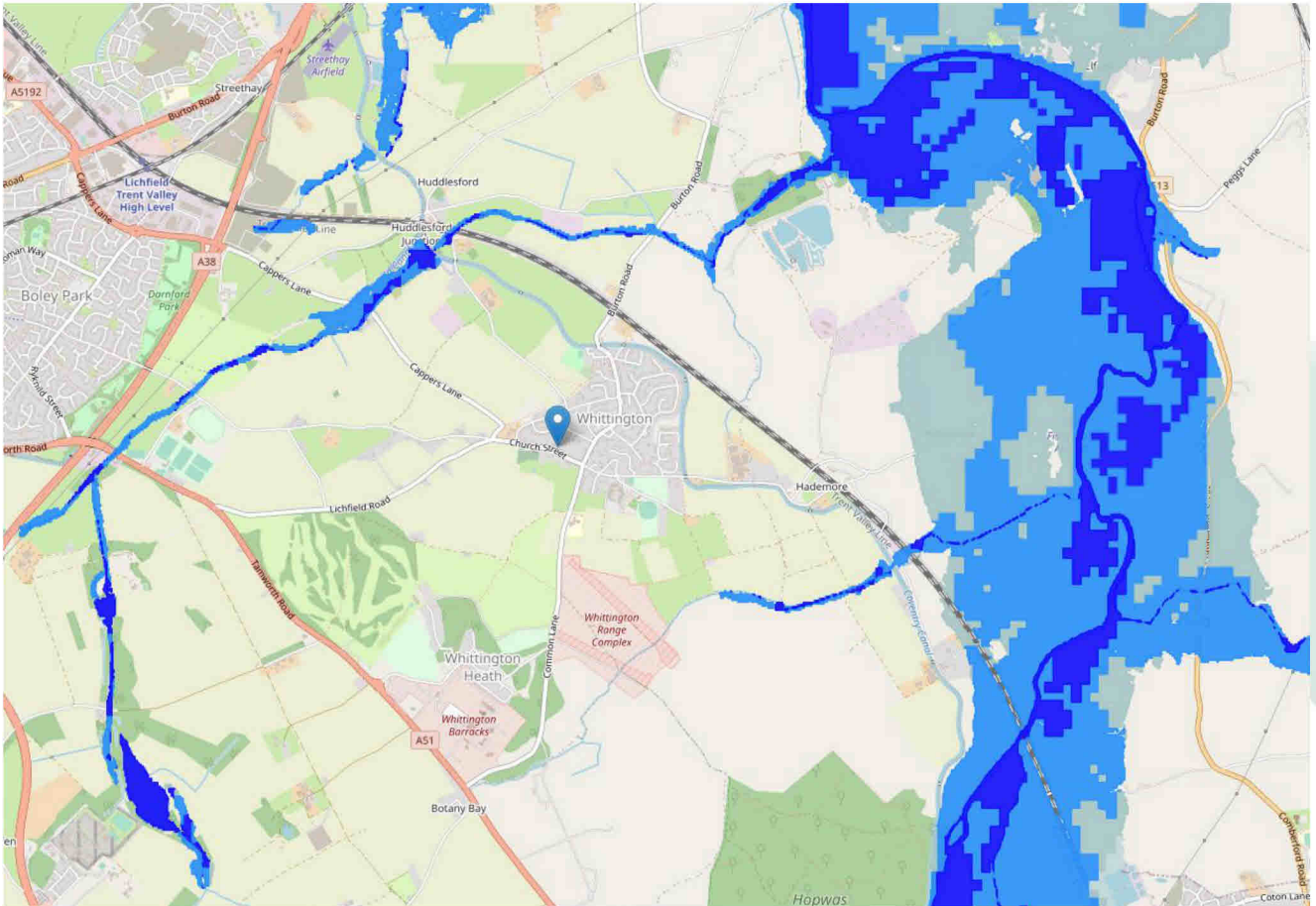
No alterations are being made to the existing access or parking arrangements.

Flood Risk:

The risk of flooding at the site is shown to be less than very low according to the Governments flood warning information service. The land level is such that this risk would not be increased by further development of the site.

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Impact Assessment:

Regarding impact upon the listed buildings we would view the proposals as having little or no impact upon either of the listed properties or the article 4 property.

We believe the proposals have very little/no impact upon the listed buildings however the benefits to the homeowners of no 50 are huge; natural light and open plan space is very much a key criteria to enjoyment of the home. The changes we know will increase this benefit.

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