10/00454/FUL 20 MAY 2010 - SM

DESIGN AND ACCESS

The proposal is to replace an existing dwelling house with a new house built to modern standards of construction and with modern amenities.

The existing to be replaced was probably first constructed prior to 1948 and was most likely to have been constructed as a boat house with some associated residential accommodation. It has been extended and altered over the years.

Most importantly, it has been used as dwelling house in single family occupation continuously since 1976 when the current owner / occupiers acquired the property and who have lived in the house since then until the present time with their growing family.

There are many examples of reconstructed houses along the lake side at Rudyard Lake and further inland along Reacliffe Road. Some appear to have been retained with a holiday / recreational use and others have retained their established full residential occupancy. Redroofs is to be considered in the latter category.

Stylistically, reconstructed dwellings and certainly those which remain original in form (although usually much extended) are eclectic. Most though reflect their lake side boating setting or in the case of the inland versions, a homestead / woodland siting. The current proposal at Redroofs seeks to maximize the frontage to the lake offering a decked area at both levels and at a greater depth than currently enjoyed. This is to maximize views across the lake and to present an enhanced external amenity area. Fenestration is mainly to the lake side as there is little by way of sunlight to the road frontage because of the steeply sloping wooded hill side. In this respect the house is single aspect and of one room depth. The house is of the same area as that which exists and similarly sited so as to reduce disturbance to the mature gardens.

The use of timber cladding, favoured in some reconstructed houses in the area, to the exterior of the house has been resisted due to it's inherent high maintenance cost. It is proposed though to utilize timber fascia boards, timber windows and doors so as to maintain a traditional appearance.

The general arrangement of the form of the house is to present a fairly low slung dwelling firmly anchored into the hill side at the lake edge. The decking and deeply eaved hipped roof serves to provide a horizontal emphasis which is intended to reduce the prominence of the building in this rather sensitive landscape. A horizontal form relates fairly well with the tendency to terracing on the lake side banks generated by the steeply sloping ground rising from the lake edge.
The building may be further subsumed into the landscape by the use of a darker red tiled roof and a red brick for the walls and certainly by the use of a dark colour to the decking / verandah guarding / railing.

ACCESS

Vehicular access can continue to the be provided via the short private driveway to the NW of the house. It is a relatively gentle sloping walk then to the dwelling entrance. Therein, access is controlled by the Building Regulations. An entry level wc has been provided at the main entrance.

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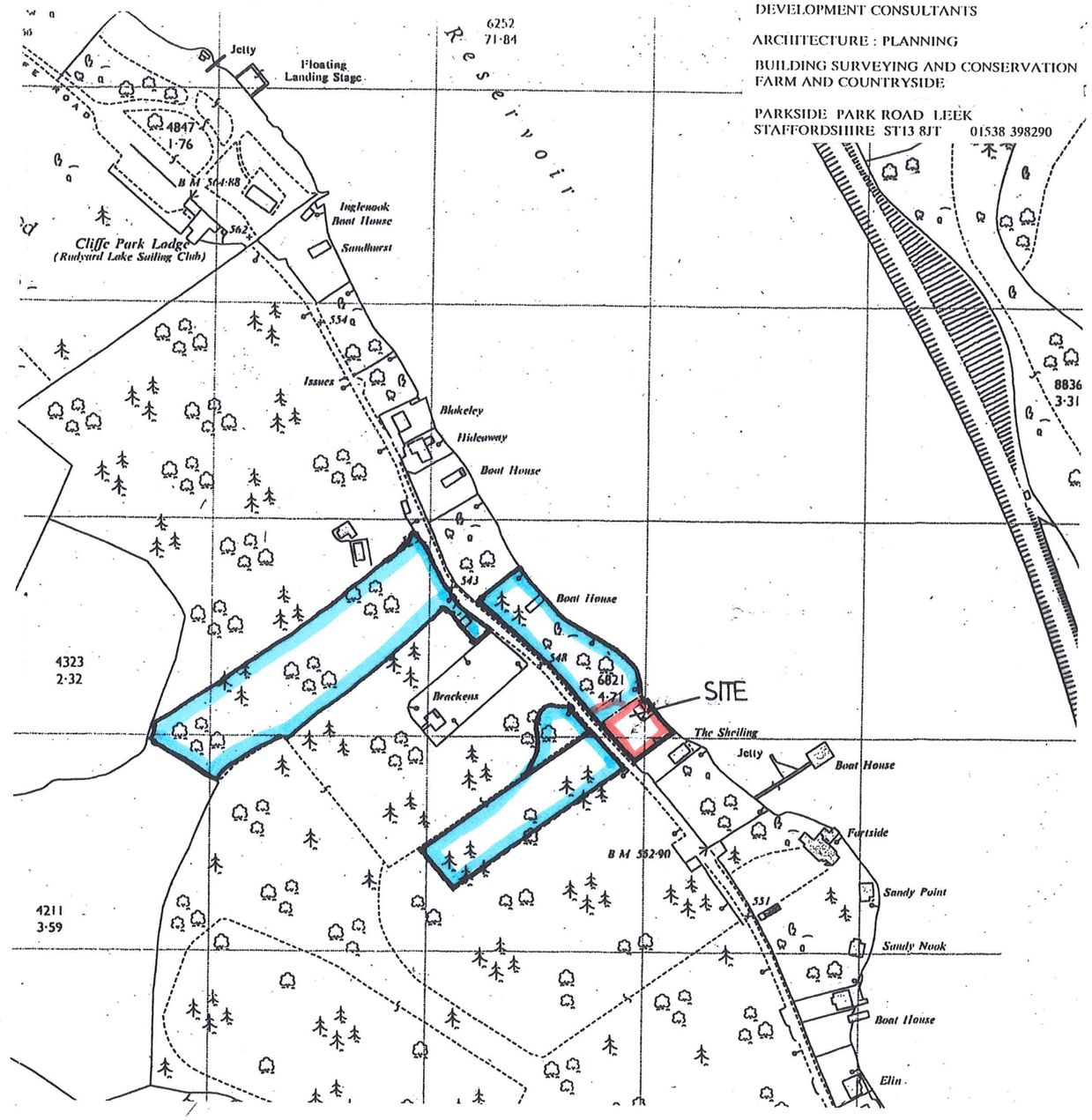

DRAWING NO. **RRR 01 SITE LOCATION 1:2500 / design and access**
PROPOSED REPLACEMENT DWELLING HOUSE AT
REDROOFS REACLIFFE ROAD RUDYARD LEEK
Staffordshire Moorlands SK13 8RS

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