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Design and access and heritage statement

PLANNING APPLICATION FOR INTERIOR ALTERATIONS WITH REAR EXTENSIONS AT ROSE COTTAGE, LAKE ROAD, RUDYARD, ST13 8RN



Image from Google Earth

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partner LABC

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Planning application for interior alterations with rear extensions at Rose Cottage, Lake road, Rudyard, ST13 8RN

Introduction/Context

This design and access statement has been prepared to accompany the application for interior alterations with rear extensions at Rose Cottage, Lake Road, Rudyard, ST13 8RN.

The application site is located in the centre of Rudyard village conservation area.

Rose cottage forms half of a pair of semi-detached houses on Lake road, curiously the date stones have neighbouring Vine Cottage as 1884, whilst Rose cottage has a date stone depicting 1881. Both cottages are built with pink gritstone to the lower half matching other significant properties in the village with carved stone details and a stone bay window to the frontage, with an intricate half timber upper floor. There is no evidence apart from the date stone to suggest they were not built as a single phase.

The property has been extended to the rear of the main house, as has the neighbouring Vine cottage, however there does not seem to be any record on planning access records for these.

The exposed stone of the rear of the original main house is visible from the single storey kitchen extension.



The double pitched kitchen extensions to the rear of both properties appear to be of a later date than the original dwelling, but both appear to be similar in appearance and may have been carried out at the same time, using a less intricate timber frame to the upper wall and a brick facing wall below as the ground drops away to the rear garden.



A further extension has been added to the rear at a later date with a veranda/balcony arrangement and a lower height pitched roof to the rear of Rose cottage which forms a utility room with a lean to roof to the side of the double pitched room. On the garden level a WC and garden store have been formed. The brick bonding for these extensions suggest they were all carried out at a similar time. Internally the 3 additional rooms within the rear extension(s) are on different levels to each other and are in turn a step down from the floor level of the main house, resulting in 4no steps from the various rooms.

The neighbouring Vine cottage has also got the additional extension, but finished with a flat roof, offering a better headroom in the end room, but the balcony has not been added.



Proposal

The application is to make the rear extensions much more practical to use, by creating a single floor level , and raising the roof to provide better headroom.

The existing pitched roofs above the lower kitchen are to be removed and replaced with a flat roof that aligns with the neighbouring property. This allows for a suitable head height throughout the proposal.

The internal floor of the lowest kitchen area would be raised to match the higher kitchen area. In turn the connecting dining room floor is to be lowered and internal walls removed to create a flush open plan kitchen / dining room. Due to the dining room floor being lowered; an additional step will be included to step into the living room. There will be a step down to the balcony which is currently almost flush

Use/Amount

The proposal replaces the divided small rooms into an open plan, more social and spacious kitchen / dining area. In turn, the flat roof replaces the lower kitchens awkward ceiling heights with a comfortable head height throughout. Aside from alterations to the roof, there will not be any additional floor space created with the proposal.

Layout

The layout for the internal proposal consists of an open plan kitchen / dining room that takes up the majority of the existing kitchen / dining area, with a small area being designated to a new W/C. The proposal introduces an additional window on the side elevation for this toilet. The back elevations double doors are to be removed and blocked up. Once this opening is blocked up, a new opening is to be created on the same wall for larger French doors to access the balcony. To allow additional light into the open plan area, full height windows are to be included on each side of the French doors.

There will no material change to the use of the existing rooms aside from creating a new WC on the main entrance floor level.

Scale

The proposal will be upon the existing footprint. The proposed flat roof will align with a similar roof on the neighbouring property.

Appearance

To match the existing exterior walls, a red/ buff multibrick is to be used when raising the eaves to create the flat roof / blocking up openings. The new window and French doors are to be white painted timber frame to match existing.

The flat roof is to be Sarnafil/rubberised single ply membrane or similar to align through with the neighbouring property.

Landscaping

Same as existing.

Access

There are no proposals to alter the existing entrance.

Statement of significance and impact

The property is not listed on the Historic Environment Record (HER). The property is not a listed building and there does not appear to be any significant historical importance to the property. A study into the property shows the historic popularity of Rudyard and Lake Road itself. The North Staffordshire railway saw the potential of Rudyard Lake as a tourist destination, and benefitted from trainloads of people going to enjoy the beauty and outdoor facilities. With landowners seizing the moment, throughout the 19th century, they sold plots of land to create villa type properties for visitors. Rose cottage itself and the connecting 'Vine Cottage' were some of the first to be erected in the early 1880's with date stones still present today.

The historic part of the cottages are built with pink gritstone to the lower half matching other significant properties in the village with carved stone details and a stone bay window to the frontage, with an intricate half timber upper floor. Is visible from the street scene. A later extension has been built to the rear of both cottages to provide a kitchen area, and also a secondary extension added to the rear of the initial extension. There are no proposals to alter or affect the fabric or appearance of the original historic part of the property. The application is to alter the roof of the secondary extension added to the rear of the house relatively recently, and due to the enclosed nature of the rear garden it is only likely to be seen by the neighbouring adjoining property

Proposed Works	Significance of the historic fabric/area that will be affected	The impact of the proposed work on the historic fabric/area
Replacement of a pitched roof added to the rear of the kitchen with a flat roof	The extension appears to be a relatively recent addition to the property and will not affect the historic fabric of the property and will not affect the historic street scene or general appearance of the conservation area.	We believe there will be no impact upon the historic fabric or the appearance conservation area