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Design and access and heritage statement

PLANNING APPLICATION FOR EXTERIOR GARAGE AT HALLS CROFT, THE DRIVE, RUDYARD, ST13 8RN



Image from Google Earth

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partner LABC

Chartered Institute of Architectural Technologists

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Planning application for interior alterations with rear extensions at Halls Croft, The Drive, Rudyard, ST13 8RN

Introduction/Context

This design and access statement has been prepared to accompany the application for the exterior garage proposal at Halls Croft, The Drive, Rudyard, ST13 8RN.

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

Halls Croft is a detached two storey dwelling located in a cul-de-sac in the heart of Rudyard village within the conservation area. The site was subject to an application which was approved by the council (Approval number: SMD/2014/0819) which involved the construction of two dwellings within the curtilage to the south east, along with an extension to Halls Croft.

To the north of 'Halls Croft' is the neighbouring property 'Orchards Cottage' which is situated at the end of the cul-de-sac. To the south west of the site sits the rear gardens of properties which adjoin Lake Road. This boundary is defined by a thick hedgerow which significantly restricts views in and out of the site in this direction.



Proposal

The application is to propose an exterior timber frame garage to be built adjacent to the property.

The garage is a low-impact building which is designed to fit in with the house, surrounding area along with the Rudyard Conservation Area Character Appraisal. With the garage being timber framed it's a lightweight building which fits in with the surrounding trees.

The proposal is to be a timber framed double garage with a pitched roof with clay tiles. The proposal is to have an eaves height of 2.2m with a 30 degree pitched roof. Image below shows location of garage:



Use/Amount

The proposed use of the garage is for the sole domestic use of the landowner, the proposed garage benefits the property as it allows the owner to park their cars inside the garage instead of them being parked up in the surrounding area, and provides security as well as a place to store garden implements.

With the garage being of timber construction it helps keep within the character of the conservation area, as in the past it was one of the more dominant building materials in the area (according to the Rudyard Conservation Area Appraisal).

Layout

The neighbouring property (Orchards Cottage) has two side facing windows, which serve bathrooms, therefore obscured. The proposed garage location shall not take light from a habitable room.

The garage has been located relative to the kitchen window to ensure it doesn't block the view and the light. The position of the garage is relative to the shared driveway which allows cars to come straight forward. Space there for cars to reverse out and exit the site using forward gears.

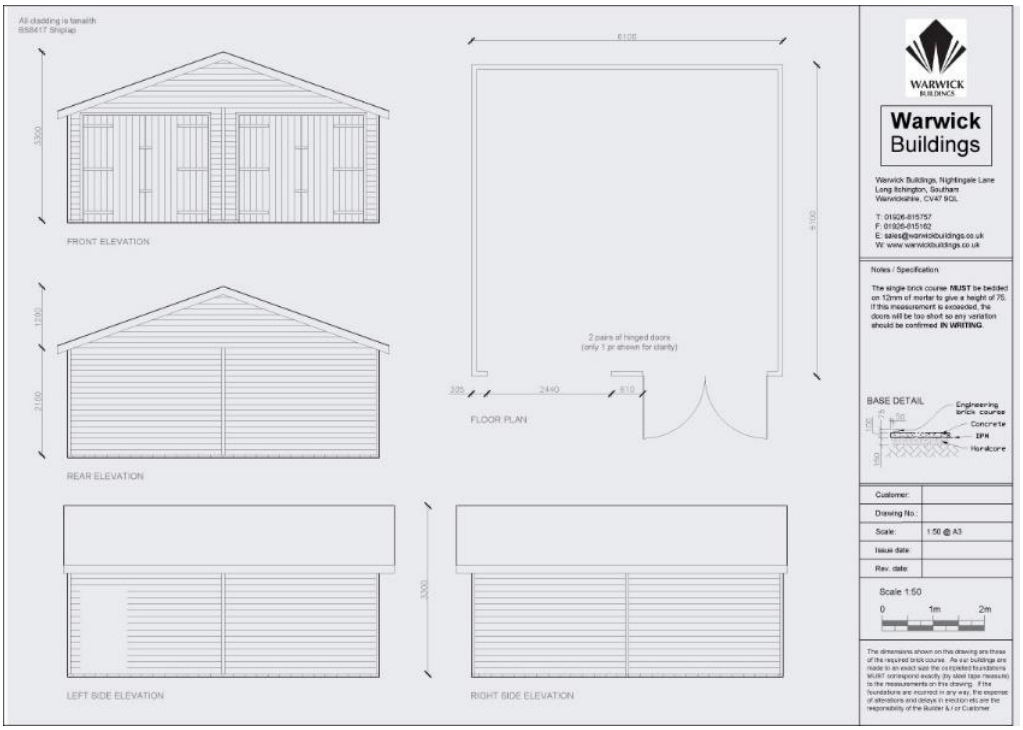
The lightweight construction of a concrete raft will have no impact on the adjacent trees which are around 1m below the garden height. Steve Massey has made a site visit and given verbal approval to the design and intended location with regard to the surrounding trees.

Scale

The scale is a domestic double garage with plain clay tile roof, which requires a pitch of 30 degrees. The scale of the proposed garage is considered to be standard for this purpose. The G.I.F.A (Gross Internal Floor Area) is 33.8m².

Appearance

The garage will be a timber frame construction, which will be supplied by Warwick garages. The garage will also have Staffordshire Blue clay tiles on the roof. The garage is to be 2.2m to the eaves and have a 30 degree pitched roof. See image below from Warwick garages:



Landscaping

Existing grass area to be retained, parking/driveway shall be altered to provide access to the garage. Canopy the Lime tree along with removing the dead tree and conifer hedging between Halls Croft and the property to the rear.

Access

The access from the property “The Drive”, which is adjacent to Lake Road in Rudyard. Access to the property via shared drive leading directly to the garage, passing by two new houses that have been recently built.

Statement of significance and impact

The property lies within the conservation area of Rudyard. However, the property is not a listed building and we believe the property was built relatively recently, 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.
We believe there will be no impact upon the historic fabric or the appearance to the conservation area.

Proposed Works	Significance of the historic fabric/area that will be affected	The impact of the proposed work on the historic fabric/area
New timber frame garage to be installed next to Halls Croft property.	The garage 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