Hillrise
Lake Road, Rudyard, Staffordshire, ST138RN

Heritage Statement

15/09/2018

Add a 2 storey extension onto the back of house to provide an extended kitchen and dining room and a larger upstairs bedroom

Site Location:
Hillrise, Lake Road, Rudyard, Staffordshire, ST13 8RN

Applicant: Mr Mark Rogers

Introduction and Context:

This application proposes a modest 2 storey extension onto the back of Hillrise to provide an extended kitchen and dining room and a larger upstairs bedroom. The design and layout of the proposed extension seeks to be sympathetic to the form and character of the main house.

Hillrise is a 2 storey detached house of brick and tile which was constructed in 1947. It is located within the designated Rudyard Conservation Area and is covered by the Article 4 Direction. The property is located on the western side of Lake Road and sits above and back from street as it approaches Hotel Rudyard.

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.

The main section of the house is a well-proportioned, rectangular structure that has a hipped roof all around. Its notable feature is a large 2 story, semi-circular bay window located in the front elevation.

An unattractive flat roofed single extension was added in the 1970s to the rear and north side of the property to form a utility room, separate toilet with side entrance accessed alongside the front of the house.

Proposed Works

The application site for the proposed extension is located along the rear of the property and will build over the current flat roofed extension.

The application proposes a single storey extension to provide a new dining room and a larger modern kitchen. A 2nd storey extension above the current flat roof extension will allow for an upstairs 3rd double bedroom.

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The proposed extension aims to reflect the design and appearance of the original house and will use matching red brickwork and roof tiles, along with white painted wooden framed double glazed windows and doors.





Assessment

There appears to be no significant historic features at the rear of house. The current single glazed sunburst double doors, which were added by the previous owner in the early 2000s, will be left in place and incorporated into the internal space of the house.

Due to the elevated location of the house from street level and the mature vegetation on the boundaries, the rear extension cannot be easily seen from anywhere within the Conservation Area.

The proposed extension builds overtop the current flat roof extension and by replicating the rooflines and proportions of the main house improves the overall appearance of the property.

The modest scale of the proposed extension is proportional to the main dwelling and thus creates no adverse impact in the surrounding area.

In conclusion, we believe that this proposal is an example of a well-proportioned development that has minimal, if any, impact on the Conservation Area. The benefits of this development are that it will provide an enlarged living space, suitable for a modern family, whilst improving the overall aesthetic appearance of the house.