Design and Heritage Statement

Proposed Garage Conversion to form Ancillary Accommodation with Roof Windows and Porch Extension at Willgate Cottage, Green Lane, Rudyard, Staffs, ST13 8PN
for Mr. R. Neale

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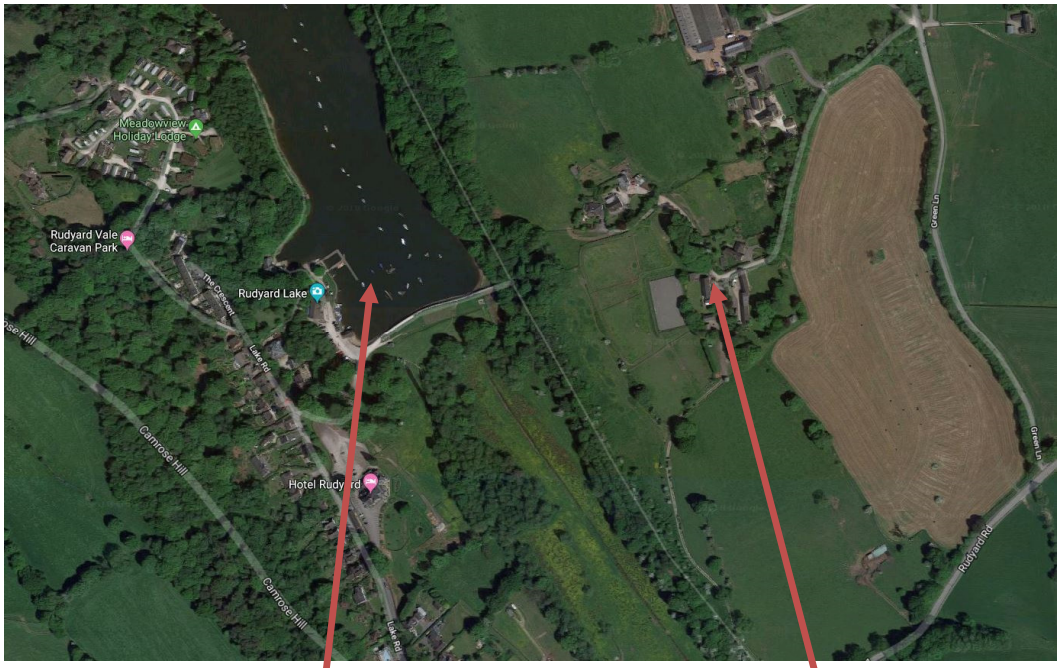
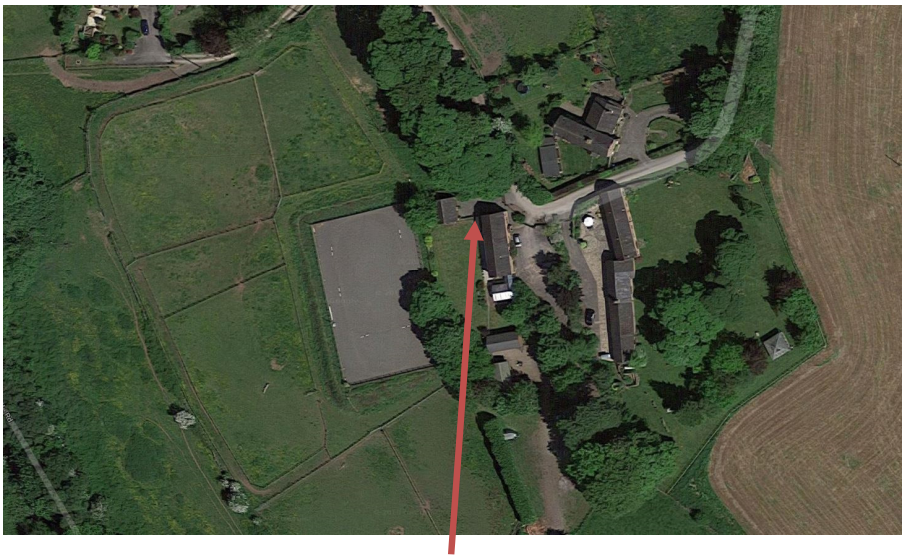
Assessment

The application site is located in a rural area to the East of Rudyard Lake off Green Lane, Rudyard and falls within the Rudyard Conservation Area which is also subject to an Article 4 direction, as defined in the Staffordshire Moorlands District Council's Local Plan. Its purpose being to preserve the special architectural and historic interest together with the character and appearance of the area.



Rudyard Lake ***Site***



Site

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Assessment

The application site of Willgate Cottage is a residential property which was originally a small hamlet of farms constructed around the 18th Century and have since been broken up into separate dwellings.

The application property and many of the adjacent buildings are constructed in a dark pink gritstone with plain clay roofing tiles. The existing garage is part brown render and part gritstone. The site is bound by a stone wall, hedge and post and rail fencing.

Proposal

This application is for the conversion of the existing detached garage to form ancillary accommodation in conjunction with the main dwelling of Willgate Cottage.

All the original window and door openings are to remain however, the existing windows will be replaced. The existing garage doors to the front elevation are to be removed and replaced with full length windows with a glazed door to the proposed sitting area. New openings are proposed to the rear elevation to form a window and patio doors with roof windows in the rear roof slope and a porch extension is proposed to the side elevation.

All brickwork facings and roofing tiles are to match the existing material and new windows and doors are to be timber to match the existing therefore, retaining and preserving the character of the Conservation Area.

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Heritage Asset Statement

Site and Development

This application seeks the approval for a garage conversion to form ancillary accommodation together with the addition of a porch, roof windows to rear and alterations to the elevations; to be used in conjunction with the main dwelling Willgate Cottage.

The site is located at the South-East part of the Rudyard Conservation Area, which is also subject to an Article 4 direction, as defined in the Staffordshire Moorlands District Council's Local Plan and lies to the East of Rudyard Lake.

The application site of Willgate Cottage is a residential property which was originally a small hamlet of farms constructed around the 18th Century and have since been broken up into separate dwellings.

The application property and many of the adjacent buildings are constructed in a dark pink gritstone with plain clay roofing tiles. The site is bound by a stone wall, hedge and post and rail fencing.

Significance

The application site of Willgate Cottage is not listed or on any heritage record aside from lying within the Conservation Area and was part of a hamlet consisting of two well-preserved farm complexes of Willgate House and Rudyard House.

Willgate House is an early 19th Century Farmhouse having earlier 18th Century farm buildings and Rudyard House is a substantial three-storey farmhouse in local gritstone of Georgian.

A large majority of domestic buildings within the conservation area are in good condition and have maintained many of their original features making a positive contribution to the Conservation Area.

There are three listed buildings within the conservation area boundary: Cliffe Park Hall, Cliffe Park Lodge and Flanking Walls, and Harracles Mill.

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Impact

This proposal is to convert the existing detached garage to form ancillary accommodation to be used in conjunction with the main dwelling, Willgate Cottage.

The garage is constructed in part brown render and dark pink gritstone with plain clay roofing tiles. The existing windows and doors are brown timber with two brown up and over garage doors.

The original door and window openings are to remain however, the existing windows are to be replaced with new together with the addition of a porch to the side, and roof windows to the rear roof slop.

All proposed materials will match the existing building and new windows and doors will be in timber.

It is considered that the proposal would not have an adverse effect on the existing building or Conservation Area as the design is sympathetic to the existing dwelling and incorporates many of the original features therefore, maintaining and preserving the character of the Conversation Area.

Buildings of Importance within the vicinity

CLIFFE PARK LODGE AND FLANKING WALLS, REACLIFFE ROAD – Grade II

Lodge, and flanking walls. Early C19. Coursed stone; flat roof invisible behind crenellated parapet; side stacks. 2 storey, 3-bay front divided by giant piers, taken up as turrets and crenellated, raised crenellations to centre bay; 2 ranges of labelled casements, shorter to first floor; quatrefoil surround to up-turned shield-shaped centre light set over string and corbelled hood to C20 door. Approximately 3.5m high and 7m long flanking walls to both sides, crenellated as Lodge.

CLIFFE PARK HALL, REACLIFFE ROAD – Grade II

Country house. Circa 1830. Coursed stone; flat roof invisible behind crenellated and pinnacled parapet; side and centre stacks disguised as turrets. Garden front: 2 storeys, 5 bays with slight outer breaks and wide central, taller bow; small bartizan turrets to angles, mock cross- loops to first floor of semi-circular bow and pairs of blind quatrefoils to each end bay; Gothick-arch casements with flat-labelled heads to centre bays (3 to ground floor of bow) and labelled Tudor-arch heads to end bays. Entrance front: of 3-window bays divided by engaged pier buttresses taken up as crocketted pinnacles; mock bartizans at angles; similar windows to garden front with Tudor-arch heads to ground floor. Porte cochère to left-hand end; single storey and flat-roofed on clustered shafts, pointed arches and plastered quadripartite vault; glazed set- back doors.

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Buildings of Importance within the vicinity *(Continued)*

HARRACLES MILL, DEVIL'S LANE – Grade II

Corn mill, water powered. Late C18, and C19. Coursed rubble with ashlar dressings. Plain tile roof, and quoins. West front has slightly off-centre doorway reached up a flight of 8 stone steps. To the right a glazing bar casement,and to the left a tiny casement with beyond a basement stable, plank door. Above this door a 2 light glazing bar casement, and another similar window above again. South gable wall has a plank door to the left and a small glazing bar window to the right, above, in the gable another glazing bar window. East front has various blocked openings and a through eaves dormer with glazing bars. The C19 iron water wheel still remains in place though most of the wooden spokes have rotted away, it is a 16ft by 4ft breast shot wheel originally with wooden sole-boards and buckets. The interior retains all its original machinery, including a spur-wheel which is over-driven, and 4 pairs of stones three of which are driven direct off the spur-wheel and the fourth by 2 lines of counter shaft off the extended teeth of the spur-wheel. There are no corn-bins on the upper floor, but a slack-chain type of sock hoist driven by a 13 ft wooden shaft off a continuation of the upright shaft. This building was formerly the mill to the Harracles Hall Estates owned by a branch of the Wedgewood family.

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