Planning Statement and Heritage Assessment: Harracles Mill Cottage, Dunwood Road, Rudyard, ST13 8RG

Introduction

Town and Country Planning legislation requires the submission of a statement demonstrating how the special historic or architectural interest of a building or area has been considered within a planning application proposal.

This Statement demonstrates how design principles and concepts have been applied to the design of the proposal and how it has taken account of national and local historic environment planning policies, and in particular how the design preserves or enhances the historic and architectural importance of the application building; how the proposal has been designed to harmonise with the existing architectural style of the building and area; the application building's setting; and particular physical features of the building and area that contribute to its special interest or character.

The Statement also shows how the design approach to access balances the recommendations of the Equality Act 2010 with the historic asset.

The Historic Context of the Application Property

Harracles Mill Cottage is located within the curtilage of Harracles Mill, a Grade II Listed Building that was added to the List in November 1988. The List describes the Mill as:-

“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”.

The Harracles Mill Cottage is not referred to in the Listing but is within its curtilage.

Planning law affords protection to any pre-1948 structure that formed part of the land and was in the curtilage of the principal listed building at the date of listing and is ancillary to the principal building. Harracles Mill was Listed in 1988, and the application building was in place at that time. Any planning application therefore requires to be supported by a Heritage Assessment.

Harracles Mill Cottage is a two storey detached dwelling. It is constructed of coursed local stone with staggered stone quoins. Its roof is of Staffordshire Blue clay tiles. It lies at right angles to the Mill and its nearest gable is about 30m from the Mill elevation. The proposed extension is not visible from the Mill, nor is it visible from the approach to the Mill.

The planning policy context

Buildings and structures which meet the criteria for national protection are listed. This protection system has been in place since 1947 and operates under The Planning (Listed Buildings and Conservation Areas) Act 1990.

The development plan for the area is the Staffordshire Moorlands Local Plan.

Plan Policies

The Staffordshire Moorlands Local Plan Submission Version February 2018 contains the planning and conservation policies that are relevant to this proposal.

Policy SS1 Development principles requires new development to contribute positively to the social, economic and environmental improvement of the area and maintains is local distinctiveness.

Policy 1A encourages Sustainable Development in the area.

Policy SO8 in the Design and Conservation section promotes local distinctiveness by means of good design and the conservation, protection and enhancement of historic assets.

Policy DC2 The Historic Environment requires heritage assets and their setting to be enhanced and gives protection to designated and non-designated heritage assets.

Heritage Assessment

The application proposes the erection of a single storey glazed extension on the rear elevation of the building. At present there is a stone built “lean-to” addition on the rear elevation that accommodates a kitchen and snug, and this proposal extends the length of it by 3.5m. The proposal therefore involves the demolition of the end wall of the addition to provide a “through” room. The existing ground floor window on the rear elevation will be retained.

The proposed glazed extension will be set back from the elevation of the addition and will be stepped back from the gable of the main building. Its frame will be made of natural oak and the glazed units set into rebates and covered with oak strips. The join between the extension roof and the main building will be lead flashing.

It is considered that the location and nature of the well-designed extension do not detract from the character of the Listed Building. In terms of Policy SO8, the proposal is in keeping with the character of the application building and the character, scale and design of the nearby listed mill. The proposal preserves the historic character of the curtilage building and the Listed Building.

Conclusion

This Assessment has identified the elements of the character of the Listed Building and examined the value of the curtilage building within this context. The proposal has been assessed against the Council’s Local Plan policies. The conclusion of this assessment is that the proposed extension to Harracles Mill Cottage will not harm the historic character of the Listed Building and will comply with the Council’s planning policies.