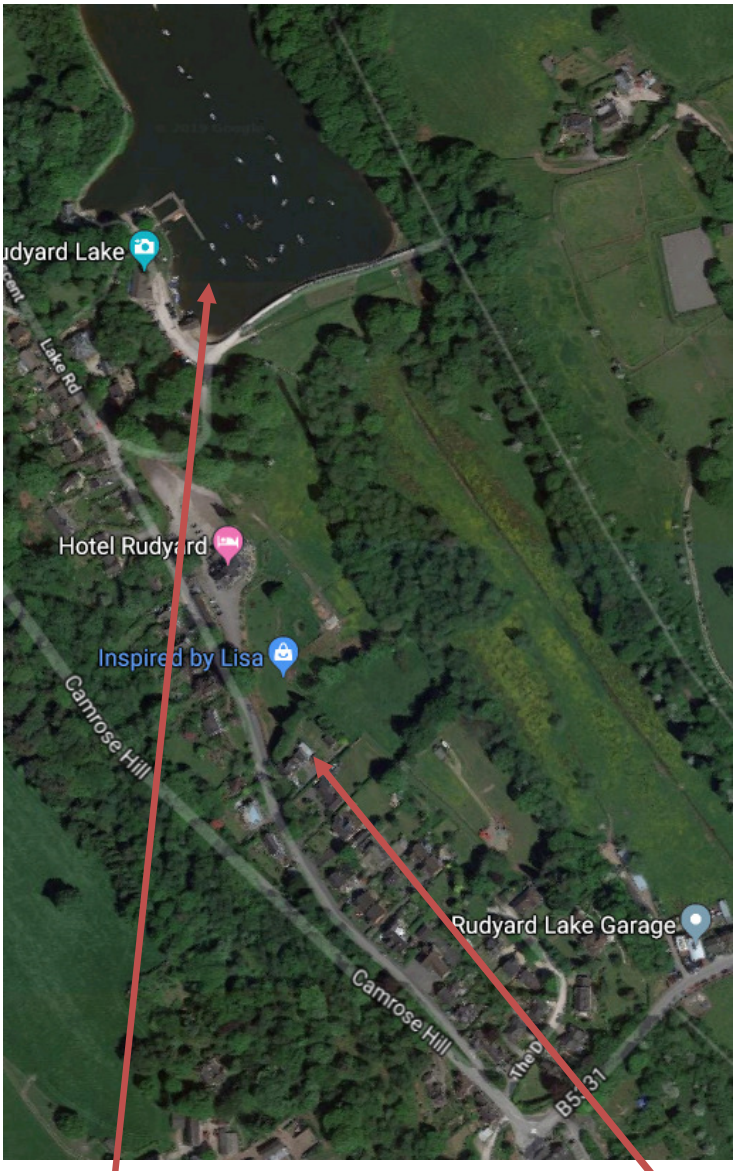
Design and Heritage Statement

Proposed Extension and Conversion of Existing Garage to form Ancillary Accommodation together with Raised Patio Area to Side at Sylvian House, Lake Road, Rudyard, Staffs, ST13 8RN
for Mr. G. Roberts

JPK DESIGN LTD

Assessment

The application site is located to the South of Rudyard Lake on the Eastern side of Lake Road Rudyard. The site 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.



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Site

Assessment

The application site of Sylvian House is a residential property constructed around the 19th Century. The property and many of the buildings within the conservation area are constructed in a dark pink gritstone with plain clay tiled roof. The existing garage is constructed in stone effect concrete blocks and has a plain tiled roof. Windows and doors are timber painted white. Attached to the garage is a lean to shed constructed in corrugated metal sheeting. The site is bound by a stone wall to the front boundary and hedges / conifers to the sides and rear boundaries. Some of the adjacent properties on Lake Road were constructed in the early 20th Century using deep orange / red brick.



Sylvian House

Proposal

This application is for the conversion of the existing garage together with an extension to form ancillary accommodation in conjunction with the main dwelling of Sylvian House.

The existing lean to shed is to be demolished.

Alterations are proposed to the existing window and door openings which will be replaced with timber. The existing garage doors are to be removed and the opening is to be blocked up and a new window and door inserted. A raised patio area is also proposed to the side elevation together with a glass balustrade.

Proposed Materials

External Walls = Front Elevation – Re-claimed gritstone to match existing
External Walls = Sides & Rear Elevations – render in special beige colour
Roofing Tiles – plain clay tiles to match existing
Windows & Doors = Timber painted pale green
Raised Patio = Re-claimed gritstone to match existing with glass ballustrade

Heritage Asset Statement

Site and Development

This application seeks the approval for a garage conversion to form ancillary accommodation together with the addition of an extension, raised patio to side and external alterations to the elevations; to be used in conjunction with the main dwelling Sylvian House.

The site is located at the Southern 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 Sylvian House is a residential property constructed around the 19th Century.

The application property and many of the buildings within the conservation area are constructed in a dark pink gritstone with plain clay roofing tiles. However, some of the adjacent properties on Lake Road were constructed in the early 20th Century using deep orange / red brick.

The site is bound by a stone wall to the front boundary and hedges / conifers to the sides and rear boundaries.

Significance

The application site of Sylvian House is not listed or on any heritage record aside from lying within the Conservation Area.

Sylvian House is an early 19th Century residential dwelling constructed in dark pink gritstone, plain tiled pitched roof and chimney stacks. The garage is constructed in stone effect concrete blocks with a plain tiled pitched roof.

The application property is in good condition and has maintained many of its 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.

Impact

This proposal is to convert the existing detached garage to form ancillary accommodation to be used in conjunction with the main dwelling, Sylvian House. An extension is also proposed to the garage together with a raised patio area to the side with a glass balustrade.

The garage is constructed in stone effect concrete blocks with plain clay roofing tiles. The existing windows and doors are timber.

Alterations are proposed to the elevations with changes to the windows and doors openings. The garage door opening to the front elevation is to be blocked up using re-claimed gritstone to match the existing dwelling and a new window and door proposed. The sides and rear elevations are to be rendered in special beige colour. New windows and doors are proposed in timber painted pale green.

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.

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.