



ADDED VALUE ARCHITECTURE

Design & Access Statement

Project:	Willgate House, Green Lane, Rudyard, Leek, Staffordshire, ST13 8PN
Ref:	200809/DAS/001
Date:	May 2021
Revision:	A
Author:	Kevin Knox

Proposal

We seek a House Holder Application - Remodel of existing house, with new openings within the existing walls. Addition of a porch to the front elevation and new doorway, along with a secondary porch to the back of the house replacing an existing porch. Replacement of existing uninsulated outbuilding with a new partially insulated office space and workshop with w/c access.

Planning History

Despite alternations that took place circa 1950 and 1970, no formal planning applications can be found. Due to passage of time, these prior developments would now be considered lawful. A Full Application was approved on 10/01/2000: application number [SMD/1999/0189](#) for the replacement of a single garage with garden/tool store.

Site Appraisal

Access

The site is located to the south-east of Rudyard Lake and is part of a small hamlet of well-preserved historic farm complexes, which have been broken up into a number of separate dwellings in recent decades. Willgate House and Rudyard House (formerly Green Tree Farm) form the core of this hamlet. Access to the site is currently via a lane suitable for personal vehicles, within close proximity to Rudyard town allowing for some public transport links to the surrounding area. The proposed works will not change or increase the amount of personal vehicle traffic associated with the dwelling.

Site

The site is located within the Rudyard conservation area. It is situated to the north east of the Willgate housing cluster, with the other buildings in the immediate area used as dwellinghouses; a small amount of buildings are used for agricultural purposes. The building is not considered to be in an area of contamination, nor would the works proposed cause any contamination.

Design

Since the dwelling was constructed, it has been both repaired and altered over time. This has lead to different external appearances between the main farmhouse and annexe. Further details and photographs can be found as part of the external document "*Statement of Significance – Willgate House*". Whilst there is no official documents that can be found within public access, evidence is clear of repair and extension work both to the main farmhouse and later addition annexe. The proposed changes predominantly affect the later additions to the dwelling.

Changes will be made to the size of the annexe openings to allow more space into the dwelling whilst creating an open plan space internally that suits the uses of modern day living.

Changes to the original farmhouse building will be sensitive to the existing building fabric. The porch on the south elevation will be removed and replaced with a smaller oak porch, better reflecting the character of the main house. The door to be blocked up on the main farmhouse is to reduce the amount of entrances into the main property.

The 70's addition of the outbuilding is of no historical or aesthetic significance and will be replaced with a new outbuilding of the same floor space and volume as the original.

See Heritage Statement for existing and proposed materials. No extension of floor space is proposed.

Flood Risk

The site is not located within a flood risk zone.

Noise Impact

There will be no impact to noise levels. The property is currently a dwellinghouse and will remain so with no addition to floor area or quantity of bedrooms.

Heritage Statement

Please refer to external document "*Statement of Significance – Willgate House*" for more details.

Conclusion

We believe that this proposal does not contradict any of the Council's planning policies or that the alterations in the dwellinghouse would have a detrimental effect on the immediate and wider context of the area. We therefore respectfully request that the Council grants permission for the proposed works.