

Statement of Significance & Impact

Proposed works at Willgate House, Green Lane, Rudyard, Leek, Staffordshire, ST13 8PN

Proposed Works (<i>item by item</i>):	Significance of the historic fabric/area that will be affected:	The impact of the proposed work(s) on the historic fabric/area:
<i>Farmhouse:</i> <i>Removal of a porch and the replacement of the door to be in keeping with existing farmhouse.</i> <i>Blocking up external door to existing kitchen for proposed bathroom space.</i>	<i>The application site of Willgate House is a residential property, which was originally part of a small hamlet of farms, consisting of two well-preserved complexes: Willgate House and Rudyard House. The property 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.</i> <i>Willgate House is an early 19th Century Farmhouse having earlier 18th Century farm buildings and subsequent additions and alterations carried out in the mid 20th century. It is not listed or on any heritage record aside from lying within the Conservation Area. (See IMG_9318 and IMG_9263)</i> <i>The application property is constructed in stonework with some brickwork to the upper stories with plain clay roofing tiles. The site is bound by a stone wall, hedges, foliage and a timber gate.</i> <i>The Conservation area is made up of a large majority of domestic buildings which 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 which all date back to late the 18th and early 19th century: Cliffe Park Hall, Cliffe Park Lodge and Flanking Walls, and Harracles Mill. (See inserted links for details of these listed buildings).</i>	<i>The removal of the existing enclosed porch on the south elevation will be replaced with a small oak-framed porch and a suitable external door made from composite, aluminium or timber construction to be in-keeping with the existing farmhouse. (See EX_003, PR_003 and IMG_9263)</i> <i>On the north elevation, the external timber door to the existing kitchen will be infilled for proposed bathroom space using materials to match the existing. (See EX_004, PR_004 and IMG_9314)</i> <i>All windows and doors will be of composite, aluminium or timber construction and all brickwork and roofing tiles will match the existing material therefore retaining and preserving the character of the Conservation Area.</i>
<i>Modern (1970s) outbuilding to be replaced with same materials to match existing</i>	<i>In the 1970s, an uninsulated outbuilding (consisting of timber, stone and blockwork) was created as storage to accompany the existing farmhouse. This has no historic significance. (See IMG_9273)</i>	<i>The outbuilding will be replaced to include insulation with materials to match the existing (timber and stonework) and will be reconfigured using the same footprint, volume and will be of no greater height. (See EX_005, EX_002, PR_005 and PR_002)</i>
<i>1950s annexe:</i> <i>Fenestration amendments to infill some current openings and creation of new openings including a new porch.</i>	<i>The sandstone annexe appears to be a later addition to the site dating from around the 1950s and has no historic significance.</i> <i>All windows and doors are of timber construction with some ironmongery on the doors.</i> <i>(See IMG_9304 and IMG_9283)</i>	<i>The east-facing door to be removed and infilled is of timber construction with a single glass panel and black ironmongery. The adjacent window is to be widened to create the new doorway. Here a new porch will be built which will be of oak construction with roof tiles to match the main farmhouse. (See IMG_9312)</i> <i>The window to the other side of existing door will be moved further along the existing elevation. (See EX_003 and PR_003)</i>

<i>Removal of chimney and replacement of a roof to match existing farmhouse.</i> <i>Removal of lean-to extension to be replaced by a glazed gable end.</i>	<i>(See IMG_9284)</i> <i>In the 1970s, there was an additional un-insulated lean-to extension using matching materials. Again, this has no historic significance. The stone is of a different colour and shape to the original 1950s material. (See IMG_9282)</i>	<i>On the west elevation, removal of existing windows and doors will be replaced with a set of bi-fold doors and a fixed glazing panel. (See EX_004 and PR_004)</i> <i>The clay roof tiles will be replaced to match the existing farmhouse with additional roof lights and the chimney will be removed and a new flue will be relocated to the north-west corner of the annexe. (See EX_004 and PR_004)</i> <i>The lean-to extension is to be removed along with the adjacent window on the north elevation. This will be replaced by a glazed gable end. This will create a more congruent aspect. (See EX_004 and PR_004)</i> <i>All windows and doors will be of composite, aluminium or timber construction and all brickwork and roofing tiles will match the existing material therefore retaining and preserving the character of the Conservation Area.</i>
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