

From: [Bayliss, Gillian](#)
To: [Johnston, Christopher](#); [Planning \(SMDC\)](#)
Subject: SMD/2021/0225
Date: 29 July 2021 11:59:18

Willgate House, Rudyard

Rudyard Conservation Area with Article 4 Direction. As a result of the Article 4 Direction, external changes to the South and East elevations would be classed as fronting the road and therefore under control.

A three-storey farmhouse located in Willgate, a small hamlet of farms. The two main farmhouses are Willgate and Rudyard House and of near identical scale, proportions and appearance but the front and rear of Willgate has been rebuilt in brick and the left-hand part of the building has been raised to accommodate an additional storey. The building exhibits a wealth of detailing showing the adaptation of this early 18th century building over a number of years. The character appraisal identifies these as well preserved and they are 'positive' buildings. The building is set into a sloping bankside that rises to the west and north, and sited behind a coursed-stone wall with relatively high hedge which currently obscures the ground floor. The building has a single storey addition to the rear. Historic mapping shows that there has been a rear structure in this location and there is evidence of brick scarring showing an earlier build, but the current configuration is one of substantial rebuild and reuse of materials. The east elevation is well presented and retains period windows and stonework. There is also an original doorway to the rear of the house. There is a crudely built stone/timber workshop to the left (SW) of the building frontage which on plan appears intrusive but its low level, changing ground levels and boundary screening largely mask it from view.

The application proposes:

- The alteration of a front window to a further double doorway (not mentioned in the heritage statement): **The introduction of a further doorway to the historic frontage will harm the significance and legibility of the front elevation. Historically, the building will have had one front door and the additional double door at the side is already harmful to the building's character. I would advise that this alteration should be omitted.**
- Removal of a large, non-original, stone porch to the front elevation and replacement with a simple timber canopy: **Fully support this demolition, subject to details of the replacement.**
- The remodelling/rebuilding of the rear extension to the same footprint and scale, with reconfigured openings, fully glazed rear gable and porch to the east elevation: **This is visible as you proceed up the drive but the structure is quite low and set back in the garden. It is unclear if it is to be rebuilt or altered and no materials are provided. I only have concerns about the east elevation which currently has an interesting mix of historic stonework, period windows and relates well to the host building. To preserve the historic character of the building I would suggest that the entrance porch is placed over the existing door so that the entrance is pulled away from the main building and does not cover over the historic entrance (this should be retained externally and blocked internally or the form of the opening retained as a recessed feature). The porch should also be less deep and less dominant so that it is not out of scale to the massing of the building. The other window openings on this elevation have good proportions and should remain unaltered. No objection to the loss of the chimney or re-working of the other elevations.**
- Adaptation and extension of the garage which stands in the front garden. **The existing structure is of no heritage significance and the replacement is largely on the same footprint but articulating the building form into an L-shape so that it is less bulky. No**

objection subject to materials and detailing.

Revised plans are required

Conditions

- Joinery details including replacement front door (painted timber not composite). Windows to the east elevation should remain painted timber but metal could be used for the other elevations of the rear extension. Details need to be submitted for all windows, doors and garage doors including cills and lintels.
- Rooflights
- Facing materials to rear rebuild and replacement outbuilding (outbuilding and rear extension should have a clay tiled roof, re-using existing if possible). Details should include stone block size, coursing and pointing details.
- Treatment of brick scarring
- Details of eaves and verges
- Rainwater goods and soil pipes

Gill Bayliss MA (Arch Con), MA (Env Planning) IHBC RTPI

Senior Conservation Officer

Staffordshire Moorlands District Council & High Peak Borough Council

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.staffsmoorlands.gov.uk/YourData>
