

Planning Department
Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
Staffordshire
ST13 5HQ

7th September 2021

Dear Planning,

Re: Heritage Statement for Conversion of Garage to form study at Brooklands, Lake Road Rudyard, Leek, Staffordshire ST13 8RN for Mr & Mrs N. Parton

Statement of Historic Significance and Impacts.

Rudyard as a destination became very popular during the Victorian era. The North Staffordshire Railway providing families from the towns and cities a place to visit with Rudyard Lake providing delightful outdoor facilities and a place of natural beauty.

Brooklands is situated within the Rudyard conservation area, on a private driveway which serves three properties. The property was built approximately 15-20 years ago and the materials chosen were appropriate for the location within the Conservation Area. The Applicants property is not visible from public land (Lake Road). The proposal would see the conversion of a garage to a study and would see no increase in floor area to the dwelling. The actual works being alterations consisting the removal of a garage door and the replacement with a window with a small area of new brickwork which would match the existing. In addition to the conversions the forecourt to the frontage of the dwelling will be widened very slightly to accommodate three cars.

In conclusion, I considered these alterations to have little impact on the appearance of the relative new property, which although located within the conservation area is largely hidden from main views. The proposal will not detract from the special interest and character of the conservation area because of its discreet location.

Kindest regards,

Philip

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