

Heritage Statement in support of Ref : SMD/2022/0099

Chestnut Lodge, Lake Road, Rudyard, Staffordshire ST13 8RN

Proposed changes:

- 1 Convert the existing integrated garage into a habitable room with retrospective window replacement.

History

Lake Road, so called for running parallel to Rudyard Lake. The Lake was built as a reservoir in **1797**; even to this day the Lake still supplies the canal system for which it was designed and remains an active working reservoir.

Background

Conservation Area of Rudyard Lake and surrounding area was designated by Staffordshire Moorlands District Council in July 2016.

The house in question is a freehold detached property built originally in 1995.

There are a total of 8 rooms in the property including 4 bedrooms and 4 reception rooms. The total floor area of the property is 450 sq meters, (4850 sq ft).

Although Chestnut Lodge, Lake Road, is not a listed building, it is recognised that it sits within a designated conservation area.

Overriding goal of the proposed works

Preserve the character of Chestnut Lodge, the property, and of Lake Road and generally of the Rudyard Lake area in general in the Borough of Staffordshire and Moorlands.

Preserve the character of the property while enhancing its fitness for purpose in the 21st century by converting the integral garage into a habitable room and replace the window.

There is no proposed change to the structure of the existing house. The only change to the outside of the structure will be the aesthetics, i.e. the garage door will be replaced with a double glazed window.

Use traditional or matching materials wherever possible.

Achieve this by:

Enhance the usefulness of this building by not adding a frivolous addition but as stated above, by the reconfiguration of a mostly unused garage with a habitable room to create a usable and bright additional living space for the family.

Preserving the existing structure while redefining and using this current unused area.

There are no proposed changes to the outside of the house except to change the current garage door with a double-glazed window that will be colour coated to match existing windows.

Heritage statement submitted on behalf of the applicant, Simon Penaluna, by Keenan Project Design Ltd.

Date:- 10.05.2022