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Design, Access and Heritage Statement

PLANNING APPLICATION FOR ALTERATIONS AND REPLACEMENT OF THE EXISTING EXTENSION TO THE VILLA, RUDYARD, ST13 8RP



Photo courtesy of Google Maps

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Introduction/Context



This statement is produced to support an application for the alterations and replacement of the existing extension. The plan and elevations show alterations to the external envelope.

Dating from the 1860's the property consists of a two-storey stone villa constructed with stone mullioned windows and a pitched roof. Also dating from the nineteenth century the property includes a coach house which faces the house from the rear courtyard. Between the parent building and the coach house is the existing extension which connects the coach house to the main dwelling.

Proposal

The proposal is for internal alterations which involve dividing the Link style extension, labelled workshop/store into two separate rooms creating a gym and a study room. The gym would change the existing single door to a set of double doors. The study would have a single window to provide light into the room, with the existing window moving to the right and the existing opening being blocked up. Above the link style extension, a new roof is to overlay the existing roof which has numerous problems. The proposed roof will abolish the problems experienced with the existing roof. Throughout the house the existing doors are to be replaced for new doors.

Layout

The proposals include the overlaying of the existing roof and external elevational changes meaning there is no change to the layout of the house.



Use and Amount

The use will remain as residential.



Scale

No change to the existing layout is proposed. The proposals are for the existing roof to be overlaid with a new roof.

Appearance

The metal sheet roof will contrast with the original stone work of the house and coach house; the new roofs will be ‘of their time’. The appearance of the courtyard will be improved by the replacement of the poorly constructed twentieth century element linking the two Victorian buildings.

Landscaping

No change to the existing landscape is proposed. Paving within the courtyard will be made good after construction of the proposals.



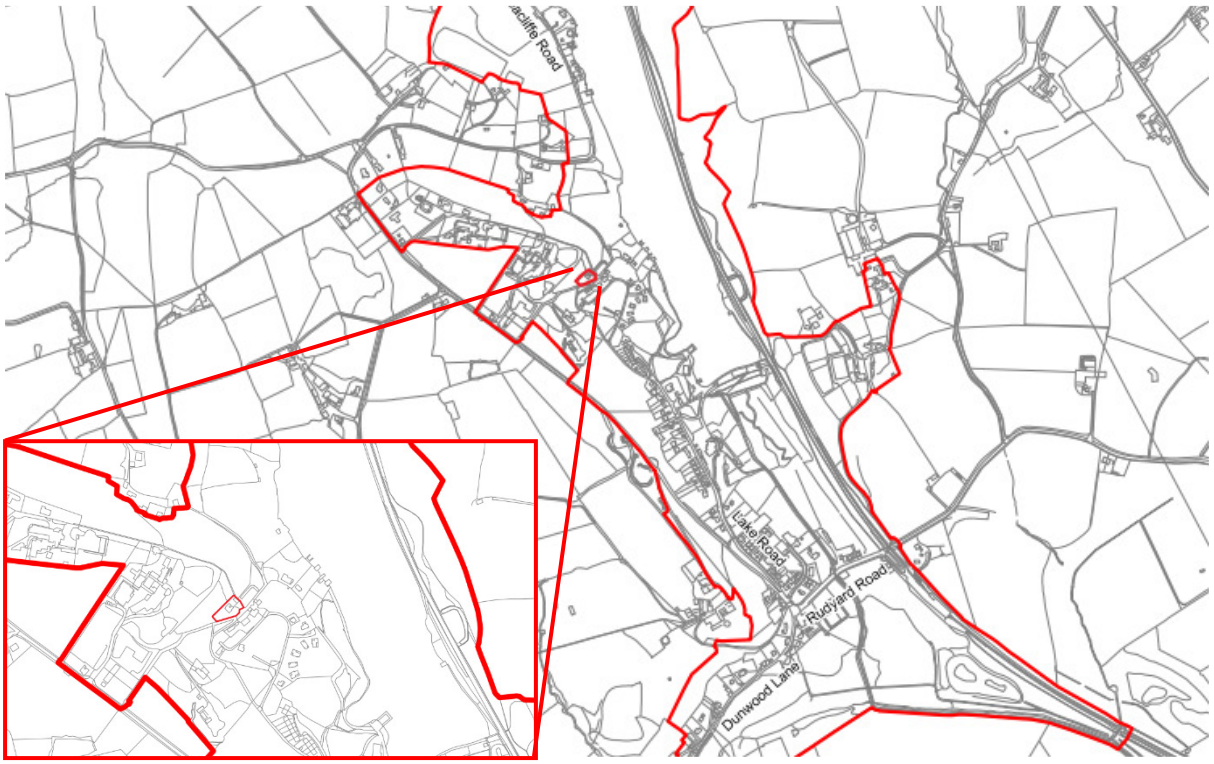
Access/Parking

No change to the existing access is proposed and no there are no additional bedrooms meaning there isn’t a need for any additional parking.

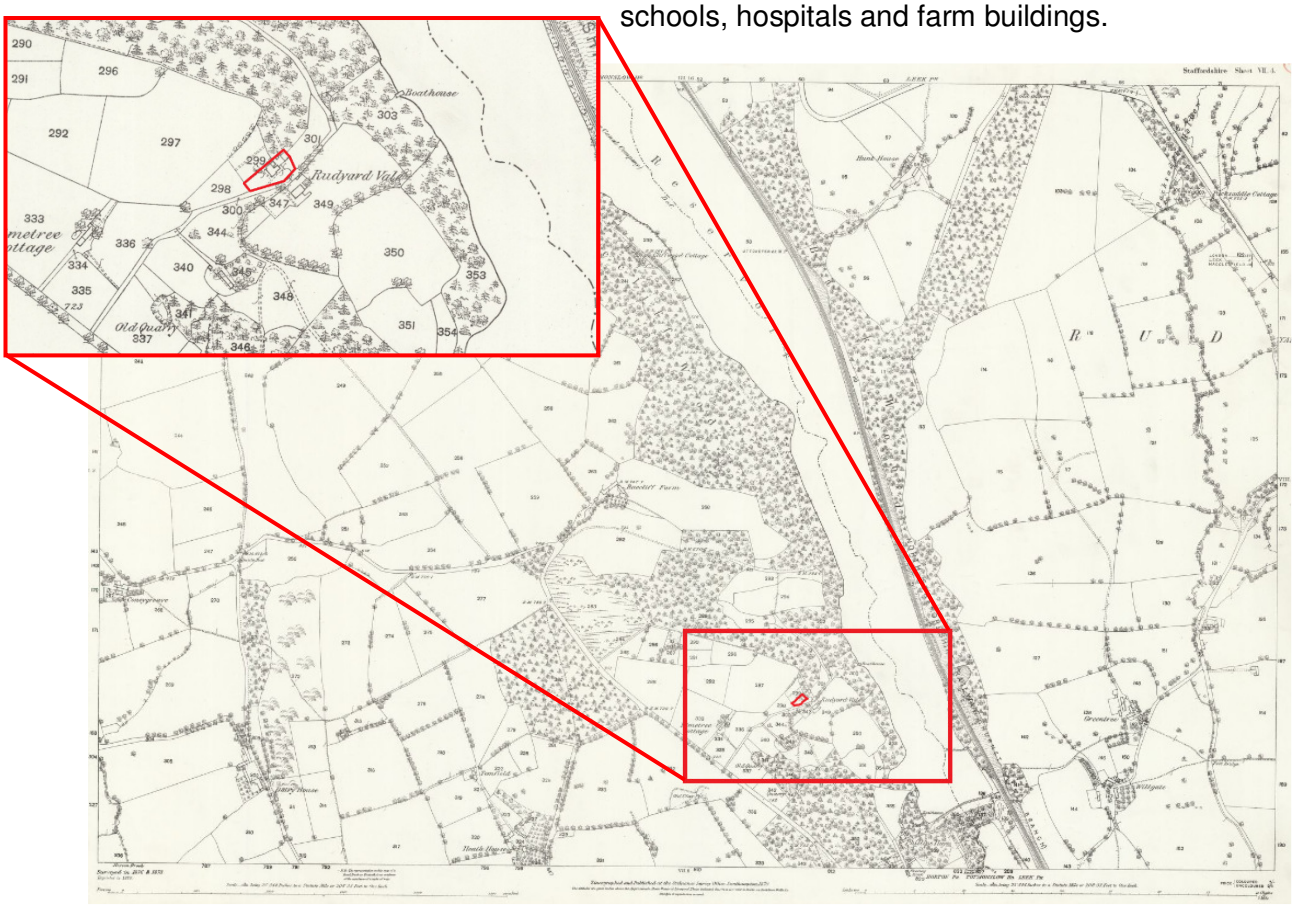
Materials

The proposed new roof will be a rubberised or a glass reinforced plastic roof constructed over the existing roof. Where the existing window opening is to be blocked up, reclaimed stone will be used to match the existing.

Statement of Historic Significance and Impact



The Villa resides in the Rudyard Conservation Area. The Villa was one of the few houses that resided by Rudyard Lake in 1879 as shown by the map below. The Rudyard Character appraisal states The Villa formerly known as Rudyard Villa was built in 1860. Since then, numerous other dwellings and structures have been added to the lake's perimeter including schools, hospitals and farm buildings.



The date the link style extension was added to the property is unknown but is believed to have been added after 1955 from observing maps from that year. The extension spanned from the rear of the main dwelling to the coach house adding a new room to the dwelling. As existing the extension does not access the coach house.

A description of the heritage asset, its history and setting.

Situated in the Rudyard Conservation area and dating from the 1860's the property consists of a two-storey stone villa constructed with stone mullioned windows and a pitched roof. Also dating from the nineteenth century the property includes a coach house which faces the house from the rear courtyard. Between the parent building and the coach house is the existing extension which connects the coach house to the main dwelling.

The link style extension to Rudyard villa is situated in the courtyard between the main dwelling and coach house. The extension is built from stone which matches the main dwelling and coach house.

An assessment of its significance.

The Villa is listed in the Rudyard Character Appraisal as a significant building to the Rudyard area. In the appraisal the property is described "The Villa (formerly known as Rudyard Villa) was built in 1860 for Matthew Gaunt, a local magistrate. It is an attractive pink gritstone late Victorian dwelling, with chamfered mullioned windows and a striking, steeply pitched roof of 60 degrees with alternating bands of plain and beaver tailed Staffordshire blue clay tiles."



Property on the left of the photo is The Villa, formerly Rudyard Villa. Property on the right of the photo is Spite Hall.

This dwelling is not an individually listed building but displays good architectural merit. It is traditionally designed and has a symmetrical appearance from the street scene. All existing features will be retained/restored, so not to harm the building. The proposed alterations to the building effect only the side elevation in a sympathetic way which will mirror the architectural detail as existing. The proposed alterations can only be seen from the rear courtyard and when standing on the road looking through the courtyard gates. Both The Villa and Spite Hall are mentioned in the Rudyard Character Appraisal and both dwelling are in close proximity of each other.

A description of the design concept for the proposed development

The side elevation sees the addition of a proposed flat overlaying the existing roof. The proposals also include the enlargement of the existing single leaf door to a double door into the proposed gym and the existing window opening moved to the right of its existing position. The opening which will be left behind, will be filled using reclaimed materials from making the proposed opening. Using the reclaimed materials will mean we are using materials of the same kind and current aesthetic helping the proposals to blend in.