PROPOSED ENTRANCE PORCH AT THE HOTEL RUDYARD

HERITAGE STATEMENT



North elevation of the hotel with the porch at the left-hand side

Heritage Assets

The Rudyard Hotel is not a listed building but it is located within a Conservation Area.

Conservation Area Appraisal

The Council published a Conservation Area Appraisal (CAA) in July 2016. Somewhat surprisingly, the document does not specifically identify the Rudyard Hotel In the summary of “the distinctive, key characteristics of Rudyard” and, although the “Timeline of Events” does not record the construction of the Hotel, elsewhere in the CAA , it is recorded that the Hotel opened in 1851.

The hotel is referred to in the following terms:

“Encased within Rudyard Hotel is the original Water Bailiff’s house of c1810. It was extended from 1851 and subsumed within later additions to become a large complex. Although purpose-built from 1851 as a hotel / inn, the style of architecture is best described as that of a mid 19th century rambling villa, with large bracketed eaves and

hipped slate roofs, two-storey stone bay windows, overhanging bargeboards and decorative eaves, an eclectic mix of periods and details."

The Hotel is recommended for inclusion within a Local Heritage List.

The CAA does not identify the locality of the proposed porch as having any importance in contributing to the character of the Conservation Area, although the area on the opposite (south) side of the hotel is so identified.

Impact of the Proposed Porch

The porch is very small and is located to the rear of the hotel It can only be seen from the hotel car park, from where it is viewed against the much altered rear elevation of the hotel. As the CAA points out, the hotel displays "an eclectic mix of periods and details" and, in that context, the porch is not inappropriate in design.

The porch is a lightweight structure, mainly of timber and glass, so it does not impact significantly on the appearance of the hotel.

No architectural features of interest have been affected or obscured. No landscape features have been affected. The porch is not visible in any important views which contribute to the character of the Conservation Area.

The impact of the proposal on the Conservation area is, thus, neutral. As there is no harm to the Conservation Area, there is no need to show any public benefit.

Roger Yarwood DipTP, MRTPI

July 2023