PROPOSED VIEWING PLATFORM AT THE HOTEL RUDYARD

HERITAGE STATEMENT



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.

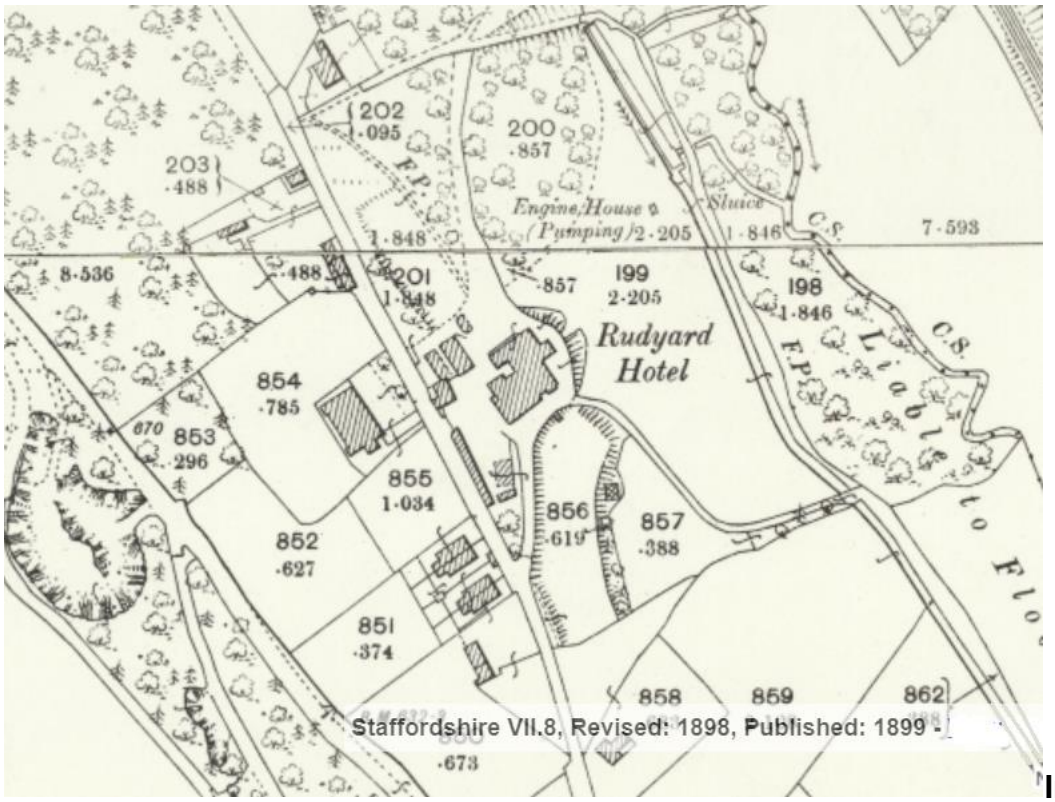
The hotel is referred to in the following terms:

"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 platform 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 Viewing Platfoform

The viewing platform involves nothing more than the fencing around a parcel of land with timber post and rails, similar to fencing elsewhere in the vicinity, and provision of a gravel hard surface.

It is very small and is located at the edge of the car park to the rear of the hotel. It can only be seen from the hotel car park,

it does not impact in any way on the appearance of the hotel.

No landscape features have been affected. The platform 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, although the proposal does provide a public benefit by enabling people to have a safe area from which to appreciate views of the lake.

Roger Yarwood DipTP, MRTPI

July 2023