

Heritage Statement

For

Cruck Cottage, Dinkling Green

at

Bowland with Leagram, Lancashire

Report Completed By

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1 Introduction

- 1.1 This Heritage Statement has been written with the aim in to evaluate the development in relation to its location within the heritage and conservation area of Bowland with Leagram, the design of the proposal, and the underlying influences on the submission.
- 1.2 This document should be viewed in conjunction with the drawings submitted with the application.

2 Listed Building

- 2.1 The proposed alterations are to a single storey section of a building which is attached a Grade II Listed Building.
- 2.2 Description: Dinkling Green, Building to farmyard, 100 metres west of Southern Farmhouse at NGR SD 639 469: "Farm building, possibly once a house. Sandstone rubble with slate roof. 2 storeys. East wall, facing the farmyard, of 2 bays. The left-hand window surround, now with its central mullion missing, has an inner hollow chamfer and outer chamfer. The right-hand window is of 2 lights, mullioned and chamfered. On the 1st floor are 2 former 2-light chamfered window surrounds. Between the bays is a door with plain reveals, with a door with plain stone surround at the right. The rear wall has a blocked one-light window at the left with crude plain stone surround, and a 3-light mullioned window to its right with outer chamfer and inner hollow chamfer. Further right is a blocked door with plain stone surround. Said to contain cruck truss."

3 Proposal

- 3.1 To make alterations to the single storey section to alter the roof covering from corrugated tin sheets to slate to match the remaining of the dwelling..

4 Use

- 4.1 The allowance for slate shall create a more weather proof environment for the store and the utility room. Currently both are neither wind, nor water proof.

5 Design

- 5.1 The allowance of the slate roof shall seal the end two rooms and create a warmer atmosphere within the entrance area to the dwelling.
- 5.2 Visually from an external prospective the slate shall be more in keeping and allow these 2 two rooms to be more useful internally.

- 5.3 The allowance of slates shall not deter from the existing build as it shall remain as the single storey as present.

6 Landscaping

- 6.1 There shall be no alterations to the landscaping.

7 Access

- 7.1 Access to the new dwelling shall not alter.

8 Appraising the Context

- 8.1 All of the proposed alterations are designed to improve the appearance of the property and to improve the internal layout and ambiance of the building. None of the alterations proposed shall cast a shadow upon existing features.
- 8.2 The proposal shall not cause any great alterations to the external appearance of the dwelling and shall maintain all existing listed features.
- 8.3 On completion the felted slate roof shall allow for the utility and store to be more useful to the dwelling.

9 Appraisal of historic photographs

- 9.1 Photographic images dated from 1940 and 1960 are extremely unclear but display a similar mass of buildings from that of today. It is difficult to go into detail as they are so unclear.
- 9.2 The proposal shall in no way increase the footprint of the dwelling.
- 9.3 From what can be seen the dwelling has not been altered externally for some years, though the images are particularly unclear so we cannot be certain.

The proposal shall not interfere with the farm yard and shall improve the elevation of the property. All listed components and elevations shall be maintained. The proposal shall not have any impact on the listed attributes of the property.

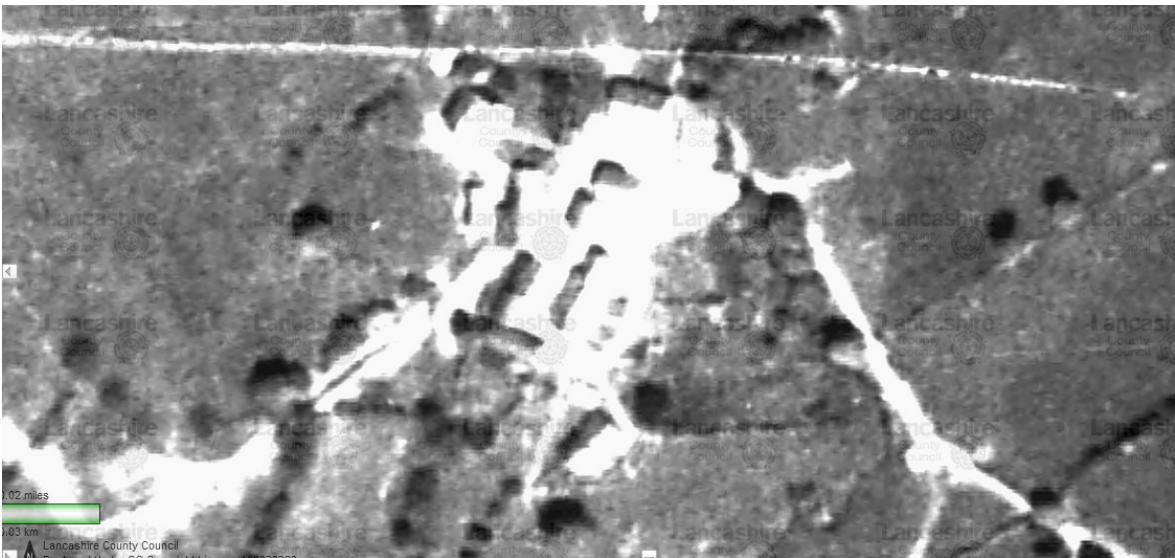
Appendix

Arial Photograph circa 1940

Arial Photograph circa 1960

Arial Photograph circa 2011

Arial Photograph circa 1940



Arial Photograph circa 1960



Arial Photograph circa 2010

