

**Heritage Statement**

**5 West View , Main Street , Grindleton BB7 4RB**



**June 19<sup>th</sup> 2016**

**Submitted with Planning Application for:**

**Single storey extension to rear yard**

This Heritage Statement has been prepared to accompany a planning application for the construction of a single storey extension to the rear yard area of the dwelling known as 5 West View.

The existing dwelling is not Listed nor has any particular street scene merit , but it is within the Grindleton Conservation Area and Forest of Bowland Area of Natural Beauty.

**Aim:**

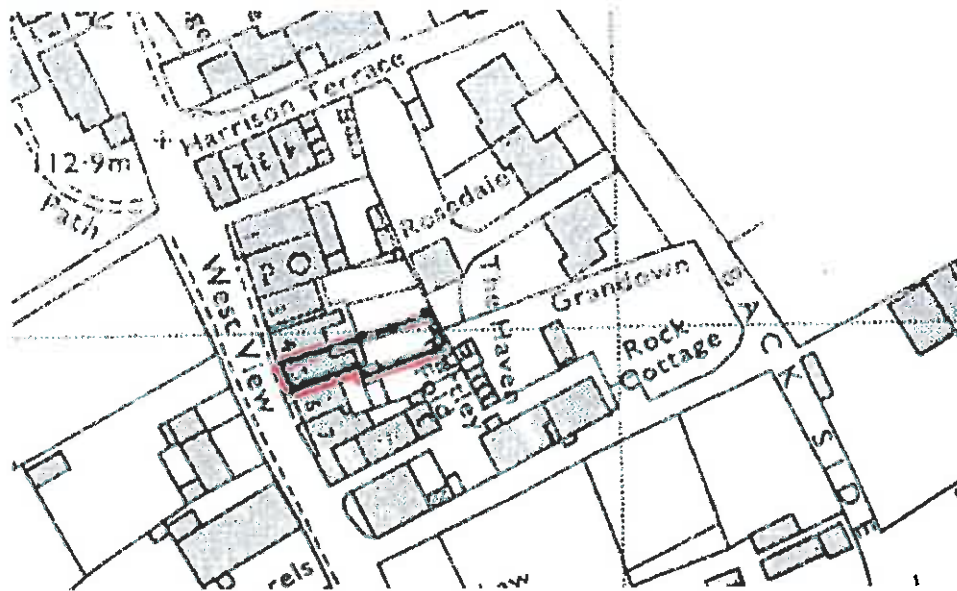
The aim of the statement is to assess any potential impact that the proposal may have on the Conservation Area and in response to policies as per Paragraph 128 of the National Planning Policy Framework 2012.

**' in determining applications local planning authorities should require applicants of any heritage assets affected, including any contribution made by their setting . The level of detail should be proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal on their significance' .**

The statement also refers to the guidance included within the Grindleton Conservation Area Appraisal.

**Site Location:**

5 West View is located on the eastern side of Main Street within the northern area of the village. The dwelling is part of an eclectic terrace of cottages, within the defined boundaries of the Grindleton Conservation Area .



The dwelling is set in a terrace row of differing ages and styles of construction . Nos 4 and 5 West View were constructed circa 1850.

The neighbouring property No 4 West View is the opposite hand and is of the same construction.

Access to the rear is through a 'ginnel' via a shared access between nos. 3 and 4 West View .

The cottages to the south are of smaller scale and are of older construction.

**Building Description:**

The property is a stone traditionally built, two storey dwelling with a stone paint and rendered finish to the external walling, with sawn cut stone heads and cills.

Main roof is double pitched with blue slate covering

A small porch has been constructed to the front of the property .

A two storey outrigger with a flat roof is situated to the rear with an attached single storey store with asbestos cement roof. The flat roof first extension was constructed in the 1970's .

A yard and raised garden area is situated to the rear .

**Photographs:**



**Street scene view to front elevation.**



**Rear Elevation from raised garden area**



Single storey store attached to outrigger to rear



Store and view to rear of no. 6 West View



**Store and garden retaining wall**

**Summary of the Proposed Works:**

**Excavate part rear garden and construct new retaining wall with natural stone finish.**

**Remove asbestos cement roof structure to store .**

**Construct single storey extension to rear incorporating existing store building – roof to be flat roof construction with Grey 'Polyroof ' or similar finish. Walls to be stone paint and rendered finish to match rear elevations . Window frames to be stained softwood to match.**

**The above proposal seeks to increase the size of the kitchen making it suitable for modern living at the same time removing the unsightly asbestos roof covering .**

**The party wall to no. 6 West View will be raised slightly, but will have a good quality finish to match .**

### **Heritage Assessment**

The property has heritage value, although to the rear this is reduced . The rear of the property and the adjacent properties have non-original roofs / more recent extensions / conservatory that are not all in keeping with the Conservation Area values.

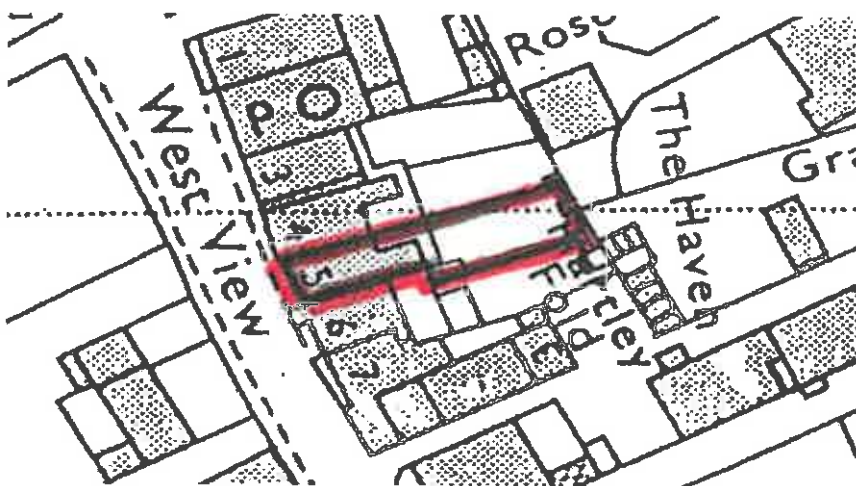
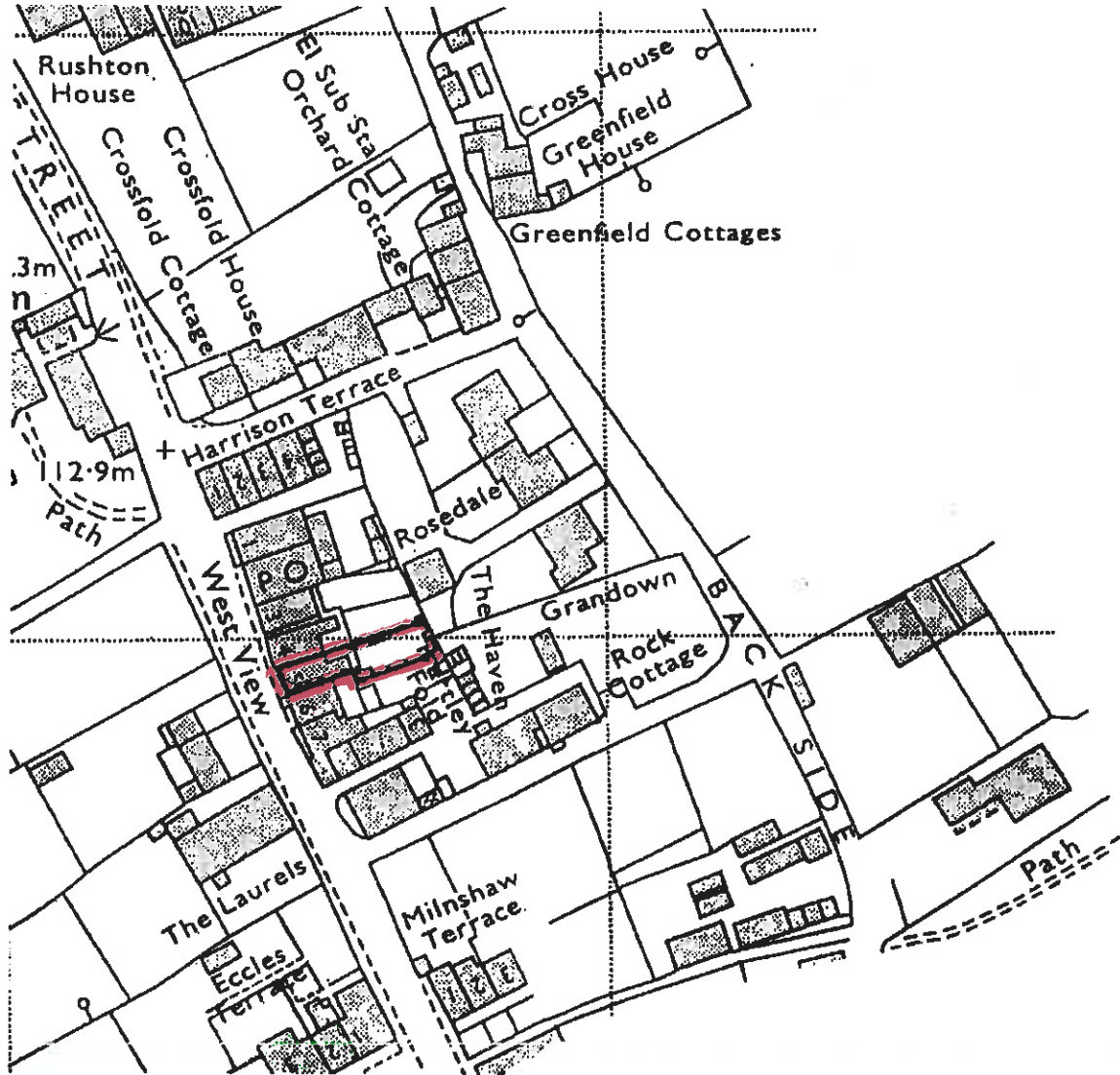
Due to the height differential between the garden and yard area, the impact on the overall rear elevation will be minimal and will not detract from the significance of the Conservation Area .

### **Conclusion**

The extension will have minimal impact on the heritage value of the property and the surrounding area and will have an overall positive impact of the appearance of the building.

5 West View, Grindleton BB7 4RB

Location Plan 1:1250



Site Plan 1:500



NORTH

