

Artech Design

28 Wheatfield

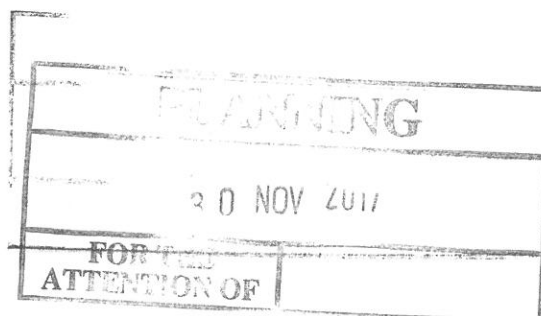
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Dear Sirs



Please find enclosed a householder planning application for the replacement/re-design of the existing garden room for Dr.A Huson, Stonehill house, Main Street, Grindleton.

Heritage Statement

Stonehill House is situated just off Main Street and sits sideways on to the road behind another house to the front as can be seen from the block plan.

The house is within the Grindleton Conservation Area, was built circa 1870, of natural stone, under a natural slate roof, with some walls rendered, and timber windows.

The new garden room requires a planning application as its within the conservation area, and it is slightly higher than 4m from the lowest point. A fee is therefore enclosed.

The existing house is set off Main Street and is mostly hidden by the house to the front.

It is appreciated and acknowledged that the house is within the conservation area and that the proposed replacement garden room is to be a better and visually more attractive extension.

The proposed has no impact on the street scene of Main street as it is facing the large garden and would no be seen from anywhere.

Therefore the proposed garden room preserves the conservation areas views and the value of the special policy of Grindleton Conservation Area.

There is..by my observation, a mix of use of materials on Main Street with natural stone, render, natural state, timber windows and a number of upvc windows also.


The design of the new garden room is to be a more pleasing and usable space than the existing and the design allows it to be lower than existing.

Materials...ar to match existing, being random natural stone, with coyness. Windows and doos to be grey aluminium, which is acceptable within a conservation area, with roof of Tapco slate.

Access to the sun room is via the existing French doors from the lounge of the main house. Access to the outside is via French doors.

Lanscaping...is to remain as it is. There is a slope down onto established large lawned areas which are to be kept.

The Apparance....is to keep the new garden room in keeping with the house and area, and to be visually more appealing.



G. Sutcliffe