

**For the Application for consent to erect a detached garage at 2 West View, Main Street,
Grindleton**

Job num: 6578 Ref: 1.00

HERITAGE APPRAISAL

1.0 Introduction

This Heritage Appraisal has been prepared by Sunderland Peacock and Associates Ltd on behalf of our client Mr Stevenson, as part of a planning application to erect a detached garage structure at no. 2 West View, Main Street, Grindleton.

2.0 Site and Building Description

The site comprises of a 3 storey detached terraced property which is set within a predominantly residential area. The existing building is constructed from stone with a slate tile roof. The surrounding buildings are generally small cottages built using similar materials. The site sits within the Grindleton conservation area.

3.0 Impact

The size and scale of the proposal have been taken into consideration; it has been designed in order to be proportional to the existing dwelling to ensure that it is subservient. The proposed works do not have any impact or negative effect on the neighbouring properties or their amenity space.

The design has taken reference from the surrounding context and material selection to create a proposal that is in keeping with the existing property and area. This provides a positive visual impact and ensuring a positive relationship between the original building and proposed garage when viewed from the street scene.

A limited palette of quality materials such as natural random stone and cream rendered walls. The roof is to be natural slate so as to match the existing dwelling. The design is integrated with simple and quality details to enhance the positive visual impact of the design.

Please refer to drawings referenced: 6578 – P01 Proposed Plans and Elevations.

4.0 Conclusion

The proposals for this planning application will have very little impact to the character of no. 2 West View and the surrounding buildings. The garage has been designed in order to maintain the character of the building and so as not to impact the look of West View, Main Street or Grindleton Conservation Area.