

**OUTBUILDING TO HIGHCLIFFE COTTAGE,
LOWER CHAPEL LANE, GRINDLETON. BB7 4RN
HERITAGE STATEMENT**

Within the Grindleton Conservation Area, on Lower Chapel Lane, there are three attached/individual residences, namely Highcliffe Cottage, Highcliffe Barn – both C19th, and Highcliffe House dated 1910. These properties, including the detached outbuilding under this proposal, formed a small farmstead.

During C20th the rectangular stone outbuilding to Highcliffe Cottage was extended twice – on the north gable with a brick built toilet (mostly dismantled); and the southern section to form a single garage built with cement block walls, the gable painted white and wooden lintel above the doorway (seriously deteriorating). The result is the present structure: an L-shaped building of various fabric – stone, brick, painted cement block walls and single-skinned corrugated green tin roof – having a negative impact within the Conservation Area.

The proposal aims to remove all the inappropriate modern materials, conserving the remaining stone section – including the low doorway stone lintel – and rebuild with reclaimed random stone for the walls (above ground level), and stone flagged roof/steps; in keeping with the traditional fabric of the original outbuilding and neighbouring properties.

Reducing the roof height by 0.7m lessens the overbearing nature of the outbuilding to the cottage's kitchen/diner and helps the outbuilding nestle into its' surroundings. Importantly, with the proposed roof structure, 1.1m high railings can be erected, forming an essential safety barrier for the garden. Metal railings are proposed to complement the iron railings of the adjacent property – the Old Methodist Chapel, a Focal Building of Townscape Merit.

To conclude: the present outbuilding to Highcliffe Cottage has a detrimental impact on the Conservation Area with its' inappropriate varied facade and overbearing nature to the cottage and setting. In contrast, the proposal eliminates all the aforementioned negatives being built completely of stone and, with reduced height, is more sympathetic to its' setting within the Conservation Area.

