

## **HERITAGE STATEMENT**

### **THE STEADING, ROCK BROW, THORNLEY, PRESTON, PR3 2TN ('the Property')**

#### **Application No: 3/2023/1027**

This statement forms part of a planning application for the installation of a Velux window.

#### **1. INTRODUCTION**

1.1. This Heritage Statement has been prepared to support an application for Planning Permission for the installation of a Velux window.

1.2. The proposal has been discussed informally with our immediate neighbours and Listed Building Consent (application no: 3/2022/0696) was granted on 26/09/2022.

#### **2. PROPOSAL**

2.1. Planning permission is sought for the installation of a Velux conservation roof window in the south elevation of the Property.

#### **3. IDENTIFYING THE HERITAGE ASSET**

Newhouse Farmhouse is a grade II listed farmhouse of the 17<sup>th</sup> Century. It is part of a small linear assemblage of buildings now converted to individual residential use and formerly the barn/cart shed, shippin, and loose boxes to Newhouse Farmhouse. The Steading is a two storey 'L' shaped building in two ranges (former shippin and loose boxes). Permission was granted in 1994 for conversion of the buildings for residential use. Further modifications have received permission; not all proposals have been implemented.

#### **4.0 ASSESSMENT OF IMPACT AND MITIGATION**

4.1 The works carried out pursuant to the 1994 planning application involved the renovation and development of the former agricultural buildings for residential use, including re-roofing the buildings and the installation of modern underfelt and modern wooden roof trusses, with a traditional slate covering.

4.2 There are existing Velux windows in the roof of the North and East elevations of the Property.

4.3 The Velux window to be installed is a conservation window which is in keeping with the appearance of the Property. The view of the Velux window is limited as it is not visible from the public highway.

4.4 The internal and external works are minimal and will not involve the removal of any historic fabric or any addition to the historic fabric of the Property.

#### **5. CONCLUSIONS**

5.1 It is considered that the installation of the proposed conservation Velux window is sensibly designed, proportioned and respects the setting, character and appearance of the Property.

5.2 The intended installation of the window is sympathetic and in keeping with the features of the Property and introduces a more random element to the location of windows which might be expected in this former agricultural building.

Andrew Brotherton

12th January 2024