

Heritage statement

1) A description of the heritage asset and its setting

The building is listed Grade 2 and is part of a number of dwellings that were previously farm buildings. The property was built in 1700's but was renovated in the early 1990s to make 5 dwellings all slightly different in size and design.

The property was previously a farm building built of stone under a slate roof. The windows are hardwood double glazed throughout. There are a number of Velux windows in all the properties. The windows have been developed to maintain the feel of a farm building.

The dwelling in question is an end terrace, part of a series of 5 renovated which were previous barns. They were all renovated by the same builder and are similar although not identical, due to the nature of the original building, are all in the same style.

The houses sit approx. a third of a mile off the main road and are not visible to traffic on this road apart from the rear of one of the garages.

The front of the properties face onto a courtyard. The properties form 2 sides of this courtyard. Each property owns once aspect of the courtyard which is partly grassed with paths and drive area leading to garages for each property. Three garages form part of the terraces. Two detached garages belong to the semidetached residences form a third side of the courtyard.

The fourth side of the court yard is Underbank Hall. This is in similar character to the dwellings in question but again not identical.

3) An explanation of the design concept for the proposed development.

The plan is to insert a window into the lounge area of the property in question. The room is very dark due to the aspect of the house and only one small window faces onto the garden and rear of the property. The window will be in keeping with all existing windows and doors i.e. hardwood double glazed. Internally the window is to be placed at the other side of the fireplace as the existing window

The size and position of the window is determined by the fireplace internally and previous extension to the rear of the property externally.

The existing window cannot be enlarged to facilitate our requirements due to steps outside and below this window as the property is built into a slope.

Describing the impact of the proposed development

The proposed development would not be visible from any public viewpoint. It is not visible to neighbours or public on any main roads.

It would not involve any loss of original features. It would involve cutting of the stone to make the opening for the window but this will be made good following the removal of necessary stone. A header and sill will be put into the window opening as in keeping with the existing windows. The character and setting of the building would be preserved.