

# SUPPLEMENTARY STATEMENT

March 2022

# HERITAGE

“FOR THE ALTERATIONS AND EXTENSIONS  
TO  
EXISTING DWELLING”

at:  
12 High street,  
Burton in Lonsdale  
Carnforth  
Lancashire,  
LA6 3JU

# MASON GILLIBRAND ARCHITECTS

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## INTRODUCTION

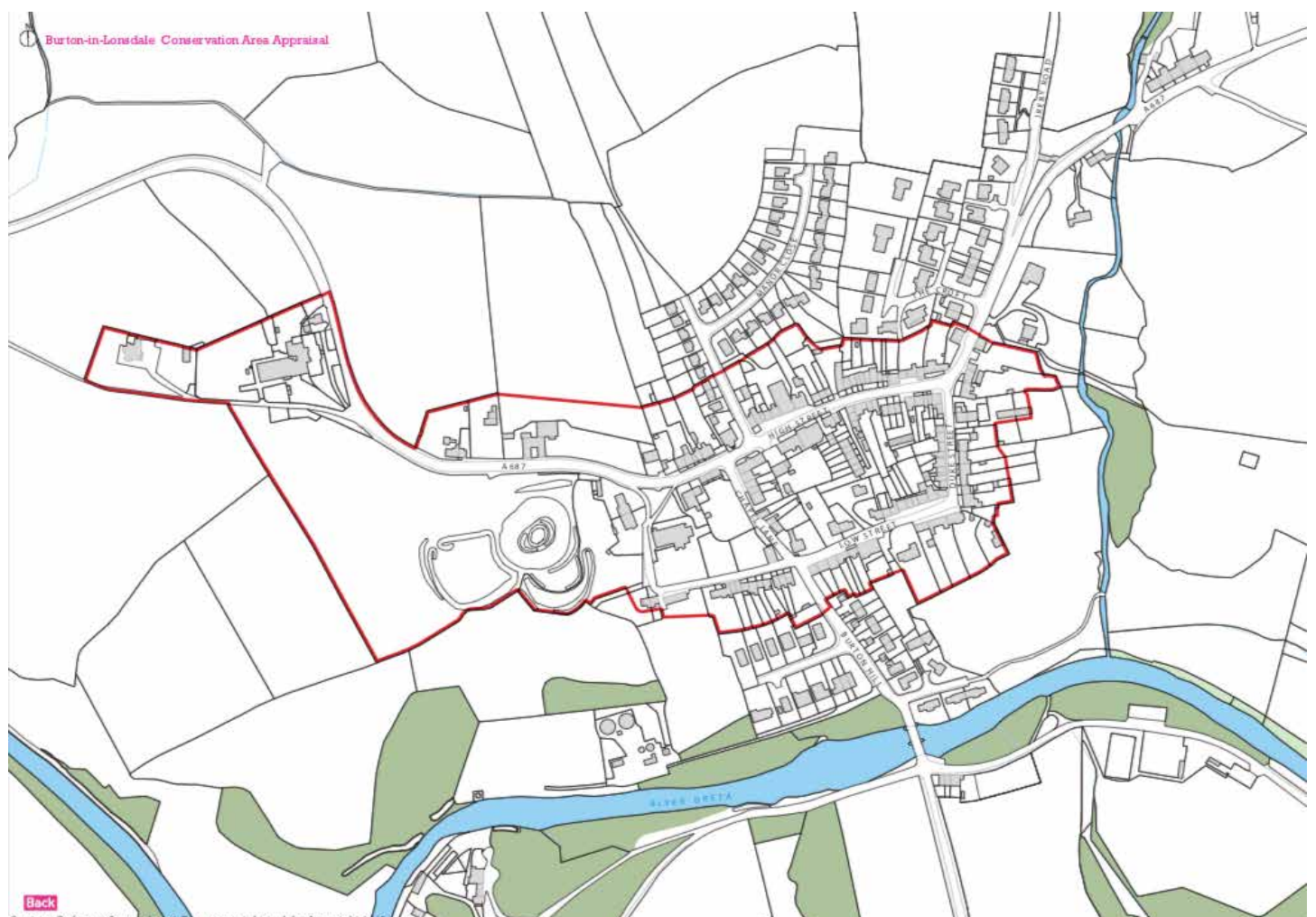
This supplementary statement has been written to accompany the Full Planning and Listed Building Consent Applications submitted to Craven District Council, seeking consent for a ground floor extension to the rear and side of the property and a minor alteration to the roof-lights. It should be read in conjunction to the application drawings the submitted Design and Access statement and the Heritage statement.

The scheme for 12 High Street has undergone some amendments following heritage advice from John Hinchliffe (Heritage Consultant for LPA) and dialogue with Ros Parker (Case Officer for Craven District Council).The following statement outlines these amendments and additional findings with relation to local heritage.

## LOCALITY

The site is located the West side of Burton in Lonsdale which is located in the Drumlins Valley in with the river Greta passing by within the basin.The river forms the principle village boundary bookending the southern border to the main body of the village. The majority of Burton in Lonsdale is situated within the Burton-in- Lonsdale Conservation Area which is defined by the attached map. The Burton-in-Lonsdale Conservation Area Appraisal August 2016 provides an overview of the conservation area, the extract is as follows:

Burton-in-Lonsdale lies within the undulating landscape of Landscape Character Area 32, the Drumlins Valley (1) overlooking the River Greta.The village core retains characteristics of a planned medieval settlement with strong legibility and a high survival of 18th and 19th century buildings.



## HERITAGE

The applications garden room proposal adjoins Grade II Listed Harris Garth. The property was listed in 1958. The initial conveyance date for 12 High Street is dated 20 July 1956, two years prior to Harris Garth's initial listed.

The listing description is as follows:

BURTON IN LONSDALE HIGH STREET SD 67 SE (south side) 2/6 Harris Garth and Stone Bower and garden wall and gateposts (formerly listed as Stone Bower) 20.2.58 GV II Formerly one house, now two. Dated 1837 in left-hand return. For Grace Hetherington. Watershot masonry, stone dressings, slate roof. 2 storeys, 3 bays. Central entrance porch has 2 Tuscan columns and 2 engaged pilasters; entablature and moulded cornice; 6 panel door, upper 4 consisting of 2 octagonal and 2 circular glazed panels; rectangular fanlight with geometrical glazing. 2 ground-floor and 3 upper floor windows have plain surrounds and sashes. Upper floor sill band. Chamfered quoins. Paired eaves modillions. Right-hand gable-end ridge stack. Left-hand hipped roof at junction with Stone Bower. Left-hand return: 2 storeys, 2 bays. Entrance to left of centre has plain surround; 6 panel door, upper 4 glazed. 2 windows with plain surrounds and sashes per storey. Upper floor sill band with stone above inscribed:

GH STONE BOWER 1837

Chamfered quoins. Paired eaves modillions. Ridge stack to right of centre. Garden wall and gateposts to Harris Garth: dressed stone, chamfered ashlar coping. 2 gatepiers at entrance have vermiculated bases, moulded panels and ball finials.

## SIGNIFICANCE OF HARRIS GARTH

As shown in the listing description the significance of Harris Garth is based on its architectural features found on the principle front facade and its positioning within Burton-in-Lonsdale's conservation area. Harris Garth is located on a small green which borders the All Saints Church, and its associated church yard. This formal arrangement and the property's association with the listed church contributes to Harris Garth's local significance. Its link with the church forms a social link for the community and adds a social significance.

Architecturally Harris Garth is classically styled with finely proportions and detailing, particularly to the principal west facing elevation. Features such as the front portico with its Tuscan columns and pilasters demonstrate high quality 19th century neo classical approach. However, much of the original internal historic features have been lost during waves of renovation and alteration work made by former owners, impacting on the architectural significance of the building. As would be expected, the rear elevation of Harris Garth is much less formal than the principle front facade, with differently proportioned windows positioned eclectically.

## SIGNIFICANCE OF 12 HIGH STREET

12 High Street is situated within the setting of a number of listed properties along High Street with the Burton-in-Lonsdale Conservation Area.

The property contributes positively to the Conservation area, although it is set back from the main building line of the High Street. The property does not have the fine detailing of Harris Garth, instead having a number of unorthodox architectural details such as the stone mullioned first floor corner window.

To the rear and side of the property, the open nature of the churchyard means that 12 High Street has a certain prominence within the conservation area and from certain viewpoints, it can be seen in the context of Harris Garth and the Church.

## AMENDMENTS TO PROPOSALS.

The amended for the scheme for 12 high street has undertaken are as follows, they aim to reflect and respond to the comments from both Planning Officer and Conservation Consultant.

### THE PROPOSED DORMER

This proposed work in the existing loft has been omitted, including the rear facing dormer. Instead, the revised proposals are to install 1 no. new rooflight and the existing rooflight relocated to accommodate the repositioning of the internal timber partition wall.

### THE KITCHEN EXTENSION

This side extension is now proposed with natural stone facing externally, including natural stone heads and cills. We note the heritage comments regarding the retention of the existing round window, but in order to make the kitchen extension viable, it needs to be a minimum size. Shunting the whole extension forward, would not maintain a subservient composition between historic and new and would also start to adversely impact upon the neighbouring terrace of properties. Therefore, after careful consideration of all options, we are proposing to relocate the existing round window to the front of the main gable, thus a) keeping it visible externally and b) replacing the incongruous window currently in that location.

### THE GARDEN STUDIO

This has been overhauled in terms of its external appearance and is now purposely more contemporary with standing seam zinc and the former window opening is now a contemporary fixed, glazed projection. The front wall has been raised, concealing the roof (now almost flat) behind a parapet. This gives the sense of a taller, more imposing building.

## THE HERITAGE IMPACT OF THE PROPOSED WORKS

Both the kitchen proposal and the garden studio are single storey extensions with simple massing which enables them to remain subservient to the main building and very low impact on Harris Garth. The existing topography means that the ground floor level of the 12 High Street and the proposed extensions mean that approximately 50% of the ground floor would not be visible from the South and East.

The garden studio will require a new lead flashing where it abuts Harris Garth and so will have a material impact on the listed building. However, this is a relatively minor intervention and will have a modest impact upon Harris Garth and its heritage significance and will not be detrimental to its building fabric.

The proposal impacts the least significant elevation of Harris Garth and completely removed from the Church 'green' in front of Harris Garth and the Church of all Saints. This is a key vista upon entering Burton in Lonsdale and will remain unchanged by these proposal. Vistas from the church yard and beyond are obscured by foliage and the change in topography, as 12 High Street is set lower than the land adjacent. The Historic Fabric will be marginally effected by the proposed installation of the lead flashing however the use of a flat roof and raised parapet reduces the visibility of the alteration and ensures the extensions subservience within its setting. The propose garden room stops short of the main quoins of Harris Garth which also limits the 'harm' on the listed building.

The proposals aim to provide the applicants with the additional space to suit their family and work circumstances whilst aiming to minimise the heritage impact. The proposals have been carefully considered to keep the proposed extensions modest in both footprint area and massing.

## CONCLUSION

The applicants have taken on board the concerns raised by all concerned and we hope that the changes outlined above will mean that the proposals can now be supported.