

DESIGN AND ACCESS
STATEMENT

AND

HERITAGE STATEMENT

ALTERATIONS AND EXTENSIONS TO
EXISTING DWELLING

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

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INTRODUCTION

This statement has been written to accompany the Listed Building Consent Application 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 on the south elevations. It should be read in conjunction to the application drawings.

This application follows a householder application for 12 high street reference: 2021/23568/HH. As part of that application, we have been in a dialogue with both Planning Officer and Conservation Consultant to agree some amendments to the scheme. These are as follows:

Kitchen Extension – this extension has undergone amendments to ensure that the historic fabric on 12 high street is still visible externally. The kitchen extension has been shifted forwards following comments from the conservation officer to ensure the quoins remain visible, the circular window will be transplanted to replace a upvc window with modern concrete heads and cills. Again, the materiality of the extension has been subject to comments and the amendments reflect a more traditional external finish which matches the finish of 12 high street, with stone quoins, cills and heads shown.

Garden Studio – This extension has undergone many amendments to ensure that both the case officer and heritage consultant were satisfied that the scheme was befitting of the Burton-in-Lonsdale conservation area and the setting of a listed building. The materiality, scale and arrangement of the openings has been shaped by the discussions between MGA and the LPA. The external finish is standing seam zinc with larger 'punchy' windows and doors. The flat roof with 150mm upstand parapet will abut the adjoining Harris Garth with a lead flashing installed bellow a window cill to ensure watertightness.

Rooflights - Alterations to the roof include the removal and replacement of a rooflight and the addition of a further rooflight. Previous drawings demonstrated an amended dormer layout however this was considered to cause substantial harm and therefore was subsequently removed from the application.



Figure 1 - Aerial View of 12 high street, Burton in Lonsdale

SUMMARY

This application seeks consent for the extension of a dwelling within a conservation Area, in order to provide a modern and practical, family living space. With no viable option to created additional space elsewhere, the rear garden studio and gable end kitchen lean-to are both appropriate in materiality, scale and mass. Other options were pursued, however the proposal demonstrates the scheme following amendments and advise, as discussed with the LPA and Heritage consultant.

HERITAGE ASSESSMENT

The proposal relates to an existing dwelling set within a conservation area, with Grade II listed neighbouring properties; a listed church adjacent to the dwelling and the connection to a Grade II listed property.

Within this document, we must make a professional judgement on the significance of the building and the impact of the proposals to the neighbouring properties ensure that they are not detrimental to the significance of the setting.

ASSESSING IMPACT OF THE PROPOSAL

The significance of the property is linked to the significance of the wider grouping within the Burton in Lonsdale Conservation area.

The connecting dwelling named Harris garth, Listing NGR SD 6512572173 is an example of an early 19th century local vernacular building within the Burton in Lonsdale conservation area, dating back to 1837. The garden studio extension would be constructed against the rear wall of Harris Garth, albeit not bearing on to it structurally.

The grade II* listed church adjacent to the applicants property named "Church of all saints", Listing SD 6511272139 which is one of the principle buildings within the conservation area, and is another example of a local vernacular listed building dating back to 1868. The applicants property is not directly visible form the church, but is visible from parts of the churchyard



Figure4– Rear Elevation as Existing and as Proposed (view from high Street)

Another building with significance within the Burton in Lonsdale conservation area is the dwelling directly opposite 12 High street, known as “the cross and manor house”, Listing SD 651 15 72201 dating back to the mid 18th century with alterations within the 19th and 20th century. The proposed kitchen extensions side elevation can be seen from the dwelling however its impact is minimised by being set back and clearly subservient to the original building. Therefore making the impact to the cross and manor house is minimal (seen in Figure 4 and 5)



Figure 5– Principal Front Elevation as Existing and as Proposed (view from high street)

The fenestration of the existing building is unorthodox, with a circular ‘bullet hole’ window on the existing gable, a 4 part stone mullioned window across the rear corner of the existing gable and a low pitched gable dormer window on the rear elevation. The circular window on the gable elevations will be transplanted to allow for the historic fabric to still be retained and on show whilst still ensuring the rear quoins are visible too. Also the kitchen extensions location is dictated by the existing quoins on the rear of 12 High Street and the proximity to the neighbouring properties to the east. As illustrated above, the door opening on the existing rear elevation has an over-spanning stone lintel and vertical jointing clearly indicating a wider former doorway.

At second floor level, there is evidence that the small gable may have been a later alteration as there is clearly a different approach to the stone surround of the squat window and in the pointing.

As indicated on the application drawings, the proposed garden studio extension and the dormer extension would be of contemporary design, to create a clear and readable distinction between the heritage surroundings and the proposed interventions. Whereas, the kitchen extension will encompass stone quoins and random stone courses to match the existing front elevation, as it can be viewed in conjunction with the front elevation (to High street). The new studio extension is purposely low in profile and would nestle behind the existing boundary walls.

The proposed materiality ensures that the extension is visually deferent to the existing with the standing seam zinc cladding and a sedum (green) roof finish. Both the garden studio and kitchen extension proposals aim to minimise the impact of the extension from the view of certain areas within the graveyard.



SUMMARY

This application seeks to add two modest single storey extension to an existing dwelling in the Burton in Lonsdale Conservation Area.

The proposed side extension to create a larger family kitchen means that there is minimal alteration to the existing building. The proposals incorporate ensure the existing features of 12 high street are retained and visible, with existing quoins shown and the circular window transplanted along the elevation to replace a modern upvc opening with concrete heads and cills. The extension utilizes a more traditional approach due to its vistas from the High Street and therefore its finishes and stone detailing to match the main house.

The rear extension – a flat roofed Garden Studio to low visual impact 12 high street and Harris Garth. The extension to create additional family living space and a home office. The zinc cladding demonstrates a modern building material to juxtapose the existing historic fabric. The abutment with Harris Garth, will cause negligible loss of historic fabric to accommodate a suitable lead flashing to be installed, however this is less than substantial harm to Harris Garth and the surrounding conservation area.

The proposed rear facing alteration to an existing rooflight and addition of a rooflight will have minimal impact upon Harris Garth and its significance.

Overall, careful consideration has been given to the impact of the proposals, with a focus on maintaining as much of the original, historic fabric of the building. The proposed extensions are single storey and designed to sympathetically extend the building.

HISTORIC MAPS



Figure 6 – 1890 Historic OS map of Burton in Lonsdale



Figure 7 – 1910 Historic OS map of Burton in Lonsdale



Figure 8 – 1915 Historic OS map of Burton in Lonsdale

As indicated in the historical maps in Figures 6, 7 and 8, it is clear that a dwelling on our clients site appears on all shown maps. As observed, very little has changed across the immediate site and its surroundings across the maps obtained.

APPENDIX PHOTOS



Figure 9 – view of dwelling from roadside



Figure 10 – view of dwelling from graveyard



Existing rear elevation – the view of the dwelling from the Church graveyard



Existing rear elevation – the view of the dwelling from the Church graveyard



Existing side elevation – the view of the dwelling from the Church graveyard



Existing front elevation – the view of the dwelling from High street



Existing front elevation – the view of the dwelling from High street



Existing front elevation – entrance to the back garden from High street