

Mar 2022

SUSTAINABLE DESIGN AND CONSTRUCTION STATEMENT

May 2022

ALTERATIONS AND EXTENSION TO EXISTING DWELLING

Harris Garth,
Burton in Lonsdale,
Carnforth,
Lancashire,
LA6 3JU



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Harris Garth, Burton in Lonsdale

INTRODUCTION

The statement forms part of the Household application to Craven District Council, seeking consent for alterations and extension to Harris Garth, Burton in Lonsdale and should be read in conjunction with the application drawings and documents.

EXISTING BUILDINGS

Harris Garth is a Grade II Listed, semi-detached property, constructed traditionally in local stone, with a natural slate roof, with a later two storey extension to the South side. It adjoins two other separate dwellings.

THE PROPOSALS

The owners of the property wish to complete sympathetic alterations to the existing house, a modest porch extension and some minor internal alterations. The proposals include the following:

- A new single storey lean-to porch off the existing kitchen.
- Alterations to existing rear facing Dining Room Window
- Internal alterations to open up 2 existing reception rooms and create a new Utility Room and Wc.

PROPOSED MATERIALS & CONSTRUCTION METHODOLOGY

The historic nature of the surrounding properties mean that Harris Garth warrants careful consideration as to the materials that are to be used to complete the proposed work.

The proposed new porch will create an additional lobby to the property to accommodate boots and coats and act as a draught lobby to the existing kitchen. This will improve the thermal efficiency of the property as a whole.

The construction of the new porch will have minimal impact upon the existing property and can be constructed in isolation to ensure the dwelling can be fully used during the construction. Construction access will be via the side entrance gate.

Biodiversity & Green Infrastructure

The new rainwater goods to the porch extension will be connected into a suitable new soakaway, or will utilise an existing soakaway if possible.

Travel & Transport

The applicant is keen to use locally sourced tradesmen/tradeswomen to ensure unnecessary travel is reduced.