

7 The Arbour, Farnhill, BD20 9BN

Heritage Statement

This heritage statement has been prepared for the construction of a new Utility room extension at No.7 The Arbour, Farnhill and a new staircase leading to the upper garden terrace. This statement demonstrates that the local heritage has been considered where appropriate. However, it must be highlighted that this is a minor single storey extension providing ancillary space to the main dwelling and the stair is replacing an existing access stair.

Within the most recent local heritage appraisal No.7 The Arbour is not deemed to be a significant historical asset in its own right. The setting of the property on the hillside just off Main Street means it forms part of the local conservation area.

The proposed new utility room would be situated to the rear of the property, between the rear elevation and the retaining structure behind, the extension would not be visible from the public highway. There is an article 4 directive for this conservation area removing permitted development rights for alterations to existing roofs. No alteration to the existing roof is proposed as part of this application. The proposed extension roof will be single storey and constructed from natural slate, which is all in keeping with the local area.

The front elevation of the existing property is constructed from local stone. The side and rear elevations are finished with render. It is proposed that the new extension will also be finished with render to tie in with the rear elevation that it abuts.

Within the rear garden there is an existing timber stair that leads up to the upper garden terrace. This is of poor-quality construction and not deemed to be of any sort of historical interest. This stair is to be removed and replaced with a Black metal stair to the side of the property against the existing retaining wall. The new metal stair is to be painted Black, this is in keeping with the local area, most notably the railings to the adjacent property. There are other examples of metal stairs and railings within the village.

The new location of the stairs to the upper terrace is masked somewhat by the existing stone boundary walls to lessen the impact of the stairs.

In conclusion this is a minor domestic planning application that has no adverse effect on the local conservation area.