

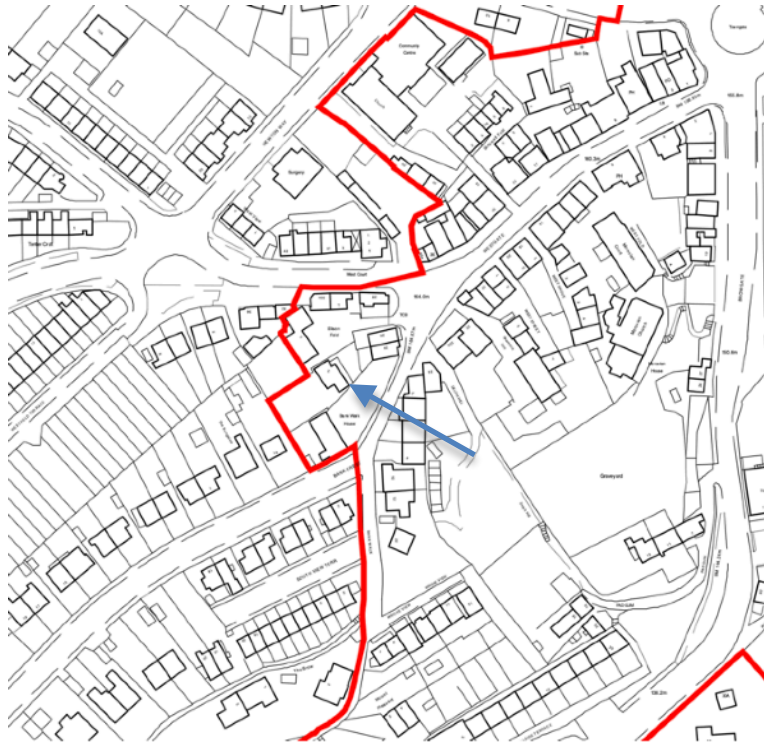


## **Part Two Storey and Part Single Storey Side Extension to Replace Existing Garage**

**2 Ellison Fold, Baildon, BD17 5ET**

### Heritage Statement

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## Introduction

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This statement is provided to accompany the planning application for the above development, as the site is within the Conservation Area of Baildon, but is not a listed building.

## Scheme Description

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The existing building is hidden away at the end of a cul-de-sac, Ellison Fold.

The existing stone built property is a detached former barn surrounded by ample gardens, in proportion to the surrounding areas. The existing building is mainly two storey with a single storey lean-to at the front which extends partly over the flat roofed garage.

The proposed scheme is to demolish the single storey garage at the side, which has reached the end of its useful life and replace with a new part two storey storey and part single storey extension to the side.

The first floor element of the extension is set back from the front elevation to retain the visibility of the splayed corner of the existing building. The single storey part to the front replicates the adjacent single storey lean-to. The extension is sub-ordinate to the host dwelling.

The proposed materials will be natural stone, to match the existing property. Roof coverings to match the existing.

The proposed extensions are proportionate to the host property and with matching materials will have negligible impact on the conservation area.

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