

APPLICATION FOR SINGLE STOREY SIDE AND
FRONT EXTENSION

OLD VICARAGE, CONISTON COLD, SKIPTON,
BD23 4EA

HERITAGE STATEMENT

January 2024

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1.0 INTRODUCTION

This heritage statement has been prepared by Mr T Moorhouse on behalf of the applicant and is in support of the Planning Application for proposed single storey side and front extension @ Old Vicarage, Coniston Cold, Skipton, BD23 4EA.

The proposed use of the existing building is a semi-detached house located in the centre of the village of Coniston Cold. The proposal is to add a sunroom to the front of the property and a utility and W/C to the side of the property. This statement should be read in conjunction with the latest submitted Planning Application drawings and other relevant information, which has been submitted in support of this Planning Application.

The main aim of the external alterations is to create a sunroom off the dining and living rooms, and a utility and W/C which will be accessed off the kitchen. Existing parking areas shall remain as exists.

2.0 ASSESSMENT

2.1 Character & Physical Context

The site is located within Coniston Cold centre, which falls within Skipton conservation area. All proposed works have very limited visibility form the main road. (see Figure 1).



Figure 1: Street Facing Elevation:

Figure 2, 3, 4,5 & 6: illustrating the existing front and side facing elevations and garden to which all the proposed works are located to:







The existing building is constructed of natural random stone to the side and two thirds front elevation with a cement-coloured render above. All windows within the external envelope of the building are white Upvc units with stone heads, sills, and surrounds. The principal entrance is located on the front of the building and shall remain as exists. The proposed works will provide a sunroom to the front of the property with access off the dining and living room. The proposed utility to the side elevation will be accessed off the existing kitchen.

2.2 The Proposal

The proposed works will create a single storey sunroom off the front of the property and a utility of the side elevation. The works involved in creating this proposal shall be;

- New natural stone sunroom with stone slate roof, patio doors.
- New natural stone utility room with stone slate roof.

The amendments to the existing building allow the addition of a sunroom and utility room to the existing dwelling. All works are located to the secluded front and side elevation area. All materials will be of a sympathetic nature and chosen to best adapt and match the character of this existing property.

2.3 Assessment of Heritage Significance

As shown in figures 2 - 6 the existing dwelling has stone cills to the large front windows. These will remain exposed within the proposed sunroom extension.

2.4 Assessment of impact

The proposed works on the proposed drawings will maintain all the existing features of the existing dwelling.

2.5 Assessment of mitigation Strategy

During construction of the proposed sunroom extra care and due diligence will be taken during the construction period to avoid any damage to the original features of the building.

3.0 Conclusion

The proposal seeks to create a sunroom and utility room to the existing dwelling which will add additional character to the existing building. We hope you agree that our proposal will be of minimal impact to a building within this area of heritage.