

HERITAGE STATEMENT

159 Halifax Old Road

This statement forms part of a planning application for a building which falls within a conservation area.

The application is for an extension to an existing dwelling.

It is not a standalone document it must be read with the plans which constitute the principle information.

1. INTRODUCTION

1.1. This Heritage Statement has been prepared to support an application for planning consent for a rear extension to an existing dwelling.

2. PROPOSAL

2.1. Planning permission is sought for 1 elements: extension of an existing extension to the rear of the property

The building its self is not listed but is not within close proximity of listed buildings but falls within a conservation area.

The existing building is in need of extensive renovation and due to its current size this extension will allow extra living space.

3. IDENTIFYING THE HERITAGE ASSET

The building is constructed of natural stone. Having stone head, mullions and jambs.

The proposal is to replicate and extend these features within the extension.

4.0 ASSESSMENT OF IMPACT AND MITIGATION

The existing building currently fits in the conservation area and due to its need for repair would deem to have a low value.

The existing site is in poor state of repair.

The proposal ensures that the building is repaired, maintained and the extra design has no negative impact on the conservation area.

The proposed extensions are minor works and fall within a concealed site with no visual of the extension from the main highway.

The proposal can only be seen from Halifax Old Road.

5. CONCLUSIONS

It is thought that this proposal does not have any affect on the conservation other than it will ensure that the site in maintained.

The site has currently changed hands and the new owner wants to bring the property back to a higher standard of living.