

Heritage Statement

To accompany

Detailed Planning Application for two
properties

Land To The North East Of Main Street
(adj Willow Croft)

Sutton Cum Granby

Nottinghamshire

For Mr B Roberts



Heritage Statement

Within the village of Sutton Cum Granby there are two listed site, being that of Highfield House and The Village Pump. Below are the Heritage England listing extracts

Highfield House

Highfield House is located to the north of the application site. The List Entry states -

GRANBY SUTTON LANE SK73NE (north side) 3/59 Sutton Village 25.9.79 Highfield Farmhouse - II Farmhouse. Early C19. Rendered walls. Hipped slate roof with 2 brick lateral stacks. Three storeys. Symmetrical 3-bay facade. Central round-arched sunk panel, through all 3 storeys, containing the door and central 1st-floor window, (no 2nd-floor central window). The doorway is round-arched with fanlight and radial glazing bars. Either side are single tripartite casements with glazing bars. 1st- floor central 2-light window and 2-light 2nd-floor windows. Ground and 1st-floor windows have shallow segmental heads. The casements are said to be C20 copies of the originals. Single-bay side elevations. Rear: small single-storey addition with projecting chimney breast above forming a lateral stack to main house. An early rear wing on the site of the rear addition was demolished circa 1973. Interior said to contain contemporary staircase with simple iron balusters and ramped handrail, an attic store with original wooden ventilation above the door and an Edwardian fireplace.

Listing NGR: SK7619337622

The Village Pump.

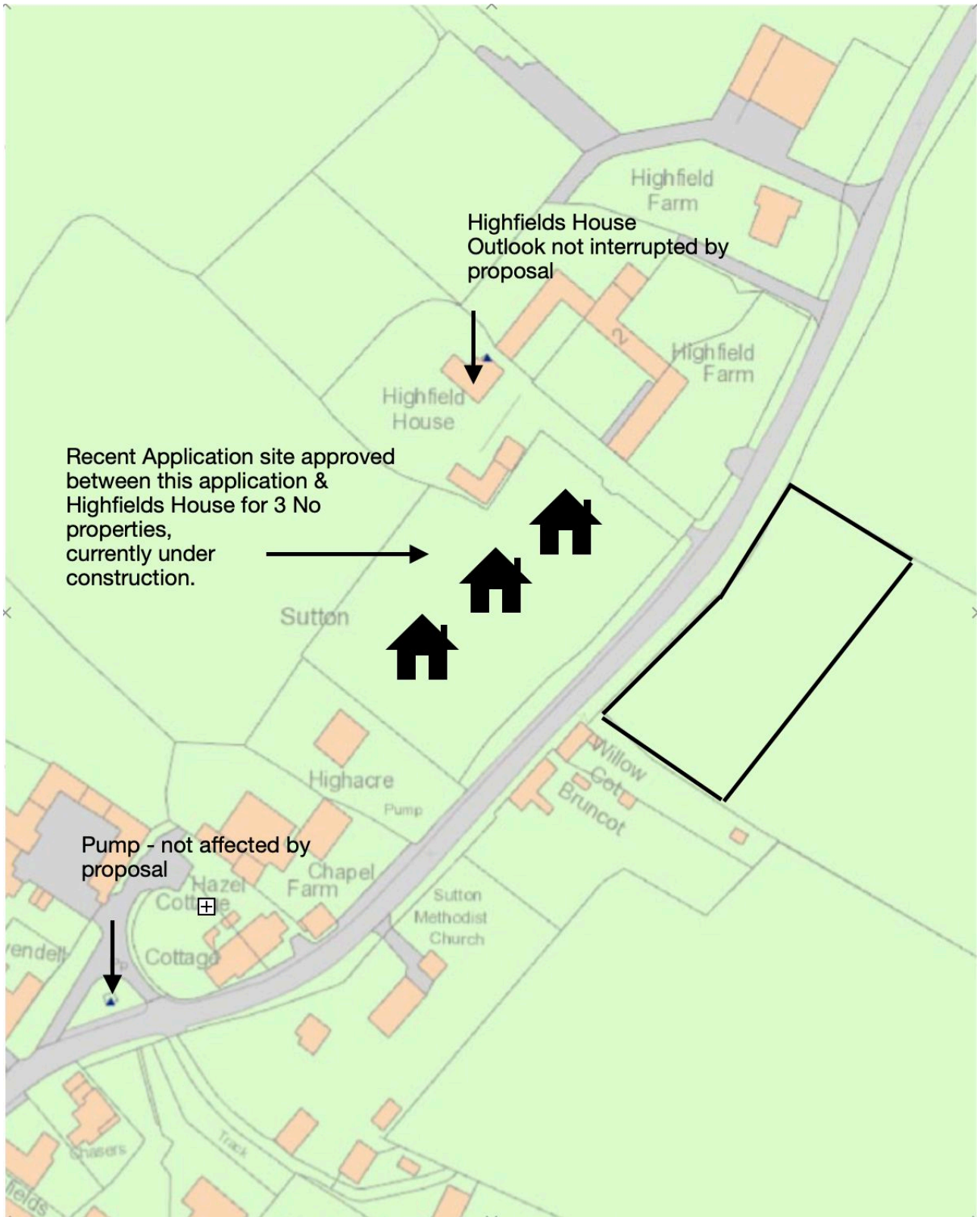
The Village Pump is located to the south west of the application site. The List Entry states -

GRANBY SUTTON LANE SK73NE (north side) 3/58 Sutton Village 25.9.79 Village Pump on the green - II Village pump. C19. Cast-iron with handle. Picturesque village centre site.

Listing NGR: SK7610237465

The following page map shows the location of the two assets in reference to the application site.

Map Extract



Highfield House is set back approximately 60m from the Highway. It is surrounded by agricultural land giving which gives it a strong sense of connection with the surrounding rural landscape.

As outlined in the statement in connection with the three properties (per application Design & Access statement) there is considered sufficient distance between these properties and Highfield House as not to cause any detrimental effect on the listed asset. Given this context, accompanied by the approval of the application No 19/01420/FUL, the proposed buildings detailed in this application would be some 120m away from the listed asset, and as a consequence no affect.

The conservation officer in connection with the application for the three properties (19/01420/FUL) stated "It is noted that the scheme would retain views to the nearby listed building and would not adversely affect its setting". As such the same would be considered for the proposed two properties,

The setting of the Village Pump is restricted to the Green. The application site is considered to be sufficiently distant from the Village Pump and the Green such that the proposed new dwellings on the application site would not affect the setting of the Village Pump.

Views of Listed Building preserved.



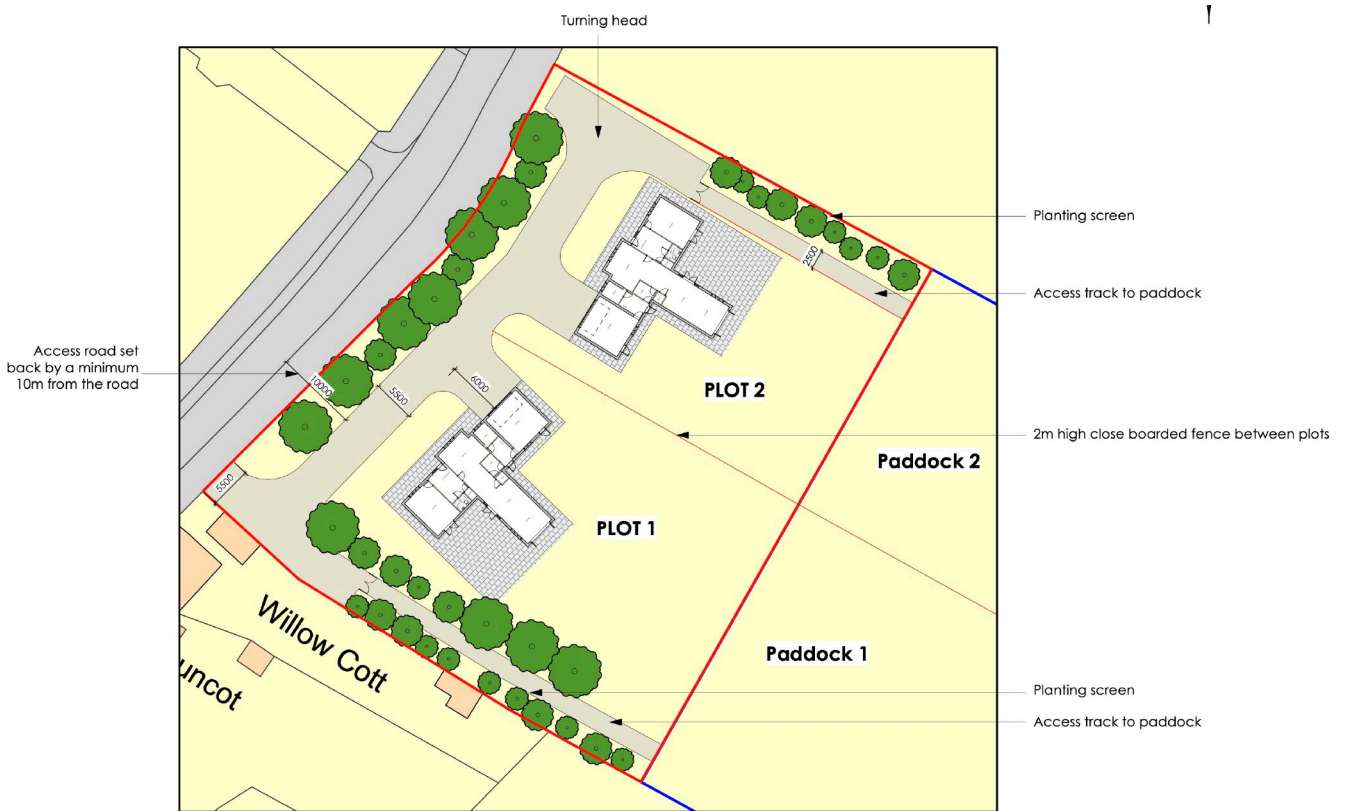
Views of Listed Building preserved. View of building from Sutton Lane outside of the application site. Note Area hatched in blue is subject to the approval (and now construction) of three properties.

The space to the main foreground retains the view fro the Road of the Historic building.

On the accompanying page the view across the site shows the current tree / shrub planting with is intended to be retained. This offering a screen to the two properties which are set back from the main road by the planting and access margin. The plan to the base of the page illustrates the distance of set back from Sutton Lane.



View of Sutton Lane towards across application site. - Shrubs and Trees retained as screening.



Plan indicating set back from Sutton Lane.