

**Document:** Sustainable Design &  
Construction Statement

**Project:** Nuttercote Cottage  
Thornton-in-Craven  
North Yorkshire  
BD23 3TT

**Client:** Mr & Mrs Peel

**Date:** MAY 2022

**Job No:** 211436

**Sustainable Design & Construction  
Statement**

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**Sustainable Design & Construction  
Statement**

**1.0 Introduction**

This Sustainable Design and Construction Statement has been prepared in support of a Listed Building Consent and Planning Application to propose restoration works at Nuttercote Cottage Thornton-In-Craven, North Yorkshire BD23 3TT.

It is a two-storey rural private dwelling, built circa in the late eighteenth century and it was extended sometime in the nineteenth century. The external construction comprises squared rubble stone with a slate roof.

The cottage is a Grade II Listed building. The official listed is included herewith:

**Official list entry**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1316775

Date first listed: 31-Oct-1988

Statutory Address 1: NUTTER COTE, B6252

Location

Statutory Address: NUTTER COTE, B6252

The building or site itself may lie within the boundary of more than one authority.

County: North Yorkshire

District: Craven (District Authority)

Parish: Thornton in Craven

National Grid Reference: SD 89617 48342

Details

SD 84 NE THORNTON-IN-CRAVEN B6252

4/140 Nutter Cote

II

Laithe house, probably late C18, enlarged C19. Squared rubble,stone slate roof. Two storeys. The older portion to the left has plain doorway towards the right hand gable, and a 4-light recessed square mullion window to each floor, with a blocked 2-light window also to first floor. The laithe comes forward to the left under a catslide roof. To the right is another doorway flanked by windows without mullions, all with plain surrounds. To the first floor there is another and a similar two-light window. Two stacks.

Listing NGR: SD8961748342

**Legacy**

The contents of this record have been generated from a legacy data system.

Legacy System number: 324518

Legacy System: LBS

**Legal**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

The application entails various works as follow:

- Tanking to walls and floor in the Ground Floor Dining Room
- Remedial works to the internal face of party walls
- New pitched roof to Dining Room with associated rainwater goods

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	<ul style="list-style-type: none"> <li>• Remedial works to the main house pitched roof</li> <li>• Associated work to stonework to party walls</li> <li>• Construction of a new outer leaf of stonework to the south and east elevations to the dining room.</li> </ul> <p>In summary, the application seeks to restore the property back to its original form, following the demolition of elements by the owner’s neighbour, without consent.</p> <p><i>We trust that this section of the report provides you with a non-technical summary of the application.</i></p>
<p><b>2.0</b></p>	<p><b>Complying with BREEAM Standards (non-residential)</b></p> <p>Nuttercote cottage is a private dwelling and as such, BREEAM standards do not apply.</p>
<p><b>3.0</b></p>	<p><b>Reducing Energy Use and Generating Renewable Energy</b></p> <p>The works proposed to restore the cottage to its former arrangement do not propose any additional measures to generate renewable energy nor do they offer a reduction in energy use. The property is historic and Listed and therefore it is somewhat limited to what new interventions can be added, without harming the heritage asset.</p>
<p><b>4.0</b></p>	<p><b>Reducing Water Use, Recycling Water and Implementing SuDS</b></p> <p>The proposed works do not increase water usage, and there is no proposal to recycle water or implement a SuDS system. The proposed works (as stated in the Introduction) are primarily related to repairing and restoring the building fabric.</p>
<p><b>5.0</b></p>	<p><b>Minimising Waste during construction and operation</b></p> <p>As detailed on the application drawings, where construction materials are made available on site, either through partial dismantling or demolition, the Architect’s specification stipulates the re-use of these materials and assembly in the proposed works, for the restoration and repair elements of the scheme; thus reduce site waste and recycling materials salvageable.</p>
<p><b>6.0</b></p>	<p><b>Biodiversity &amp; Green Infrastructure</b></p>

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	<p>The cottage is being restored to its former arrangement and due to its age, historic significance and Listing, there is very limited scope to introduce elements such as green roofs or ecological features, as these will harm the heritage asset.</p>
<b>7.0</b>	<p><b>Travel &amp; Transport</b></p> <p>The proposals do not include any changes to the site, access to the site and beyond. The proposals are primarily limited to the building fabric.</p>
<b>8.0</b>	<p><b>Comparison with Building Regulations</b></p> <p>The proposed works will be compliant with the Building Regulations, where reasonably practicable. Due to the historic building fabric, new works will be fully compliant and where there are junctions with the existing building fabric, the works will be carried out to make it no worse than it is in its current state.</p>
<b>9.0</b>	<p><b>Discounted Measures</b></p> <p>As stated above, under several sections, the property is historic, Listed and due to its heritage significance, climate change mitigation measures have been limited to implement. Specific materials and methods of workmanship are required to restore this listed property to its former arrangement.</p>

End of report.