

Ref: 2300  
Client: Mr Garcia  
Project: 6 High Street, Sutton-in-Craven, BD20 7NX

## **Design, Access and Heritage Statement**

The application site is located in Sutton-in-Craven within the Craven District of North Yorkshire. Sutton-in-Craven is situated about 5 miles south of Skipton and 4 miles north-west of Keighley.

The village of Sutton-in-Craven lies within the Sutton-in-Craven Conservation Area. Sutton-in-Craven consists of two distinct areas: the original village of Sutton and Sutton Mills to the north-east. The conservation area comprises of the historic village core, a mix of former agricultural buildings, cottages, textile worker's housing and Greenroyd Mill.

The site is on High Street at the junction of High Street, West Lane, Harper Square and Ellers Road. The area is residential with a mix of two and three storey terraced and detached properties.

There are a number of listed buildings within Sutton-in-Craven however, the site is not a listed building.

Listed Buildings in the vicinity of the site are:

- 7 King's Court
- 10 and 12 West Lane
- 16 West Lane
- Bay Horse Inn and Orchard House
- Craven House

There are other key buildings in the village (listed/unlisted) but not in the same visual screen and not affected by this proposal.

- The former Greenroyd Mill
- The Old Manor
- Prospect House
- St Thomas' Church
- The Black Bull
- West and East Lodges

## **The Property & Site**

The existing property dates from the 18<sup>th</sup> century and is formed from two dwellings that have been converted to create one house.

To the east side is a small front garden area. To the west side is a shared access alleyway providing access from the rear of the house. To the south side is West Lane whilst to the North is Kings Court.

The house has three storeys consisting of:

- A small cellar (left hand side)
- Living room, kitchen, store and hall to the ground floor
- Two bedrooms, bathroom and landing on the first floor.

A single storey garage with lean-to roof is attached to the rear of the house. This is accessed off West Lane. There is no off-street parking associated with the property. The garage is not large enough for a car.

A small single storey extension with lean-to roof is located at the rear (off shared access alleyway).

The external facing materials consist of natural stone walls, natural stone flags to main roof, asbestos (or fibre cement) corrugated sheet roof to garage, stone copings, timber windows (sash and casement), timber doors and black UPVC rainwater gutters/downpipes.

To the rear of the property an outline of a gable end is evident on the rear elevation. This suggests the garage building was higher.

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*Existing house (front elevation High Street)*



*Existing house (side elevation West Lane)*



*Existing house (rear elevation Shared Alleyway)*



*Existing house (rear elevation Shared Alleyway)*



*Existing house (side elevation Kings Court)*

## Planning History

There is no planning history related to the site on Craven District Planning Public Access portal.

## Design & Use

The proposal is to convert the garage and to extend above it, creating a dining room at ground floor level and a bedroom with en suite to the first floor.

A new gable end roof is proposed which will tie into the main house.

New internal door openings will be formed to create access into the new rooms.

The garden to the front and rear alleyway will remain as they are.

## Scale

The size and scale of the proposal will be in keeping with the surrounding mixed styles of properties.

## Appearance

The external facing materials shall match the existing buildings therefore:

- Stone walls (to match existing) to form the first floor extension and to use to infill the garage door opening.
- Natural stone flags (to match existing) for the new extension roof.
- Timber sash windows (to match existing) in white finish.
- UPVC rainwater downpipes & gutters (to match existing) in black finish.

## Conclusion

We believe the conversion of garage with an extension above will be in keeping with the surrounding residential houses and is sympathetic to the area.