

## HERITAGE STATEMENT

Lynridge, Holme Lane, Sutton-in-Craven

Project Ref: 1157

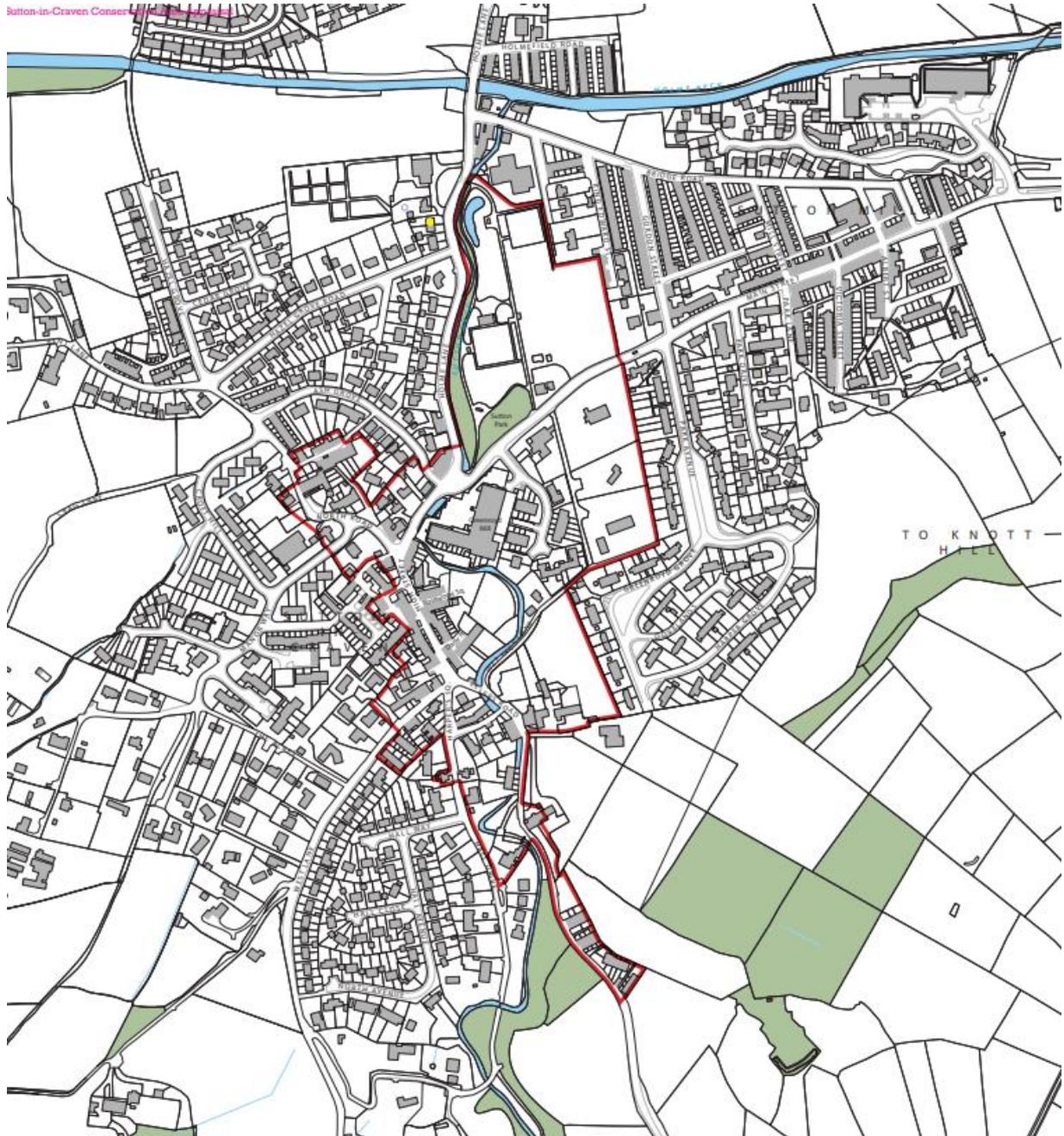


## INTRODUCTION

This Heritage statement has been prepared by OJP Architectural to accompany a householder planning application relating to a proposed hip-to-gable loft conversion with a dormer window to the front elevation as well as a single-storey rear extension.

The proposal is located **outside** the Sutton-in-Craven Conservation Area.

The aim of this document is to explain the significance of the existing building's location within the local conservation area and enable the impact of the proposed scheme to be understood.



Sutton-in-Craven conservation area map extract (Application site highlighted yellow)

## **SITE/EXISTING DWELLING**

The application site, Lynridge, is located off Holme Lane, Sutton-in-Craven. The existing property is a semi-detached property which sits in an elevated position off Holme Lane, facing Sutton Park. Lynridge does not fall within the Sutton-in-Craven conservation area, however it has been suggested that a Heritage Statement is required because the property faces the conservation area.

## **THE IMPACT OF THE PROPOSAL**

In terms of conservation the following three issues must be considered: -

- The principal of the development
- The impact of the proposal upon the character and appearance of the building and its contribution to the conservation area.

### **The Principal of the Development**

It is proposed to construct a hip-to-gable loft conversion with dormer window to the front elevation as well as a single-storey rear extension, using sensitive materials and design. On the rear elevation a new dormer window will be constructed in accordance with Permitted Development Rights for Householders (Class B) – Technical Guidance September 2019.

### **The impact of the proposal upon the character and appearance of the building and its contribution to the conservation area.**

The proposed works are modest in scale and would not have a negative impact on the conservation area, they would be an improvement to the existing elevations and in keeping with the original dwelling in line with planning guidance.

## **CONCLUSION**

The proposed scheme should be considered for approval based on the following:

- The proposed materials will be to match, enhance and complement the existing building.
- The proposal will enhance the vitality and vibrancy of the local conservation area.
- The character and appearance of the existing building will be enhanced through a carefully considered addition improving its contribution to the local conservation area.