

PLANNING STATEMENT
PROPOSED CONVERSION AND ALTERATIONS OF OFFICE
TO FORM A
ONE BEDROOM DWELLING
Cragdale Shop
Chapel Square
Settle
BD24 9HR



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INTRODUCTION

- The application property is known as Cragdale Shop which is a reference to one of its former uses.
- The current use of the property is 'Professional Services' which it has been since 1991. Planning approval was granted on the 30th June 2022 for alterations and extension to form a first floor for office use. The applicant's situation has now changed and is seeking approval for a change of use and alterations of the office to a one bedroom dwelling.
- Cragdale Shop is single storey with a flat roof which is set within high parapet walls to two principle elevations in public view.
- The property is attached to a garage to the north which is in the ownership of Cragdale House located to the east of the application site. To the south is an open forecourt which has been used for parking, to the west is an unadopted road from Chapel Square to Greenfoot car park with footpaths on both sides. The curtilage of Cragdale House is to the east with the access road to this house following the line of the eastern boundary between the two properties.
- The building is stone faced to the south and east elevations with red brickwork to the east elevation facing the un-adopted road and footpaths.
- The application site is located within Settle Conservation area and an Article 4 Direction for the historic area of Settle.

EXISTING BUILDING

- The building is in poor condition but has been used by an accountancy company until late 2021. There is extreme damp ingress from the flat roof with damp staining to the ceiling and walls in the office.
- The layout of the building comprises of a main office with a separate smaller office, a WC serves the building.
- The flat roof is set within high parapet walls to the south and west elevations which elevates the height of the building on these two elevations. There is a flat roof over the garage to the north side which is raised above the office flat roof but is still below the level of the parapet wall on the west elevation. Water from this roof discharges on to the roof of Cragdale Shop which exacerbates the damp ingress problem. The

flat roof to the application building is at its highest point on the east elevation and is not concealed by a parapet.

- The building has very poor insulation values and has the least EPC rating that is achievable – ‘G’

PROPOSAL

- The proposal is to carry out the alterations including the formation of a first floor as per planning approval 2022/24020/FUL dated 30th June 2022. There will be a change of use from professional services to C3(a) to form a one bedroom single person dwelling house.
- The existing flat roof will be removed and a pitched roof will be constructed with the eaves just above the existing parapet level, a central ridge will run from south to north which will be finished with reclaimed blue slates.
- The pitched roof will enable the roof space to be utilised as an open plan living kitchen area with storage within the eaves. The proposed layout will comprise of an entrance lobby from the existing entrance door, a double bedroom and separate shower room with staircase access from the entrance lobby to the open plan living kitchen area on the first floor.
- The south elevation will be extended vertically to form a gable which will be formed with reclaimed matching stonework.
- The brickwork to the west elevation will be rendered using a coloured silicone render, the east wall being raised to the new eaves level using reclaimed stonework. The new gable to the north elevation will extend the party wall above the line of the garage roof to Cragdale House and will also have a coloured silicone render finish.
- The roof water from Cragdale House garage will disperse via a hopper head on the west elevation and taken via a rainwater pipe along this elevation to discharge into the existing drain on the south elevation.
- The mullioned window on the south elevation will be walled up in stonework which will be recessed to maintain the stone surrounds of the window. The ground floor white uPVC window on the south elevation will be replaced with grey uPVC and a new first floor window on the south elevation will be formed with matching grey uPVC. Flush opening casements will be used where the windows open. The existing window on the west elevation will be walled up and rendered over.
- The pitched roof will incorporate conservation rooflights on the western slope.

- The remaining existing fabric of the building will be upgraded internally with insulation to the walls and floor.
- Externally the flags removed from the parapet will be laid directly to the front of the south elevation. A screen wall is proposed on the west side of the open forecourt, extending from the building to conceal waste bins. The remainder of the forecourt will have the existing concrete flags removed and replaced with reclaimed stone setts.

SITE LOCATION

- The site is located to the north of Greenfoot car park on the eastern side of the access road to the car park from Chapel Square.
- To the east are residential properties including Cragdale House, to the south east there are further residential properties at Cragdale Gardens. On the opposite side of the road to the west is a small residential estate 'Cragdale' and to the north are further houses to Chapel Square.
- The site is located within a residential area with Greenfoot car park to the south allocated for housing in the current CDC Local Plan.
- The site is not located in the Town Centre Boundary for Settle identified for retail, business and commercial activity.
- The site is a commercial property outside of the Town Centre boundary within a residential area.

NATIONAL HOUSING SPACE STANDARDS

- Although there is no requirement in the CDC Local Plan that new dwellings have to adhere to the Governments 'Technical housing standards – nationally described space standards' the proposal has been designed to achieve the space requirements for a one bedroom, one person dwelling.
- To summarise, the space requirements for such a dwelling requires a gross internal floor area of 37m² for a single storey dwelling with a shower room (no bath). The gross internal floor area for this proposed two storey dwelling is 46m². This area has been calculated with a minimum 1.5m headroom as per the requirements of the standards.
- The bedroom is required to have a floor area of 11.5m², the proposal shows an area of 12.5m²
- Built in storage requirement is 1.0m², the proposal shows 2.0m².

- The minimum floor to ceiling height is 2.3m for a least 75% of the gross internal floor area, the proposal shows 78% of the floor area is at least 2.3m high
- The proposals are in compliance with the National Housing Standards for space.

DAYLIGHT/SUNLIGHT ASSESSMENT

- In producing the proposals Cragdale House has been considered regarding the impact of daylight and sunlight.
- The adjacent property has a secondary window on the west elevation, the principle window to the same room is south facing. The location of this window is shown on Section A – A on drawing number 49/2021/20.
- The section indicates a line at an angle of 25 degree from the centre of the window, the line runs considerably higher than the new ridge line. Two other lines have been added, one at 18 degrees from the new ridge line which is the angle of sun at 3.00pm in the winter which shows little impact on the secondary window. A second line from the ridge is shown at 49 degrees and this indicates the angle of the sun at 3.00pm in the summer which has no impact on the secondary window.
- The proposal will have no impact on the adjacent property regarding daylight and sunlight.

PLANNING HISTORY

- The property was formally used as a joiners workshop, a change of use to a self contained shop was granted on the 8th May 1986, planning approval 5/62/311.
- A change of use from a shop (A1 use) to an office (A2 use) was granted on 21st October 1991, planning approval 5/63/211/A.
- The current equivalent use class of A2 is E (C) (ii) being Professional Services, the use will remain the same.
- Planning approval for alterations and extension to the office was granted on the 30th June 2022, reference 2022/24020/FUL

HERITAGE STATEMENT

- The application site is situated within the Settle Conservation area and is also in an Article 4 direction for the Historic Areas of Settle.
- The building is not listed but there are some listed buildings within the vicinity which include: Woolers, Staffords, McLoughlins, 4-6 Victoria Street; The Cottage and Hadfield Cottage which are all approximately 30m to the east and are Grade II listed; The Folly which is Grade I listed is located to the north east but is separated by a cluster of unlisted buildings and Liverpool House approximately 50m to the north is Grade II listed.
- Researching historic maps indicates that there were no buildings on this site from the earliest map of 1851 to maps in 1910. It is likely that some form of the building was erected in the early to mid 20th century.
- The building is relatively modern with visible concrete blockwork internally and a modern flat roof. It appears that the building was refurbished in the 1980's with further work at the change of use from joiners workshop to self contained shop in the mid 80's.
- The western elevation, which also extends beyond the northern boundary line of the application site has been faced with red bricks laid on their side which is an unusual method of construction. The materials are not frequently used in the area and are likely to have been reclaimed and imported from elsewhere.
- The design of the existing building is not of the local vernacular, flat roofs with parapets are alien to the area. The proposal to create a pitched roof reinstates a typical design to this area of Settle.
- Reclaimed stone is proposed to extend existing stone faced walls whereas the brickwork, which is in poor condition and spalling will be rendered using a self coloured render.
- The roof will be finished using reclaimed blue slates that will incorporate conservation rooflights.
- The proposals will provide a visual improvement to a building that is out of character to the Settle Conservation area.
- The property has no historic value and does not contribute in its current form to the visual appearance within the conservation area. The proposals will create a building to reflect the simple traditional pitched roof buildings within this central core of the conservation area.

PROTECTED SPECIES SURVEY AND REPORT

- The existing building incorporates a modern flat roof, the adjacent roof to the north is also a modern flat roof. The roof is tightly sealed to the perimeter leaving no gaps for the entry of bats or birds etc.
- Below is a photograph which confirms that there is no entry points and that it is unnecessary for a protected species survey to be undertaken.
- As part of the biodiversity requirements a bird box is proposed on the south gable of the property.



PHOTOGRAPHS



South Elevation with parking area in foreground



West Elevation faced with brickwork laid on sides



**South Elevation from
access to Cragdale House**



East Elevation at abutment to Cragdale Garage



Damp stained ceiling



Damp stained wall within office

SUSTAINABILITY STATEMENT

- The existing building is in poor condition, the change of use and refurbishment will enable high levels of insulation to be incorporated within the fabric of the building to enable the property to be energy efficient. These levels will be compatible with the current requirements of the Building Regulations.
- Gas is proposed to be installed to the building and with the installation of an efficient gas boiler and the high levels of insulation proposed, the building will be economic to run and enable an EPC Band C to be achieved which is the Government's target rating for properties for rental properties.
- All lighting both internally and externally will be LED with external lighting to extinguish automatically when not required.

CONCLUSION

- This proposal enables the creation of a one bedroom dwelling on a brownfield site within the residential area of Settle. The property will be to a high standard and likely to be offered to the rental market when complete.
- By forming a pitched roof it enables the space to be used for accommodation without impacting on nearby properties.
- The building is in a prominent location adjacent to the access of Greenfoot car park and the proposals will provide visual benefit to the public at this entry point to the centre of Settle.