

# HERITAGE STATEMENT

## Proposed Extension and Garden Room

5 Cragdale

Settle

BD24 9HX

### Existing

The property is located within Settle Conservation Area and within the Article 4 (Historic Areas of Settle) Direction 1993.

The property is a detached former police house with painted dashed rendered walls, blue slate roof with uPVC coloured doors and windows.

To the north west of the application site is 'Cragdale Lodge' which is Grade II listed. The property, constructed c1830 was originally a private dwelling but was later used as a Police Station up to 2012 when it was sold to be converted into 7 residential apartments.

'Cragdale Lodge', during its use as a Police Station and within the curtilage of the original garden area, 5 houses were built for use by the Police Force during the early 1960's. Four of the properties were semi-detached and No 5 was detached.

The Police Force downsized their personnel requirement and vacated 'Cragdale Lodge' and moved into former stables within the original curtilage of Cragdale. The premises were then sold and developed into apartments. Over time the Police force sold off the 5 houses to individual families. The applicants have resided in No 5 for just over 12 months.

No 5 is sited within a generous plot and is the closest to 'Cragdale Lodge' and is accessed via a private road from chapel Street to the north.

To the west of the site is a stone boundary wall which also incorporates the rear wall of buildings owned by properties fronting Duke Street. These properties being the Post Office and No's 21 and 23 Duke Street.

The southern boundary is a mixture of stone wall and timber fencing and forms the boundary to a public footpath to Greenfoot Car Park from Duke Street.

The east boundary to No 4 Cragdale is a timber fence of varying diminishing heights with hedging.

## **Proposed**

The applicants are seeking planning approval to extend their property to the rear southern elevation to form a sitting room. The extension will project from a single storey section of the house with a gable projection and valley gutters forming the roof intersection. The extension will be constructed using materials to match the host building being coloured dashed rendered walls incorporating vertical grey panelling to part of the gable with the roof covered in blue slates. All windows and doors to be uPVC with colour to match existing.

A second element of the application is to construct a garden room along the western boundary. This structure will 'back on' to the existing boundary which comprises of a high stone wall and the rear wall of an existing outbuilding. This building will be constructed using reclaimed stone to the walls to match the existing stone along the boundary, blue slates to the roof and uPVC doors to match the colour of doors to the existing house.

The garden room will integrate into the existing boundary utilising reclaimed stone to match the existing structure. This building will also incorporate a small cycle store to the northern side.

## Photographs



South Elevation – extension to project off the single storey extension to the east using matching materials to the host building



Western boundary, existing outbuilding and high stone boundary wall – proposed Garden Room to back onto the outbuilding and boundary wall





Southern boundary with the public footpath behind; extension of the western boundary to the right with garden in the foreground.



Eastern boundary with No 4 Cragdale in the background – proposed extension to project from the single storey part of the host building.