

RECEIVED

07 FEB 2024



JOHN & JENNIFER WHARTON . ARCHITECT DESIGNERS

Craven House
Brook View
Carrleton
SKIPTON
North Yorkshire BD23 4FX
tel: 01756 792708
fax: 01756 795278

HERITAGE Statement NEW GARAGE
Low Barn, High Bradley, Keighley BD 20 9EX

Background:

The conversion of Low Barn is now well progressed under approval 2019/2104/FUL and subsequent minor amendments.

The approval covered a detached new garage on higher land to the west of the barn. The applicant prefers a garage closer to the barn (where it may have been sited as an agricultural building as part of a more compact group) because the building will be used as private garage, cycle storage, kempt storage and garden store.

The originally approved garage will not be built.

This removes the prospect of a new building in open countryside, widely visible from the Ais Valley.

North of the application site are two Grade II listed houses - Cragg House and Moor Cottage. They are some 35m from the site on higher ground. The proposed garage will be on much lower ground close to and below the eaves and ridge of the barn. The barn is not listed and not in a Conservation Area.

Design:

A simple stone outbuilding with an offset ridge/asymmetric gables, in a form similar to that of the Barn, following its east/west ridge line.

Materials will match those of the barn.


The existing Barn ground storey windows are affected by the siting, both of secondary status, to the study and living room. Both rooms will continue to admit sunlight from their principal windows. No sunlight is 'lost' in the conversion.

The dry stone site boundary walls will be attached to the garage, reinforcing its link to the wider wall network, in the local tradition

It is considered that the proposed garage siting, whilst visible from the listed buildings, does not detract from their setting.

The garage and the converted barn will, through their close association, continue to appear as agricultural buildings.

Compared to the approved scheme, a more compact grouping can be achieved via this application.


Architect
6-2-24