
Heritage Statement

Application: Single Storey Extension
Applicant: Mr & Mrs Hattersley
Project: 4383 Thornton Cottage
Date: July 2020

Introduction

This heritage statement has been prepared by Heppenstall Architects on behalf of Mr & Mrs Hattersley to meet with Barnsley council validation requirements.

The application is to alter and extend an existing attached garage to Thornton cottage to improve the existing kitchen/dining area and provide an additional utility room and storage area.

Conservation area

The application site is located within the Thurlstone conservation area as the attached Barnsley council designation map. Barnsley council do not have a written conservation area appraisal document for the Thurlstone conservation area.

Thornton cottage is located to the outer edge of the conservation area marked in an orange dot on the attached Thurlstone conservation area map.

Thornton Cottage

The existing Thornton cottage is a modern house that replaced the original house in 2006/2007 under planning approval 04/2263 and 04/2262.

The existing Thornton cottage is built with traditional materials typically found within the Thurlstone conservation area.

Proposal

The proposal is simply to increase the size of the kitchen and dining area which is currently disproportionately small for a four bedroomed house.

To minimize the impact of an extension the proposal is to alter the existing garage to convert this in to habitable area to increase the size of the kitchen and additional utility area. Given the existing floor level of the house is higher the existing garage level this results in the need to increase the height of the existing garage flat roof.

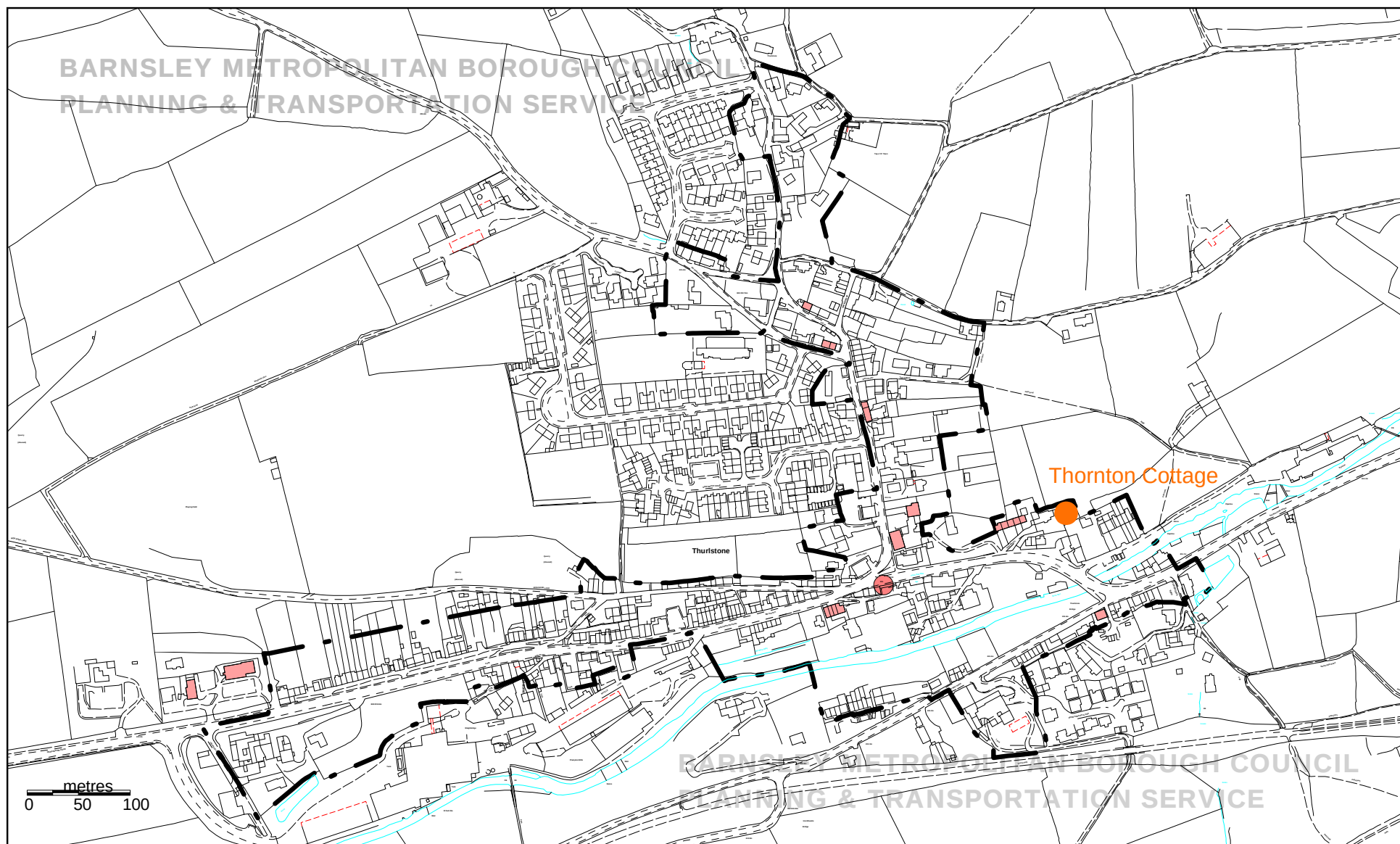
We consider that replacing the existing garage flat roof with a lean-to roof will be more in keeping with the conservation area, as this is a typical form to far older buildings within the Thurlstone conservation area.

Whilst this proposal replacing the garage flat roof with a lean to roof will result in a height increase, the overall height will be much lower than the existing eaves height.

Summary

The proposal;

- Aims to alter the existing garage to minimize the extent and scale of the works.
- Uses materials that match the existing house.
- Will significantly improve the kitchen dining area whilst making only a minor increase to the existing built footprint and height.



Scale 1:5000 @ A4	Drawn by: TC	Thurlstone Conservation Area	 BARNSELY Metropolitan Borough Council	Planning and Transportation Service Assistant Director: Ruth Middleton, BA(Hons), DipSurv, MRTPI PO Box 604, Barnsley, S70 9FE Tel: (01226) 770770 Fax: (01226) 772599
Date: 20/09/2007				