

HERITAGE STATEMENT

3 LOWER COLLIERS FOLD, CAWTHORNE BARNSELEY

PROPOSED SIDE EXTENSION AND RENDERING OF EXPOSED TIMBER BOARDING ON FRONT ELEVATION

- 1 The property is not within the conservation area of Cawthorne but is immediately adjacent to it
- 2 The property is semi detached
- 3 The property was constructed in the 1950's as far as can be ascertained as a flat pack from Sweden and assembled eventually on the site
- 4 The property has no significant features that would contribute to the Conservation Area as it is constructed of alien materials to the local vernacular architecture
- 5 The property is constructed of timber framing faced with cedar timber boarding and plasterboard on the interior. A rear extension of stone has been subsequently constructed and also a stone porch to the front elevation
- 6 The property does not contribute to the setting of the conservation area as it is not constructed of vernacular materials save for the new addition of the rear elevation and the front porch which reflect the local architecture style
- 7 The proposal is to demolish the single storey side part of the structure and replace it with a two storey extension constructed of stone
- 8 The proposal will not have any significant affect on the overall Conservation Area of Cawthorne. The house is tucked away up a cul de sac Lower Colliers Fold and is only partially visible from the main road
- 9 The existing dwelling will benefit from a Ground Floor Toilet and Utility Room and an extra Bedroom on the First Floor and an enlarged Bath Room which is required for the enlarged family

- 10 The colour of the render to the front elevation was chosen not only because it was the preferred colour by the client but also because investigation revealed that there are many rendered buildings within the conservation area and many of them are white in colour
- 11 The reason why my client has rendered over the exposed timber boarding of the elevations and also lined the interior with fireproof plasterboard is because the building is a prefabricated timber Swedish building which was assembled somewhere around the late 50s. It consists of a thin timber frame covered with thin boarding as external cladding. The boarding has been frequently painted with creosote and other preservatives to protect it from rot . All this has amounted to what my client considers a fire risk to himself and his family. They have just had a newborn baby and so the client has taken the steps of trying to give some fire protection to the property and is aware of the consequences of what happened at Granville towers

For further information consult the attach full planning statement

MALLALIEU ARCHITECTS LIMITED 2nd July 2019