

HERITAGE STATEMENT REF 104-79-DAS01A DATE JULY 2023

31 TIVYDALE DRIVE , CAWTHORNE , BARNSELEY, S75-4EJ

WORKS : PROPOSED DORMER WINDOW & WINDOW- DOOR OPENING ALTERATIONS TO REAR ELEVATION

This statement has been prepared in support of a Householder Planning Application for the erection of a new dormer & alterations to the rear elevation.

31 Tivydale is a mid terrace property located off tivydale in Cawthorne, the dwelling is within the conservation area.

The existing terrace is current on split level, 2 floors to the front elevation & 3 floors to the rear, accommodation is currently

1. Lower Ground Floor : utility & store.
2. Ground floor : Lounge & kitchen
3. First Floor : 3 bedroom & Bathroom.

The elevation materials consist of :-

1. Front Elevation : Brickwork & render finish to walls with red clay slate roof.
2. Rear Elevation : Brickwork to walls with red clay slate roof.

There is a mixture of materials used for the doors & window of timber & upvc

The basement level provides access to the rear garden area.

The applicants have recently purchased the property and are seeking to both update and remodel the property to suit their lifestyle in a manner sympathetic to both the dwellinghouse and surrounding Conservation area.

To this end it is proposed to provide a black cladged dormer (cement board) to the rear elevation, with black fascia's , soffits & rain water goods.

It is the intension these changes will not cause any adverse harm the dwellings setting within the conservation area as all changes are to the rear elevation.

The internal alterations will provide the following accommodation: -

1. Lower Ground Floor : Dinning, kitchen , utility and access through new bi-folds to sunken patio area.
2. Ground Floor : Large lounge & new staircase to first floor with separate entrance hall.
3. First Floor Plan : 2 no double bedrooms, family bathroom & new staircase to attic.
4. Attic : Large master suite with ensuite & dressing room.

