

HERITAGE STATEMENT FOR THE PROVISION OF A SINGLE STOREY SIDE AND REAR EXTENSION TO ORCHARD HOUSE BRIERLEY ROAD BRIERLEY BARNSLEY S72-9JQ

EXISTING DWELLING DESCRIPTION

Orchard House is a detached non listed part brick & part painted render constructed dwelling with slate roof coverings all set out over 2 floors and is directly accessed off Brierley Road. The dwelling also has a side timber garden store currently sited where the proposed side extension section is to be built, hence to be re-sited within the rear garden area.

BUILDING DESCRIPTION

The existing property is set in quiet private position accessed only from Brierley Road and is totally separated from other surrounding properties within the designated Conservation Area. The extension will be attached to the existing dwelling on the rear and side elevations, positioned where the existing timber store is currently sited. The timber shed therefore will be re-sited into the rear garden area

The existing property is bounded on all sides by distinct boundary hedging, walling & fencing types. The proposed single storey extension when constructed will be visible from the rear, front & side elevations, however due to its single storey status and its design complementing the existing dwelling it will not unduly impact on the visual amenity of the Brierley Road and the rear access and open pasture areas within the Conservation Area.

DETAILS

The proposed extension where positioned on the side and rear elevations is quite a distance away from other dwellings with clear open views from the existing front and rear elevations as indicated on the block plan.

The proposed extension being partly on the rear elevation of the property is also not visible from any public highways etc. The proposed brickwork will match the existing brickwork on the existing dwelling. Slate effect roof tiles to be used to match the slate roof on the existing dwelling. The proposed works will not be detrimental to the surrounding amenity nor infringe or impact on the neighbouring properties.

The proposal being confined to the rear and side garden areas it will not infringe on any historical or architectural features, character or values of the existing property or other properties near by in the conservation area.

The new extension will also fully comply with current Building Regulation requirements.

SIGNIFICANCE

Although there is no heritage requirements for the proposed extension the Brierley heritage asset as a whole does appear to have a some level of significance due to all properties being within a conservation area.

The proposed extension will greatly benefit the applicant due to the existing dwelling only having small dysfunctional kitchen together with no utility provision being totally inadequate for modern living. Due to its attached position and scale it is not intended to diminish but maintain the future conservation of the immediate area This will therefore create a new and welcoming extension providing the much needed space for modern contemporary living by the family in which all features will add to and compliment the overall look and aesthetics of the existing dwelling.

The proposal drawings do provide sufficient information on the overall design and siting in relation to the existing building.

The existing garden area doesn't appear to have any historical value therefore the proposed extension should not have any adverse effects on the architectural or historic character of the existing dwelling nor those near by including their settings and amenity areas around them and will not harm any historical fabric that may be attached to the buildings.

The proposed single storey extension does appear to be appropriate in terms of its size and scale. The design and detailing will also enhance and maintain the character and form of the existing dwelling.

It is in our opinion that the proposed addition will have zero impact upon the Brierley Conservation area and therefore should comply fully with all Conservation policies for this area.

The proposed extension does encompass good design in terms of its relationship with the existing dwelling and the rear & side amenity backdrop in which walls, glazing and the roof line will provide a degree of cohesion and symmetry.

The new extension slate effect roof tiles are to match the existing house roof in terms of colour, size and lapping.

EVALUATION

The proposed extension including all features as described above will blend in with and maintain the character of the Orchard House dwelling and its surrounding amenity area. It is our belief therefore that the new single storey extension will be totally in keeping with and not contravene any Conservation guidelines and policy in place for all buildings within the Brierley Conservation boundary. The extension does have sufficient integrity to contribute to the overall amenity of the Orchard House site without detracting from the natural beauty and character of the existing amenity area nor conflicting visually with other properties adjacent. The proposal does not intend to adversely effect or alter the remaining amenity around the extension due to its setting within the Conservation area. The proposed materials to be used are also traditional and will be incorporated into providing a high standard of design and finish. Orchard House does benefit from having old and well established walls and hedging along its boundaries. The Orchard House dwelling has been in place for many years now and during that time has never been considered a visual detriment to the Brierley Conservation area. To the side of Orchard House on Brierley Road are two modern detached dwellings that don't appear to have any historical or architectural heritage assets to them. It is therefore our belief that the proposed single storey extension will not conflict with or have any detrimental impact on the immediate Brierley Conservation Area.