

HERITAGE STATEMENT REF: 04-64-HS01 DATE: APRIL 2018

PROPOSED EXTENSION WORKS AT CROFT COTTAGE, BLACKER GREEN LANE, SILKSTONE, BARNSLEY, S75-4NF.

BACKGROUND

Croft Cottage forms part of a development of 5 residential properties, converted from agricultural barns, via planning consent from Barnsley Council granted on 27 July 1989.

The original barns are believed to have been at this site since the mid 17th century and have a grade 2 listing.

The construction of the properties is natural stone walls, natural stone roof tiles, timber windows and doors with natural stone heads & cills

Croft Cottage is a mid terrace barn conversion set in a courtyard off Blacker green lane. To the rear there is a 30 meter length garden. Beyond the garden are fields and open country side.

The property is situated in the village of Silkstone, approximately 3 miles west of Barnsley, next to the A628 which runs from Barnsley to Manchester. The Parish borders the Trans-Pennine trail and has successfully changed in character from A hardworking pit village, to a desirable place to live.

THE PROPOSED EXTENSION WORKS

It is proposed to erect a new lean to extension at the rear of the property in the courtyard area as shown on the proposal drawing. The new extension will project from the existing building 3.350m and be 4.150m wide, it will be built in good quality materials which will all match the existing Grade 2 listed building.

The new extension is to be used as a Snug accessed from, the existing Kitchen / Dining room from a newly formed door opening.

Where the existing window is lost by the extension to the existing en-suite it will be replaced by a conservation roof light set flush with the existing roof.

The new extension roof will be surface with natural stone slates to match the existing with 2no conservation roof lights set flush in the new roof to provide additional light in to the new Snug.

IMPACT ON THE LISTED BUILDING

The proposed extension will cause little impact on Croft Cottage and the surrounding listed building, A similar lean extension has been built on the adjoining property, the clients intension is to follow this precedence.

BMBC PRE-APPLICATION ADVICE

A pre-application has been submitted to BMBC planning department and comments received from the application were encouraging if a lean to extension were to be proposed, these comments have been incorporated in the proposed design.

SUMMARY

BMBC Planning department should support the application :-

- 1, A pre-application has been submitted and positive comments have been received & incorporated in to the design.
- 2, The new lean extension is similar to the adjoining barn so a precedence has been set and impact on the listed building would be minimal
- 3, The extension will be constructed of good quality materials to match the listed barns.