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Heritage statement for a retrospective listed building application for work done at Bank House Farm, Hillside Lane, Thurlstone, S36 9QJ.

Host building.

The host building is a two storey former Farm house built in the 1700s of local sandstone. The property also lies in the Thurlstone conservation area.

The Proposal.

The work carried out on the property was in the form of a two storey rear extension and a detached garage. The work was covered by a normal planning application in 2002 and the planning referencr number was B/02/1155/PU/HH which was approved on 01/10/2002.

The results

The work was subsequently carried out in 2003. The extension and garage were built to a very high standard out of natural sandstone to match the materials of the host property. The downstairs room that was created was accessed from the existing living room by the addition of French doors where an existing window had been situated. The bedroom created upstairs was access from the existing first floor landing and an additional window formed in the existing West facing gable end.

Conclusions.

The fact it was not picked up on the fact that the building was listed in the first place is a little of a puzzle. This should have been questioned by both the original Architect and by the planning officer when the site was visited. The however is not the case so no listed building consent was sought nor granted. Having seen the quality of the work both externally and internally I have to say the material fabric of the listed building has remained totally undamaged and the additional work has supplemented the original envelope.