

Longsight Design Consultancy Ltd

Consulting Civil & Structural Engineers



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HERITAGE STATEMENT

COBI HOUSE, HOYLANDSWAINE, BARNSELEY, S36 7JZ

This statement forms part of a planning application for a single storey extension to the side of the above property.

It is not a standalone document it must be read with the plans which constitute the principle information.

1. INTRODUCTION

- 1.1. This Heritage Statement has been prepared to support an application for Householder Planning Permission for the creation of a single storey domestic extension to be used in conjunction with the main house, known as COBI House, Hoylandswaine, Barnsley S36 7JZ.
- 1.2. The original property was constructed in 1993 as a timber frame structure clad in natural stone under an interlocking tiled roof. It has been previously altered to have the eaves raised to create a loft conversion under planning application 2018/0649 granted in May 2018.

2. PROPOSAL

- 2.1. Planning permission is sought for a single storey extension located on the side of the property with a duo pitched roof.
- 2.2. The new extension will be constructed in natural stonework to match the existing dwelling with interlocking concrete tiles to match the existing. To the rear elevation will be located a large French door and to the front elevation a window with the same mullions, lintels and cills as the existing dwelling.
- 2.4. Externally a small stone flagged area will be installed to allow access into the extension. Existing drystone retaining walls will be extended to provide a landing/access area to the extension.

3. THE HERITAGE ASSET

- 3.1 The property is located in a Conservation Area known as Hoylandswaine on BMBC conservation map.
- 3.2 The property is of circa 1990 construction in natural stonework under an interlocking tiled roof and is not listed.

4. ASSESSMENT OF IMPACT & MITIGATION

- 4.1 The proposed extension is located on the side of the property and cannot be seen from the main highway.
- 4.2 All materials used will match those of the existing dwelling.

5. CONCLUSION

- 5.1 The proposed extension will be constructed in materials sympathetic to the existing dwelling and area.
- 5.2 As such the proposal will be in keeping with the existing dwelling and will not impact on the conservation area.

14/08/2020

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