



20 High Bank

Thurlstone

Barnsley

S36 9QH

Heritage Statement

July 2021



1. Introduction

This statement is written to support a full planning application for the proposed single-storey side extension at 20 High Bank Lane

2. Heritage Statement

The application site is a detached, two-storey, modern stone property which is part below ground, such that the house appears as a bungalow when viewed from High Bank Lane. The site is located in Thurlstone Conservation Area.

The proposed side extension will be visible from the road; therefore, the design has been carefully considered to be sympathetic to the existing property and character of the conservation area. The ridge of the proposed pitched roof is lower than the existing ridge and the extension has been set back on the front elevation so that it appears subordinate to the host property. Stonework, slate roof tiles, eaves profiles and stone window surrounds are all proposed to match the existing. A feature oak framed, glass gable window adds visual interest on the side elevation and ties in with the existing windows. The extension is thought to enhance the external appearance of the property whilst providing additional accommodation within the single-family dwelling.

3. Conclusion

In conclusion, the proposed side extension has been designed to tie in with the host property through the use of matching materials and detailing whilst also being subordinate in form. The glass gable feature window enhances the external appearance of the property and the proposals are considered to be sympathetic to the conservation area and in compliance with relevant planning policy.