HERITAGE ASSESSMENT
NYPAS-103-13-HA1

Extension and conversion of attached garage to provide for additional living accommodation 17 Orchard Terrace, Cawthorne, Barnsley, S75 4HN

As the site is in the Conservation Area a heritage statement is required to assess the impact on the character of the Conservation Area.

THE SITE AND ITS ENVIRONS
The property is sited on the extreme eastern edge of the conservation area.

The properties that share a boundary to the east of the property are not in the conservation area.

The properties at the eastern end of Orchard Terrace are a mix of 'modern' bungalows and link detached two storey houses.

There are no listed building or buildings of architectural or historic interest in the vicinity of the site.

EXISTING BUILDING AND PROPOSALS
The existing property is an 'L'shaped, brick built 'modern' bungalow sited in a large corner plot.

It is proposed to extend the northern 'leg' of the building to provide a double garage. The existing garage becomes living space.

Brickwork and roof tiles will match existing.

The existing roof line will continue with a rear projection.

The design is sympathetic to the existing building.

The extension will have no detrimental impact on the character of the immediate area or the conservation area as a whole.

The extension will be in excess of 10 metres away from the northern site boundary and from the footpath to Orchard Terrace.