

Heritage Statement
Proposed Dwelling
Prospect
Thurlstone
Barnsley

ANDY CUDWORTH ARCHITECTURE

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OUTLINE OF THE SITE

The Application Site

Site Address: Land adj 1 Prospect, Thurlstone, Barnsley.

The site lies within a designated conservation area, namely Thurlstone Conservation Area.

The Extent of the Heritage Asset

The extent of the Thurlstone Conservation Area generally follows the valley of the river Don and adjacent Manchester Road through Thurlstone. On either side of this valley the properties are generally of ex weavers cottages and light industrial buildings, which have mostly been converted to dwellings.

The development site is a parcel of vacant land located on a road known as Prospect, off Rockside Road. Prospect is on the very edge of the conservation area to the south. Generally the site does overlook the conservation area, from a high vantage point, however with the nature of the site being obscured by a large area of mature trees to the north and a high bank to the south, the only real views into the site are from the adjacent dwellings. It's immediate surroundings are made up of semi detached and detached houses, generally of a stone/render construction with slate roofs. The proposed dwelling would sit within this general row of dwellings with ample land/space between it and adjacent dwellings.

The adjacent dwellings are of aged stone and tiled roofs and are modest in size. The proposed dwelling would seek to continue the heritage of those adjacent dwellings by retaining the same architectural features and use of local materials to match those properties. The use of local stone, stone lintels and slate roofs, with domestic scale design would be used to retain the character of the main street scene.

There are no archaeological or historic interests on or adjacent the proposal site.

The Proposed Works

The proposal is for a single domestic detached 3 bed dwelling house. The height is of standard two storey with a pitched roof to match the adjacent properties. The main façade will be facing the road to match the adjacent properties. The existing garden landscaping will generally be retained.

Assessment of Impact on the Heritage Asset(s)

There is no specific impact on the Conservation Area. The site is tucked away and generally cannot be seen from the rest of the Conservation Area and the proposed dwelling does not overlook into the remainder of the conservation area, other than the immediate adjacent area of land. There is no detrimental impact on the relationship with adjoining dwellings as there is an abundance of space between the adjacent dwellings, which reflects much of the existing spacing of dwellings in the area. As the architectural features are to reflect the adjacent dwellings, namely 1 Prospect, the proposal enhances the street scene.

Mitigation

Initially I looked at a more contemporary design, to reflect the recently built properties nearby. However the immediate adjacent properties are of a more traditional design and those other contemporary properties are separated from the site by the road boundary. Therefore it was decided that a design to reflect the historic vernacular would be appropriate.

The following policy has been consulted in relation to this proposal.

Relevant sections of the Core Strategy within the Local Development Framework.

Namely...

Sustainable Development

CSP1 Sustainable Development

The Location of Development

CSP3 The location of development

Meeting People's Needs

CSP27 The number of new homes to be built

CSP28 The distribution of new homes

CSP29 Affordable housing

CSP30 Housing Market Regeneration

Local Character

CSP35 The Historic Environment

CSP36 Development in rural areas

Improving the Quality of Design

CSP38 Design

Green Infrastructure and biodiversity

CSP40 Green Infrastructure

CSP41 Protection of Green Belt

CSP42 Green Space

CSP43 Biodiversity and Geodiversity

CSP44 Landscape Character

Climate Change

CSP45 Climate change

CSP46 Flood risk

Waste and Recycling

CSP50 Waste and recycling

Date...20/04/13..... Signed.....A Cudworth...

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