

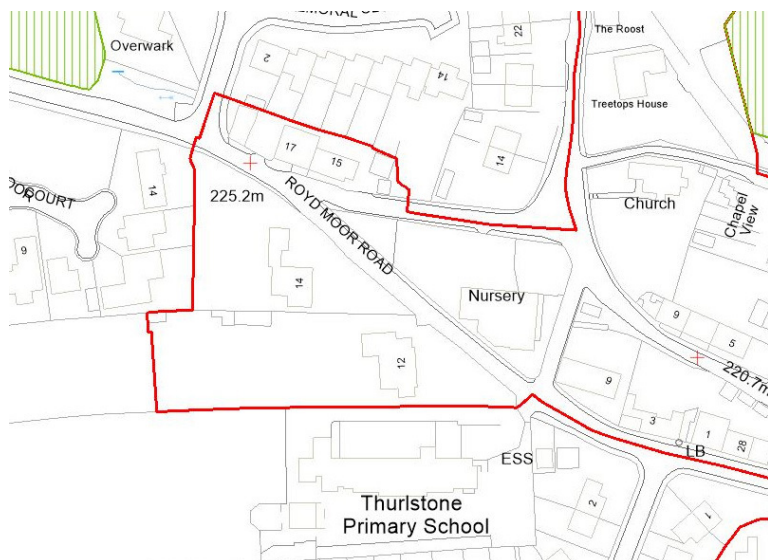
Heritage Statement – 13.03.2019 – DSA

14 Royd Moor Road, Thurlstone.



The Asset

The property is located in the village of Thurlstone, within the conservation area which is noted for its stone built properties including Weavers cottages. Thurlstone has good links to Manchester and Sheffield and facilities such as primary school, Public houses and bakery, the nearby town of Penistone has further facilities including a Tesco and schools. The property is located towards the edge of Thurlstone on a country lane, there are stone built properties opposite and at a lower level, to the south is a large stone built property No12, Royd Moor Road then leads to a more modern estate to the North and out to open countryside.



The dwelling is a two storey 3 bedroom stone built property dating over 100 years, it is a typical example of the darkened sandstone properties around the area with a well-proportioned front elevation and stone slate roof; although more recent aluminium white box gutters and downpipes detract from the appearance. It is considered that this principal elevation plays an important role in the conservation area as it is visible from the roadside and a traditional example of the quite simple but well-proportioned houses of the area. There is a two storey stone built outbuilding to the roadside which has been adapted to a garage with unsightly concrete lintels and column; apart from the recent garage doors this two storey outbuilding has value to the conservation area in that it is visible from the roadside and has a typical barn like appearance with its square punchy windows and stone roof. The garage has been attached to the house by a single storey roughcast rendered entrance building at some point in its history, this connection is of a poor quality and has little value to the conservation area. To the rear is a lean to extension which has been added at some point in the buildings history although given the wall thickness it is assumed this is dating nearly 100 years, this is primarily single storey although there is a stair and small amount of accommodation at first floor level including a first floor south facing window. Little of the rear extension is visible from the roadside and the nature of the extension it is considered of a lower value to the conservation area than the house and garage. The property has no recent planning history, except Tree Preservation Order Approval of branch removal to roadside trees.

The Proposal

The proposal is to add a first floor with gable and apex roof to the existing rear lean to building above the kitchen, foundation investigations revealed no foundations so there is a requirement to demolish and rebuild the ground floor; to enable occupation. It is proposed to build around the existing walls to enable continued occupation during construction, this will increase the floor area slightly, the existing stone will be reused and further reclaimed or aged stone brought in to match, in this regard demolition in a conservation area can be justified. Window arrangement at ground floor remains as existing with the exception of the south elevation where a full window will replace the ground floor half window. The upper floor will contain two bedrooms and a study and will be in keeping and matching the lower floor, retaining a stone slate roof by reusing the existing slates. The second storey creates no overlooking issues, has little impact on the principle elevation and will be in

keeping and traditional and can be considered an improvement over the existing lean to structure in that it is of a traditional form, further enhancements will be replacement of the white aluminium rainwater goods with black PVCu cast iron effect including moving the downpipe on the principal elevation from the centre to a corner.

A new oak framed entrance porch and garden room will replace the existing rendered parapet entrance structure, which is considered to be a poor addition to the traditional stone buildings and replacement with a high quality oak framed structure with Artstone roof would be a welcome improvement to the existing and conservation area.

It is proposed to convert the existing outbuilding into further accommodation including a ground floor reception room and WC and first floor bedroom and en-suite, minimal external alterations are proposed, but the garage doors which have been formed with large insensitive concrete lintel and column would be infilled with a matching stone forming two traditional windows in its place. A further window openings would be formed to the rear and side facing the house; these would be square simple openings in keeping with the existing window openings. With the improvements to the front elevation and renewed use of the building it is considered that it would enhance and preserve the buildings and conservation area for the future.

No trees will be affected by the proposal, but a tree survey will be provided.

Preserve, Enhance, Mitigate

As described above, the proposed extensions and conversion will preserve the principal elevation as all the extensions are sited away from this elevation, they will also enhance, as it is proposed to replace the unsightly aluminium box gutters and central white downpipe with black cast iron effect gutters and corner pipe. The first floor rear extension mitigates through its siting away from the roadside and principle elevation, reuse of the existing stone slates and carefully matched walling stone. The proposal will enhance the link building with demolition and rebuilding with a traditional green oak and stone roof structure much more in keeping with the property. The proposal will enhance the two storey outbuilding through removal of the concrete lintels and replacement with traditional square in keeping windows along with replacing the white rainwater goods with black cast iron effect and also providing a more sustainable use for the two storey structure thus preserving it for future generations,



View from the courtyard



View from the Garden