**Barn Extension at Trevarth House**

**Design and Access Statement**

**Location**

The building is an extension to an existing detached stone-built barn. It replaces an existing lean-to extension used a single-vehicle garage which has been subject to subsidence and is collapsing. Rather than underpinning, the opportunity has been taken to rebuild it to a higher standard, and to increase the plan area by 7.5 sq metres to provide sufficient space to accommodate two medium-sized cars.

1. Design

The Design principles are to ensure that the appearance of the replacement extension is in keeping with the barn, i.e. of stone-faced construction and having a ridged roof, rather than a single-pitched lean-to roof.

* 1. Use: The building will be used to house two cars.
	2. Amount: The total floor area will be 35 sq. meters.
	3. Layout: The new extension will occupy the effectively the same site as to the existing garage, albeit increased in length by a 1.5m wide strip to increase the useable area.
	4. Scale: Height 4.8m, width 5.5m, length 7.5m
	5. Appearance: The building with be in keeping with the exterior of the existing barn, with stone taken from the demolished extension to face the walls, and a slate-tiled roof. The existing extension has an asbestos-sheeting roof and is partially built of cement blocks.
1. Access
	1. Vehicular and transport access: The building is placed within the courtyard of a domestic dwelling, and replaces an existing garage space, with identical access provision.
	2. Inclusive access: The space is at ground level, with no restriction on wheel-chair access.

R B Gilbert 15.2.2021