

REPAIRS & ALTERATIONS TO KITCHEN GARDEN BARN & REMOVAL OF OUTBUILDINGS

Kitchen Garden Barn, Church Street, Wadenhoe

DESIGN & ACCESS STATEMENT

SITE

The site comprises part of the kitchen garden formerly part Wadenhoe House and a storage barn. The barn has access from Pilton Road and from Church Street. Street.

The site is in the Wadenhoe Conservation Area.

BUILDINGS

The barn is listed grade 2. A more detailed description is included in the Heritage Impact Statement.

The timber outbuildings are a recent addition used by the gardeners but now unused.

The barn is in need of renovation to stabilise the walls and roof and provide adequate weather protection.

PLANNING HISTORY

The barn had previously been granted planning permission (15/01970/FUL) and listed building consent (15/01998/LBC) for alterations and change of use into a dwelling. This included replacement doors and windows, roof windows and some new window openings.

A package sewage treatment plant has recently been installed on the adjacent site (19/01798/FUL) and the access gates in the garden are widened 19/01783/LBC).

PLANNING APPLICATION

This application is for planning permission and listed building consent to demolish the outbuildings and carry out alterations to the stone barn.

The alterations comprise:

- Conservation Roof lights
- Replacement stone gable copings
- Gutters and rainwater pipes
- Block up two window openings and alter existing door opening
- Remove flue on north gable end
- Add purlins alongside existing to stabilise roof
- Replacement oak doors and window frames
- Remove first floor in central section

Other works are considered to be repairs.

CAR PARKING & ACCESS

It is intended that the principal access to the barn will be the existing access from Church Street via South Lodge. Improvements to this access have recently been carried out to provide vehicle access for maintenance of the sewage treatment plant. Existing car parking on the site will be retained.

IMPACT & JUSTIFICATION

The justification for the alterations is to stabilise the structure of the stone barn and conserve and weather protect it for future use.

The building is currently in poor condition with local areas in urgent need of attention.

The building is not only listed in its own right but is located in an important setting in the centre of the village.

The proposed alterations are intended to have a beneficial impact on the character and setting of the building.

14.07.21.