**Design and Access Statement**

**Proposed Barn Conversion at Trevengleath, Halvasso, TR10 9BY**

The granite barn at Trevengleath is fully described in the accompanying structural engineers report. We regard it as an important feature on our land but it is no longer required or suitable for agricultural purposes. We are proposing a conversion that retains the existing structure as far as possible and complements it with an extension that uses modern materials with an ‘agricultural’ appearance i.e. corrugated roofing and vertical board on board timber cladding. The two sections will be joined by a connecting corridor with a green roof.

This small single-story development will sit neatly in the landscape and not be visible from any neighbouring homes.

The principles behind the design are to produce a new home in keeping with the existing adjacent property that is also a fusion of traditional granite house and modern ‘eco’ house. The barn with be reroofed with natural slate and wherever possible local, sustainable and energy efficient materials will be used throughout the build.

The applicant is the author of ‘Local Sustainable Homes’ and sees this development as an opportunity to create a well-insulated, low energy home with minimal environmental impact. Heating will be from an air source heat pump and solar panels on the roof will generate electricity.

Sewage and drainage will be off-grid as no mains drainage is available. Attached plans show details.

Access will be from the existing track with two parking spaces adjacent to the dwelling. No new access from the road is required.

**Compliance with Local Plan**

This application meets the requirements of the **Local Plan – Housing in the Countryside**. Although separate from the main cluster of housing in Halvasso the design does ‘***reflect and respect the character of the settlement***’. It is also an ‘***efficient use of an existing property***’ and meets the criteria of ‘***structural soundness and ability to convert without necessity of substantial demolition***’.

The application complies with Policy 7 Paragraph 3 in that it entails the ‘***Reuse of suitably constructed redundant, disused or historic buildings that are considered appropriate to retain and would lead to an enhancement to the immediate settin***g’. The barn has an existing lawful non-residential use and is around 200 years old.