

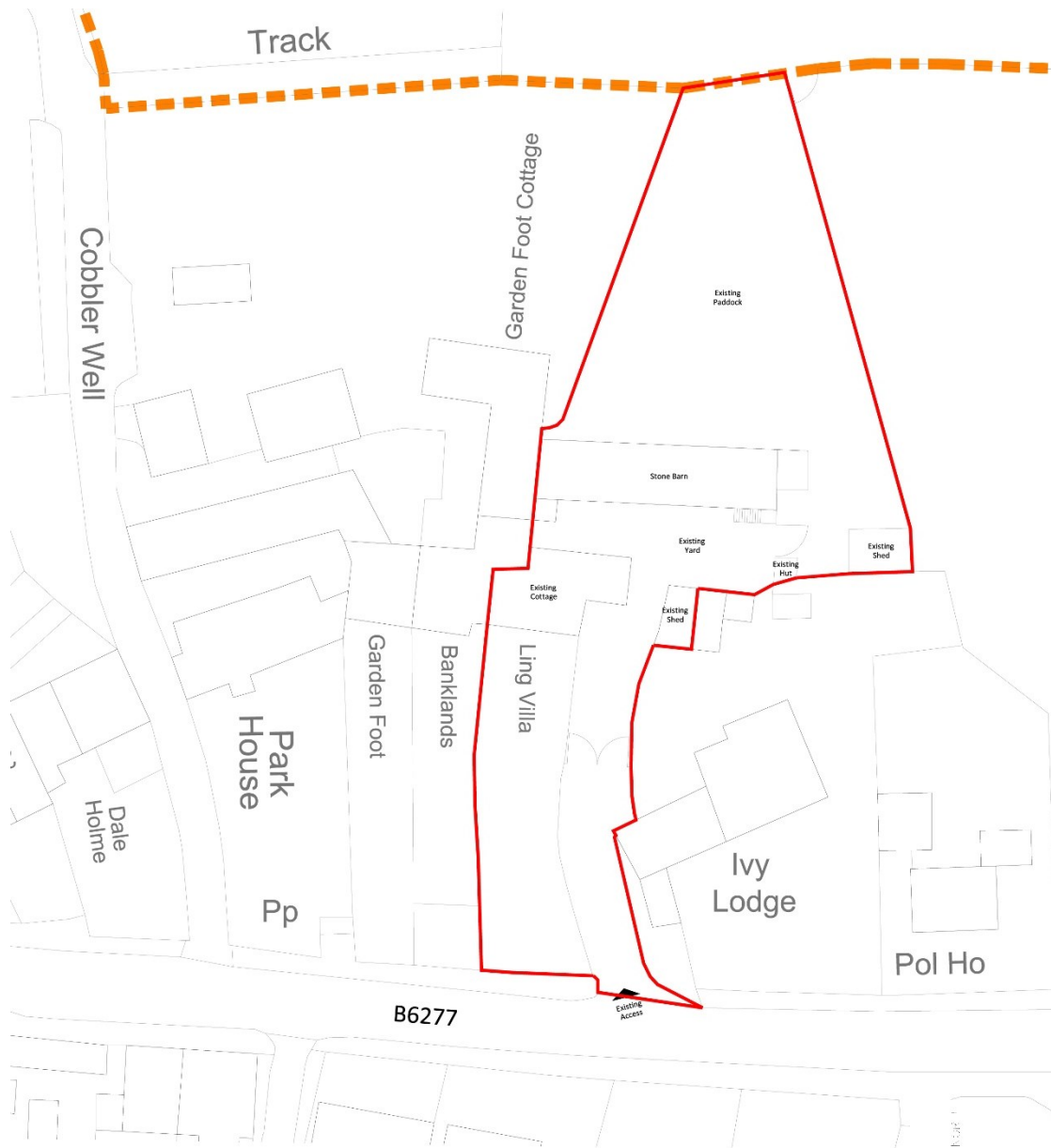
Design & Access and Heritage Statement

Proposed Conversion and Alterations to form domestic annexe, Ling Villa Barn, Mickleton

For
T&S. Saxby

APRIL 2022





1.0 Introduction

This statement has been written to support a planning application by Mr. and Mrs Saxby for conversion and alterations to form new domestic accommodation in the existing stone barn forming part of their property at Ling Villa, Mickleton and to form an annexe to their main dwelling.

Ling Villa barn itself is not listed but is considered to be a non-designated heritage asset by virtue of it's age and intact character. It is also situated within the Mickleton Conservation Area. This statement will outline Ling Villa barn's significance as a heritage asset and the impact of the proposals upon it and surrounding properties.

2.0 Pre-Application Consultation

The applicants obtained outline pre-app advice from Jill Conroy at Durham County Council (ref: 28/20/00222). In summary, the advice concluded that the proposed conversion and residential use would be acceptable and consistent with the surrounding area subject to suitable design.

To quote the pre-app advice..."Conversion of historic agricultural outbuildings would be welcomed as a way of ensuring a future use for an important building within this upland location."



Ling Villa Barn is present on the first edition OS Map of 1856

Site plan as existing

 MICKLETON CONSERVATION AREA BOUNDARY



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company number - 09327987



Ling Villa barn south elevation as existing showing later addition brick arch and vertical joint at change in stonework



Existing external hay loft stair



Existing north elevation

3.0 Brief Planning History

As has been mentioned, the barn is unlisted but is of significant age. It appears on the first edition OS map from the mid nineteenth century. (see previous page)

From the Edwardian era until the early 1960's it was used as a butcher's shop (known locally as Dowson's) with a slaughter house on the left hand side and stables and byres to the right with hay lofts above. The (separate) farmhouse was famous for its hot meat pie shop!

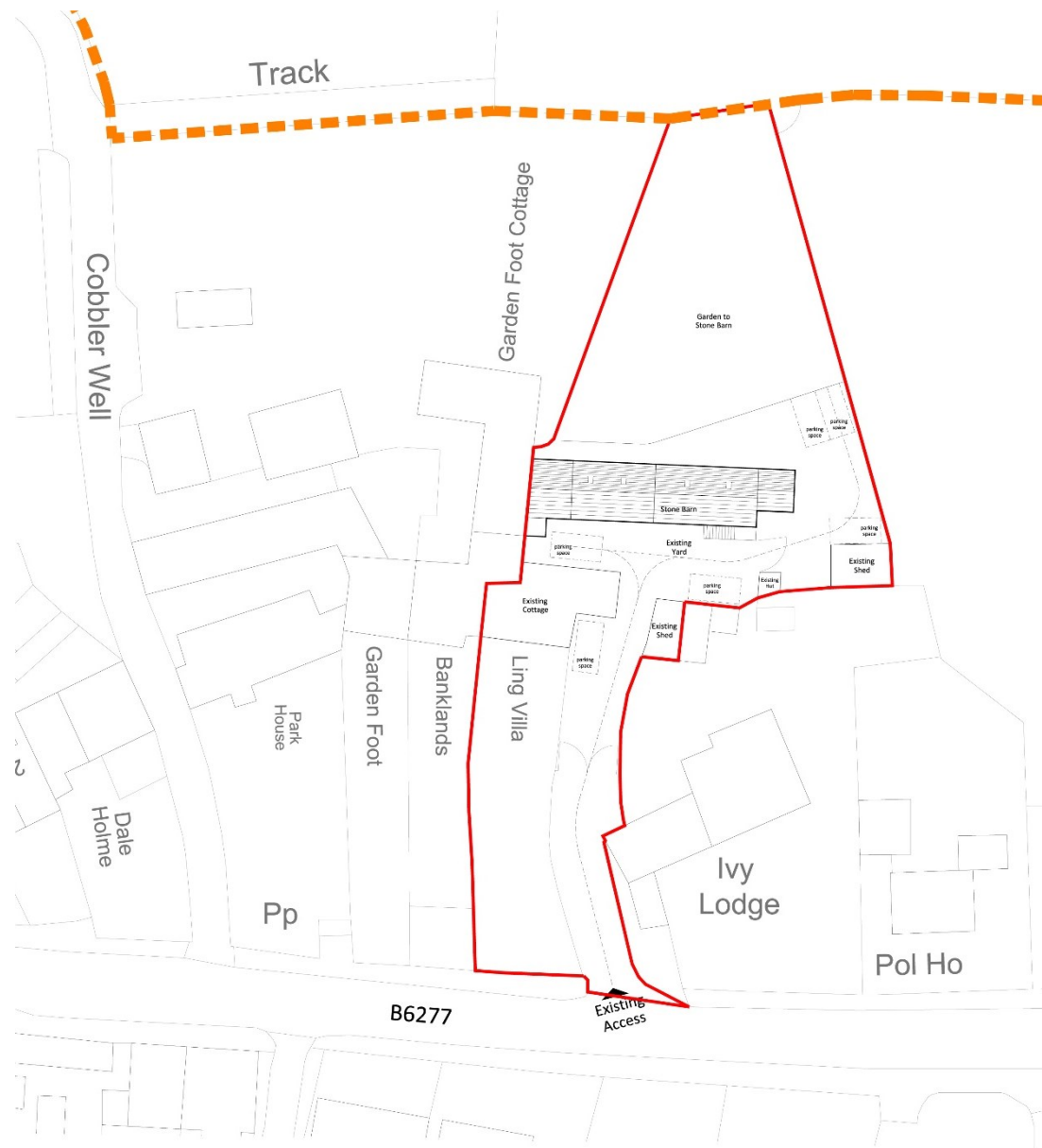
The barn is a sizeable stone structure to the rear of the cottages which face the main road through Mickleton. It comprises two main elements, each having different stonework and roofing, suggesting the building has evolved and been extended over time, as does the presence of brick arched openings.

The council's planning record shows no more recent changes to the building.

4.0 Principles of Development

At outline pre-app stage, the principle of development was considered to be positive in terms of providing a sustainable re-use for a redundant building located within a conservation area thereby securing its long-term future.

Approval of any scheme would be subject to a suitable design which retains the barn's traditional character and form using appropriate materials. As will be demonstrated, the proposals take account of the above requirements.



Site plan as proposed

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The Proposals

5.0 Impact on the existing structure and Conservation Area

The proposed alterations are entirely contained within the barn's existing volume and respect its form without extensions or indeed removals and seek to make maximum use of existing openings.

The change to domestic use does require the creation of some new windows in order to make internal spaces usable and habitable. These have been kept to a minimum and are sized and detailed appropriately with dressed heads and sills to match existing.

Some of the much altered first floor structure will be replaced to create a uniform first floor level. Similarly, existing roof structure is in need of repair but existing timbers, particularly trusses, will be retained and re-used where possible.

The grouping of the barn and the existing cottage are considered to make a positive contribution to the Mickleton Conservation Area and the proposed alterations will not change this.

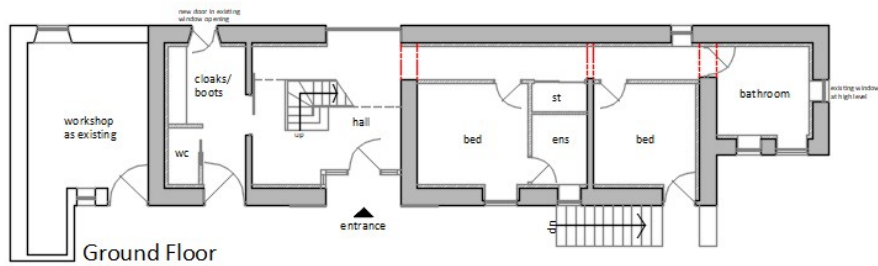
6.0 Residential and Visual Amenity

Similarly, the proposals will not alter the barn's spatial relationship with or have any harmful effect on the amenity of neighbouring properties.

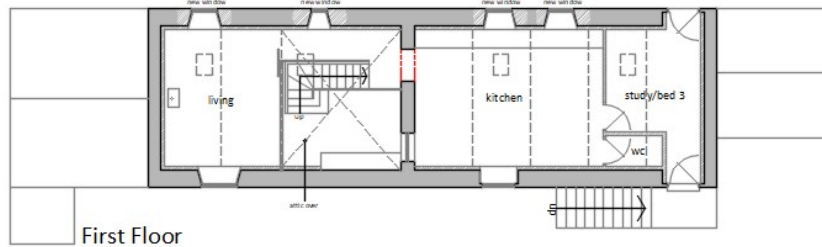
7.0 Highways

Highways comments at pre-app stage have been addressed with the addition of land surrounding the barn allowing sufficient turning and in-curtilage turning space as shown on the accompanying site plan S639 PL003.

Separate parking for the existing house is also accommodated. Again, this is shown on the accompanying site plan S639 PL003.



Ground Floor



First Floor

8.0 Design

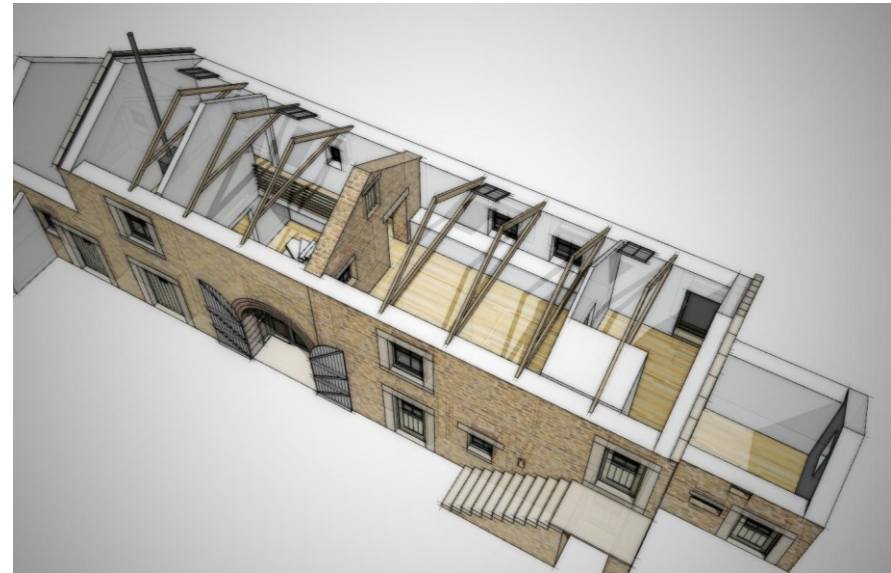
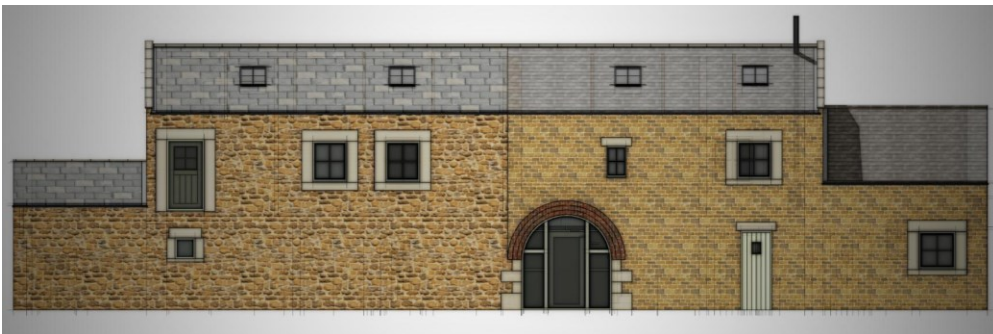
As stated above, the proposed alterations are entirely contained within the barn's existing volume and respect its form without extensions or indeed removals and seek to make maximum use of existing openings.

The change to domestic use does require the creation of some new windows in order to make internal spaces usable and habitable. These have been kept to a minimum and are sized and detailed appropriately with dressed heads and sills to match existing. As can readily be seen from the drawings and sketches, the proposals respect the scale and character of the barn.

The design makes the most of the opportunity to create a unique dwelling and the 'upside-down' nature of the plans makes maximum use of the open views afforded by the barn's setting.

9.0 Conclusion

The design takes account of the foregoing observations and requirements and will create a contemporary space for modern living whilst remaining sympathetic to the existing barn and surrounding properties.



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