

22-021 - 1 Talaton Farm Barns

Conversion of Garage / Store to Accommodation

Design & Access Statement



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Job No: 22-021
Job Name: **1 Talaton Farm Barns**

Conversion of Garage / Store to Accommodation

Site Context:

1 Talaton Farm barns is one of three dwellings that were converted from a threshing barn as per planning approval 05/2981/COU.

The building is predominantly of brick construction with timber infill panels under a clay tiled roof.

Whilst the property itself is not listed, the nearby farmhouse and another barn are listed. This said the proposed works are to the rear of the property and not in proximity too or can be read in context with the nearby listed structures. As such there is no impact from the proposed works on any listed structure.

Proposed Works:

The proposed works include the conversion of the existing attached car port / store to residential accommodation including a new rear door / hall and an additional bedroom. The applicants, Mr & Mrs Hunter, have three teenage sons all living at home. The existing property is only a three-bedroom dwelling and so the proposed additional bedroom will provide much needed space for the family.

Externally the works will include the addition of roof windows on the west facing roof and the infilling of car port access with a new part glazed entrance screen.

Design:

The parking for the property is to the rear, by the car port, and as such the owners and any guests all enter the property through the existing car port / store and via the utility.

The proposed works will provide for a new entrance door and vaulted hall / storage space providing a new access into the home. This vaulted space includes a powder coated aluminium roof window to provide light into this hall space and without impacting on the existing brick elevation of this former agricultural building. This roof window will be recessed into the roof so that it is flush with the roof finish.

The bedroom space includes a mezzanine to provide a sleeping area. The ground floor provides for a study space and an en-suite. To provide light and ventilation into this space two conservation style Velux window have been incorporated. Again these will be flush set into the roof finish.

Ecology:

The existing space is open to the roof, is used daily, and artificially illuminated – as such it is not a suitable habitat for bats.

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Use:

The use will continue as a single dwelling.

Access:

The existing access will remain unchanged.