



Design and Access, Heritage Statement
12 Barrow Court,
Barrow Gurney

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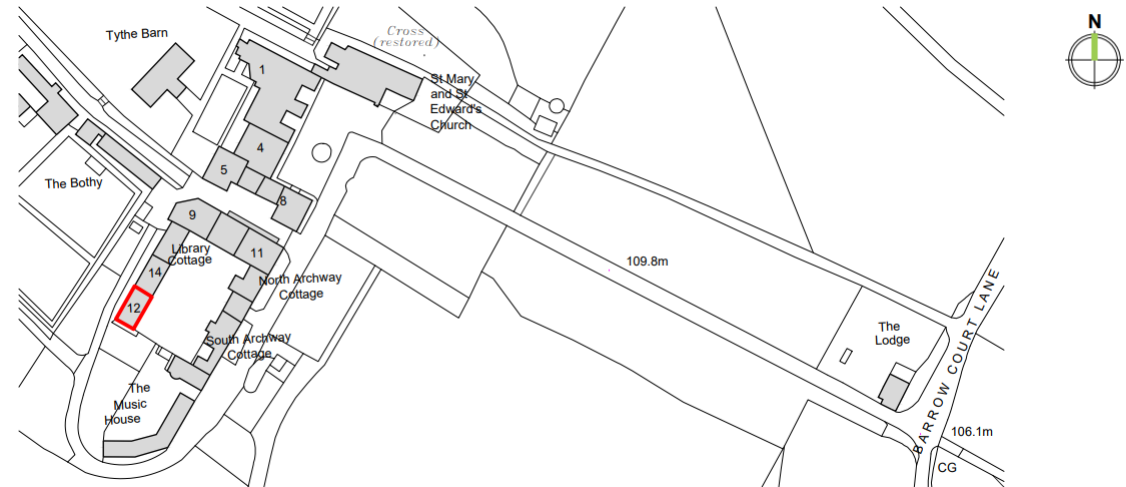
01 Introduction & Location

This statement should be read in conjunction with the application form and supporting documents.

The application is for internal alterations at 12 Barrow Court, Barrow Gurney. To make provision for a downstairs guest room with en-suite, utility space and rooflight to light the stairwell.

02 Area & History

Barrow Court is a grade 2* listed building. There are 15 Grade 2 and 2* listings on the estate, which includes the buildings, pond, park and gardens.



Site Location Plan



Historic England Map showing listed buildings at Barrow Court



Aerial photo



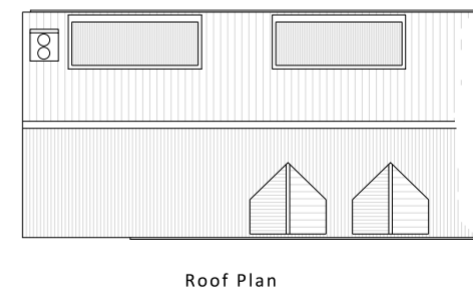
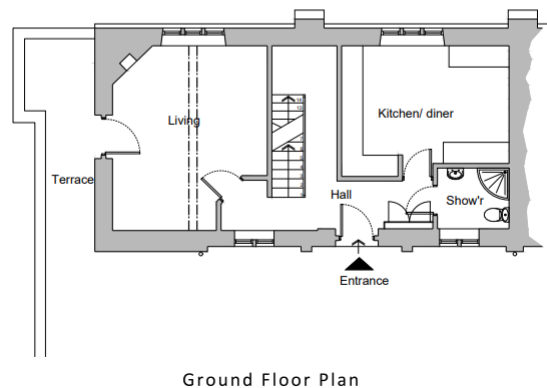
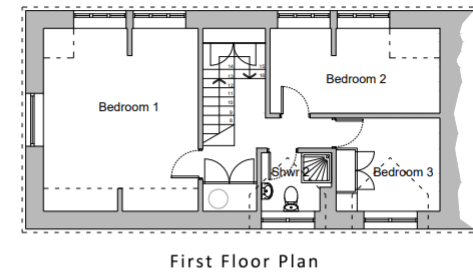
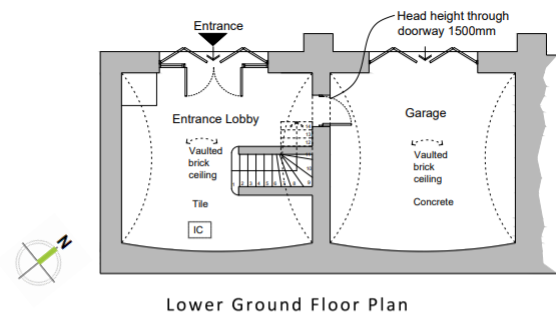
Barrow Court

04 Existing

The existing dwelling is arranged over 3 floors with a lower ground floor containing entrance lobby and double garage with stairs up to the main accommodation at ground level. Both the entrance lobby and the garage are at lower ground level accessed on the West side, and feature brick vaulted ceilings.

On the ground floor there is a kitchen/diner, a lounge and a shower room, and to the first floor three bedrooms and a further shower room.

The east internal walls on the lower ground floor are retaining walls and built in stone with a slight curve into the ground. There are some indications of damp, but no major water ingress.



09 Photographs



Photo of the lower ground entrance



Photo of the lower ground entrance and the garage entrance



Inside the garage space showing 1500mm high door to entrance lobby



Inside the garage space showing brick vaulted ceiling at the east (underground) wall

05 Proposals

The proposal is for internal alterations to the existing garage and entrance lobby.

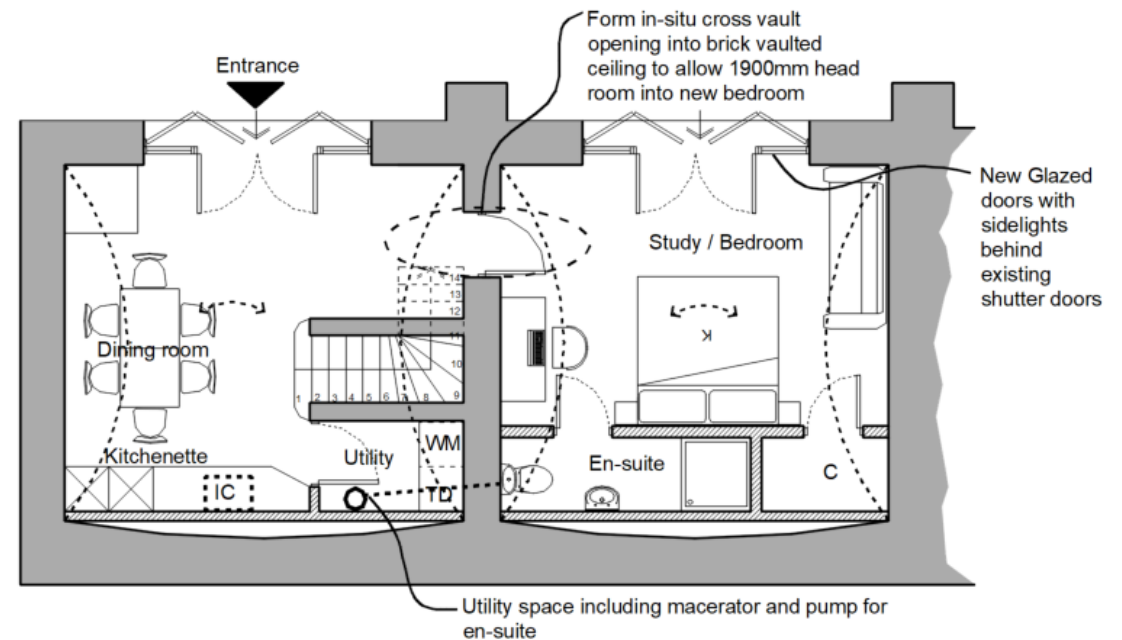
The proposal provides guest accommodation in the existing garage, a utility room in the entrance lobby, and new rooflights to light the main stairwell.

The proposed access to the guest accommodation from the entrance lobby, requires alterations to the existing structural opening through the two brick arches, which currently offer a headroom of around 1500mm being increased to 1900mm.

The guest accommodation is to be served by an en-suite, and the entrance lobby/dining to include utility space, which will be linked up to the existing drain run at ground floor level, via macerator and pump housed in the proposed utility room.

The underground walls on the east side will be dry lined, ventilated and drained, using either metal stud wall or thermalite block.

The concrete floor to the proposed bedroom will be overlaid with insulation, underfloor heating and floor covering, to be level with the existing floor in the entrance hall.



08 Materials

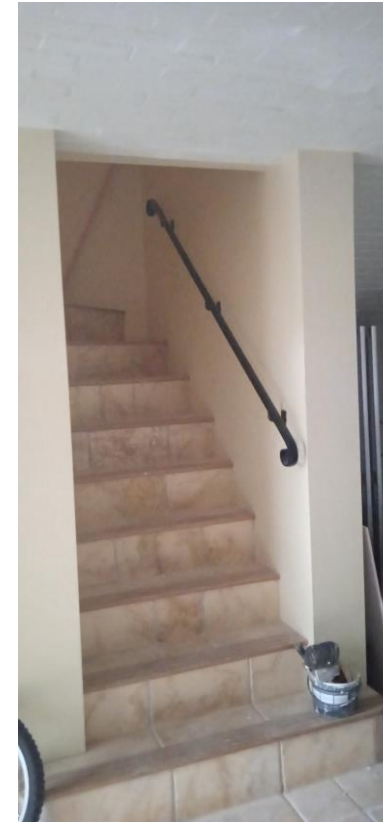
The lime-washed brick vaulted ceilings and lime washed stone walls will remain exposed with surface mounted stainless steel electrical trunking. The floor to the existing entrance hall / proposed dining room is currently tiled with underfloor heating and it's proposed to insulate the concrete floor in the proposed study/bedroom and apply underfloor heating.

08 Conclusion

The proposals seek to bring a currently cold, ancillary space into regular use. This makes better use of the garage and entrance lobby, as a useful part of the accommodation, as well as providing a utility space. The design respects the character of the space by keeping the brick vaults and stone walls.



Lime washed stone and brick vault



Stairs from lower ground floor to first floor, showing tiled finish