

# **TOP BARN, SHIMPLING ROAD, HARTEST IP29 4ET**

## **PLANNING, DESIGN AND ACCESS STATEMENT**

### **Proposed single storey extension to Top Barn, Shimpling Road, Hartest**

#### **The property**

The existing property is a barn conversion, converted from an agricultural building in 1978. Material finishes are black weatherboarding, slate roof and hardwood painted windows. The property is not listed but is within a conservation area.

It appears that the character of the original barn has been considerably altered by conversion to a dwelling. The original building dating back to possibly to 1884 - 1902 seems to have been open sided, for agricultural use, forming part of a number of farm buildings.

#### **The proposal**

The proposal is to provide a single storey, pitched roof extension to the northern side elevation to create a family size kitchen/eating and seating area. Materials proposed will all match the existing barn conversion with bespoke timber windows made to compliment existing fenestration.

In order to preserve the appearance of the existing dwelling, the proposal is to have a part glazed link building between the existing building and proposed extension - glazed to the west and east side with a small pitched slate tiled roof.

The extension is to allow for a family kitchen/eating and seating area, commensurate with modern day living.

The design has been considered and will compliment the existing dwelling, traditional and simple in design, providing balanced and cohesive living accommodation as well as improving the overall position/setting for the entire dwelling within the plot. The position of the proposed extension is also sympathetic to the linear development of agricultural buildings over the years.

The existing dwelling will remain unaltered externally, remaining almost as a stand alone building with the small, discreet link building attaching to the north elevation. The existing first floor layout is to be altered to provide improved accommodation/2 bedrooms and larger bathroom, plus the ground floor layout will incorporate a study/bedroom 3 and bathroom. The existing sitting room will be the proposed dining hall with walk through to the new extension.

In addition to the above provision has to be made now for a central heating system as there is currently no economical heating. The most economical system currently is an external oil fired combi boiler situated in the L shape of the back of the existing kitchen and rear lean-to. The oil tank will be near the north boundary for ease of access for delivery and will be disguised with planting. Radiators will be installed to the existing building and underfloor heating is proposed for the extension. Note: air source heating is currently not a viable option due to inefficiencies and switching over to an electric supplier when it is very cold, making it too expensive for heating and hot water.

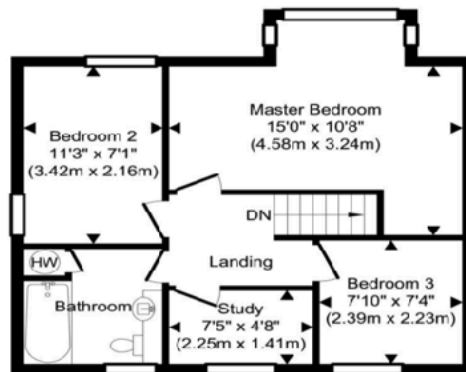
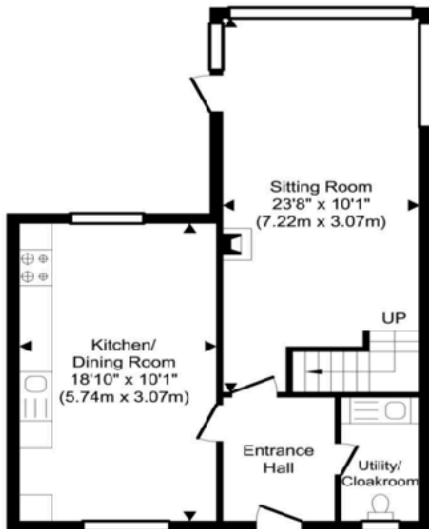
#### **Application**

The application is seeking permission for the single storey extension with a link building, which creates an appropriate break between the existing barn conversion and the new extension, aesthetically preferable both from the external and internal views.

## Layout

The existing layout of kitchen/sitting and dining resembles two corridors - there is no space within either reception room for accommodating dining for more than 4 people. On the first floor, the 3 bedrooms are incredibly small with no storage space at all. The arrangement of rooms both on the ground and first floor are no longer suitable for modern day living. The property has been a rental property for many years and marketing for sale continued for over a year, likely due to the accommodation not being suitable for modern day living.

The arrangement as existing does not work. The design now of most homes have kitchen spaces where cooking, dining and seating can be accommodated, this is now preferable and not an unreasonable expectation.

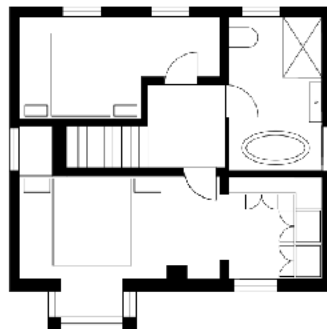
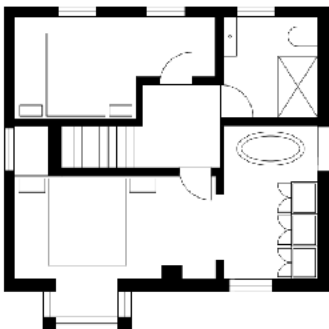


Existing layout (above)

Proposed layout (below)

Option 1 Layout

Option 2 Layout



## Appearance

The appearance of the main barn conversion will remain unchanged, apart from repairs and decorations, with the addition of natural planting and landscaping.



The style of the proposed extension - ie traditional and simple, has been designed to be in-keeping with the original dwelling with the intention of improving drastically the living accommodation but also enabling the continuation of the linear style of the historical agricultural buildings. The link between the existing barn and new extension enhances the proposal, providing a defined break between existing and new build.

The proposed extension provides a more practical home for a modern family and a layout commensurate with modern living, whilst being mindful of the rural setting and surrounding buildings.

Construction materials are traditional - wooden black stained weatherboarding, slate roof, bespoke hardwood windows.

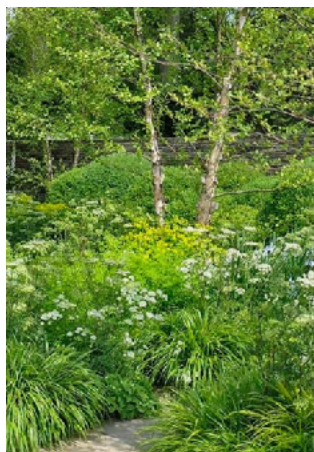
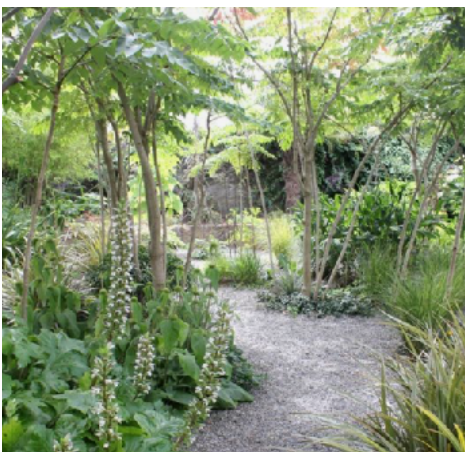
## Landscape

Access via existing 5 bar gate with pedestrian gate. Parking will be gravel edged with woodland plants and shrubs to soften the lines of the extension.

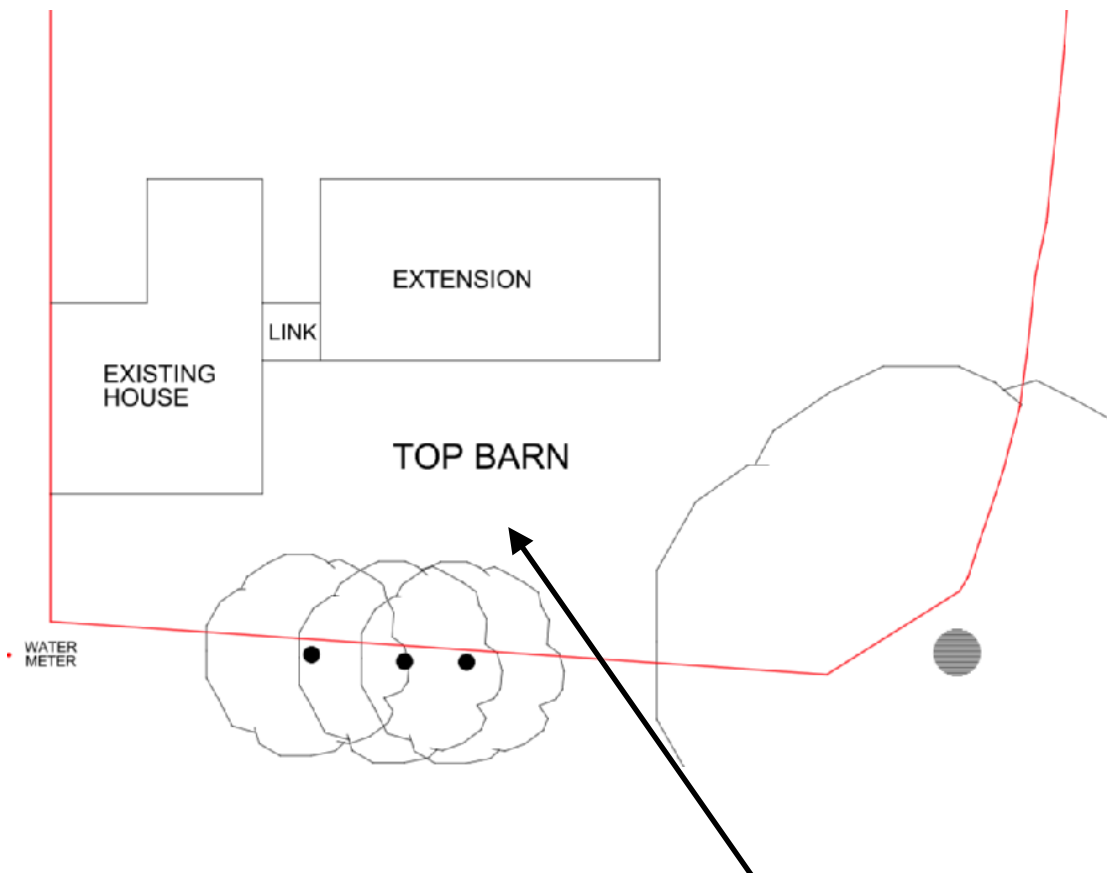
A terrace leading west from the proposed extension will in turn lead to an improved lawn with natural woodland planting, running under the fruit trees and creating natural borders.



Example of natural planting and gravel (above and below)



View towards road, showing natural hedgerow and trees which would be under planted with more woodland species:



Gravel area for parking in front of east elevation of proposed extension:

## Scale and use

The scale of the extension has been guided by the width of the north facing elevation as well as the length of the original kitchen on the opposite south elevation. The intention of retaining the tall window on the staircase was also a main consideration as it is part of the character of the existing building which should be preserved. Another key consideration was to keep to a linear development consistent with the existing building line of the neighbouring barns and outbuildings.

The building line at the rear of the existing dwelling has also been considered so that the footprint of the proposed extension does not extend beyond the bay window and west elevation.

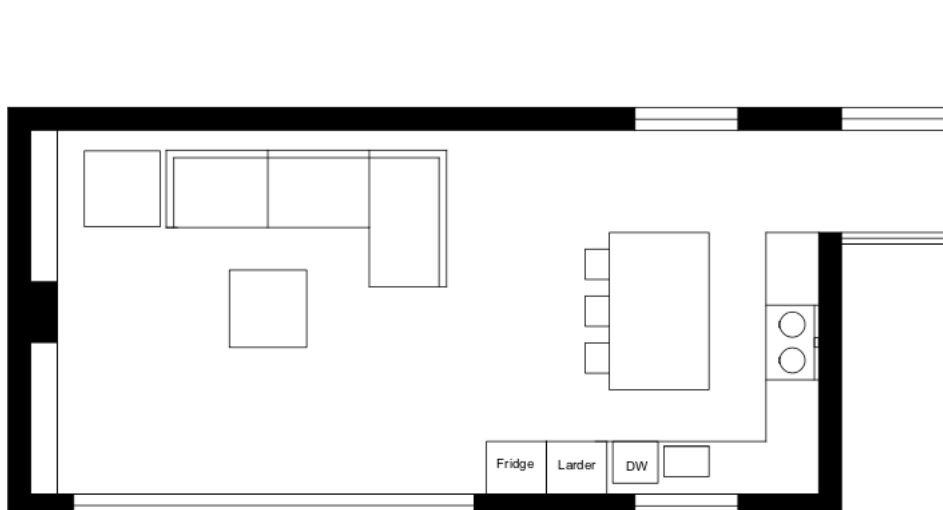
The height and pitch of the proposed extension roof has been considered in order to keep as low as possible so that the scale is in keeping with the existing building particularly when viewed from the street.



South elevation

North elevation (street view)

The completed kitchen plan (below), occupying one corner of the extension, has provided a workable/realistic solution in respect of scale required to achieve an efficient use of space whilst mindful of the overall scale of the extension. The original hand drawn sketch submitted for the pre-app was to indicate a general arrangement to discuss the principle of an extension and this has now been progressed to provide practical, minimal space required to enable a workable kitchen/living area.



## **Access**

The main access to the house remains the same. The area around the front door/front of the house will be improved with better hard landscaping and planting.

The access to the grounds remains via the existing 5-bar gate and linked pedestrian gate via a shared drive from the highway with Middle Barn.

## **Conclusion**

The proposed extension and alterations to the internal layout enhances the existing dwelling, updates it and enables a more cohesive living arrangement, commensurate with modern day living - better size spaces for the bedrooms and bathrooms, space to enable storage, a workable kitchen/living area and dining hall.

The extension pulls the barn conversion more into the plot instead of appearing to sit tight up and pinched into the south east corner. The link detail provides a simple architectural detail giving contrast between the exiting barn and the extension as well as providing east and west light during the day.

The proposal will ensure all the elevations of the property are attractive, at the same time as enhancing the visual appearance of the property as a whole. The extension provides practical and well sized accommodation for modern family living, also future proofing it.

Hopefully the proposal should receive full support given the simple and sympathetic design, whilst enhancing the whole plot and making sense of the original barn conversion by drawing the accommodation out and away from the corner of the plot.