

DESIGN STATEMENT

Rowan Davies & Jamillah Hancock-Baxter

Listed building consent for conversion of existing barn to form residential annexe and extension of existing garage

Milltown House
Yeolmbridge
Launceston
Cornwall
PL15 8TL

MARCH 2023

SITE LOCATION



DESIGN & ACCESS STATEMENT

LISTED BUILDING CONSENT FOR CONVERSION OF EXISTING BARN TO FORM RESIDENTIAL ANNEXE AND EXTENSION OF EXISTING GARAGE

This document accompanies the formal planning submission prepared on behalf of Rowan Davies and Jamilah Hancock-Davies relating to buildings associated with Milltown House, Yeolmbridge, Lancelton, PL15 8TL.

Please refer to the following accompanying drawings when considering this Design & Access Statement:

PL01 EXISTING FLOOR PLANS & LOCATION PLAN
PL02 EXISTING ELEVATIONS
PL03 PROPOSED FLOOR PLANS
PL04 PROPOSED ELEVATIONS

INTRODUCTION

The Barn conversion and the Garage extension in question are located within the grounds of the grade 2* listed property Milltown House, located in Yeolmbridge, 2.5 miles from Launceston.

The existing Barn and Garage are both in a critical state. They both need their roofs replacing and various remedial works throughout.

PLANNING HISTORY

There has been a number of applications in relation to the Barn building at Milltown House over the years. Previous approval was given for the barn to be converted into a new dwelling and a separate application saw permission granted for the barn to be converted into an annexe. Each of these permissions has since lapsed.

USE

Barn:
It is proposed that the dilapidated barn building is converted into an annexe associated with Milltown House. A functional relationship will be maintained between the barn and the main dwelling of Milltown House. This will include the access drive/parking and garden amenity spaces being shared.

Garage:

The proposed replacement Garage will be used for additional storage and parking. It is intended that the garage provides additional parking for the applicants which will alleviate street parking.

AMOUNT

Barn:

The gross internal floor area of the existing Barn/Store is 44m². The proposed barn annexe will maintain the existing footprint and will therefore not increase in floor area.

Garage:

The existing garage is currently 24m² and will be increased by an additional 34m².

LAYOUT

Barn:

The existing Barn is used for storage at ground floor level and has a raised platform at the upper level which also provides storage. The layout of the proposed Barn Annexe includes living & kitchen at ground floor level and 1 bedroom & ensuite at first floor level. The ground floor Lounge includes a set of sliding doors that aim to create access to a small semi-private garden amenity space. An effort to include a privacy screen to the West of this area will hopefully alleviate any issues regarding the close proximity to the neighbouring boundary.

Garage:

The proposed replacement garage will provide 2 parking spaces which will be accessed in the same way as the existing garage. The Garage will also provide additional storage and workbench.

APPEARANCE

Barn:

The barn will see various remedial works in order to make it safe moving forwards. Currently it is in a critical condition. The roof covering needs repairing and parts of the structure need replacing. These efforts will ensure the building is safe for users and does not end up in a worsening state. It is very important to maintain this building and to have it functioning moving forwards.

Garage:

The proposed replacement Garage is currently in a critical state. With various cracking to walls and rotting structural timbers - see photos. Currently the Garage has vertical timber cladding to the South elevation. The North and East elevations have a rough grey textured render finish. The proposed Garage will use new white painted render to each of its walls, with a new metal corrugated roof covering to match existing. The doors to the Garage will use vertical timber boarding, to match the existing doors.

SCALE

The barn will remain subservient to the main dwelling. As will the proposed garage extension.

LANDSCAPING

All landscaping will be carefully considered to improve the quality of the site as a whole. It is intended that the site will be transformed from a former ruin to a beautiful family home with lovely green gardens that it deserves - restoring it to its former glory.

GENERAL ACCESS

General Access arrangements to and from the property are completely unaffected by this development proposal.

All proposed works are to be undertaken in strict compliance with the Approved Document M (2015) of the current Building Regulations.

EXISTING PHOTOGRAPHS: BARN



01: BARN ROOF DAMAGE



02: BARN ROOF DAMAGE DETAIL



03: BARN SOUTH ELEVATION

EXISTING PHOTOGRAPHS: BARN EAST ELEVATION



04: BARN EAST ELEVATION



05: BARN EAST ELEVATION



06: BARN EAST ELEVATION



07: BARN EAST ELEVATION

EXISTING PHOTOGRAPHS: BARN INTERNALS



08: BARN INTERNAL FROM PLATFORM



09: BARN INTERNAL ROOF STRUCTURE



10: BARN INTERNAL ROOF STRUCTURE / PLATFORM

EXISTING PHOTOGRAPHS: GARAGE



11: GARAGE SOUTH ELEVATION



12: GARAGE EAST ELEVATION



13: GARAGE INTERNAL



14: GARAGE NORTH ELEVATION CRACKING



15: GARAGE NORTH ELEVATION



16: DECAYING STRUCTURE