



**Request for Listed Building Consent  
Design and Access statement and photographic catalogue  
2302 - LEAN PARK FARM - FARMHOUSE**

APRIL 2023

## **Lean Park Farm - Farmhouse**

### Bathroom Conversion on First Floor

The Farmhouse dates from the late 17th or early 18th century with multiple alterations carried out up until the mid 19th century. It was Grade II listed in November 1985.

The proposal consists of converting the first floor bedroom (image 1 and 2) into a family bathroom with a shower, basin and toilet.

The room is situated in the west part of the building whereas existing services run along the east, rear part of the Farmhouse. Albeit in the most historic part of the building, the room doesn't present important historic features.

The water services are to be brought in from the first floor bathroom. The pipework is to be routed along the existing window cill (as similarly done on the north side of the building). Elsewhere it's to run along the finished floor level with suitable drop. Aside from the necessary perforations through partition walls, the pipework is to run on surface ensuring the structure is not damaged.

The waste pipe is to be routed into Bedroom 2 and across to Bedroom 4 (image 4 and 6). These rooms are at a lower level in relation to the new bathroom. The waste is to exit through the rear elevation by the existing BT connection and join into the existing soil pipe (image 10).

The existing carpet is to be removed and the room is to be tiled on suitable support.

We also proposed to fit a conservation style wall vent in the west elevation to service the new bathroom (image 8).

The proposed alterations are intended to be reversible with minimal impact to the historic fabric of the building. Whilst these modifications are aimed to improve the living arrangement of the dwelling, we feel that they don't adversely affect the special interest of this listed building and are consistent with its conservation.



01. Bedroom 5 - Existing bedroom to be turned into family bathroom



02. Bedroom 5 - Existing radiator to be replaced with a heated tower rail



03. Bedroom 2 Existing



04. Bedroom 2 Proposed - Pipework to run at floor level and boxed in. Existing step to be extended.





05. Bedroom 4 Existing



06. Bedroom 4 Proposed - plumbing to run along the same route on floor level and boxed in. Existing step to be suitably extended.





07. Front Elevation Existing



08. Front Elevation Proposed - Bathroom conservation vent fitted above existing porch





09. Rear Elevation Existing



10. Rear Elevation Proposed - New soil pipe existing near current BT connection and joining the existing soil pipe