

# THATCHED BARN

## DESIGN & ACCESS STATEMENT

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## Introduction

The property is Grade II listed, located in the village of Brent Pelham and within the existing conservation area.

Our clients wishes to gain listed building consent for minor internal alterations to the modern conversion within the listed building.

This Design & Access statement is prepared to provide a cogent argument that the proposal is appropriate.

## 5.0 Design

- 5.1 Use - Residential
- 5.2 Amount - 0 sqm of additional floor space would be created  
Brief - To modernise the existing family home.
- 5.3 Construction - The timber stud work
- 5.4 The existing residential use of the application property would not change as a result of this proposal.
- 5.5 The proposal would not create any issues relating to layout or scale.
- 5.6 The proposed layout changes would greatly enhance the usability / viability of the property as family home for life.
- 5.7 The proposal would not create any landscaping issues
- 5.8 Design and Layout including impact on the conservation area
- Neighbour Impact There would be no impact on the neighbouring properties due to the topography of the site and location
- Amenity & Layout There would be no impact
- 5.10 Parking Provision
- Our proposal utilises and adds to the existing car parking provision to provide 3 spaces as required by East Herts Local Plan 2018 Supplementary Planning Document
- 5.10 Sustainability
- Our proposal will also use sustainable sourced materials and water efficient systems.

## 6.0 Sustainability

- 6.1 All timber for new construction, joinery and joinery repairs will be obtained exclusively from certified sustainable sources.

## 7.0 Access Statement

- 7.1 Access to the house will remain unchanged.

## 8.0 Neighbour Consultation

- 8.1 All immediate neighbours have been consulted and have expressed support.

## 9.0 Conclusion

- 9.1 Taking into account the above factors, it is considered that the proposed development complies with the aims and objectives of the above mentioned Policies contained within the adopted East Herts District Plan 2018 and the principles set out in the National Planning Policy Framework 2019 and on this basis listed building consent should be granted accordingly.