

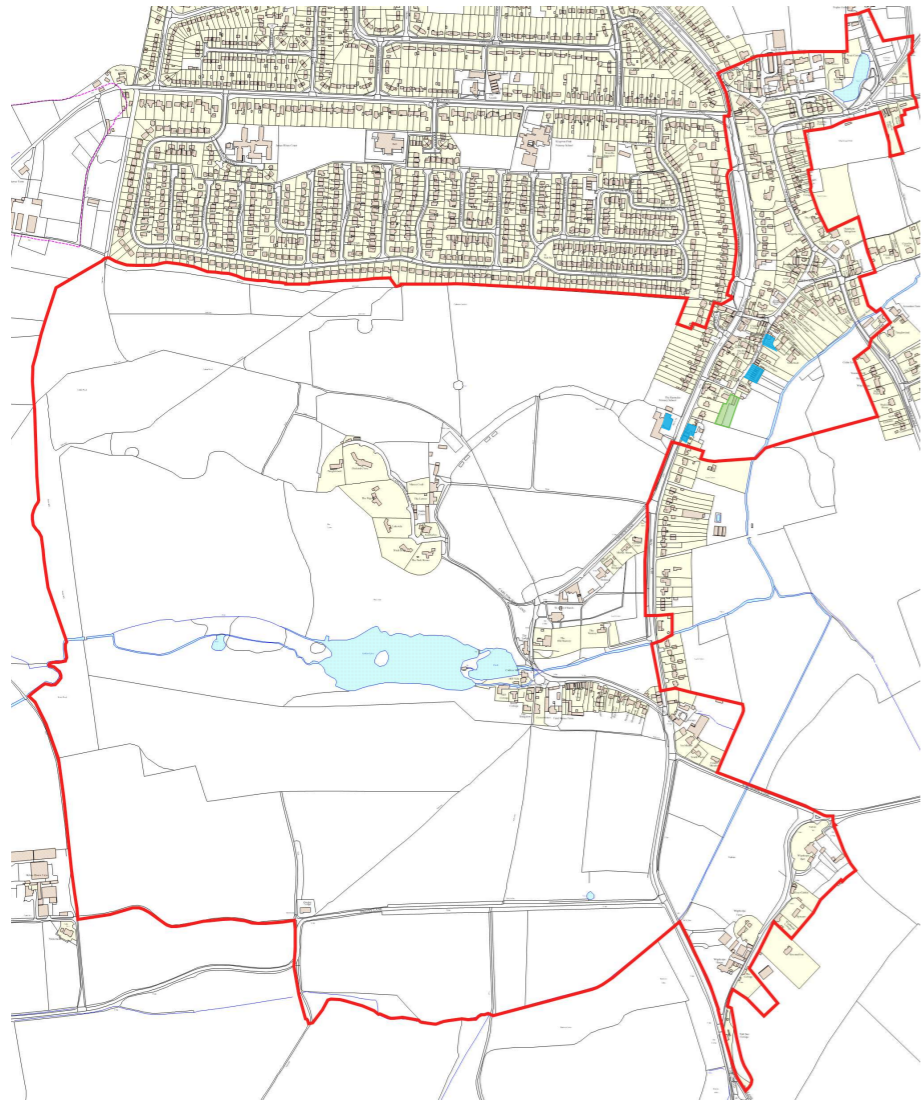
# The Barn Carlton In Lindrick

## Design, Access and Heritage Impact Statement

October 2023 RevB







Site location image

- Carlton In Lindrick Conservation Area
- Site
- Listed buidings in proximity to site



Top Image: View from garden towards rear of property  
 Bottom Image: View from corner of Low Street towards front of property

## Introduction

Peak Architects have been appointed by the applicants, Sam and Megan Robinson, to prepare a planning application for the proposed alterations to The Barn, on Low Street in Carlton In Lindrick.

This Design, Access and Heritage Impact Statement should be read in conjunction with Peak Architects planning drawing set, included as part of this application.

### Site and location

The site is located within the village of Carlton In Lindrick, and sits at the southern end of 'The Cross' Character Area within the village Conservation Area.

The building is not listed but is considered a Positive Building. There are 12 listed buildings in close proximity but none are immediately adjacent to the site: 1-7 Low Street, Low Cottage, Infant School, Junior School and School House No. 72 & 74 (as highlighted on the Conservation Map across).

### Existing property and previous planning history.

As the building is not listed, no information is available from Historic England. Similarly, no further information is available on Nottinghamshire Historic Environment Record nor does it receive specific mention within the Carlton in Lindrick Conservation Area Appraisal and Management Plan.

The existing property is comprised of a two storey stone barn, that is now used as a family dwelling, further to the below planning applications.

Application 59/03/00021 (approved 2003), granted permission for conversion of the barn to a dwelling.

Application 59/03/00039 (also approved 2003), granted permission for construction of a detached garage.

Application 20/00564/HSE and the associated minor amendment (both approved 2020) granted permission for the two storey rear extension to the property.

## Design Proposals

### Use

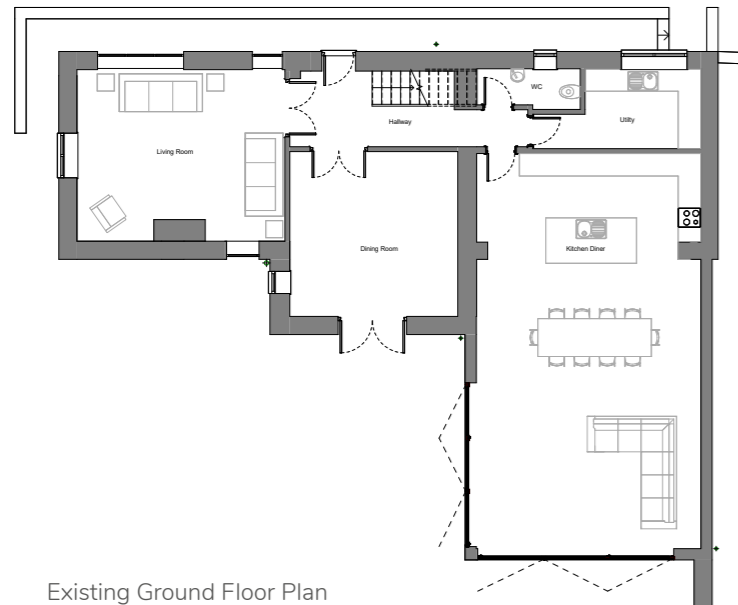
The property is currently residential use and would remain as such.

### Layout

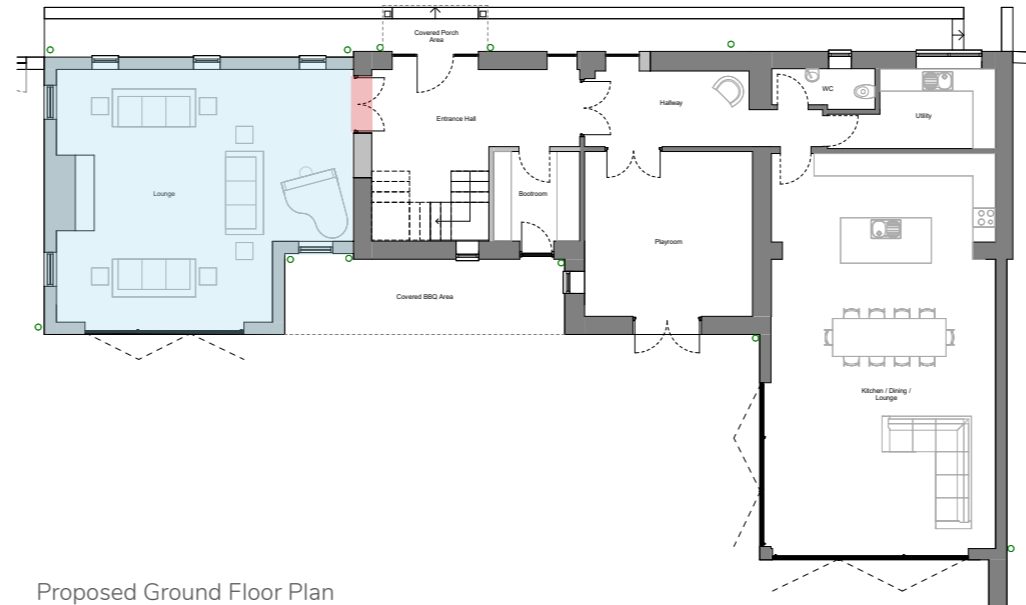
On the ground floor, a new extension will provide a larger lounge and gathering space for the growing family. The existing lounge will become a more formal entrance area, accommodating the relocated staircase and a new boot room to provide a 'dirty' entrance into the house from the garden.

At first floor, the existing 'end' bedroom will accommodate the new staircase, and the new extension will provide two new bedrooms with ensuites. With the existing staircase removed, the existing landing becomes more generous and less convoluted.

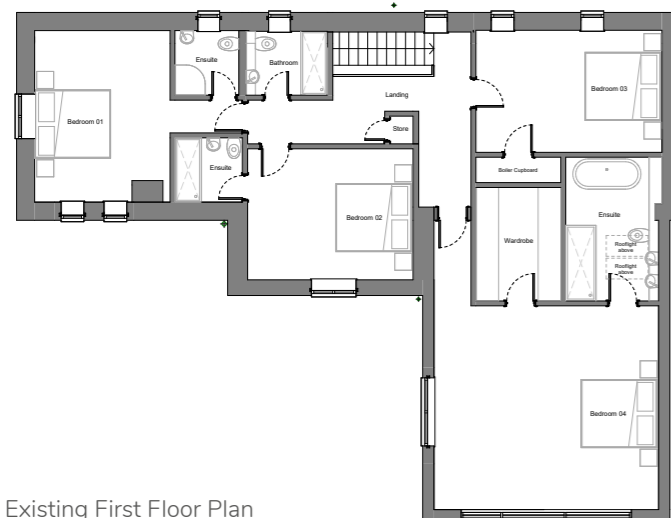
At both ground and first floor, the alterations to the existing fabric are limited to a new opening at each level to provide access into the new extension, the infilling of the existing window openings and removal of the existing brick chimney, to accommodate the new staircase.



Existing Ground Floor Plan



Proposed Ground Floor Plan



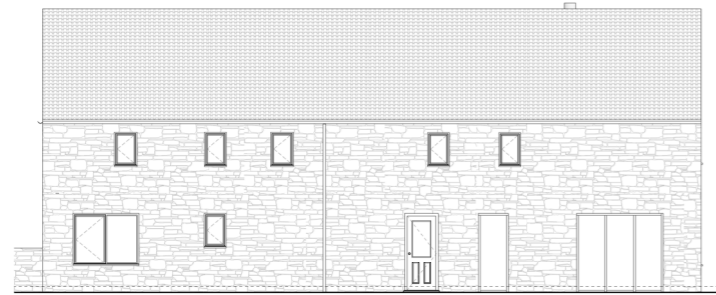
Existing First Floor Plan



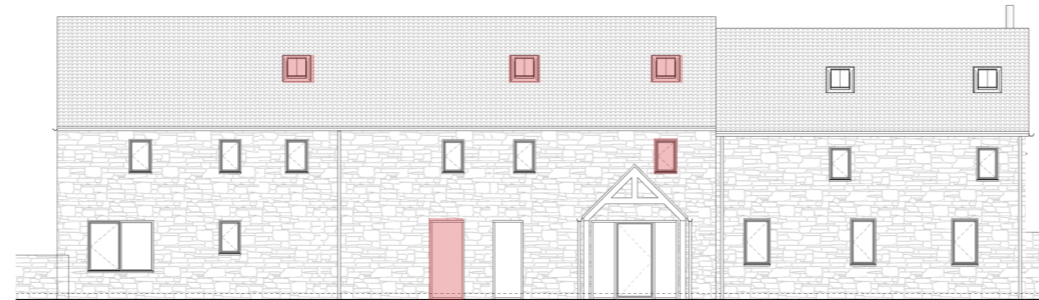
Proposed First Floor Plan

- Proposed extension
- New openings in existing fabric





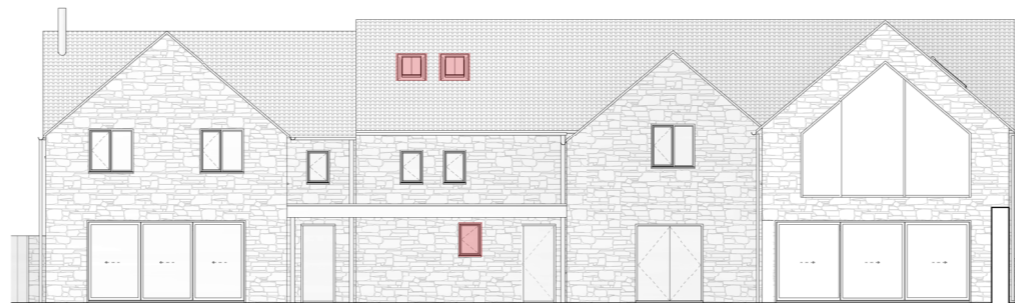
Existing Front Elevation



Proposed Front Elevation



Existing Rear Elevation



Proposed Rear Elevation

## Design Proposals

### External Appearance

Whilst the building is not listed, it does sit with the Carlton In Lindrick Conservation Area and is considered a 'Positive Building'. As such, the proposed extension aims to be sympathetic to the original building in design and scale.

All proposed materials are to match existing - buff stone walling, red clay pan roof tiles, painted timber windows. Feature aluminium sliding doors are also proposed to match those of the previous extension, but this would be to the rear of the property, where not visible from the public road.

To ensure the original barn form can still be distinguished and that the proposed appears subservient to it, the proposed roof pitch will match the existing, but the ridge and eaves will be set lower. Likewise, in plan, the proposed walls will be inset (as per the previous planning application).

On the front elevation, the existing front door will become a window and the large glazed element becomes the new front door with glazing to each side. This would be covered by an open porch constructed in an exposed timber frame and roofed in red clay pan tiles.

In the new extension, three windows are proposed at ground floor and two windows at first floor. The arrangement of these aims to be in keeping with the random placement of windows in the original barn. One new window is also proposed at first floor within the original barn, to provide further light into landing.

At roof level, five rooflights are proposed - three in the existing roof, to bring more natural light into the landing and two in the proposed, again to bring light into the landing areas. These would be conservation style, with central glazing bars.

On the rear elevation the key addition is the gable end form. This is designed to match the form of the previously approved gable-ended extension. At ground floor, a larger glazed element is proposed but at first floor, smaller, simple windows are used to provide light into the proposed bedrooms.

Between the two gable ends, a flat roof is proposed, to provide a sheltered area over the new rear entrance / boot room.

■ Alterations to existing fabric

# Design Proposals

### Landscape Layout

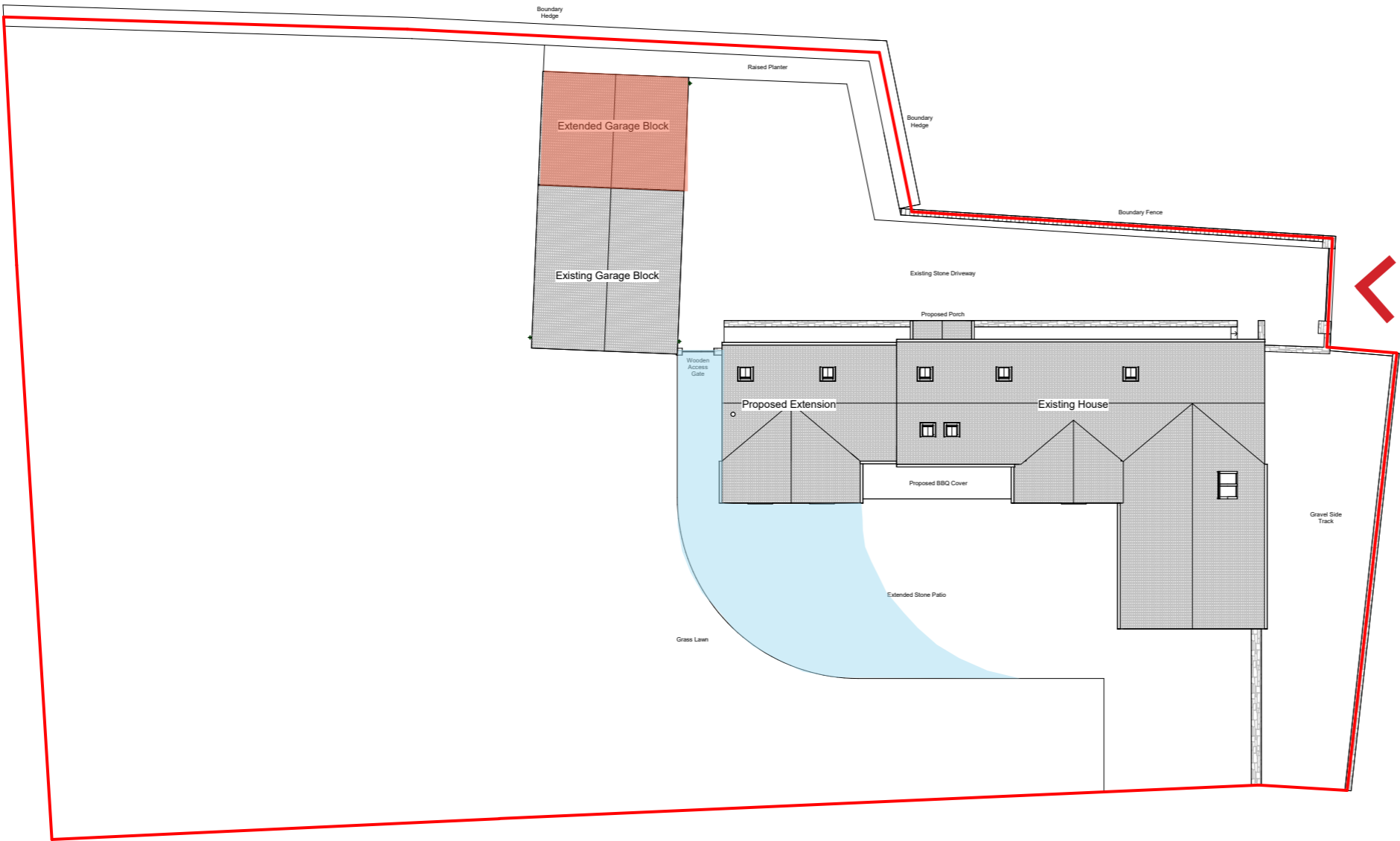
It is proposed to extend the existing stone patio to provide hard landscaped access around the new extension. This will be in materials to match the existing.

### Vehicular Access

The current access from Low Street will be maintained.

### Inclusive Access

The proposals make no changes to the existing accessibility of the property.

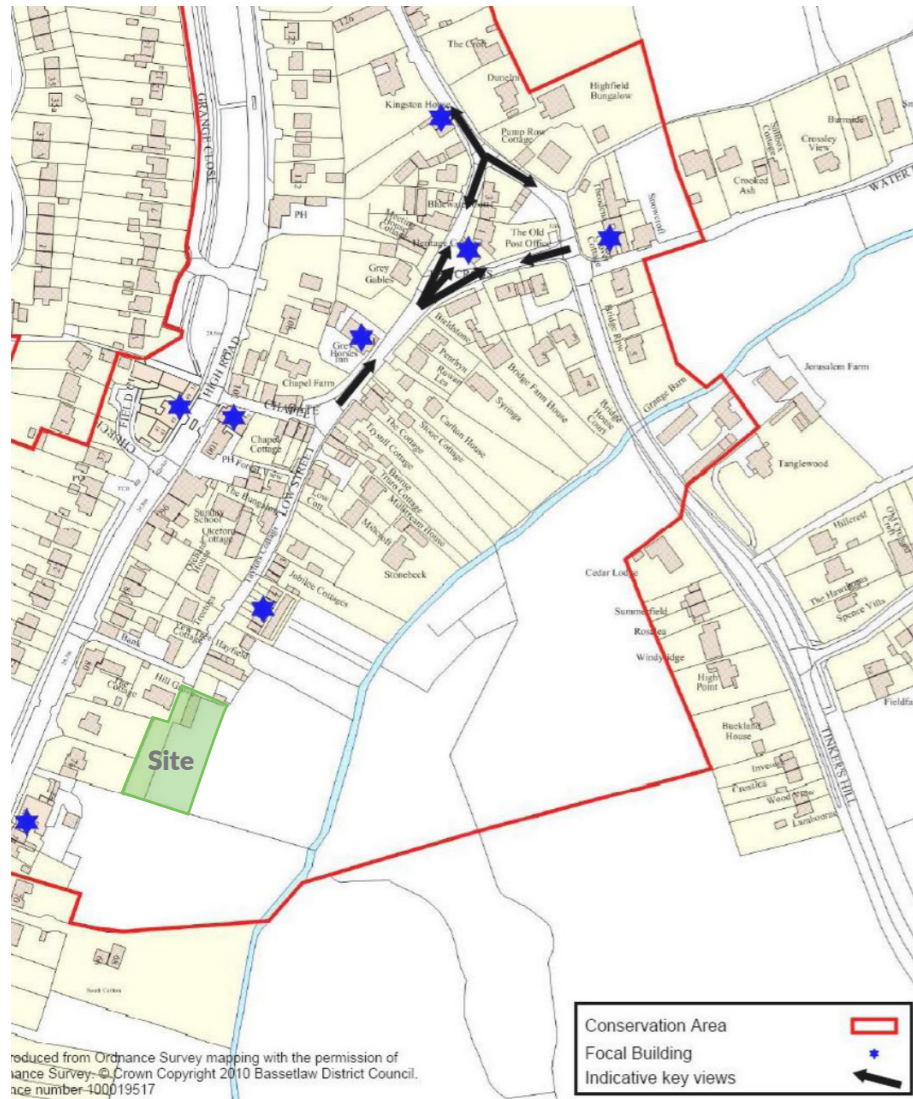


Proposed Site Plan

- Extended patio area
- Extended garage
- Access from Low Street

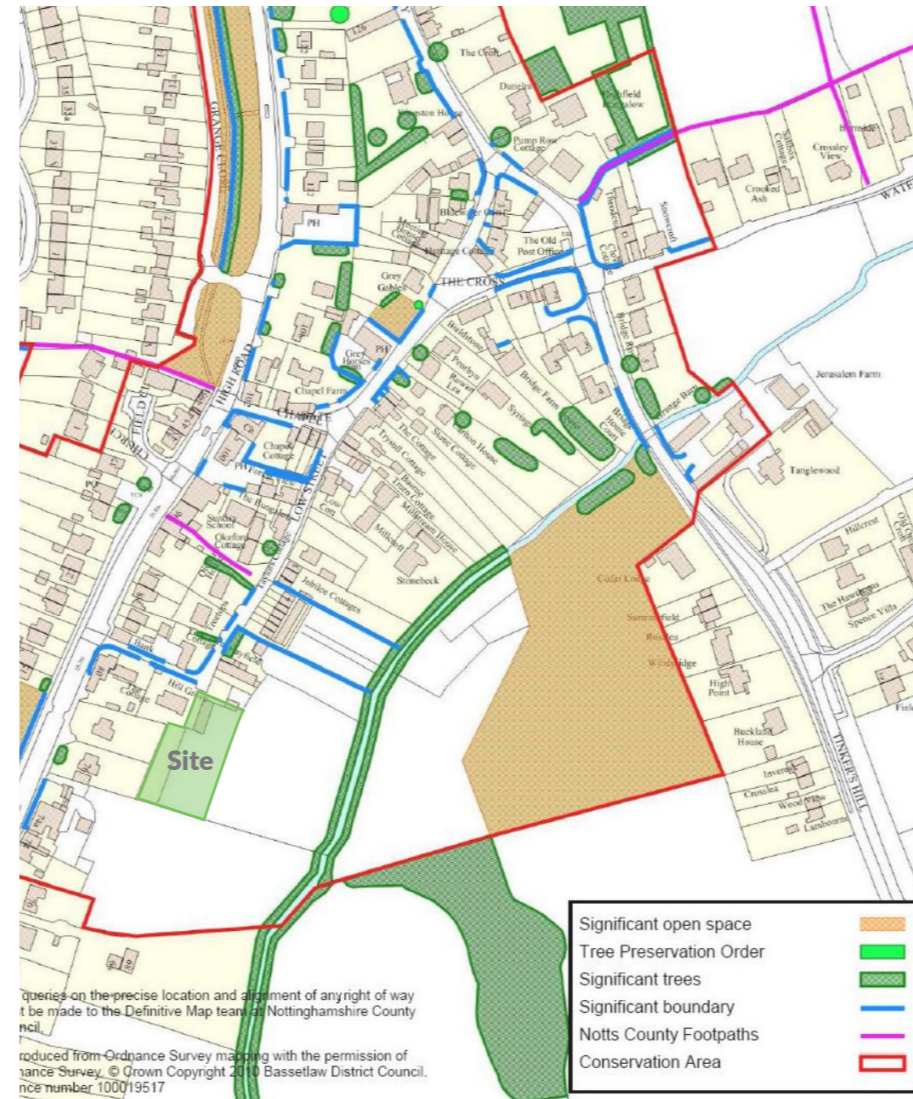


## Heritage Impact



### Key views within the 'The Cross' area of the Conservation Area.

The above excerpt from Carlton in Lindrick Conservation Area Appraisal and Management Plan, highlights the key views within the 'The Cross' Character Area. These are all located away from the corner of Low Street where the The Barn is located. Therefore, as well as minimising the impact of the extension within the site, it would also have a MINIMAL impact within the wider conservation area or other local heritage resources



### Key features within the 'The Cross' area of the Conservation Area.

The above excerpt from Carlton in Lindrick Conservation Area Appraisal and Management Plan, highlights key features within 'The Cross' Character Area. None of the proposals alter any of these features, so has NO impact on the wider Conservation area or other local heritage resources.

### Internal Alterations

As noted on page 3, the internal alterations to the existing building fabric are:

- New structural opening at each level
- Removal of the existing brick chimney and a section of the first floor

The purpose of these alterations is to rationalise and improve the circulation within the house and accommodate access into the new extension.

### External Alterations

As noted on page 4, the external alterations to the existing building are:

- New two storey side extension
- New timber porch
- New and altered windows / doors / rooflights
- Removal of chimney
- Extended patio area
- New flat roof canopy to rear of property

The overarching purpose of the extension as previously noted is to provide greater living accommodation to the clients and their growing family. To minimise the impact of the extension, the ridge and eaves heights have been reduced, so that it sits subservient to the existing historic building, which can then still be clearly read.

As with the previous extension, the gable return sits to the rear, so that it is not visible when viewed from Low Street. Whilst the garage extension is to the front of the property, due to return in the site boundary, there is only limited visibility of this from Low Street. Additionally, all external materials are all to match existing so the extension reads sympathetically to the existing.

Taking the above points into consideration, in our opinion the proposals have a LOW impact on the existing building both internally, externally as well as the wider site.

Please see further points across regarding impact on wider Character Area.

**peak**architects<sup>^</sup>

SHEFFIELD | HOPE VALLEY