

DESIGN, ACCESS AND LISTED BUILDING STATEMENT

PROPOSAL: CONVERSION TO ANCILLARY RESIDENTIAL ACCOMMODATION

LOCATION: BARN AT MONTROSE, HENTON, WELLS

This statement is prepared in accordance with the Town and Country Planning/General Development Procedure Order (England) Order 2006 and will address the design principals and concepts that have been applied to the development, by reference to:

- CONTEXT
- AMOUNT
- LAYOUT
- SCALE
- LANDSCAPING
- APPEARANCE
- ACCESS

INTRODUCTION

Planning Permission and Listed Building Consents for the above were granted on two previous occasions:

- 29th September 2016 (ref 2016/1967/FUL and 2016/1968/LBC)
- 28th January 2020 (ref 2019/2530/FUL and 2019/2531/LBC)

Following approval in 2016, the original intention was to proceed to commission working drawings, seek Building Regulations Approval and to execute the project during 2017. Unfortunately, shortly after the approvals being granted our daughter was diagnosed with leukaemia (blood cancer) necessitating the project to be put on hold. Fortunately, after lengthy and extensive medical treatment, she made a successful recovery and resumed working locally. There was insufficient time left on the original approval in which to get the project to site prior to their expiry and new applications were submitted in 2019.

Following approval in 2019 working drawings were commissioned from Tim Downes and Building Regulations Approval was granted on 19th March 2020 (ref 2/FP/20/00720 334877). Structural calcs and details were subsequently approved on 10th December 2020. However, the project had to be put on hold for a second time due to the COVID-19 pandemic. A long-term effect of the previous medical treatment means our daughter has a compromised immune system (Immunosuppressed) and at high risk from coronavirus. She was placed on the shielding list and advised to follow strict guidance on self-isolation. In consultation with her medical team and after 7 rounds of vaccination we are now in a position to resume the project.

This document is an update version of the design, access and listed building statement prepared by Bruce Yoel in 2019 and I confirm that:

- There are no changes to the original design and detail
- An updated Bat and Species report is included in the application documents
- The Sustainable Energy Protocol, the Flood Risk Assessment, and Tree Survey is as previously as no variations have occurred since the original applications

CONTEXT

The Context is a small two storey c19th unlisted barn, with single storey lean-to extensions north and south set in the rear garden of Montrose, Henton, a grade II listed building. The construction of the barn is of random-rubble walls with clay pan tiled roofs, set on a simple principal rafter and purlined roof to the main Barn roof.

To the west is a larger two storey former Barn against which the Barn forms a lean-to abutting structure. The building to the west has been converted to a single dwelling and is under separate ownership.

AMOUNT AND LAYOUT

The proposals are to convert the barn to form a one bedroomed ancillary residential annexe to Montrose. The northern most derelict extension, originally a privvy will be taken down and replaced by a modest extension.

The serviced areas of utility and shower room will be located in the new extension to minimise impact upon the original buildings and their features. The main barn will have a staircase to a bedroom on the upper floor level.

There will be new doorways to link the new and existing single storey sections. The former wash house will be used as a study area or an additional sleeping area. Within this room it is intended to retain the pump, stone sink and chimney breast.

SCALE, MATERIALS, APPEARANCE

The aim is to sympathetically restore and convert the buildings, retaining and expressing the original features as much as possible.

The original rubble-stone walls will be retained, repaired locally where needed, and repointed in lime pointing to an approved sample.

The single-storey north extension will be in materials to match existing.

There are no new external openings to the walls of the retained original buildings. The new north extension has two small windows and a door, together with a small conservation roof light to the new roof to serve the shower room. There are two new conservation roof lights in the lean-to roof of the main Barn to serve the bedroom.

Joinery will be stained idigbo, with Sikken's Cetol Factor 7 system, in a mid-grey colour.

The original plain tiles to the roof of the main barn will be salvaged for re-use elsewhere to be replaced with salvaged clay double Roman tiles. The north extension has a lower pitch and here it is proposed to also use reclaimed double-Roman pantiles, as the roof finish.

LANDSCAPING

There will be no significant changes to landscaping as the garden of Montrose is well established. The use of the converted Barn is residential and ancillary so no changes of note will be necessary.

ACCESS

The existing road access to Montrose will serve the Barn. There is already adequate on-site car parking.

CONCLUSION

The aim is to modestly convert and restore the buildings. This will have the benefit of improving the appearance of these buildings by their re-use. It will safeguard their long-term future as they will be occupied and maintained. They will improve the setting of the listed main house, Montrose, and the adjoining property to the west. It is envisaged that family members and their visitors will occupy it. Initially our graduate daughter, Phoebe, who works locally in Wells and is training as an accountant, will use the barn. This can be viewed as providing accommodation for a young person working locally contributing to the rural economy who would be unable to afford a property of his or her own.

Whilst within a village settlement rather than in countryside, many of the aims of Reuse and Conversion of Rural Buildings from The Mendip Local Plan Policy, DP22 Policies (See Appendix) are met by these proposals. It meets criteria 1(a) to (e) and criteria (2) as it leads to an enhancement to the immediate setting, as well as satisfying criteria 1(a) to (e).

It is hoped that your authority officers and members will look favourably upon these new applications as it was only due to the above exceptional circumstances that the previous approvals were unable to be implemented within the set time scales