

1 ISO Perspective of Site

**COMPARATIVE DESIGN ALTERATIONS**

**Location:** 18 Victoria Street Billingham Lincoln Lincolnshire LN4 4HQ

**Original Planning Application number:** 21/0525/HOUS

**Proposal:** Partial demolition of existing barn and demolition of adjoining garage and erection of new extension to barn to form garage / workshop with hobby room over plus erection of adjoining garden room including access to hobby room, together with alterations and improvements to access and parking area.

**INTRO:** The building is sited on the boundary and outside of the Conservation Area of the village. The 'Barn Building' is split between the neighbour at No1, West Street and the client, with the client owning 2/3rds of the 2 storey barn and the single storey garage alongside as seen in photos A-D

**REASONING for DESIGN REVISIONS:** Rising material and construction costs since planning approval have necessitated a rationalisation of the design to match the clients budget. The purpose of the development is unchanged ie.

*'The garage, garden room and hobby room accommodation hereby permitted shall only be used for purposes incidental to the enjoyment of the dwelling house as such and not for, or in connection with, any trade or business use, and for no other purpose, including as additional habitable accommodation.'*

The client has looked to adjust the design whilst retaining the appearance of the original proposal.

**REVISIONS:** The 'extension' of the barn will not go ahead, and the existing brick structure of the barn will be retained, with the upper-most stepped eaves courses removed and reformed at a lower level to allow for the stepped ridgeline detail from the neighbours portion of the barn. The existing timber structure of the roof will be replaced and brought to current building control standards with the existing tiles reused or matched where necessary. Below, the West Street ELEVATION without the extension, shows the original window openings receiving black window frames with the existing brickwork over-clad with black timber effect cementitious planking as the earlier approved proposal. Also seen is the existing garage brick wall which remains as is with the new roof and fascia wrapping around. The perimeter wall to the car parking area is cut back to the telegraph pole as in the earlier approved proposal. The Front ELEVATION seen below, shows the repaired / rebuilt gable end with new outdoor steel inserted along with the repositioned slot picture window (previously on the extension gable end). The same cladding treatment is adopted along with the re-insertion of the original wood effect metal up-and-over garage door. The existing 'garage' brick structure is partially demolished, (to allow for the garden bifolds) with the insertion of the slot window and over cladding treatments as described above. (NOTE - because the barn staircase has been relocated within the barn, there is no requirement for the previously approved overhead glazed stair lantern.) The Garden ELEVATION shows the new bifolds with beam over, cladding treatment to the original garage structure and a new flat roof with perimeter overhanging fascia. The existing 1st floor barn window is to be replaced with a matching black frame as elsewhere, with the original doorway opening to be closed up with matching brickwork retained from onsite demotions or replaced to match where necessary.



PHOTO A



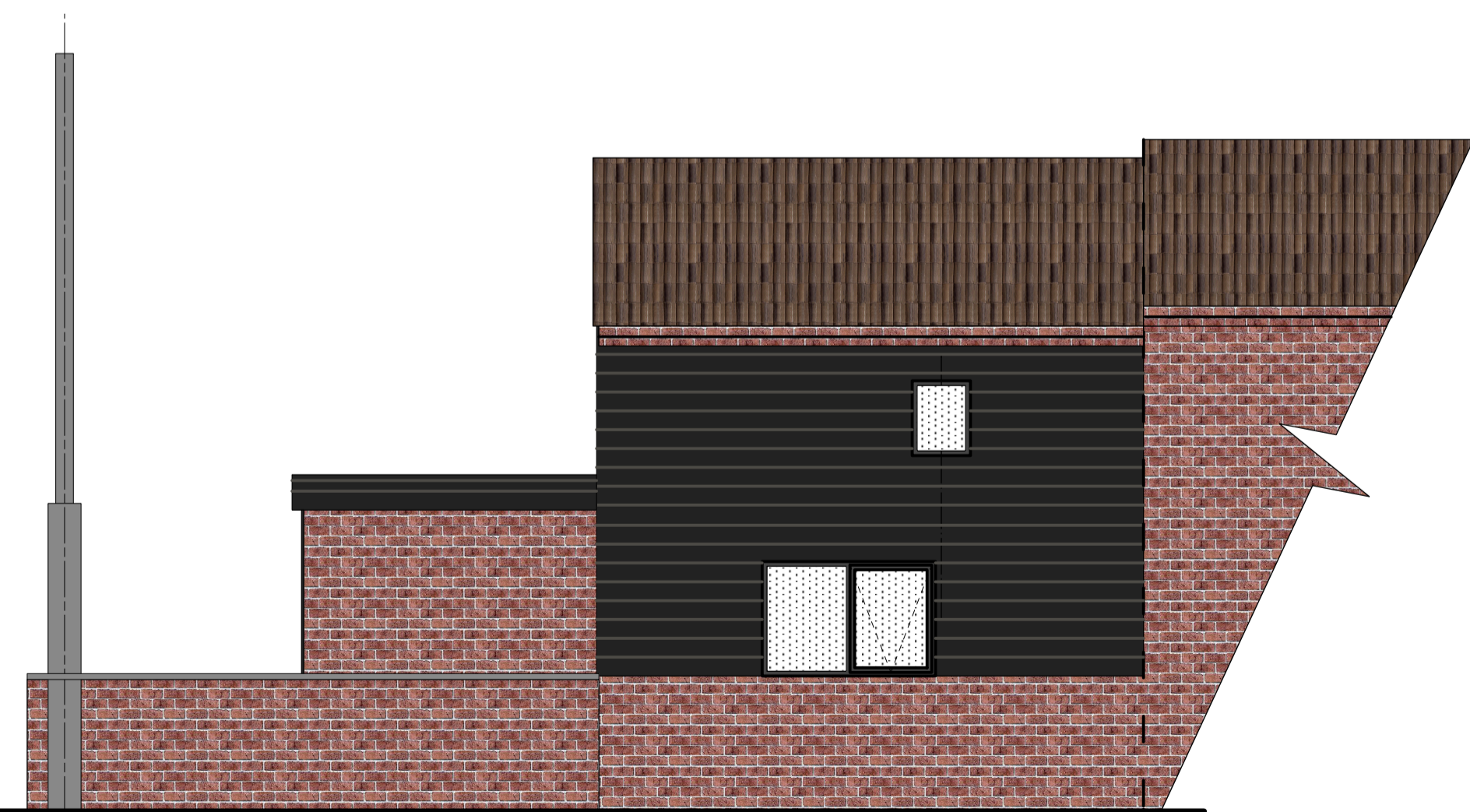
PHOTO B



PHOTO C



PHOTO D



2 West Street ELEVATION (East)  
Scale: 1:50



3 Front ELEVATION (South)  
Scale: 1:50



4 Garden ELEVATION (West)  
Scale: 1:50

PROJECT	DRG No	ALTERATIONS	ALTERATIONS	BY	BY
SCALE	SCALE	REV	REV	REV	REV
DATE	DATE	DATE	DATE	DATE	DATE
DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Barn Conversion & Parking	0209-44				
<b>BUILD</b>	As Noted @ A1				
MINIMUM BUILD	11-1-2024				
<b>PROPOSAL</b>	DWN BY				

**steveturner DESIGN**  
8, POND STREET, HARLAXTON, Lincs. NG32 1HW  
TEL: 07765-023306  
info@steveturnerdesign.co.uk

Mr & Mrs Cocker  
18 Victoria St, Billingham, Lincs. LN4 4HQ  
(NKDC)