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Design, Access & Heritage Statement

Proposal: Conversion of Barn 1 into Dwelling with Garage
Location: Barn 1, Brookside Farm, Main Road, Pontesford,
Shropshire, SY5 0UA



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Introduction:

This statement has been written as an amendment to the original Design and Access Statement submitted with the original planning permission 15/01726/FUL and 15/01489/LBC both approved on the 28th October 2015.

Work commenced in August 2018 under Building Regulation application 18/02358/DOMFPC.

This document will describe the differences to the original permission to convert only Barn 1 into a residential dwelling with garage.

Main Alterations:

Internal alterations:

Main barn - the utility room has been removed to allow the full open barn to be viewed in the kitchen, dining, snug area.

First Floor – bedrooms and bathrooms have been remodelled to provide a simplified layout.

Utility room extension:

The original design brief was to use the existing extensions to the rear of the barn to be converted into a utility room. But this was detrimental to the appearance of the barn. In accordance with the original permissions a brick wall was proposed on the boundary line. So, the space of the existing extension was used to create a utility room extension to the side of the property on the boundary line to include the brick boundary wall. A simply designed modern extension with a lead roof and simple oak frame will not detract from the main barn and will help to enclose the courtyard to the rear of the property. The extension will house all the plant necessary in connection with the proposed air source heat pump and whole house ventilation system.

Garage:

The garage has been brought forward to allow additional amenity space to the rear of the garage and to give views towards the open fields beyond.

Windowless dormers have been added to the rear of the garage to add some interest to the garage roof line and also to provide access for bats into the bat loft.

Ecology:

An up-to-date ecology report has been provided with this new application.

Conclusion:

The principle of the development has not changed with these amendments.

The overall appearance has not significantly changed.

The internal alterations will allow the barn to maintain its open aspect throughout.

The extension uses the space of the existing extensions to give a modern, simply designed utility and plant room to service the overall property.

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