

**PW1381\_Supplement to the Design, Access, Impact and Heritage Statement  
Supporting a Listed Building Consent application for works to outbuildings at  
Green Farm, Pettistree  
March 2024**

This statement is a supplement to the Design and Access Statement that is being submitted in support of a Listed Building Consent application for works to outbuildings at Green Farm, The Street, Pettistree. Listed Building Consent was granted in December 2022 for various works at the site (ref: DC/22/3609/LBC), which itself was an alternative development to a previously approved scheme (DC/19/4935/FUL and DC/19/4936/LBC). We are now applying for Listed Building Consent for some alterations to the barn and piggery/garage outbuildings; a Variation of Condition application has also been submitted concurrently for the amendments to the Full Planning Permission (ref: DC/24/0755/VOC) . The current proposals are outlined as follows:

**Proposed Changes to the Outbuildings**

This application includes changes to the Barn and Piggery/Garage building as shown on the proposed drawings PW1381\_PL02revB, PL04revA and PL05, and summarised follows:

1. Internal alterations to the Barn to allow for installation of WC's, shower, sauna and hot tub
2. Various window and door changes to the Barn, including large glazed doors with shutters and corner window on south-west elevation; single full height window on the south-east elevation; window changed to door on the north-west elevation; and window removed from the north-east elevation.
3. Retention of western section side of the Piggery/Garage building (currently to be demolished under DC/21/5778/VOC).
4. Portion of existing garage building to be removed.
5. Repairs/replacement of Pantile roof over Piggery building.
6. New cladding, new render finish and new doors to elevations of the piggery/garage building.
7. Roof over garage building to be finished with solar tiles.
8. Alterations to the concrete slab within the building to allow a floor on the same level.
9. Alterations to structural supports within the building to allow for car parking/manoeuvring space.

**Justification/Rationale for proposed changes**

The works to the barn include small changes to the approved scheme to improve the internal layout and help it relate better to the approved swimming pool. The piggery/garage building requires some minor alterations and repairs to facilitate its use as a functioning building (garage) and will improve the setting of the listed building.

**Impacts arising from the proposed changes**

The impacts arising from the proposed changes listed above have been considered and are summarised as follows:

1. Internal alterations to the barn; including the removal of some modern partitions and construction of new studwork walls. These changes are considered to have low impact.

2. The various windows and door changes to the barn. The proposed large glazed doors will be fitted with external timber shutters that will be stained to match the weatherboarding and reduce the impact. The new corner window and full height window are located facing away from the listed building. An existing window will be changed to a doorway and will utilise an existing opening, and the removal of the window on the north-east elevation (lean-to) will reduce the level of glazing. The impact of these changes is therefore considered to be low.
3. Retention of the western section side of the piggery/garage building – retaining and repairing the western section of the garage building is considered to have a low impact as the building is already in-situ and the setting will be enhanced.
4. Removing a portion of the existing garage building is considered to have a low impact as the building will be less intrusive on the site.
5. Repairs/replacement of the pantile roof over the piggery is considered to have low impact as the replacement tiles will match the existing.
6. The new timber cladding, render finish and doors to the piggery/garage building are considered to have low impact as they will be in high quality materials that are considered appropriate for the outbuilding and site as a whole.
7. The solar tiles to the garage will be obscured by the piggery building and will therefore have low impact
8. Alterations to the concrete slab are considered to have low impact as it is internal work to a modern addition.
9. Alterations to the structural supports within the piggery/garage building are considered to have low impact as they are internal works and modern elements.

Overall, the proposed alterations to the barn and piggery/garage outbuildings are considered to have a low impact on the listed building and its setting.