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Garage Conversion to
6 Church Lane, Barrowden
For Mr and Mrs N Jones

Design and Access Statement

There are 2 no detached barns on the property of 6 Church Lane, Barrowden, and all buildings are Grade 2 Listed . The barn to the North of the house consists of a two storey section, extending to single storey stabling on its Eastern end. The barn is constructed in random coursed local natural rubble stone with Colleyweston roof to the South elevation and a concrete slate to the North elevation.

The two storey section of the North barn has previously been converted to domestic ancillary use, with a small apartment on the first floor with additional accomadation and a garage on the ground floor. Planning refernces FUL/2008/0531 and LBA/2008/0532.

The current proposal is to convert the garage on the ground floor to a play room, providing 31.4m² floor area. The west facing garage doors will be replaced with glazed doors to take advantage of the views out over the fields; and adding in a glazed screen on the south elevation, retaining the existing timber barn doors externally. Access to the room will be through a new opening in the existing cross wall to access into the staircase adjacent. The new windows will be timber and will be double glazed with slimlite glazing.

On the ground floor the modern wide garage door is proposed to be removed and replaced with a narrower garage door, with both sides being built up in matching materials. This will improve the gable elevation, and help to address the instability of the existing gable. The new windows will be timber and will be double glazed with slimlite glazing. On the South elevation the existing barn doors will be retained with the addition of a new glazed screen set internally.

No other changes are proposed to the extensal elevations of the barn.

735DAS
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