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Impact and Justification Statements

Barn Conversion at

6 Church Lane

Barrowden

For Mr and Mrs Jones

Impact of proposed works on the historic fabric of the building

The North barn at 6 Church Lane, Barrowden has been converted previously from agricultural to domestic use by a previous owner, creating a garage on the ground floor. It is now planned to convert the garage to a play room, as ancillary use to the main house. Access to the new play room will be through a new doorway to be formed in the existing internal cross wall of the building. Daylight will be introduced to the room by replacing the western garage doors which are modern, and by adding a new glazed screen set behind the existing south facing barn doors. Neither will affect the historic fabric of the building. Approval for the works to the west elevation was previously granted in the planning and listed building applications of 2008, as the work to reduce the gable opening will help to improve the stability of the gable which has suffered some movement in recent times.

Internally the walls will be insulated and the floor replaced. The existing floor is a mix of modern concrete floor and stone. It is planned to reuse the stone where possible to minimise the loss of historic fabric.

Reasons for the work to secure the long term future of the building.

The works to the North barn will provide a new use for the garage. The size of the room and the restrictions to the vehicular access has never worked well. Converting the room to habitable space will thus ensure that maintenance will be valued and thus continued.

Loss of fabric

The works mostly affect modern treatments to the building: a small area of historic fabric will be lost in forming the new access door to the new playroom.

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