

Design and Access, and Heritage Statement



Project: Extension and alteration to Grade II Listed former barn.

Address: Blagrove Barn,
Blagrove Farm Lane,
Caversham,
Reading, Berks, RG4 7JX

Client: Mr Bruce McAra and Mrs Sally Charlesworth

Date: 05.04.19

Project Ref: BBRC

Circulation: Reading Borough Council, Mr McAra and Mrs Charlesworth

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- 1.0 Extracts from original 1987 Barn Conversion Plans.
- 2.0 Examples of previous DP Architects Barn Conversions

1.0 Introduction and Background

On behalf of our clients Mr Bruce McAra and Mrs Sally Charlesworth, we have been instructed to provide architectural and planning services for the extension and remodelling of the existing residential barn.

Blagrove Barn is Grade II listed building that was converted to a residential dwelling in the late 1980's. The property was purchased by Mr McAra and Mrs Charlesworth approximately 2 years ago.

2.0 The Brief

Mr Bruce McAra and Mrs Sally Charlesworth commissioned DP Architects (who have significant experience with listed buildings and barn conversions) to review the history, use, planning and conservation issues pertaining to barn with the view to obtaining planning and listed building consent to extend the property to the rear, remodel the exterior to replace the out of character features fitted during the 1980's conversion, and re-order the interior layout of the barn.

3.0 Development Control Guidance

As indicated in Figure 01 (overleaf), which is an extract from the council's policies map (the site highlighted in red), the site is located within the residential area of Caversham/Reading.

The site is on the edge of (but not within) the boundary of Area of Outstanding Natural Beauty (SODC).

During the evolution of the proposals we have considered the development control advice set out in the relevant local and national policies regarding the alterations and extension of a listed building.

Figure 01: Extract from the council's policies map.



PROPOSALS MAP KEY

	Reading Borough boundary		Cycle Routes* (see policy TR4)
	Conservation area* (see policies EN1, EN3)		Boundary of identified centre ³ (policy RL1) (also shows boundaries of inset maps)
	Boundary of Article 4 Direction* (see policies EN1, H7)		Key frontage in district and local centres (policy RL3)
	Scheduled Ancient Monument* (see policy EN1)		Major Hazard Sites* (see policy OU2)
	Historic Park or Garden* (see policy EN1)		Primary Shopping Area (policy CR1)
	Area of archaeological potential (policy EN2)		Office Core (policy CR1)
	Local Green Space and Public Open Space (policy EN7)		Central Core (policy CR1)
	Area of identified biodiversity interest* ¹ (see policy EN7)		Designated primary frontage in Central Reading (existing) (policy CR7)
	Existing or proposed Green Link (policy EN7)		Designated primary frontage in Central Reading (proposed) (policy CR7)
	Major Landscape Feature (policy EN13)		Terraced housing in Central Reading (policy CR9)
	Boundary of Area of Outstanding Natural Beauty* (see policy EN13)		Tall buildings cluster (policy CR10)
	Ancient Woodland* (see policy EN14)		Major Opportunity Area boundary (policies CR11-13 and SR1-3)
	Air Quality Management Area* (see policy EN15)		Site identified for development or change (policies CR11-14, SR1-4, WR1-3, CA1, ER1)
	Core Employment Area (policy EM2)		Abbey Quarter (policy CR15)
	Major Transport Project ² (policy TR2)		Leisure and recreation use of the Kennetside areas (policy SR5)
	Area safeguarded for Crossrail* (see policy TR2)		Caversham Park (policy CA2)
	M4 Smart Motorway project* (see policy TR2)		Whiteknights Campus, University of Reading (policy ER2)
	Classified Highway Network* (see policy TR3)		Royal Berkshire Hospital (policy ER3)

* Denotes a contextual designation, i.e. a designation that the Local Plan does not control.

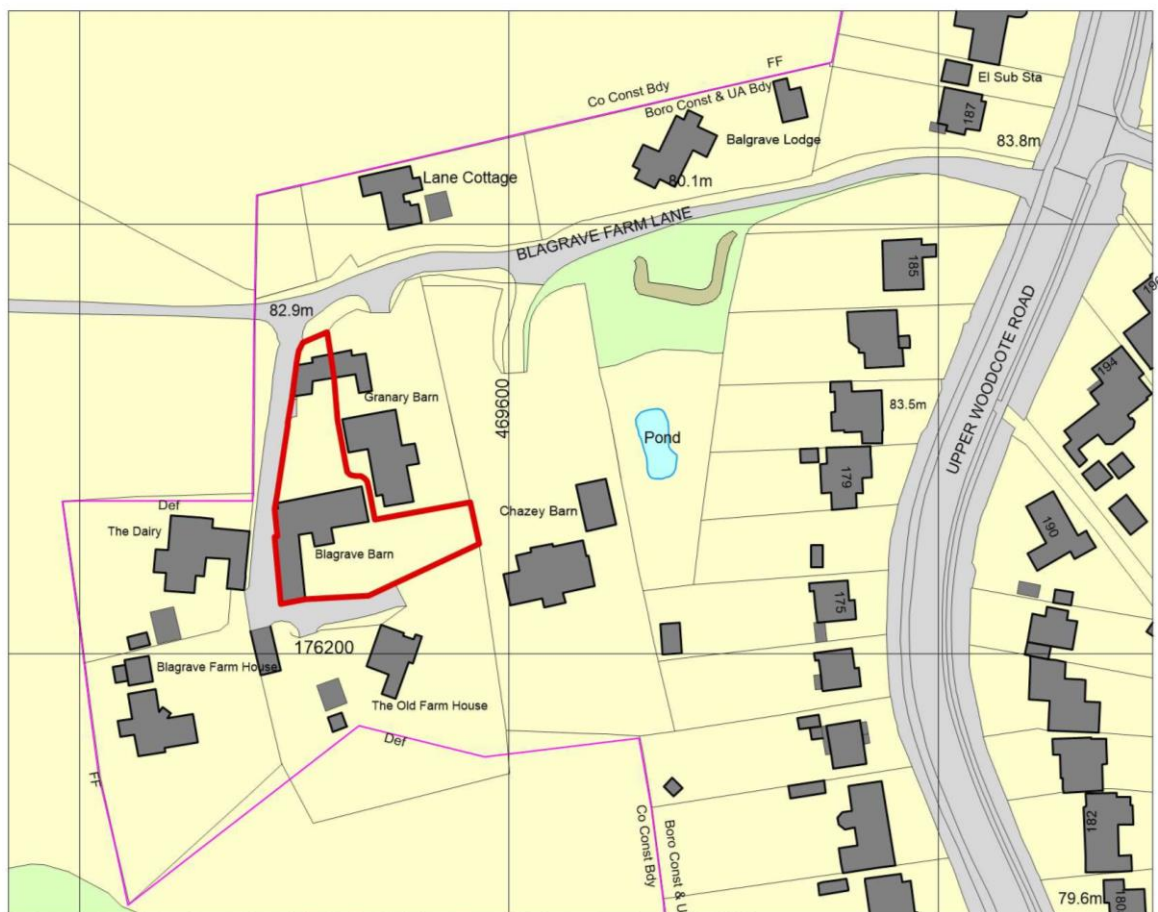
4.0 Site and Surrounding Area Description.

Blagrove Barn is situated at the end of Blagrove Farm Lane, accessed from the Upper Woodcote Road (A4074) in Caversham. The site is on the edge of (but not within) the boundary of Area of Outstanding Natural Beauty (SODC).

The Blagrove Farm complex consists of a number of buildings that were converted to dwellings in the late 1980's, these include; - The Old Farm house, Blagrove Farm house, The Dairy, Granary Barn and Chazey Barn. Several other residential properties (Lane Cottage and Blagrove Lodge) are also served by Blagrove Farm Lane.

The site benefits from views over the open countryside to the west across Caversham Heath golf course and is situated adjacent the residential area.

Figure 02: Site Location Plan.



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SITE LOCATION PLAN

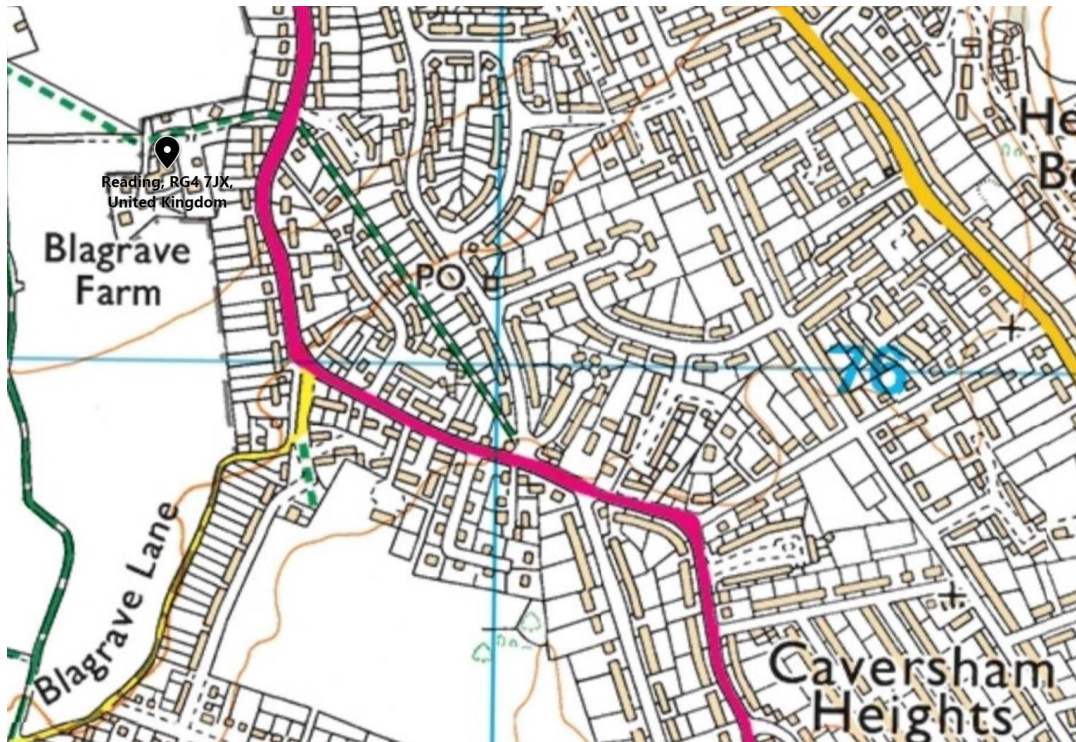


Figure 03: Site Aerial View.



The closest bus stop is 0.4km from the site, giving direct access to Caversham (and Reading) centre where a variety of shops and facilities can be found including: - Supermarkets / pharmacists / bars / restaurants / cafes / farmers market every Sunday. Reading city centre and train station are approximately 3km from the site (with bus connections available) with frequent train services to central London in under 30 minutes. Other local amenities include: - Caversham Lawn Tennis Club, Caversham Bowling Club, Maple Durham Playing Fields, Highdown School and 6th Form Centre.

Figure 04: OS map extract.



The barn is situated at the end of Blagrave Farm Lane, with The Dairy (to the west), Granary Barn (to the north), Chazey Barn (to the east) and the Old Farm House (to the south).

The frontage of the property is enclosed with a low brick wall with vehicular access to a shingle drive and garage situated within a timber framed outbuilding. The front garden is laid to lawn. The rear garden, also laid to lawn with some mature shrubs and trees, is enclosed with a post and rail timber fence, with an additional 5 bar gated access. A small area of paving runs around the house and across the rear of the property.

5.0 Listed Building Designation

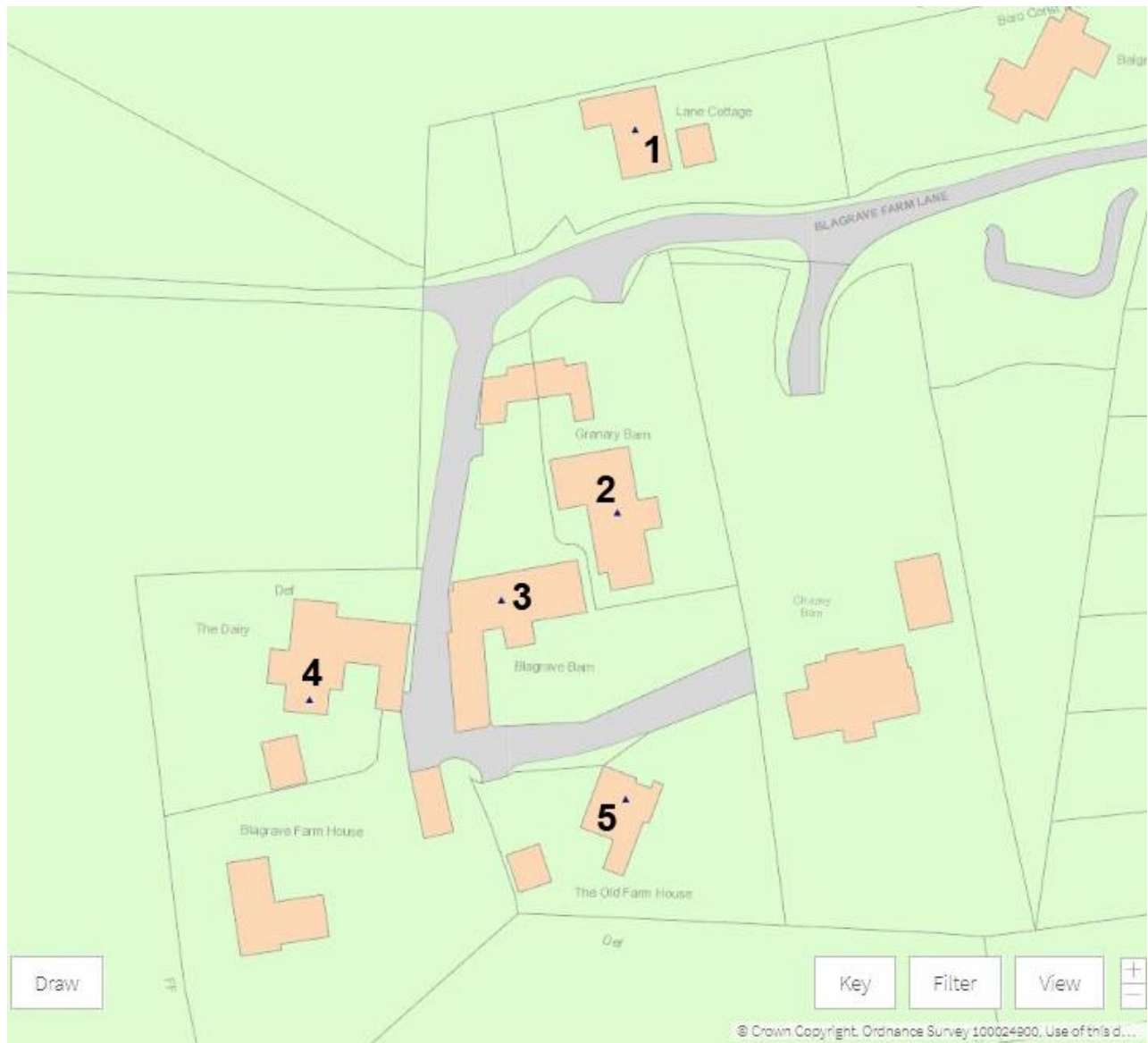
Blagrave Barn is a Grade II listed (former) barn probably dating from C17. It is timber framed with brick external walls, some of which were replaced with modern construction as part of the 1980's conversion works. The main barn has a single storey annex attached to the rear, this is brick built with plain clay tiled roof.

The property was originally part of the Blagrave Farm complex that included The Old Farm House (Grade II listed), Blagrave Farm house, The Dairy (Grade II listed), Granary Barn (Grade II listed) and Chazey Barn. Blagrave Barn is situated to the north of the grade II listed Blagrave Farmhouse, the barn its self was listed Grade II in 1959 with the listing describing the building as; -

Probably C17. Red brick with blue headers on a plinth, ½ hipped asbestos roof. Lean-to to the left with lower extension to south which has corbelled corner. Main central ½ hipped

entrance break. Tiled roof to the north aisle with piers to wall plate and central doors. Included for timber structure(interior) 5 bays. Braced tie beams, Arch braced collars. 2 rows of through purlins with occasional wind braces.

Figure 05: Listed Building Key.



1

Name: LANE COTTAGE
Designation Type: Listing
Grade: II
List UID: 1302556

2

Name: BARN TO NORTH OF ABOVE
Designation Type: Listing
Grade: II
List UID: 1113599

3

Name: BARN TO NORTH OF
BLAGRAVE OLD FARMHOUSE
Designation Type: Listing
Grade: II
List UID: 1157124

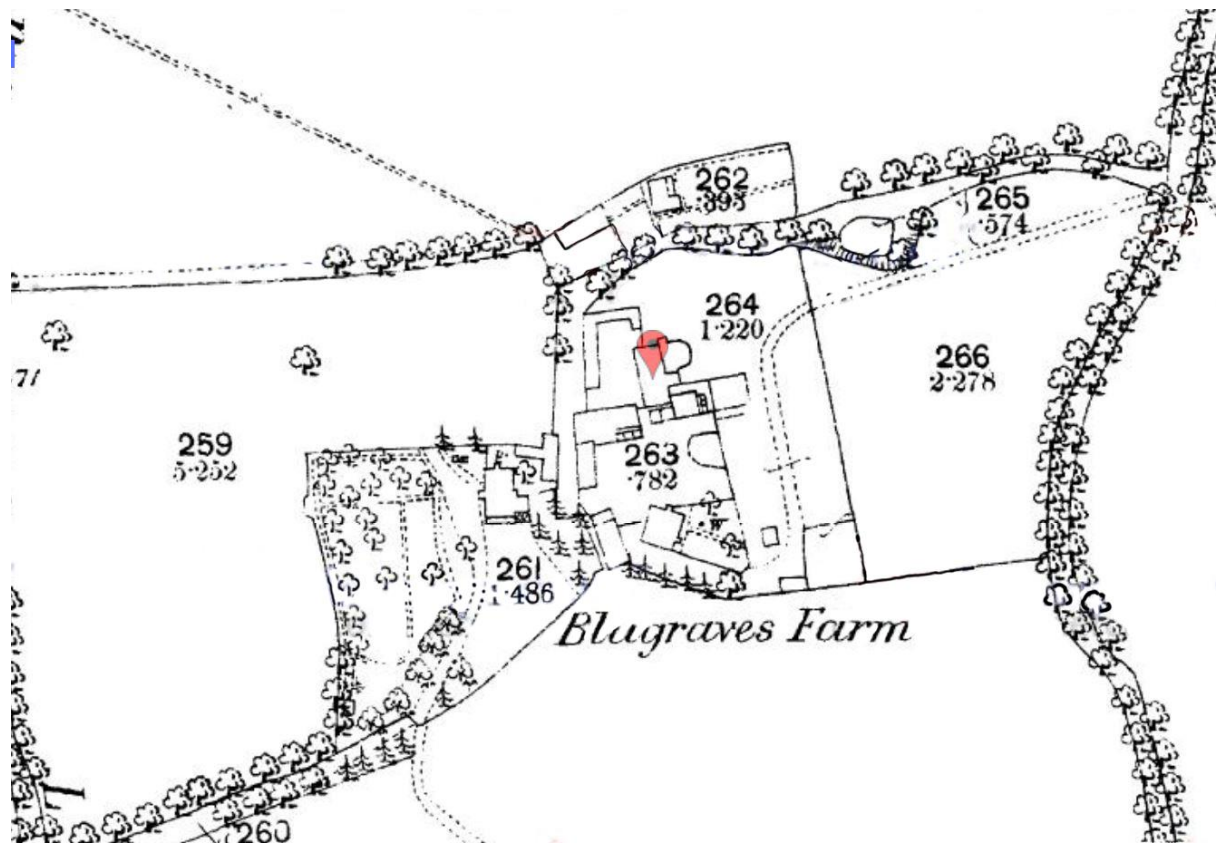
4

Name: BLAGRAVE FARMHOUSE
Designation Type: Listing
Grade: II
List UID: 1113597

5

Name: OLD BLAGRAVE FARMHOUSE
Designation Type: Listing
Grade: II
List UID: 1113598

Figure 06: Historic Maps.



1878 – Map



1934 – Map



1945 – Map

Note the historic maps clearly show a structure or enclosure to the right (as viewed on maps) of the rear gable.

6.0 History and description of Blagrove Barn.

Review of historic maps reveals that the Blagrove Farm complex has been in existence since at least the mid 1700's. The listing states that the barn probably dates from C17, but it would not be unreasonable to suppose that a farm existed prior to this.

The barn was converted to residential use in 1987 as part of a wider development to convert the other barns within the group and is typical of barn conversions of the period. During the conversion, the rear (south elevation) lean-to extensions were removed (Refer to red shaded areas indicated in Figure 06 on page 10 for details) and the front wall of the Lean-to on the north side was replaced with a new cavity wall construction. In addition, the external walls of the barn were lined internally with concrete blockwork with a plastered finish (Refer to Appendix 1.0 Original Conversion Sections on page 32 for details).

In addition to the original Lean-to to the left-hand side of the rear gable, on the southern elevation, historic map evidence seems to suggest that a similar Lean-to or enclosure of some kind also existed to the right-hand side of the rear gable.

As part of the conversion some new external openings were formed, while other original openings were blocked up. The type of doors and windows fitted are very residential, dark brown stained, with a storm-proof profile typical of the period and would now be considered to be out of character. Dark brown square profile upvc rainwater gutters and downpipes were also fitted to the barn at this time.

At ground level a new insulated concrete floor was installed with a thickened toe beam formed at the perimeter to support the new blockwork inner skin constructed within the external walls.

A new First floor of timber construction was introduced with poorly proportioned Velux rooflights providing light and ventilation to most of the first-floor rooms. In addition, a large out of character brick-built inglenook type fireplace was constructed within the central Living area.

Internally, the barn was divided up in a very residential manner, forming a very compartmentalised layout typical of the time, and the accommodation consists of: -

Ground floor;

A single domestic sized front entrance door leads to a narrow entrance hall with low flat ceiling, containing a coats cupboard and cloaks room, with a staircase leading to the first floor, and a half-glazed door leading to the rear garden. To the left of the hall way is the kitchen and small galley style utility room that is not fit for purpose, falling short of modern standards. Two small doors give access to the main living and dining area to the right of the hall. This central space does benefit from a full height vaulted ceiling, however no high-level natural light is provided to the central area and the gallery projection at first floor results in a comprised space that is quite dark and limits the views of the original timber framing. A dark brown stained softwood glazed panel with small pane divisions provides light to the front of the living room and a similar styled and constructed glazed screen, within the original barn door opening, provides light and ventilation to the dining area and access to the rear garden. The large out of character brick-built inglenook type of fireplace dominates this space. Beyond the living room, behind the inglenook, is a room of undefined use, and a large storage cupboard. A corridor gives access from the living room to a large study situated at the end of the main barn and annex accommodation located within the single storey wing to the rear. The single storey barn has been subdivided into a series of rooms consisting of a bedroom, shower room, enclosed kitchen and living room, all accessed via a long narrow corridor. A flat ceiling has been installed throughout the annex. The original (larger) openings have been replaced with narrow residential proportioned doors and windows to the east elevation facing the rear garden.

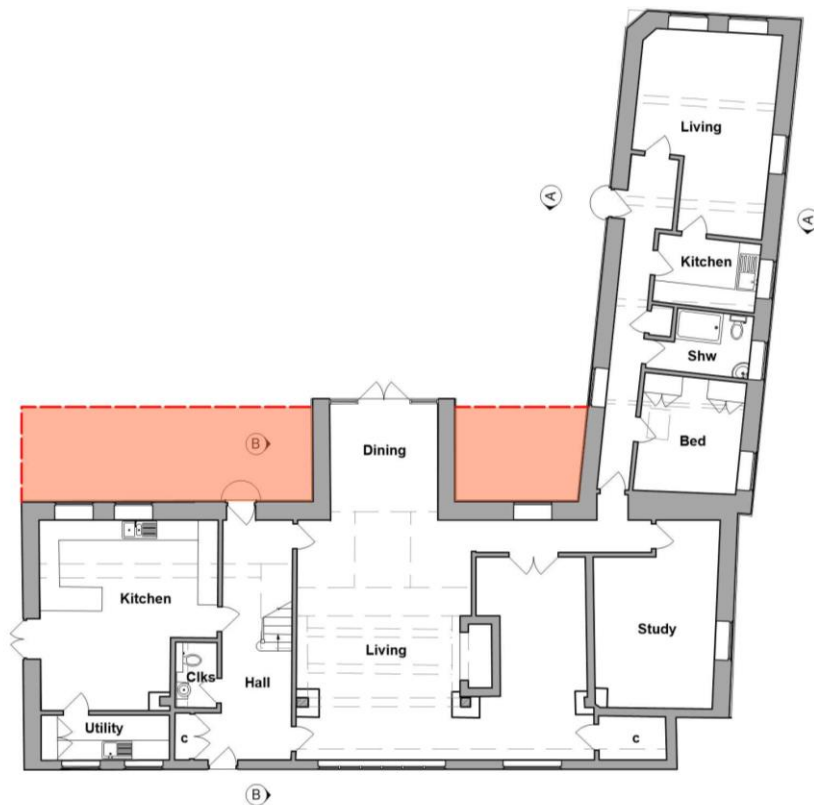
First floor;

The staircase gives access from the hall to a narrow corridor on the first floor that allows access to three small bedrooms, a small family bathroom and master bedroom suite with shower room. A planned second spiral staircase giving direct access to the main bedroom was not installed. A series of steps is provided to navigate over the existing main trusses, and this has resulted in areas of down stand ceiling heights on the ground floor. A large gallery protrudes over the living room below to the central area. The Box/Bed to the far-left hand side of the barn suffers from lack of light, with only a very small high-level window provided. The bedroom situated within the rear gable features very low glazing (that does not comply with current safety standards) and is very awkward to furnish.

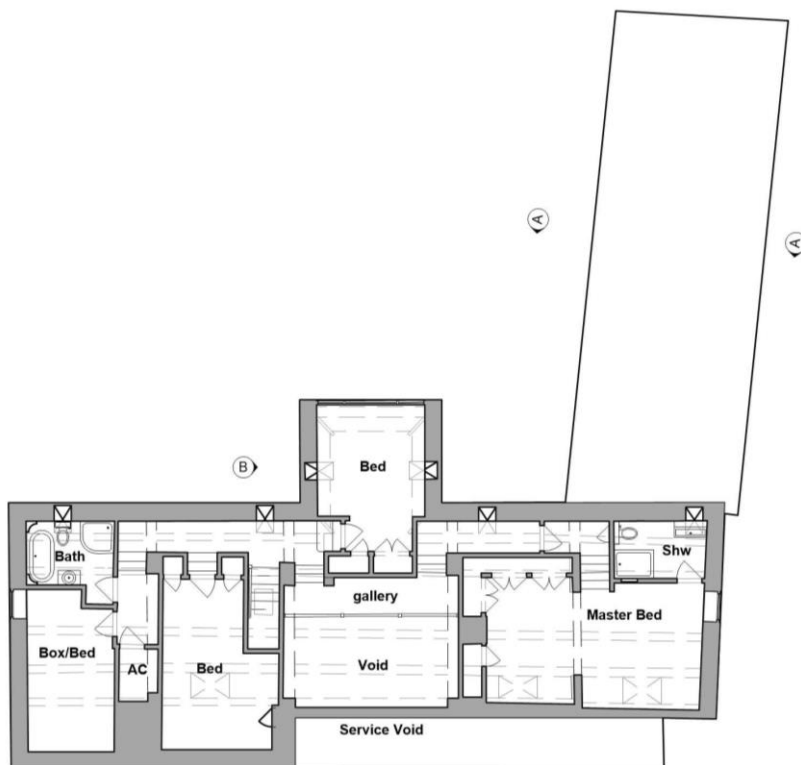
The conversion has resulted in a dwelling with compromised accommodation and a layout that has lost much of the openness and character of the original barn structure.

Refer to Appendix 1.0 for the original 1987 barn conversion plans.

Figure 07: Existing Ground and First Floor Plans – note; the red shaded areas denote the previously removed original lean-to additions to the barn.

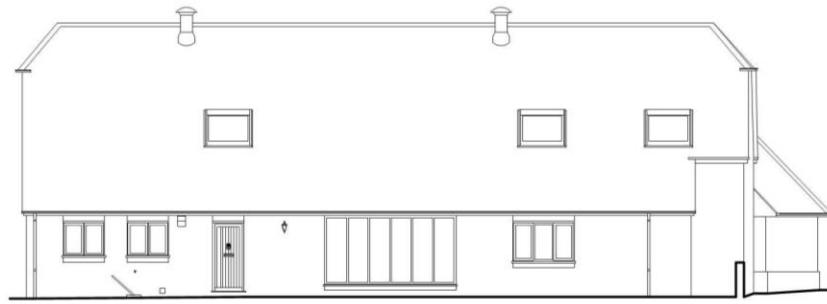


EXISTING GROUND FLOOR



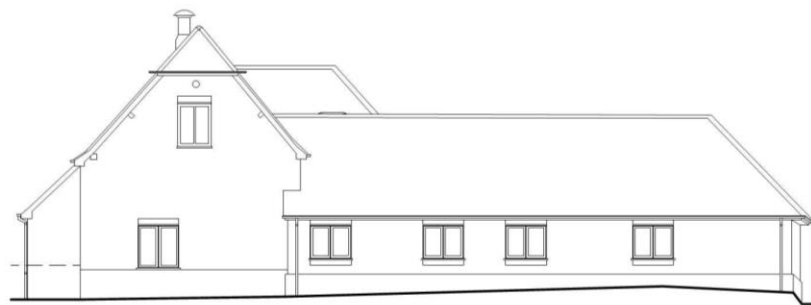
EXISTING FIRST FLOOR

Figure 08: Existing Elevations



Datum 80.00m

NORTH (FRONT) ELEVATION



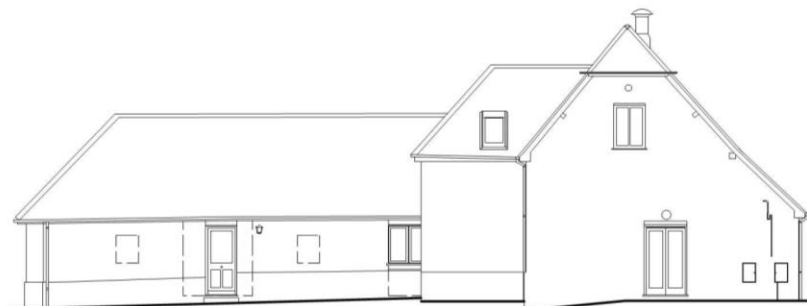
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WEST (RIGHT) ELEVATION



Datum 80.00m

SOUTH (REAR) ELEVATION



Datum 80.00m

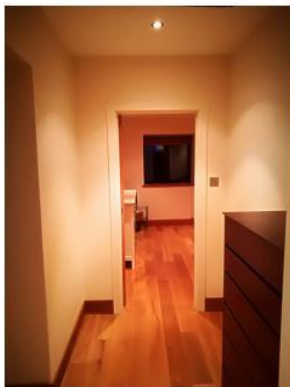
EAST (LEFT) ELEVATION

Figure 09: Existing External Photographs.



Note the use of inappropriate fenestration and rainwater goods.

Figure 10: Existing Internal Photographs





7.0 Planning History

Blagrove Barn, Blagrove Farm Lane, Caversham, Reading. RG4 7JX

Reference number	Type of application	Details	Applicant	Date	Decision
011235	-	Extension and alterations to existing dairy building to provide new barn style dwelling.	Mr S Bryson	18 March 2002	Permitted
990198	-	Reconstruction of fire-damaged outbuilding	Mr And Mrs Limburn	31 May 2000	Permitted

Chazey Barn, Blagrove Farm Lane, Caversham, Reading. RG4 7JX

Reference number	Type of application	Details	Applicant	Date	Decision
030523	-	Single storey side extension linking main house with garage	Dr And Mrs P. Miron	01 April 2003	Permitted
950911	-	Erection of timber framed detached property with garage and store designed as a cart shed for residential use.	Martyn Hammond Homes	14 January 1997	Permitted

Lane Cottage Blagrove Farm Lane Caversham Reading RG4 7JX

Reference number	Type of application	Details	Applicant	Date	Decision
940712	-	Extension to cottage on west wing of two storeys. Use of building for Bed & Breakfast accommodation.	J M Reason	15 December 1994	Application Refused
940894	-	One bedroom two storey extension to existing extension. Enlarged dining room. External walls rendered white. External design replacated existing extension, listed building consent.	J M Reason	15 December 1994	Application Refused

Granary Barn, Blagrove Farm Lane, Caversham, Reading. RG4 7JX

Reference number	Type of application	Details	Applicant	Date	Decision
060482	-	New access, garden wall and alterations to existing out-building to create garage space	Mr And Mrs Bates	31 January 2007	Permitted
060934	-	New Access, garden wall and alterations to existing out building to create garage space	Mr And Mrs Bates	31 January 2007	Application Permitted
991302	-	Reconstruction of oak framed outbuilding destroyed by fire	Mr Bates	31 May 2000	Permitted

Blagrave Lodge Blagrave Farm Lane Caversham Reading RG4 7JX

Reference number	Type of application	Details	Applicant	Date	Decision
071071	-	Single storey brick home office with tiled roof	Lisa O'Sullivan	10 September 2008	Application Withdrawn
990152	-	Erection of 1 x 5 Bedroom House and Garage (Amendment to Scheme Previously Approved under Reference 98/0815)	Sahana Enterprises Ltd	09 March 2000	Application Permitted
980003	-	Proposed 4 bedroom house	Martyn Hammond Homes	10 March 1999	Application Refused

Blagrave Farmhouse Blagrave Farm Lane Caversham Reading RG4 7JX

Reference number	Type of application	Details	Applicant	Date	Decision
150579	-	Demolition of existing garage and construction of a new single storey garage/ carport.	Mr Bernard Deasy	27 May 2015	Application Permitted
140335	-	Construction of a front porch and single storey rear extension. Conversion of existing carport into a habitable room.	Mr Bernard Deasy	02 May 2014	Application Permitted
010275	-	Erection of a new dwelling and conversion of existing garage to form car port.	Mr And Mrs Bryson	18 March 2002	Permitted subject to Legal Agreement

Old Farm House Blagrave Farm Lane Caversham Reading RG4 7JX

Reference number	Type of application	Details	Applicant	Date	Decision
111168	-	Discharge of condition 2 of Listed Building Consent 07/00586/LBC.	Mr N. Bates	30 March 2011	Conditions Discharged
070503	-	Removal of existing porch roof to facilitate lintel repairs and replacement of same roof with existing slates; replacement of modern staircase with oak staircase and re-arrangement of bedroom wall above this to allow for new stairs, and installation of en-suite shower; replacement of external windows with timber-framed ones; and remedial damp proofing works to ground floor.	Mr N Bates	08 December 2008	Application Permitted
061047	-	Installation of new basement window (previously blocked up), conversion of basement into habitable space,	Mr N. Bates	07 July 2006	Application Permitted

		installation of downstairs WC, change/replacement doors and windows			
940228	-	Erection of two storey house of similar footprint and volume to the house permitted under planning consent dated 3.12.93 ref: 93/0488/FD.	T P Lyons & P Abrahams	15 April 1997	Permitted subject to Legal Agreement
930603	-	Erection of two storey house with ancillary flat in place of similar house destroyed by fire in 1991.	T P Lyons & Paul Abrahams	03 December 1993	Application Permitted
910425	-	Single storey pitched roof extension to be used as kitchen.	Mr P Fennel	13 November 1991	Application Permitted
910951	-	Single storey pitched roof extension to be used as kitchen.	Mr P Fennel	13 November 1991	Application Permitted

As the property is grade II listed, we considered it prudent to undertake Pre-Application advice to enable the proposals to be assessed by the conservation officer, allowing for any comments / advice to be incorporated into the scheme prior to full planning / listed building submission. This was submitted in July 2018, after some delay a site meeting was eventually set up for the 17th October. The site meeting was attended by John Mullis (RBC Heritage Consultant), Tom French (Planning Officer) and Stewart Green (D P Architects). The meeting was very constructive with most of the proposals verbally agreed in principle by John Mullis – Refer to 8.0 The Proposals for details. Unfortunately, after many months of chasing, we are still not in receipt of the written response confirming the points discussed on site. We have been issued with John Mullis' initial consultee response form that does not raise any objections to the proposals, and so we have prepared the proposed plans upon the Pre-app documentation and the verbal advice given during the site visit.

8.0 The Proposals

The existing layout of Blagrove Barn is very compartmental and at odds with modern open plan living and the original configuration of the barn. The living accommodation also feels very separated from the outside garden areas.

Part of the client's remit is to redress this by providing a modest single storey extension to the kitchen, replacing the existing doors, windows, glazed screens and rooflights with more appropriate fenestration and open the internal layout whilst respecting and preserving the building's special architectural and historic features.

One of the main issues with the existing layout is the dark residential style hallway, small utility room and compromised kitchen area. To address this, it is proposed to provide a new oak framed and glazed extension to the rear of the kitchen. It was originally proposed to extend the main barn roof down over the kitchen addition in the form of a catslide roof extension. However, having discussed this on site with John Mullis (the Heritage Consultant) we have now revised the extension roof to take the form of a lean-to roof, separate from the main barn roof. This extension is proposed to be positioned where the

historic maps indicate previous structure/enclosure to have been, and the footprint of the extension roughly equates to the area of the lean-to previously removed during the conversion of the barn. It is proposed that the new extension will feature traditionally detailed green oak (sourced from a sustainable supply) framing with glazing between, over a brick plinth to match the existing. The existing kitchen will be re-formatted to run into this new extension, with the glazing helping to create a strong link between the internal and external spaces.

The proposed extension will enable the formation of a rear porch with the roof carried over to create a covered area for muddy boots and log storage. The porch will also feature an enlarged doorway with oak framed glazed panel to provide additional light to the hall and views to the rear garden beyond. In addition, the proposals enable the reconfiguration of the utility room, cloaks cupboard and cloak room to provide an improved layout with a side entrance directly into the utility room. The new utility room has been designed to modern standards, provide adequate space for laundry, storage and waste separation ready for recycling. These alterations also facilitate the opening up and enlargement of the existing hallway. To further improve this area and restore a more barn style appearance, it is proposed to provide a new enlarged oak framed and glazed main entrance frame to the hallway, reposition the staircase to the central area and open up large sections of the walling between the hall and living room (it could be removed completely) to provide a more open plan layout, allowing the spatial qualities of the barn to be appreciated, as well as providing additional light to both spaces. During the site consultation, the Heritage Consultant commented that he considered this to be an improvement on the existing.

Within the living area it is proposed to provide a similar (to the new entrance frame) oak framed and glazed frame to the frontage of the property with more appropriately proportioned glazing to reinforce the barn heritage of the property. It is also intended to remove the large inappropriately styled brick-built inglenook fireplace and replace this with a simple wood burning stove, again John Mullis indicated his approval of this during the site visit.

To the full height space, the existing first floor gallery would be reduced in size, allowing better views of the internal timber framing and open up the central area. We had originally envisaged the insertion of a high-level ridged line fixed rooflights to this central area. However, following the Pre-App meeting these have been designed out of the proposals as John Mullis considered that they would be inappropriate in this location.

To the rear gable opening it is proposed to replace existing softwood screen with a new oak framed full height glazed screen featuring bi-fold doors on the ground floor, similarly, detailed to the new screens proposed elsewhere.

Beyond the living room a new ground floor bedroom is illustrated with an open plan en-suite bathroom. A new staircase is proposed to give access to the master bedroom on the first floor, note the original conversion scheme featured a second staircase, and although approved at planning, was never implemented. The positioning of this second staircase within the modern floor structure will have no detrimental impact on the original barn framing/fabric.

The proposals illustrate the opening up of the single storey annex building by removal of all existing (modern) internal partitioning and corridor to form a new open plan secondary living space with an additional bedroom beyond. Three new bi-fold doors are indicated to

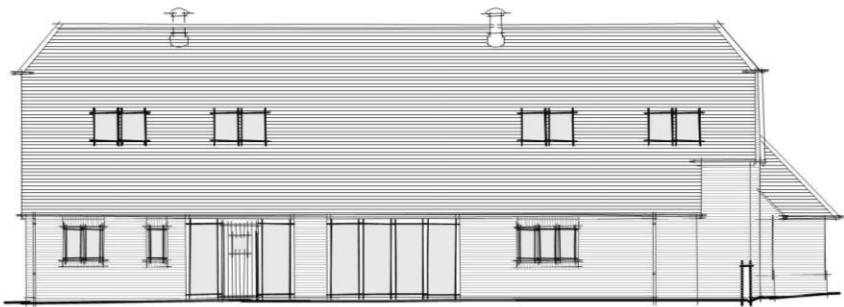
the east elevation providing additional light and direct access to the garden from this area. It should be noted that this wall has been heavily altered at different stages, with evidence of previous openings that have been poorly bricked up with mismatching brick and mortar work. The proposed openings will eliminate this patchwork of mismatching brickwork and provide a more uniform elevation with appropriately sized fenestration. In addition, it is proposed to remove the flat ceiling to the annex and provide vaulted ceilings to the apex to expose the original roof trusses.

On the first floor the repositioned staircase lands on the central gallery, which has been opened up and could be used as a study space. It is proposed to cut the floor back in this space to provide a void to the dining room on the ground floor below, allowing additional light penetration to both floors from the rear glazed screen. No historic fabric is impacted by these works.

The number of bedrooms on the first floor has been reduced from four compromised bedrooms to two much better proportioned rooms. One of these bedrooms is accessed directly from the gallery and features its own dressing space and en-suite bathroom. The other bedroom, to the right of the gallery, is provided with its own access staircase from the ground floor. This avoids the need to have so many internal steps to navigate the existing main barn trusses, thus eliminating some of the down stand ceilings to the ground floor.

Externally, it is proposed to replace all the existing dark stained softwood storm proof/modern profile windows with a more appropriate flush casement conservation style window finished with a micro-porous heritage colour paint. The replacement and new glazed screens would be constructed in green oak using traditional jointing methods with larger better proportioned glazing panels to reinforce the barn heritage of the building. Simple oak boarded doors are proposed to replace the existing domestic entrance and side doors. In addition, it is suggested replacing the existing Velux roof windows with a minimal metal framed flush installation rooflight such as the conservation or Neo rooflight by the Rooflight Company. At present the velux are very wide and badly proportioned, therefore it is proposed to introduce two better proportioned flush installation metal rooflights within the existing adapted openings. All of the existing dark brown square profile rainwater goods would be replaced with a new metal system, black cast iron or aluminium to approval. The proposed scheme also indicates the removal of one of the existing stainless-steel flues positioned within the Front (north facing) roof slope.

Figure 11: Proposed Elevations



Datum 80.00m

NORTH (FRONT) ELEVATION



Datum 80.00m

WEST (RIGHT) ELEVATION



Datum 80.00m

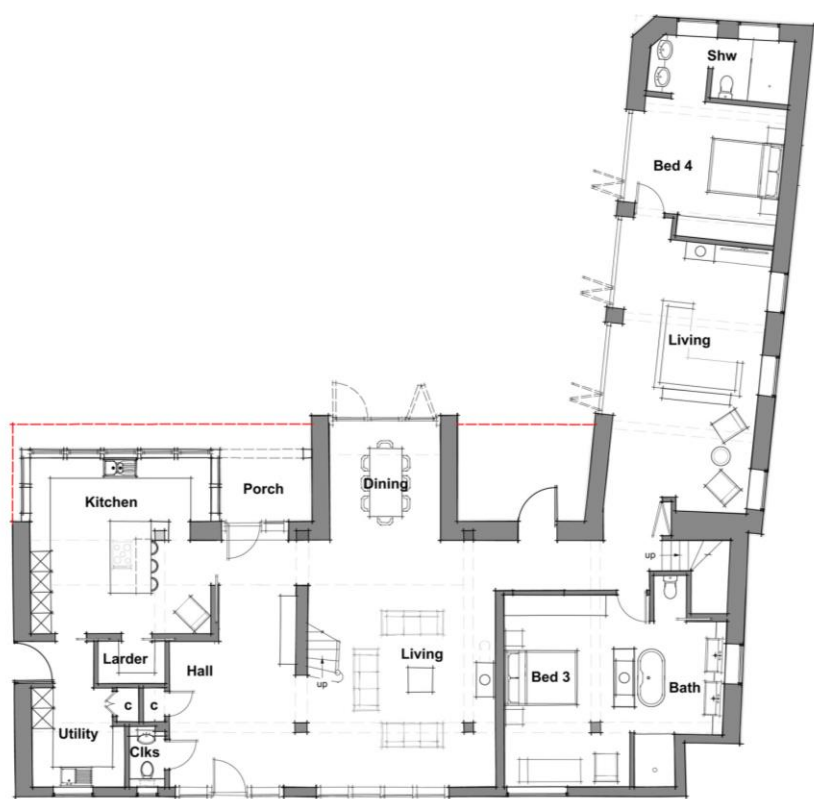
SOUTH (REAR) ELEVATION



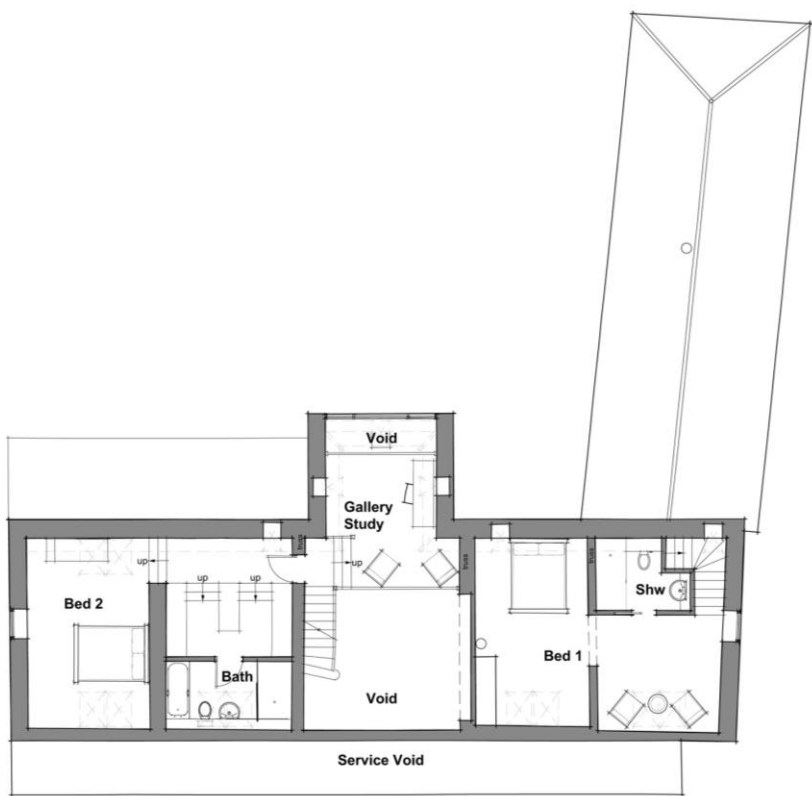
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EAST (LEFT) ELEVATION

Figure 12: Proposed Plans



PROPOSED GROUND FLOOR

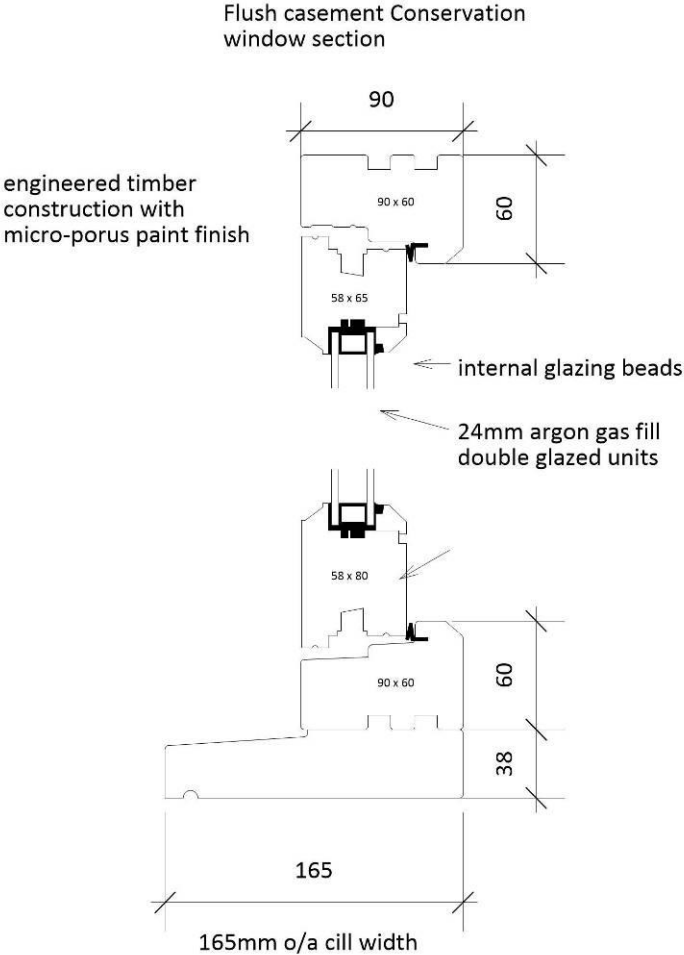


PROPOSED FIRST FLOOR

Figure 13: Proposed Site Plan

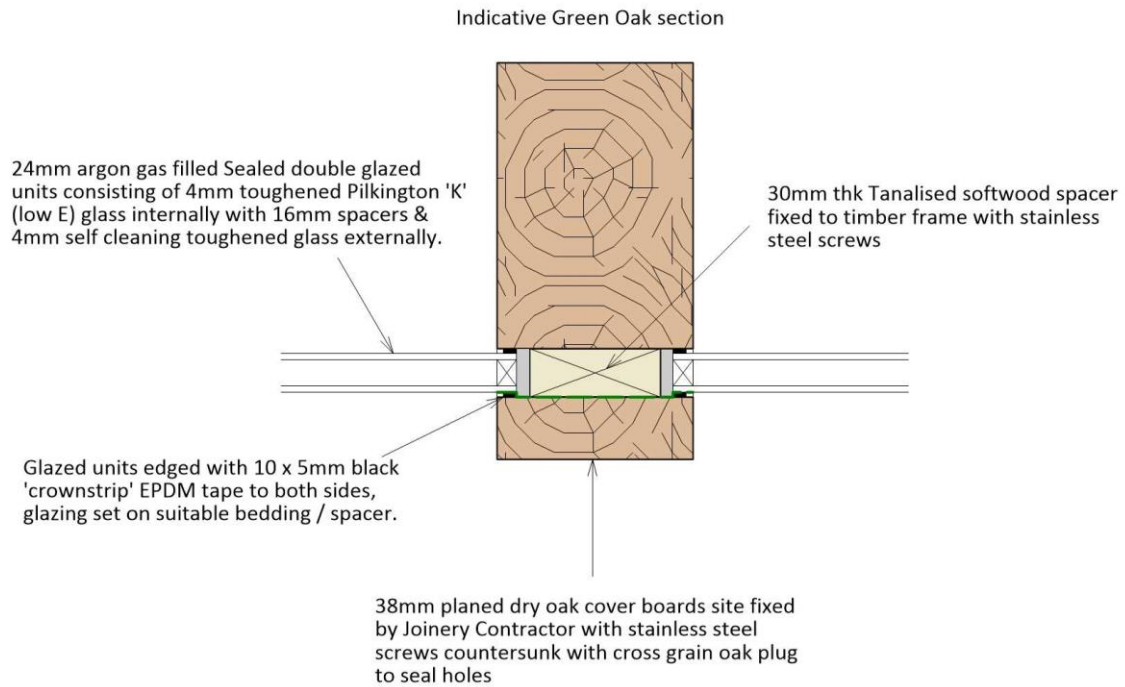


Figure 14: Generic Window Sectional Detail



GENERIC WINDOW DETAIL

Figure 15: Generic Oak Framing Detail



GENERIC OAK GLAZED SCREEN PLAN DETAIL

Figure 16: Examples of minimal framed metal rooflights.



Figure 17: Examples of Conservation flush casement window and metal (cast iron) rainwater goods.



Figure 18: Example of Oak framed glazed screen.



9.0 Relationships with Neighbouring Residential Properties

Blagrove Barn located within a cluster of Grade II listed buildings that were part of the original Blagrove Farm complex. To the east (left hand side – when viewed from the front elevation) is Granary Barn, The Old Farm House to the south (rear) and to the west (right hand side when viewed from the front elevation).

The proposed extension and external alterations represent an enhancement and improvement to the setting of the surrounding listed properties and will have no detrimental impact on the neighbouring dwellings.

10. Parking and Access.

The existing vehicular access and parking area will remain unaltered by the proposals. The formation of the revised front entrance may enable the introduction of a flush threshold to the main entrance door in compliance with part M. The new toilet will also be provided to comply with the Part M standards

11. Site Amenity and Landscaping

The existing property already has adequate amenity garden spaces at the front and rear of the house that are well established with existing landscaping. These are unaffected by the proposals.

12.0 Sustainability

The proposed extension will be formed using locally sourced green oak from a sustainable supply, and the external envelope will be super insulated using breathable insulation materials (such as wood-fibre). It will be detailed to comply with the requirements of relevant policies relating to carbon reduction and will be constructed to the latest Building Regulation Standards which are equivalent to Sustainable Homes Level 4 energy efficiency standards.

The replacement doors and windows will be of timber construction to the highest of modern standards with high performance double-glazed units that will help to improve the overall thermal performance of the whole property.

The new kitchen and utility rooms allow for adequate storage and separation of waste for recycling prior to collection.

13.0 Trees, Ecology, Flooding and Drainage

Trees

Currently, there are no trees of any significance adjacent to the site. None of the existing landscaping will be affected by the proposals.

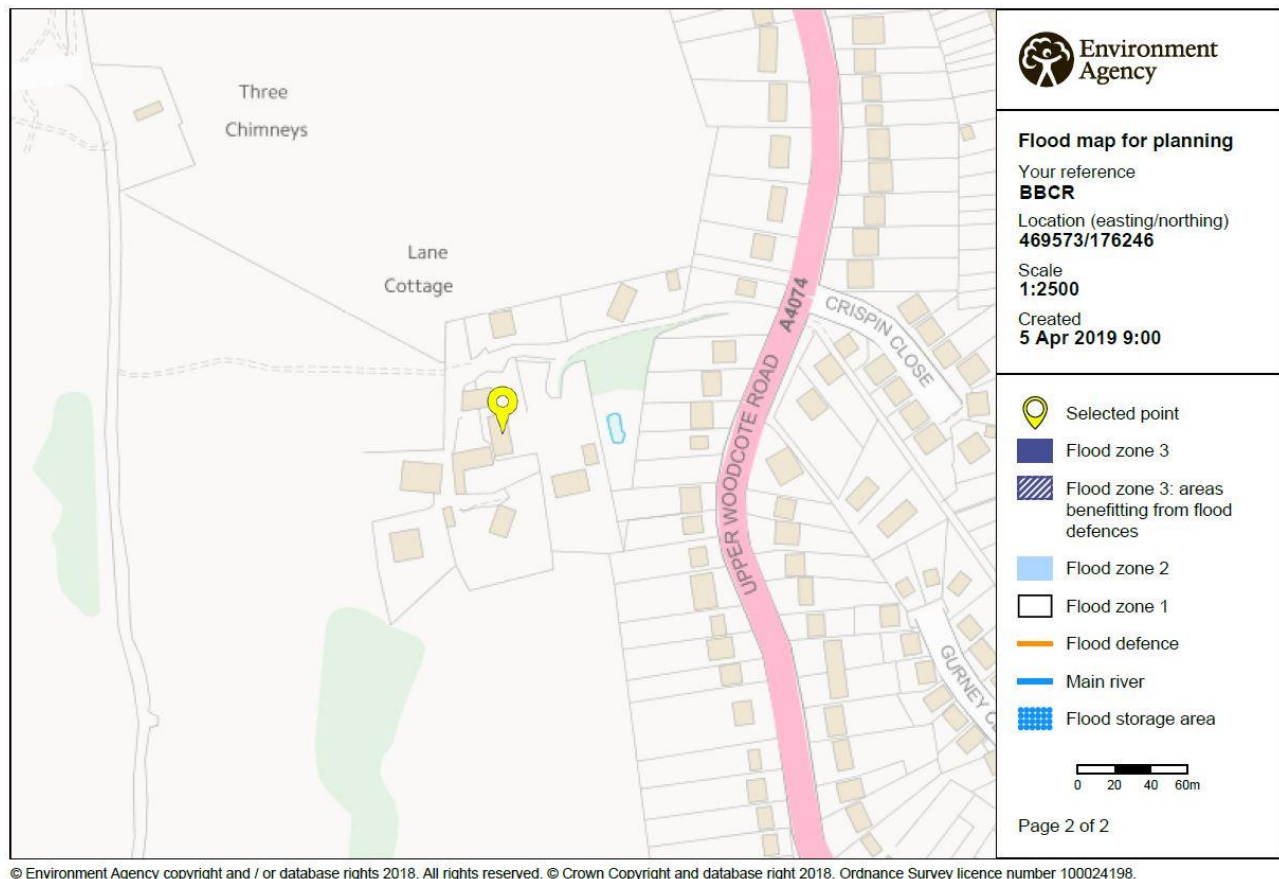
Ecology

The house is a residential dwelling that is permanently occupied and there is no evidence of any bats inhabiting the building.

Flooding

The site is located within Flood Zone 1, and so in regard to surface water flooding the site is located in an area deemed to be at very low risk of flooding.

Figure 19: Extract from the Environment Agency's Flood Map.



Drainage

The proposed small single storey extension will have very minimal impact upon the surface drainage requirement. The new rainwater system for the extension will connect to the existing surface water drainage system.

Replacement metal rainwater goods are proposed, this will feature deep flow guttering to better cope with any flash storm occurrences.

14.0 CIL

CIL is not applicable on extension that are less than 100m², the proposed extension has a GIA of 10m² and therefore CIL is not chargeable.

15.0 Summary

We believe that proposals for the extension and alterations to the Grade II listed former barn are acceptable under the guidance set out in the national and local planning policies.

We have strived to produce a sympathetic design for the renovation of the existing property, intended to replace some of the deleterious alterations carried out in the late 1980's conversion. The proposals have been amended to incorporate the Historic Buildings Consultant's comments received during the Pre-App site visit and are in

accordance with the core principals of Historic England Adapting Traditional Farm Buildings guidance.

The proposed extension and alterations will be carried out using materials that are appropriate and will reflect the original character of the barn building. In addition to the external renovations, the proposals also seek to improve the internal layout of the property, restoring some of the spatial qualities of the original barn and facilitating great exposure of the original timber framed structure.

We are confident that our proposals reflect originality and good design standards in accordance with the design guidance regarding listed barn dwellings. The proposals also help to enhance the immediate setting and are sensitive to the defining characteristics of the local area and adjacent listed buildings, and in so doing we consider that we have demonstrated the application complies with all the necessary criteria for planning and listed building permission to be granted.

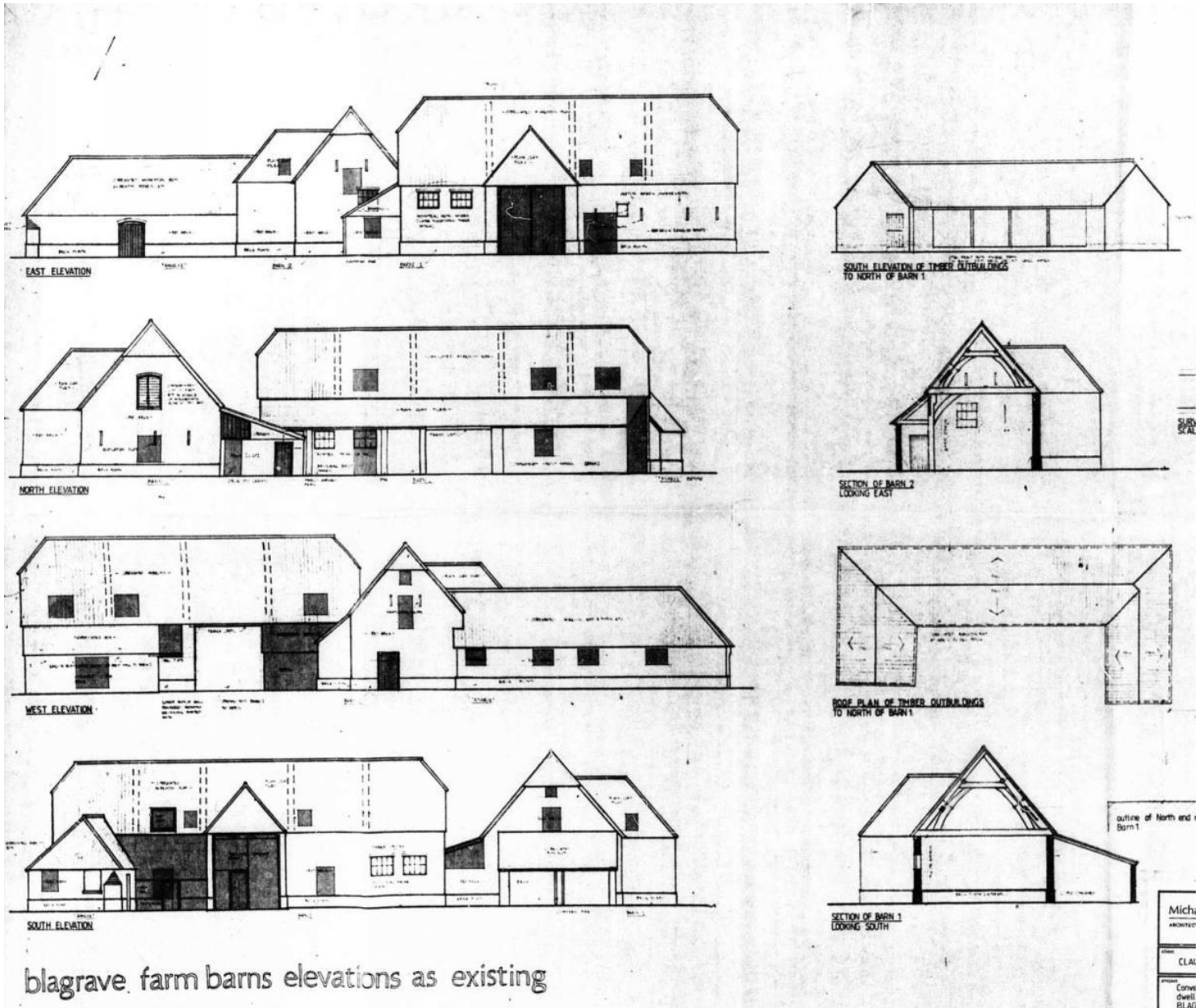
Stewart D Green (MCIAT) – Director

For DP Architects

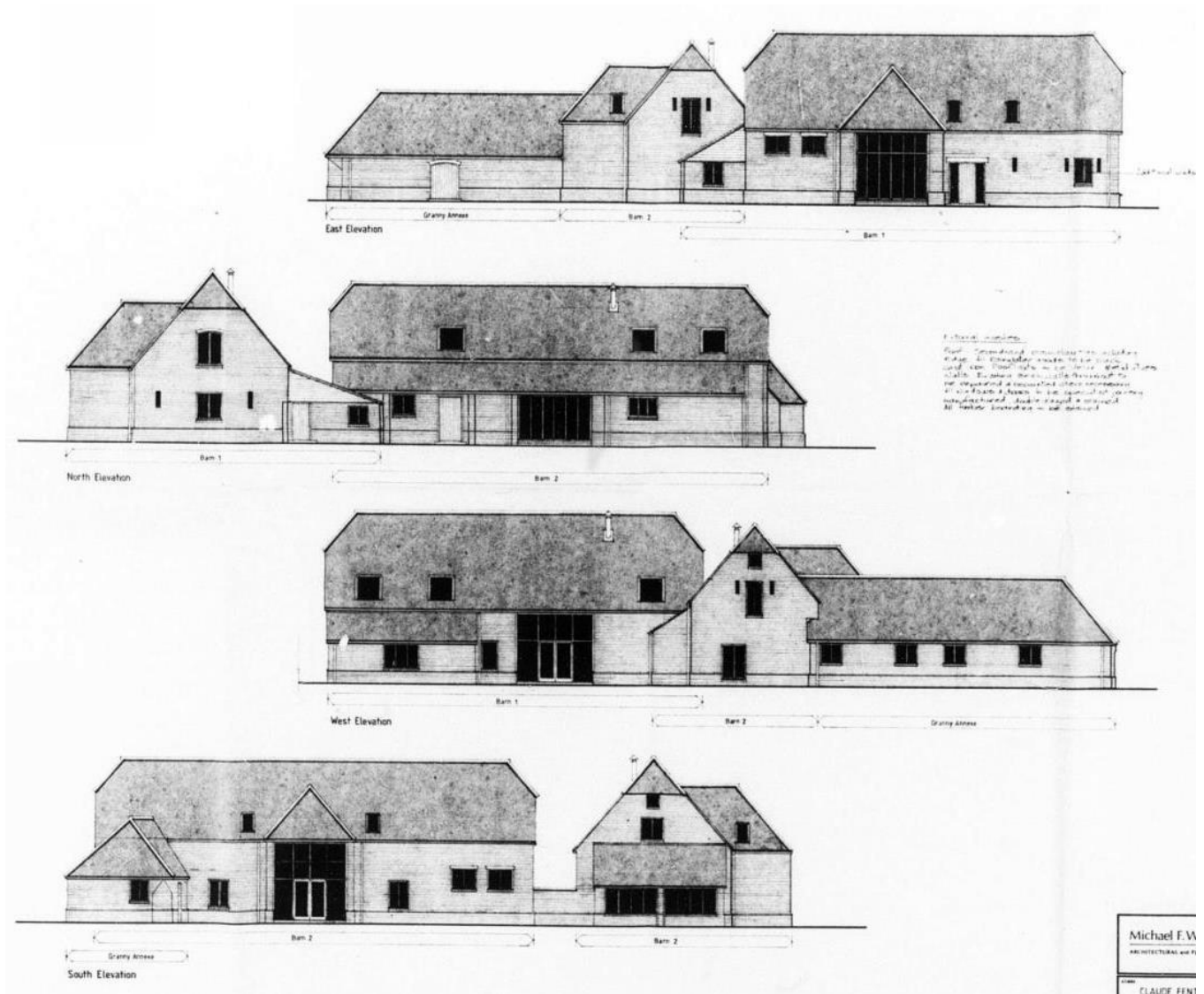
APPENDIX 1.0

The original 1987 conversion plans

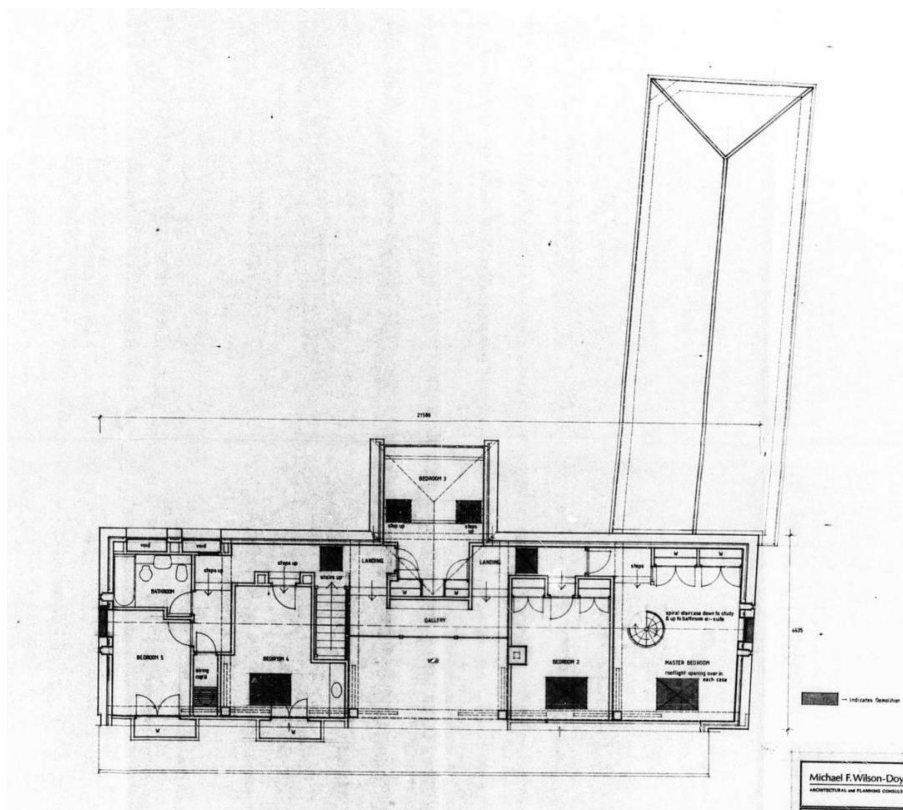
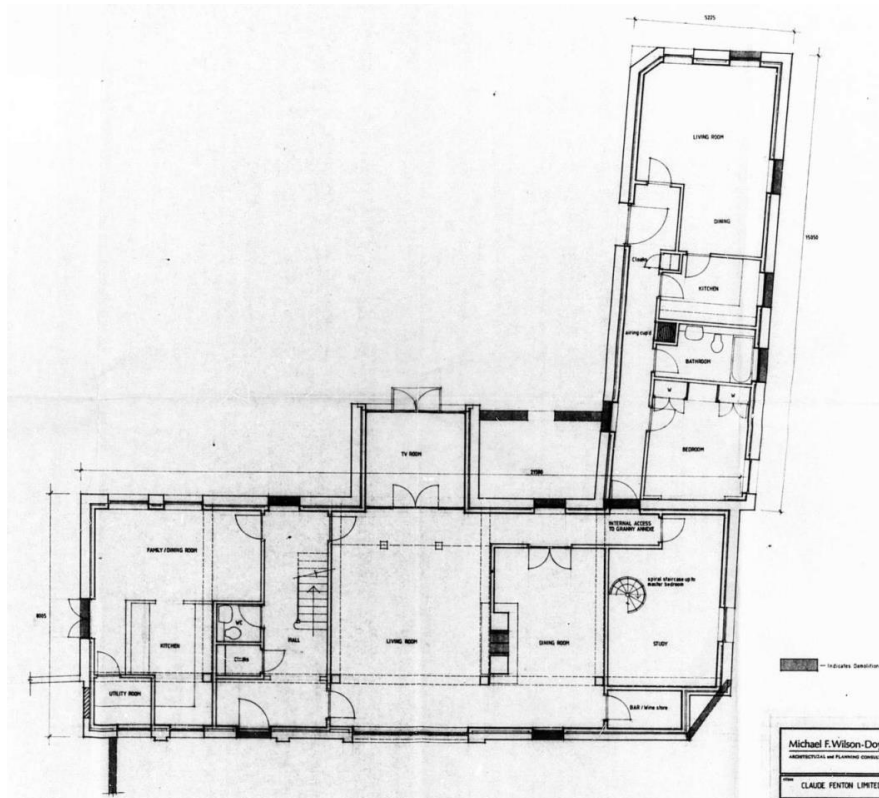
Pre-Conversion 'As Existing Elevations'



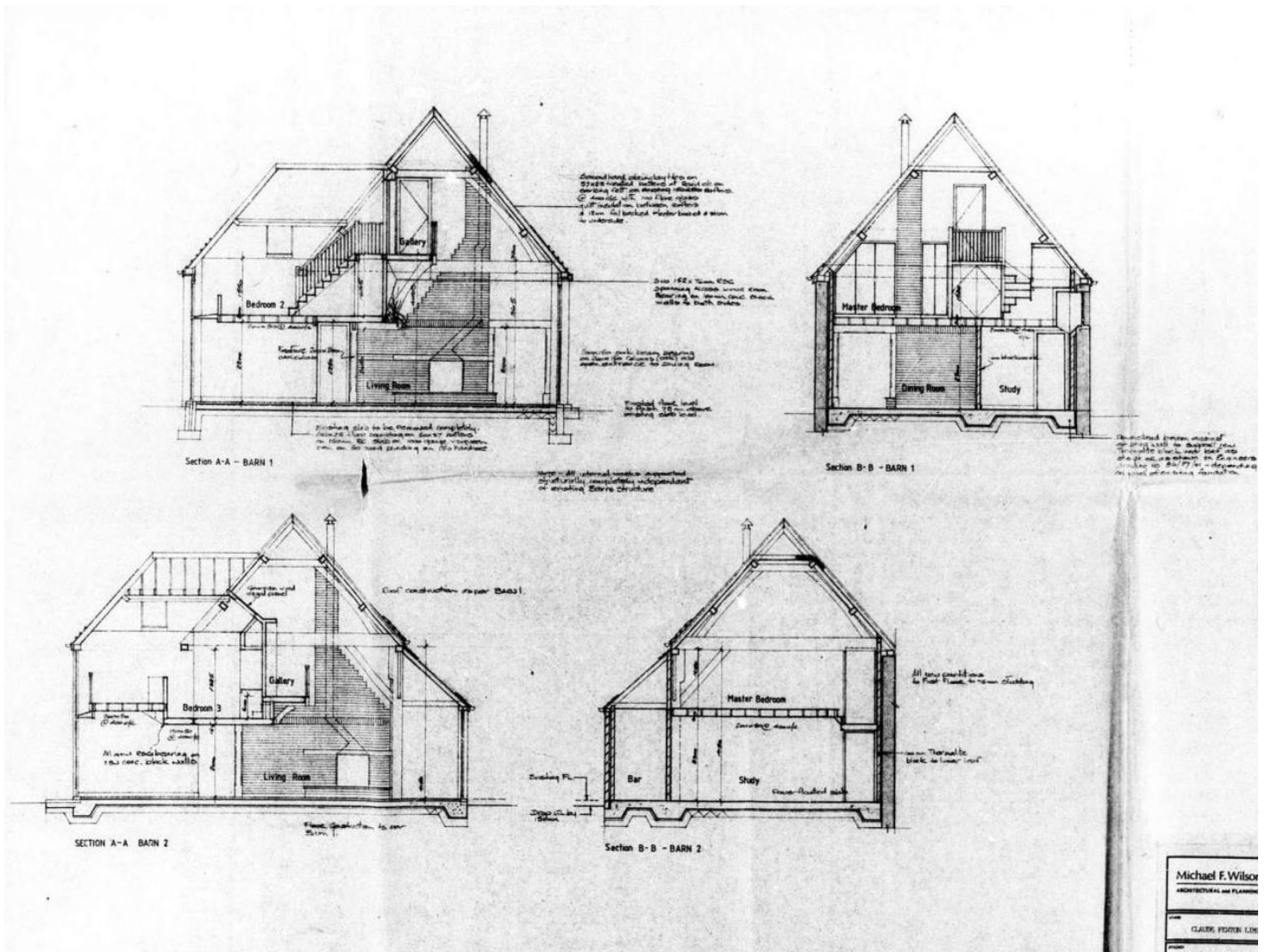
Original Conversion Elevations



Original Conversion Plans



Original Conversion Sections



APPENDIX 2.0

Examples of previous DP Architects Barn Conversions



Before and After Barn Conversions



Examples of various barn Conversions



Examples of Barn Conversion Interiors

