

Design and Access Statement

Use: The use of the extension is related directly to the existing residential use of the dwelling and has been brought about by a need to provide a practical solution to the location of the bathroom and to increase the limited size of the kitchen without detrimentally affecting the internal plan form of the building, its historic features and the amount of accommodation provided. This more positive use of part of the barn will also help ensure its long term maintenance and survival.

Amount: In the context of the size and scale of the existing buildings the proposed extension at some 24 square metres is modest in comparison with the existing dwelling and is of a size limited to meeting the specific need. Similarly the proposed dormer window to bedroom 1 is modest and of the same size as the existing to the new bathroom and will balance it in the rear elevation. This window is required as the bedroom is very dark as shown in Photo G referred to above.

Layout: The extension follows the existing dominant linear form of the existing buildings and the most recent bathroom/porch extension. One option considered was to extend the main house at right angles to the rear but it was considered the option proposed in this application was better. The proposed extension would read as a continuation of the building's evolution providing up to date domestic facilities without cutting across these earlier phases or compromising the internal layout or plan form of the building. There will be no detrimental loss of fabric from the existing buildings and, being set back from the front elevation the position of the extension will not interfere or detract from the appearance or setting of the main house and when seen will appear as a subordinate outbuilding to it.

Scale and Appearance: The extension is single storey with low sloping glazed roof and fully glazed east elevation. The north and south elevations will be of a suitable good quality facing brick in Flemish bond. The setting of the extension between the two end brick buttresses is designed to stabilise the existing external walls of both the house and the barn from further outward movement. With glazing being the main element of the construction the form and the individual integrity of the existing buildings will remain apparent. The glazing bars will be of hardwood from a sustainable source and samples of all materials would be submitted for approval before work starts. The dormer window repeats the size, form and design of an existing dormer window and like the existing dormers will be a subordinate element in the roofscape.

Landscaping: It is considered no further landscaping is required.

Access: There is no change proposed to access arrangements which are as shown on the submitted plans and all access to and within the dwelling will be as required under the Building Regulations.

Climate Change Mitigation: Wherever possible construction materials will be from sustainable sources and rainwater will be harvested for use around the site or disposed of to soakaways.

Heritage Assets: The form, positioning, size and detailed design of the extension and small dormer window to bedroom 1 have been carefully brought together so that they would respect and not compromise the inherent character of the listed building. The proposed extension has a coherent design form and will be read as a separate phase of the building's evolution designed to meet contemporary requirements while respecting the existing building. There will be no change to the dominant plan form of the building or the dominance of the two main buildings. The various stages of the buildings evolution will remain clearly readable. As an extension to a more recent addition to the property it would not affect the fabric or character of the historic part of the building and access would be via existing openings.

Development Plan and Material Considerations

These proposals have been formulated mindful of the need to balance the requirements of modern day living with the need to safeguard the character and appearance of both the listed building and the AONB. The key policy guidance comes in the National Planning Policy Framework and local plan Policy BE5. Testing the application proposals against each of these in turn it will be seen that:

NPPF

These proposals have been formulated under the guidance contained in paragraphs 126, 128 and 131 of the NPPF.

BE5

- a) The alterations would not be detrimental to the character of the listed building as they are comparatively minor and of visually lightweight construction allowing the inherent character of the listed building to continue to be read. There would be no loss of important fabric and the main physical connection would be to the later bathroom extension. The alterations amount only to a contemporary phase to meet modern day needs and would be read as the latest phase in the evolution of the building without interrupting or destroying evidence of earlier phases.
- b) No change of use is involved but these changes would greatly improve the occupiers living conditions.
- c) As appropriate this would be acceptable
- d) This does not apply
- e) The alterations would be undertaken in a way that would not adversely affect the character of the building or its landscape setting.
- f) These alterations are minor and would not dominate the building.
- g) This does not apply.

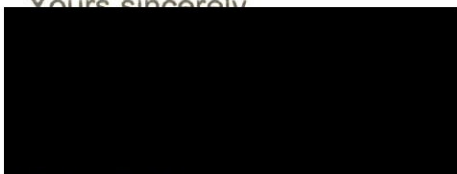
- h) No historically important openings or walls will be lost, two doorways will be changed to windows. All alterations would be made in appropriate materials.
- i) This does not apply.
- j) This does not apply.
- k) This does not apply.
- l) This does not apply.
- m) This does not apply.

Conclusion

These proposals are required to improve the occupiers living conditions by bringing them up to a modest modern day standard for a 3 bedroom family dwelling and are relatively minor in the context of this building. They have been designed to reflect the character and appearance of the building and would have no detrimental effect on its listed status.

I hope you are able to give this proposal your support but should you require any further information to enable a positive outcome please let me know. Should you wish to meet on site to discuss the proposals this may of course be arranged at a time to suit.

Yours sincerely,



Peter Spiller