



Heritage, Design and Access Statement



Traditional Barn Conversion to form dwelling, Barwickstead, Beckermot

June 2020

Planning Statement

Introduction

This Planning Statement has been prepared on behalf of Mr H Tyson, owner of the application site and is to accompany a Full planning application for the change of use of an existing agricultural barn to form a permanent dwelling. The building sits centrally within the village of Beckermest and Planning Policy allows for the conversion of the barn to a dwelling. The building has been subject to an inspection by the Conservation Officer previously.

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Volume

The Planning Application submitted refers to a Planning Application for the conversion of an Agricultural barn to form a dwelling. The building sees no increase in footprint which remains as existing. More modern alterations to the rear of the barns are to be removed to re-instate the existing barn.

The works includes alterations to a detached sandstone pig sty to form annexe accommodation to the main dwelling. To make this part of the building usable a small extension is proposed.

Layout & Scale

The building sits in a prominent location adjacent to the former house of Barwickstead, which is now sub-divided into three dwellings. The right hand side has a detached garage which sits to the front of the site and masks in part the street elevation.

The property is large and grand in scale and although not Listed would be classed as non heritage asset. The barn is a bank barn being built into the hillside with upper ground floor access via the rear cart doors.

The ground floor is generally a mixture of storage, stabling and workshop spaces and this generally remains unaltered. It is proposed to retain this as the 'service' area of the building with only a new staircase internally to connect to the residential floor above.

The existing first floor is re-planned to create a large living space with small bedroom area to one side of the main floor plan. A new stair connects to the new second floor area, with rooflights inserted to allows light to penetrate into the depth of the building.

The existing upper pigeon loft which has suffered rot and is now unsafe, this will be dismantled and a new mezzanine floor created in this location. The general internal aspect of voluminous / double height space is retained and will be top lit with glazed ventilation slots at the wall head position.



Existing rear barn with roof removed forms new garden area, access lane to walled garden remains

Appearance

The original stone built barn is substantial made with local sandstone. The detailing of the building both internally and externally is all purposely designed with rounded corners or appropriate and sized key stones. In general the barn has had very little alterations over time with only localised doorway improvements at the ground floor area. There remains an original ventilation cowl on the roof, historically two others were installed but removed on safety grounds many years ago.

The works by their nature do require intrusive works to the elevations to create daylight into the new bedrooms. These have carefully moved onto the gable elevation to reduce the impact on the formal layout of the front façade.



Existing loft are within the trusses forming pigeon loft



Rear elevation with Georgian windows and modern barn

To the rear original windows exist and their fenestration with small glazed panes is appropriate and therefore retained. Whilst there are

some modifications to the barn, these have been scaled back to suit the proposal and generally in keeping.

The front former pig sty is an interesting barn in poor condition requiring re-roofing. The general form and layout is a practical one. The proposal seeks to alter and extend this barn to preserve it's character and bring back into use the characterful barn.



Part front elevation obscured by garage with evidence of modern lean to buildings

Landscaping

The approval of this scheme will see the removal of the existing modern barn linking between the two sandstone buildings. This will be removed with the rear wall retained for historical setting and provide privacy to the adjacent garden. A new garden will be formed within the former buildings to the rear of the site, and the walled garden sitting outside of this application.

Access

The existing access from the public highway is maintained however some improvements are being made to lower the boundary wall and enhance visibility.



Pig sty to be converted to annexe

Conclusion

The proposal is sympathetic to the host building with alterations being kept to a sensible volume / amount. The works will allow for the long term security of the barn and see an important building being brought back into use.