



Date: 26/2/17
Ref:J077-PDA

PLANNING DESIGN AND ACCESS STATEMENT

FOR

PROPOSED BARN CONVERSION, SMALL BARN
CONVERSION AND HOUSE EXTENSION AND
ALTERATIONS ADJACENT BROADGATE HOUSE
WESTON (PLOT1,2 & 3)

FOR

MR & MRS G BOWATER

Introduction and the site: -

My clients have purchased the site adjacent Broadgate House to develop for a homestead and develop the others for rent or sale. The site at present has received Planning and Listed Building Consent H22-0326-16 and H22-0327-16 both with conditions to be dealt with. All information in respect of existing plans, Historic Impact Assessment, Tree report, Ecology Report, Flood Risk Assessment and Structural Appraisal provided for those applications will be relevant for these applications also.

My clients who wishes to live in the Main Barn would like to make some changes to the design and this has been discussed between my clients and Julie Ann Middleditch at an on site meeting. The main alteration is a change to the site where the Main Barn gains some area within the barn to Broadgate House and Broadgate House gains some land to the rear of the property. This application therefore will now be a stand alone application to deal with these new issues leaving the House (Plot 2) and Small Barn (Plot 3) on another application to be dealt with separately.

The Clients wish to keep the design of the conversion solely within the barn at present with nothing taken away or anything added. We feel this is a more sympathetic conversion for the barn keeping the rustic and rural feeling.

The conversion is dealt with in 3 ways, firstly the front, kept very simple using the 2 openings as a screen into the building and a front entrance all in timber. Additional light into the inside areas will be dealt with using conservation rooflights to the single storey element. To the side on the single storey the former stables will be dressed with timber cladding thus addressing the many openings this elevation has due to some of them being blocked up. The rear more modern lean to the clients wish to keep and be incorporated into the conversion and this will be handled with to look more agricultural. The internal alteration within the building between this barn and that of Broadgate House will be a ground floor party wall that lines up with the all above making a better fit between the 2 barns.

The House and Small Barn are to be very similar to that of the above consents with some minor alterations to the internal layout of the house. There are some minor alterations to the overall site in general with garage buildings altered and positioning altered.