BARN CONVERSION

BARN 'B'

BANK HOUSE FARM
SILKSTONE
BARNSLEY

For

MR G THOMPSON

PLANNING STATEMENT

Prepared by

WHITE AGUS PARTNERSHIP

1 BACKGROUND

Town & Country Planning approval for the conversion of Barns A & B was granted by Barnsley M.B.C. on 21st July 2010 (ref 2010/0611)

Listed Building Consent was also granted for the works (ref 2010/0696)

Works have commenced on site so the applications are currently extant.

The site ownership is to change and the future owner wishes to make minor modifications to the scheme to Barn 'B'

The proposed changes are:

- re-design of the internal layout
- eliminate the changes to the ground floor level
- re-design of the garage and lounge areas

These modifications have been discussed with Ms Laura Bibby & Mr Wiles (Planning Officers) and the applicant has been advised to submit a Town & Country Planning application for approval to vary a condition and Listed Building Consent.

This statement is in support of the Listed Building Consent.

The principle of the conversion works has been established therefore this statement will focus on the proposed changes

2 PROPOSED AMENDMENTS

The internal layout will be modified as shown on the submitted drawings. This will have no impact upon the external appearance of the building.

The ground floor level is to be set at a height to suit the existing first floor level. this will involve removal of the existing ground floors to be re-laid at a consistent level including raising the floor in the garage and lounge areas to suit.

The section of the building to become the proposed garage and lounge areas is generally in poor condition and unsuitable for conversion without extensive rebuilding.

The proposed revised layout and roof configuration is in keeping with the development as a whole.

A structural report was included in support of the earlier applications.

However the report was prepared 4-5 years ago and since that time there has been vandalism/theft of the roof tiles. Also, several bad winters and heavy rain fall has contributed to a rapid deterioration of the building fabric.

A supplementary Engineer's report has been commissioned and is included with the application documents

It was recognised, in the earlier submissions, that the majority of the external stonework to all walls was badly weathered and unsuitable for re-use.

The supplementary report concludes that is will not be practical or safe to attempt to retain the inner lining of the external walls.

Therefore it is intended that the external walls will be taken down in 3-5m sections and rebuilt externally with stone to match existing with the inner construction in solid blockwork and insulated to current Building Regulations requirements