Leapings Lane
Design & Access Statement

Background to the Application

The applicant secured planning permission for the reconstruction of a listed weavers cottage adjacent to the buildings which are subject to the current application. A site adjacent has recently been approved for a new development of housing on what is currently a commercial site. The buildings are no longer suitable for agricultural use and are adjacent to a residential unit within the curtilage. The forecourt is adequate to deal with off road parking for additional residential space. The buildings which are the subject of the application have been confirmed by the BMBC conservation officer as not being listed and are not within the curtilage of the recently rebuilt cottage (ref. 2012/0744).

Principle of Conversion

The buildings are to be converted with retention of existing openings and minimal introduction of new openings consistent with their new use. The roof structures will be replaced to deal with the need to provide adequate head room for unit 2 at first floor level and deeper timbers to allow for required insulation. The BMBC conservation officer has been consulted and raised no objection to very minor changes to the ridge line required by this modern requirement.

Unit 1 has a small increase in ground floor area to allow for a possible more flexible use of the residential space incorporated into a small traditional extension of the roof line to allow for adequate lighting of the living space and outward views for residents.

Unit 2 has a door opening to the S.E. elevation to allow access to land and footpath to the rear of the property constructed in timber and lead cladding.

The existing buildings have been well maintained and quite recently re-roofed to protect the fabric of the buildings which have also been tightly pointed against any wild life occupation. They were used recently as canteen space for builders of adjacent property and building material storage.

Summary

The buildings which are currently redundant will be reused to create attractive residential units in line with the quality of recent adjacent development. All new construction will match existing elements in terms of masonry treatment and fenestration in timber with oak elements in new openings.