

Barn - Design & Access Statement

In respect of a planning application for:

PROPOSED CONVERSION & CHANGE OF USE OF EXISTING TWO STOREY AGRICULTURAL STORE INTO SINGLE RESIDENTIAL DWELLING UNIT.

at:-

FAR BROAD OAK FARM, GUNTHWAITE, PENISTONE, S36 7GE

Design

Context

The proposed development is within the confines of the Far Broad Oak Farm site and is currently used as an Agricultural Store as part of the Equestrian Centre operations.

The two storey stone building with grey slate roof has very few openings and the few that do exist allow for little natural light to penetrate into the space. There is a large door opening on the north elevation which would have allowed for storage of large equipment within the building. Vegetation is growing along most facades, this will be removed as part of the proposal, the building is situated away from the site boundary to the west which makes it barely visible.



Picture shows existing store building.

It is proposed to change the use of the building from Agricultural Store to a Two Bedroom Residential Dwelling Unit. As part of this conversion, new openings will be created as shown on the proposed elevations to allow for large quantities of light to penetrate into the building. There will also be an extension added to the gable to provide additional space, it is proposed to use the existing large door opening as the

main entrance using frameless glazing & glazed door to fill the opening. This will access a two storey height space with staircase leading to first floor bedroom accommodation with downstairs providing accommodation for lounge, kitchen / dining, WC and study.

The extension will be of a contemporary nature with a mix of frameless glazing, stonework & pitched roof finished with grey slate to match the existing. The large amount of glazing will provide views to the north with the masonry wall & traditional roof providing some insulation credential to counter the loss of insulation from the large glazed area. New openings will be introduced into the existing section of the barn, hardwood timber frames will be used around openings.