DESIGN & ACCESS STATEMENT, ATTACHED BARN, YARD HOUSE FARM, HOLLINGTON. ST10 4HH

Yard House Farm is, in its present form, a grade II Jacobean farmhouse of coursed sandstone with Staffordshire blue clay tile roofs. We purchased it in 2010 knowing that its previous owners had, many years before, carried out quite extensive works without the necessary planning consents. These works had the affect of extending the accommodation into the barn, creating a corridor and large ground-floor room with boarded storage areas above, and a utility room. We were visited by Mrs.G Bayliss, senior Conservation Officer, who set out in a letter dated 26th January 2011 the steps we needed to take in order to regularise the situation. We have already dealt with 7 of the 8 paragraphs of that letter, and wish now to address the eighth, namely "Recent Alterations within the barn. The blockwork partitions are recent, unauthorized and, in their current form, unacceptable. I have no knowledge of what was there before and can only suggest that a Listed Building Consent application is submitted to resolve this." No timescale was given for this application. We apologise for having taken so long to make it: we have simply not been able to decide on the best way to proceed.

This application seeks to demolish most of the unauthorised works of the 1980's in order to restore the character of the barn as a barn with the full height of the interior visible and only one ground floor partition remaining. This last is necessary to form a corridor linking the front and rear sections of the house at ground-floor level. A simple unenclosed gallery is proposed above this. The rest of the barn will form a large music room. In order to prevent dirt continually falling into the room, it will be necessary to board the roof with 40mm wood fibre insulating boards fixed to the nineteenth/twentieth century common rafters and then lime-plastered. This will leave all of the trusses and purlins, which are of much earlier date, exposed to view, thereby forming 9 panels on each slope of the roof. For the same purpose we wish to point the interior stonework where necessary with lime mortar, prior to limewashing.

Externally, the barn has been comparatively little altered. We propose to make the door and window openings more weatherproof, while enhancing its appearance as a barn. One of the openings was enlarged in the 1980's and this we propose to restore to its original dimensions.