

# Proposed Alterations to form Enhanced Kitchen Facilities at Meadow Place Farm Barn

## Design, Access and Heritage Statement



### Introduction and Background to the Property

The barn forms the west side of an original farm yard, currently used as the front garden and parking area for the barn. The north side of the yard is bounded by the farmhouse and the east side by another barn. Both of these buildings are Grade II listed; the application barn is assumed to be curtilage listed. The south side of the yard is open to Brookfield Rd and access is gained via a pair of timber gates located centrally within a stone boundary wall.

It is understood that the farmstead has been subjected to organic development throughout its history with the coming and going of outbuildings and the progressive improvement of existing buildings. The barn is considered to be contemporary with the major rebuilding of the farmhouse in the eighteenth century. Conversion to a dwelling was completed in 2000 (Application ref SM95-1033). Additionally, Planning Permission was granted in 2000 (Application no SMD/2000/1000) for the provision of a conservatory over the garage – this was subsequently implemented and is currently the ‘Loft Room’ shown on the current drawings.

The original use of the garage is not known but it is assumed to have been in agricultural use. The lintol over the entrance opening appears to be a reclaimed floor beam installed on its side, evidenced by the bevelled stopped chamfers to the top and bottom of the external face and the original joist mortices to the underside. It is assumed that this was introduced on conversion of the outbuilding to a garage. The current timber boarded doors were reclaimed from an industrial building and hung in about 1990. The garage is currently redundant and used only for casual ancillary storage.

The conversion works resulted in the principal living accommodation (lounge, kitchen and dining) being on the first floor with bedrooms on the ground floor - an 'upside down house' - in order to retain the openness of the original hay loft.

### **Proposals and Heritage Implications**

The applicant is seeking to provide some living accommodation, primarily kitchen facilities, which connects directly with the garden and which is easily accessed from the existing kitchen area at first floor. This has been achieved with the current scheme by converting the garage to a garden room and taking advantage of the relatively small change of level between the first floor kitchen and ground floor garage which will accommodate a small connecting flight of stairs incorporating winders.

The principal adaptations are to the floor to the sitting room and the alterations to the garage. As the sitting room floor is a modern intervention then the heritage impact is neutral. It is proposed to upgrade the floor and wall insulation to the garden room and provide a new door opening into the adjacent workshop (for access to storage). A portion of the existing stone wall to the garage is to be left exposed for aesthetic reasons. It is also necessary to form a new opening in the gable wall of the existing kitchen to provide access to the new staircase. These interventions, although representing less than substantial harm, enable the conversion of the redundant garage to a viable use and thus securing its future.

The timber garage doors will be removed although the pintles will be retained in situ as evidence of the former use of the building. It is felt important to retain the existing stone jambs and lintol of the opening intact, again to reinforce its former use and form. It is therefore proposed to recess the new glazed screen back from the opening rather than introduce a frame into the opening itself. This frame recession will be further reinforced by the utilisation of an (honestly modern) black aluminium frame and doors. Overall, this change is considered to have neutral or negligible impact on the heritage of the building.

The only other external intervention will be an extract terminal on the rear wall of the garage. Visually, the discharge outlet will comprise a 215 square black cast iron grille set flush with the stone work.

### **Planning Considerations**

Access and car parking are not affected by the proposals.

Any impact on climate change will be mitigated by the reduction in carbon emissions due to the high level of insulation and draught proofing proposed.