

Barn Conversion at Cash Heath Barn, Forsbrook

Design and Access Statement



Introduction

The 19th century barn is located to the north of a single lane track which provides access to Cash Heath Cottages. The track is a continuation of Chapel Lane which leads directly into Forsbrook village, some half a mile distant. There is a grass verge to the front of the property with a grassed area to the west side of the barn and a field immediately to the rear. To the north of the barn on the opposite side of the track is a small paddock which has traditionally been used in conjunction with the barn.

The former agricultural building is currently vacant. The ground floor is subdivided into stalls, having previously been used for stabling (now redundant), with the upper floor open for storage.

Consent is now sought for conversion of this substantial barn to a 3-bedroom dwelling. The net internal floor area of the building is 120 m².

The Proposals

Although generally in a stable condition, it will be necessary to carry out some structural repairs to the external walls of the building as detailed in the accompanying structural report. It is intended to reroof the building and, in doing so, replace the existing roof structure with new

rafters supported by a structural ridge beam. In addition to mitigating potential roof spread and consequent bowing of the external walls, this will enable us to open up the main lounge/dining area to a double-height space. Two of the bedrooms are located close to the stairwell at the eastern end of the barn with the third accessed via a balcony spanning across the double-height space. An external staircase, of complimentary brick and stone construction, has been introduced to the west gable to provide a secondary means of escape from this bedroom. The space below the staircase will also provide a convenient plant room for the AHP kit.

The main cart opening to the front elevation is being utilised as the principal entrance and fully-glazed to light the hall, stairwell and landing. There is one new opening introduced to the rear elevation to give adequate natural light to the open-plan living area. Otherwise, existing openings are being retained and fitted with new timber windows and doors as appropriate. Three small conservation rooflights are being introduced to the rear roof pitch.

It is proposed to extend the garden area into an underused section of the adjacent cottage garden to provide parking and additional amenity space. The grassed paddock will be retained for use in conjunction with the barn.

Ecology

A preliminary bat survey was carried out in March 2026 which identified the potential for bat roosts in the building. As a result, subsequent emergence surveys were carried out in June and August 2026 and the ensuing report is submitted with application. It is proposed to implement the mitigation strategy detailed in the report.

Climate Change

The conversion will be carried out to meet or better the current building regulation requirements in relation to conservation of energy. In addition, it is proposed to introduce integrated solar PV panels to the south elevation to power an air source heat pump to provide heating and hot water. Battery storage will be provided for any surplus electricity generated.

Access

Level access will be provided from the parking area to front entrance and lounge doors enabling all areas of the ground floor, including a WC. to be fully accessible.