

Design , Access & Heritage Statement

Applicant : Mr & Mrs M Cavannagh

Application Detail : Green Banks Barn,

Moorside Lane,

Wiswell.

**Conversion of attached garage , Alteration / Replacement of
Windows.**

Site

Greenbanks Barn is an existing detached traditional stone built barn conversion sited on the corner / junction of Pendleton Road and Moorside Lane in Wiswell. The property is within the defined conservation area and is not listed. The West elevation (rear) is an elevated position as you approach from Whitecare Lane. The neighbouring properties are modern additions ...Greenbanks House , Cross A Leys cottage & garage.

The property is accessed from Moorside Lane via a shared driveway with Cross A Leys Cottage. It is adjacent to an electricity substation and detached rendered garage (belonging to Cross A Leys Cottage .. cottage outside of the conservation area , garage within the conservation area) accessed from Pendleton Rd.

Present Use

The Barn was originally converted approx 10 years ago to form a single dwelling with an attached garage / store.

The attached garage / store is presently used as a store / utility area with a double garage up and over door to the front elevation.

No heating or insulation exists in the garage area , however the boiler / utilities for the dwelling are sited in this area .

There is existing parking for three vehicles within the existing site boundary.

Proposed

The proposals include formal conversion of the attached garage / store to provide large utility room , w.c and living space.

This will enable the existing accommodation to be remodelled internally to provide a large open plan family kitchen with dining and living areas.

In addition 1 new window opening will be required in the former garage and 2 existing openings on the West elevation raised to accommodate the proposed kitchen layout. In addition a further velux is to be installed in Eastern pitch .

Design / Heritage

The building is a typical stonebuilt barn with no real distinctive architectural features. It is already a residential dwelling and is in a prominent position at the top of Wiswell lane.

Please see attached letter from the applicant regarding the heritage statement relating to this property.

Access.

The access to the building by foot or by vehicle remains unchanged.

Impact

There is no real change in the appearance from the highway or on the street scene.

There is no loss of original features.