

**The Barn
Preston Road Alston
PR3 3BL**

Replacement windows, additional Velux windows,
adjustment to 4No window openings, provision of
glazed pigeonhole vents to gable, glazed link to and
conversion of garage to art studio, including timber
cladding



**DESIGN AND ACCESS
STATEMENT**

April 2025

1 Introduction

- 1.1 PGB Architectural Services are retained by Ms T Gilliat to prepare documents necessary for a householder application.
- 1.2 The existing dwelling is a former barn conversion approved and constructed in the early 1990s.
- 1.3 As part of a major refurbishment and internal improvement works including improved insulation the applicant is looking to replace windows, amend window openings, provide a link to the former garage to be converted to an art studio and clad the same building in boarding to match the dormobile garage.
- 1.4 The conversion of the garage is to enable working from home as an interior designer.
- 1.5 The remainder of this statement is structured as follows:
 - Section 2 – Relevant Planning History
 - Section 3 - Site Description
 - Section 4 –Design
 - Section 5 – Access
 - Section 6 – Ecology
 - Section 7 – Conclusion

2 Relevant Planning History

- 2.1 3/1992/0220 Change of use/conversion of redundant barn to form one detached dwelling house. Approved 28/05/1992
- 2.2 3/2005/0743 Proposed garage extension to house dormobile including minor adjustment to residential curtilage. Approved 18/10/2005

3 Site Description

- 3.1 The Barn is a barn conversion dating back to the 90s when approval for barn conversions was not as concerned about the number and position of openings created as it is today.
- 3.2 The barn is sited close to the original Daniels Farmhouse and a converted stable building backs onto the front elevation.

4 Design

- 4.1 This application looks to regularise what is currently a mix of timber and uPVC windows and doors by replacing with more energy efficient timber framed windows. In doing so windows which were formerly kitchen windows are proposed to be lowered to give better visibility of the garden.
- 4.2 Given the dated nature of the original permission and the number of openings impacting on the character of this property it is thought the amendments to these openings give the appearance of more utilitarian openings.
- 4.3 A further opening on the Northeast elevation which was formerly a door is to be closed and infilled with a false door
- 4.4 Gable end pigeonhole vents are proposed to add feature and light to the vaulted ceiling spaces.
- 4.5 Velux windows are proposed to enhance light in the vaulted roof areas of the remodelling works.

- 4.6 The glazed link is to provide weather protected access to the remaining (approved) dormobile garage and to the new studio. This is designed to work as a 'glass box' link to retain the visual separation of ancillary buildings.
- 4.7 The Southeast elevation only of the proposed studio is to be clad in cedar to match the cladding to the approved dormobile garage.

5 Access

- 5.1 The approach to the property is from the Southeast with vehicular access to both the front and the back of the property. Whilst the garage is no longer needed the vehicular access is to be retained.

6 Ecology

- 6.1 None of the work should impact ecology.

7 Conclusion

- 7.1 This application is to part of a major project to bring the 1990s barn conversion up to energy standards and correct the misuse of uPVC windows. It also facilitates working from home. The proposals are seen as minor but potentially sensitive. To this end should there be any issues preventing a approval the applicant encourages some dialogue to assist in their remedy.