LYSON
DESIGN LIMITED

Design & Access Statement

Extension & Bar Conversion at Wykin House Farm, Higham Lane

Wykin House Farm
Higham Lane
Hinckley
Leicestershire
LE10 3EF

24th December 2010

Surrounding Area:

Wykin House Farm is located off Higham Lane within the village of Wykin in a rural location of Hinckley, Leicestershire. The property is no longer used in connection with agriculture and is solely a domestic dwelling set within a courtyard location. There is a long driveway from the adjacent road that leads up through a canopy between the existing barn and dwelling house into the courtyard area. The age of the property dates from early 1900's with farm buildings located to the rear and a recent barn conversion to the side boundary.

The site is not over looked by any of the adjacent dwelling properties. The current boundaries to the site are 2m high brick wall parallel to the barn conversion. Located in the field to the rear of the property are two high level barn units that are used in conjunction with agricultural trade by the neighbouring land owner. Within the curtilage of the property are various species of trees and shrubbery scattered along the boundary and garden areas. The property is located within 0.3m of a bus route and there is no loss of wildlife habitat or sporting facilities.

Consultation with Local Area:

Consultation and further reports have been commissioned by local Ecologists and structural engineers that have been included with the planning submission. Extensive discussions have been held with Louise Forman planning officer from Hinckley Bosworth Borough Council.

Design and Appearance:

As the property does not fall within the countryside or conservation area as designated by planning and the buildings are not subject to conservation from planning the client would like to convert the disused barns for additional ancillary accommodation to house elderly parents as a additional annex building. There is no intension for the client to sell the barn conversion as a separate dwelling and so it will

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remain part of the existing farm house dwelling. It is intended to convert part of the barn in its original structure. A structural engineer was engaged and inspected the barn and concluded that the barn is structurally sound for conversion with some minor repairs to roofing timbers and re-pointing to external brickwork. The engineer concluded that the structure was adequate for conversion with repair works to the internal areas of the barn.

There are limited elevation views from the surrounding areas and the property is set back from the existing road approximately 3-5m, screened by large trees and shrubbery. There are also limited elevations to the countryside as the majority of the view to the barn is blocked by the farm units behind and a barn conversion to the side. We feel that the proposed barn conversion will remain visually as an existing barn building. The existing courtyard area will be retained and the proposed barn will be converted on the original footprint of the existing barn. There will be no increase in floor space from the existing barn structure. The remaining half of the barn will be untouched and remain as existing, for external storage.

This quaint barn building nestles very well within the local area and provides good use of an otherwise empty building.

Highways:

The development has no problems with vehicle access and will not significantly increase noise and disturbance to any neighbouring properties. The barn conversion will be accessed from the existing main entrance to Wykin House Farm

Materials:

The client has retained various other building supplies that have been discovered around the site to re-use in the conversion such as matching bricks and timbers. The style and design of the timber framed windows and doors will be in keeping with a traditional barn structure to limit its visual impact. It has been indicated on the proposed drawings to insert one additional window opening to the principle elevation in order to allow natural daylight to the building as this will become a bedroom area. As the structure was originally used as external storage or workshops there was no need for much natural daylight. As a dwelling it is important to create the right balance between natural and artificial daylight within the building. An internal block skin will be incorporated within the conversion to provide the necessary insulation properties required by building control, whilst increasing the buildings thermal efficiency. The existing rosemary clay roof tiles will be re-used and the existing canopy will be re-attached to the farm house structure once the two storey extension is constructed to the farm house. The canopy construction will retain the existing character of the buildings.

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