

# The Art of Building.

Thoughtful Architecture

**29.10.2025**

Planning Department  
Hinckley & Bosworth District Council  
Hinckley Hub, Rugby Road, Hinckley LE10 0FR

## **Re: Conversion of Existing Barn – Reference 25/00823/FUL Woodside Farm**

Dear Sullivan,

I hope you're well.

We are writing on behalf of the property owner in support of the proposed conversion of the existing barn. The design philosophy for this project is to retain and integrate as much of the original form, structure, and material character of the building as possible, while ensuring it is sensitively adapted for its new use.

The existing building comprises a steel portal frame structure with blockwork panels infilled between each column. The blockwork is built into the web of the steel members, leaving the steel flanges visible both internally and externally. The building also includes a substantial existing concrete floor slab, on which the blockwork walls are constructed.

As part of the conversion, the following elements are proposed to be retained and incorporated into the new design:

- The existing structural concrete slab
- The steel portal A-frames, to remain fully exposed and integral to the new structure
- The blockwork infill walls, retained where possible, between portal frames

It is anticipated that the current roof, which may contain asbestos materials, will be removed by an appropriately licensed specialist contractor and disposed of in full compliance with current regulations.

The overall conversion philosophy is to preserve the original building fabric while providing a structurally sound and efficient layout for the new use. The retained steel portal frame will continue to support the new roof cladding, which will match the existing in appearance and form. Any new internal structure required for the proposed layout will be supported by new internal columns, discreetly hidden within partition walls, and connected to the existing steelwork only where necessary for rigidity.

# The Art of Building.

## Thoughtful Architecture

Where feasible, the existing blockwork walls will be maintained, with new openings formed as required. The internal face of the external walls will be insulated and dry-lined to meet thermal standards, while the exterior will be finished in timber cladding, consistent with local forestry and design recommendations, to improve visual character and align with the rural setting.

We trust the above provides clarity regarding the design intent and conservation approach for the barn conversion. Please do not hesitate to contact us should any further information be required.

Yours faithfully,

Michael Lavender

(On behalf of our client Mr Mark John Wye).