

Heritage Assessment Design and Access Statement

Address;
BARN 1, SINDLESHAM ROAD, ARBORFIELD, BERKS RG2 9JH

Applicant; Mr Stuart MacSwan MAR 2025

Application number 250396



PIC 1. EXISTING FRONT ELEVATION

Proposed addition of single storey rear and side extension.

1. Location and access

Barn 1, Sindlesham Road, is located within The Arborfield Cross Conservation Area and forms part of a group of four converted barns.

The Barn currently has 2 bedrooms

The listed status was removed when all four barns were converted to habitable accommodation in 2006. This followed planning approval F/2005/4519.

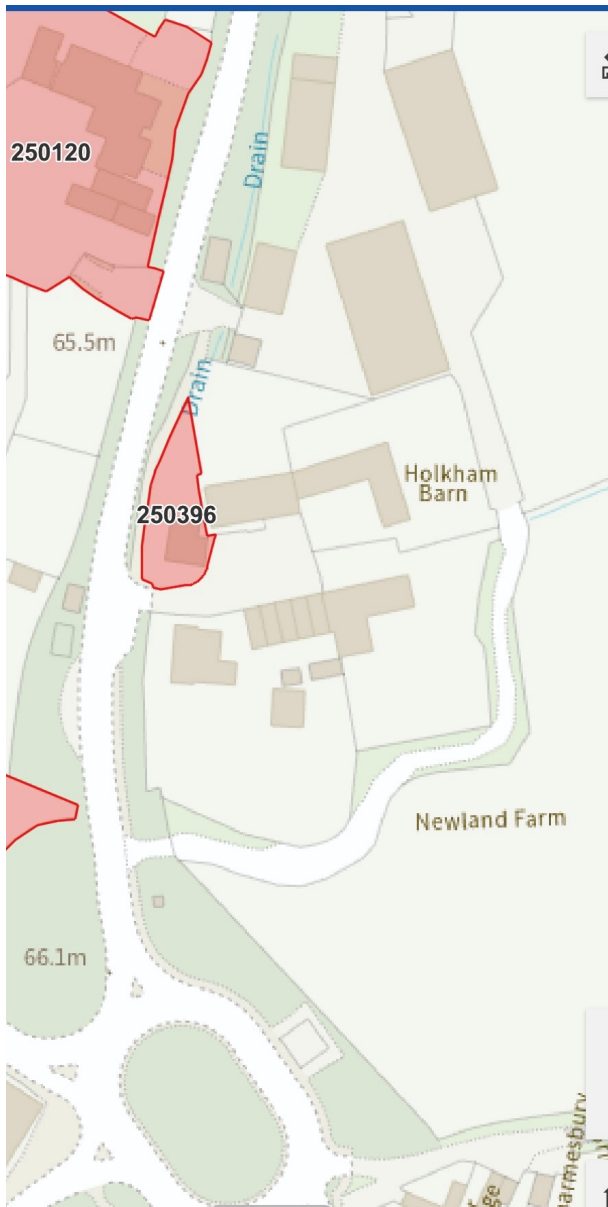
The area has local amenities within the village centre and easy access to the M4 motorway. A purpose built garage was constructed with individual parking for each of the four barns. A parking space outside each garage is also provided.

Pedestrian access to the barn is directly from the driveway area shared by all four barns and has side access to the rear garden.

There is a small front garden with a path to the front door.



PIC 2. EXISTING FRONT ELEVATION SHOWING BARN 2



PIC3 . LOCATION PLAN SHOWING BOUNDARY AND APPLICATION NUMBER

2. Existing barn and site

The construction date of the original barn was approximately 1728, and was used as a stable.

The stable along with the adjacent barns were converted to habitable accommodation in 2006. This included a lounge area, kitchen, WC, 2 bedrooms, ensuite and a bathroom. Also a log burning stove.

All elevations were revised from the existing. Modern sanitary ware, heating and drainage have been added. The majority of original features internally have been covered with insulated plaster board. On the ground floor 2 exposed timber beams remain.

All doors and windows are double glazed timber units.

Externally the majority of the timber has been replaced and painted black.

Damaged roof tiles were replaced and new rain water goods added.

The garden has been landscaped with retaining walls added.

The other three barns have had similar conversions.



PIC 4. EXISTING REAR ELEVATION



PIC 5. EXISTING SIDE ELEVATION SHOWING WHERE THE EXTENSION WILL BE ADDED

3. Client requirements

Refer to application drawings:

SM.001 EXISTING ELEVATIONS
 SM.002 PROPOSED ELEVATIONS
 SM.003 EXISTING FLOOR PLANS
 SM.004 PROPOSED FLOOR PLANS

The client would like to enlarge the kitchen and add a dining area and small utility room. This will add approximately 3 metres to the rear and side.

As can be seen from the planning drawings the rear timber clad gable will be copied on the extension retaining the feature timber gable door.

The roof on the extension to the side will be made lower than the main roof with a tiled pitch on 3 sides. This will have a roof lantern in the lower flat roof area.

All material, bricks, tiles, timber, windows etc will match the existing structure to maintain the appearance with in the conservation area.

Any added roof windows will be conservation type as the existing.

Bifold doors will be added to the rear of the extension.

The kitchen will be modernised.

As can be seen from the pictures there will be no impact on the neighbouring property which has only a blank wall on the boundary line. The proposed new roof will have no visual impact from Sindlesham Road.



PIC 6. VIEW FROM GARDEN OF BARN 1

4. Biodiversity

The property is in a bat habitat area and is near a local pond.

A bat and newt survey have been included with the application. This outlines the requirements to preserve the habitats

5. Sustainability

The extension will be constructed using appropriate high quality natural materials to tie in with the existing building with timber from renewable sources where possible. The extension will offer high levels of thermal insulation, ensuring heating the building will be as cost effective as possible and to current building regulation requirements.

6. Crime prevention

The property has fenced and gated access to the rear garden.

7. Conclusion

The proposed extension increases the footprint of the property. However the adjacent other 3 barn conversions are substantially larger. There will be no change to the two leading and more visible elevations (the front and main side elevation). Extra parking will also not be a requirement of the application.

It is considered with good building techniques and an in keeping design the proposal can only be seen to add to the character of the area and that there would be no adverse impact on the Conservation Area.