

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 1088067 dates back to 2002

All four barns were converted to habitable accommodation in 2006. This followed planning approval F/2005/4519.

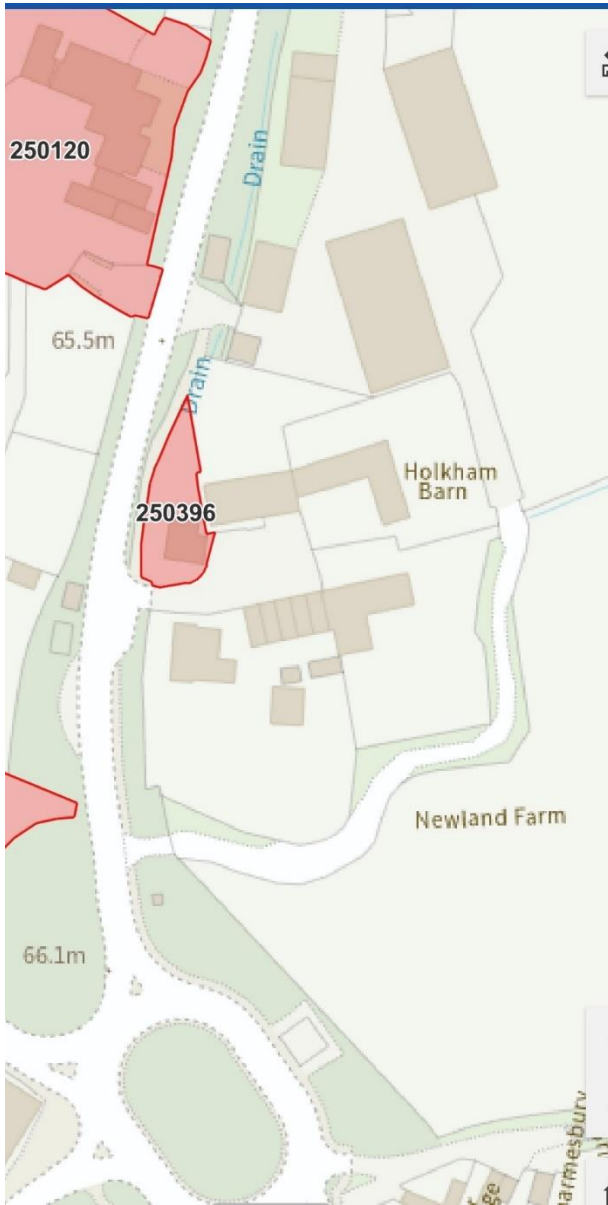
The area has local amenities within the village centre and easy access to the M4 motorway. A purpose built garage was constructed with individual parking for each of the four barns. A parking space outside each garage is also provided.

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



PIC 4. EXISTING BARN APPROX 2004. REAR ELEVATION

The construction date of the original barn was approximately 1728, and was used as a stable. The collection of buildings had become derelict and in need of re construction.

The stable along with the adjacent barns were converted to habitable accommodation in 2006.

This was a major reconstruction project. At this stage a lot of the listed feature were removed, mainly due to poor condition and the requirement for the buildings to be used as habitable accommodation.

Modern building materials were introduced, in many places covering up or replacing many remaining original features.

The photographs below show some of the extent of building work. Some existing brick work and existing rafters remained

Wall were underpinned where required and external cladding and roof tiles replaced.

Barn 1 conversion;

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 cladding 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.

The photographs below show some of the extensive building work carried out on the barns.





Please note PDFs attached to the covering email show the;

1. EXISTING STABLE ELEVATIONS 2001
2. STABLE CONVERSION PLANNING DRAWINGS 2002
3. BUILDING REGULATION DRAWINGS 2004



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.

4. Schedule of works

Existing roof tiles will be carefully removed and set aside for re use.
Guttering to be removed
Timber cladding will be removed.
All remaining timber will be checked for any sign of rot or insect infestation, replaced or treated as required.
The kitchen internal wall cladding which was added in 2006 will be removed
Windows to be removed
The rear and side wall will be removed to allow access to the new extension. The roof above will be supported by steel beams.

The new extension will be trench fill foundation (structural engineer to confirm).
Insulated cavity walls
With beam and block floor
New walls to be constructed in matching brick work

New window to match existing
The lower side extension will have a glazed roof lantern fitted.
Tiles to match main roof
Roof lights will match the existing conservation type
Guttering to match existing
Roof insulation will be 150mm thick in pitched and flat roof areas
The hayloft door will be added to the new rear gable
Internally the kitchen floor will be replaced, currently dark coloured floor tiles (not original)
The kitchen will be replaced
Timber stud walls added to create the utility room
The plumbing and heating systems will be revised for the new floor plan
Internal decoration, kitchen type to be confirmed by applicant

The new work will be built to the requirements of the current building regulations

The garden will be landscaped to suit the profile of the revised ground floor walls.
Retaining walls will match the existing

As can be seen from the photographs there will be no impact on the neighbouring property which has only a blank wall on the boundary line. The extension is positioned to have no visual impact on the adjacent barns.

The proposed new roof will have no visual impact from Sindlesham Road and the gable will be a copy of what is there already.

There will be no detriment to the conservation area and the new work will be similar to the existing new work carried out in 2006

Though the building is listed it should be considered that the barns had extensive building work carried out in 2006 changing them from a collection of farm buildings into residential homes. Any impact on the conservation area would have occurred at that stage.



PIC 6. VIEW FROM GARDEN OF BARN 1

5. 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 attached to the main email. This outlines the requirements to preserve the habitats

6. 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.

7. Crime prevention

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

8. 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.

There were no adverse comments from the heritage officer when the application F/2005/4519 was submitted to convert the original barns to habitable accommodation in 2006.

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.