



**Conversion of existing attached barn to provide
additional living accommodation and associated
works to main dwelling**

**The Barn
Thong Lane, Shorne, Gravesend
DA12 4AD**

Design & Access Statement

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**DAC Architects
21 Stone Street
Gravesend Kent
DA11 0NP**

Introduction & Use

'The Barn' is a four bedroom family home with an attached barn to the rear of the main dwelling, forming an L-shaped building.



Fig 1.1: Front Elevation of the main dwelling 'The Barn' in Thong Lane, comprising black painted timber cladding, red brick plinth and asbestos tiled roof.

The attached barn, constructed of timber frame with a corrugated asbestos roof is in a poor state of repair. It is proposed to convert the attached barn to provide additional family living space.



Fig 1.2: The barn (left of image) is attached to the main dwelling, forming an L-shaped building'. The barn is timber frame, open to the garden with a corrugated roof (assumed to be asbestos) and a flank wall to the side boundary of red brick with flint infill. The barn is currently in a poor state of repair.

Site Context, Constraints and Opportunities

The site is located within the Thong Conservation Area, on the western side of Thong Lane, Shorne. A public footpath (0229/NS167/7) runs east-west directly adjacent to northern site boundary.

The building lies to the rear the application site of approximately 0.15ha (measured off OS data)



Fig 2.1: View of north elevation flank wall adjacent to public footpath with attached barn to the rear.



Fig 2.2: View of the rear elevation (W) of the barn, with public footpath to the left.

Planning History

There is no relevant planning history available on Gravesham's public access portal.

Design & Amount

The proposal occupies the existing footprint of the building and there is no proposed increase in overall height, bulk or scale.

Minor alterations to the floor plan in the vicinity of bedroom 1 create an internal corridor to the converted barn, providing an additional living room / family space, WC and home office / guest bedroom.

It is proposed to improve the windows on the flank wall of the north elevation to improve ventilation and natural light within the bathroom and ensuite. In addition, 3no. roof lights are proposed within the northern slope of the barn roof for ventilation and natural daylight to bedroom 1 and the dressing room.

The existing flank wall of the north elevation (red brick with flint infill) is to be retained, however the existing timber frame of the barn is in a poor state of repair and is to be replaced with a sympathetic oak frame.

The existing corrugated asbestos roof will be replaced with slate and it is also proposed to replace the asbestos tiles of the main dwelling with slate.

The inward-facing south elevation of the barn will be enclosed by glazed screens / sliding doors and windows, with aluminium frames set behind the new oak structure. This elevation will also have timber cladding and red brick plinth to match the existing main dwelling.

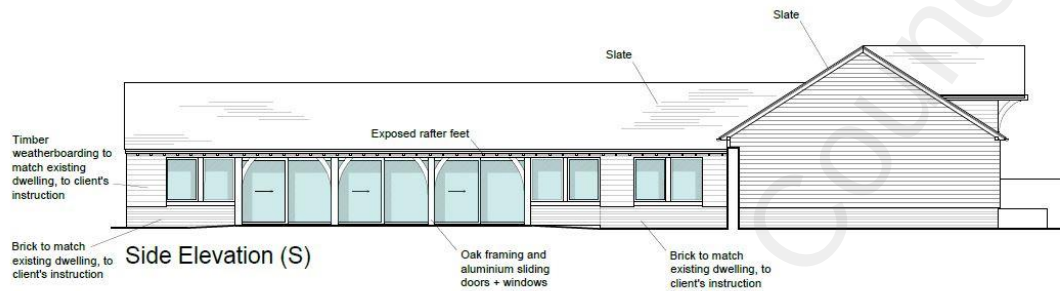


Fig 2.2: Existing main dwelling: red brick, black painted timber cladding and flint infill

Access and Parking

There is no proposed change to access or parking arrangements.

Conclusion

This proposal is a sympathetic conversion of an existing structure in a manner in keeping with the existing building and local area. The proposed external alterations to the building mainly affect the inwards-facing south elevation which is enclosed from public view. There will be no increase in the height or scale of the building, and development is confined to the existing built footprint. Material selection has been carefully considered to be in-keeping with the existing building.