

The property is a residential barn conversion. The timber frame is from an original barn which was probably constructed in the late C17, and this is the reason for the listed status. The property is situated at the end of a private driveway, and is not visible from a public route.



The proposal is to add external doors on the south-facing elevation, which is the gable end of the previous agricultural barns. Part of the structure framing and supporting this elevation is the original timber frame. Photographs of the elevation have been included. We are proposing to add French doors to this elevation, which will be situated horizontally between the windows on the ground floor, and vertically in line with the window on the first floor. Scale drawings of the elevation and floor plan before and after the proposed works are completed have been included. This door will allow access to the side garden from the house. At the moment, there is no direct access. The extra doors will also provide a second fire escape. The communal significance of the building is as a residential dwelling, and it needs to function as such. There are three young children resident, and they currently have to pass through the communal areas to access the garden. These communal areas are frequented by other residents as well as couriers, contractors and other third parties. A safety consideration is therefore being able to pass from the property into the garden without passing through the communal area. (Planning permission for a fence to segregate the garden more fully from communal areas has also been requested separately).

The works will not interfere directly with original timber frame. However, there will be a small negative impact in a portion of the existing brickwork will be removed in order to allow for doors to be included, and the elevation has not previously contained these features. Nevertheless, this elevation forms part of a residential dwelling which would benefit from direct access to the side garden. The proposal includes using matching materials (hardwood like the existing windows) and the same style as the existing openings. The door will also be painted the same colour as the existing window frames. These decisions have been made in order to ensure that the proposed doors are in keeping with the existing theme and minimise the impact on the site aesthetic.

It is also noted that similar decisions have been made regarding properties within the development. The below image shows the french doors behind 7 Pickering Court. This door is



domestic in character, and reflects the aesthetic which we have chosen to propose. Number 3, shown the below image, contains a courtyard-facing french door which also matches the aesthetic of our proposed design:



Therefore, the proposal will be very much in keeping with historic design decisions made in regarding other properties forming part of the development.

Placing doors on the 'lean-to' section of the elevation (see photos) was also considered. However, this was discounted because the alignment of the doors to the existing windows would not have been as aesthetically favourable, and the doors in this location would only provide a fire escape in

the same part of the house. Other than this elevation, there is no other way that direct access could be obtained to the side garden.