

THE BARN
SHAFTENHOE END, SG8 8LE

DESIGN & ACCESS STATEMENT – OCTOBER 2025

project5
ARCHITECTURE



INTRODUCTION

This Design and Access Statement covers the proposed extension to this single family dwelling.

The drawings which accompany this application comprise the following:

8188 TB-PAS01	Site Location Plan
8188 TB-PAS02	Site plan
8188 TB-PAS03	Existing overall ground floor plan
8188 TB-PAS04	Existing ground floor plan
8188 TB-PAS05	Existing roof plan
8188 TB-PAS06	Existing sections
8188 TB-PAS07	Existing north elevation
8188 TB-PAP01	Proposed overall ground floor plan
8188 TB-PAP02	Proposed ground floor plan
8188 TB-PAP03	Proposed roof plan
8188 TB-PAP04	Proposed sections
8188 TB-PAP05	Proposed north elevation

THE EXISTING PROPERTY

This 3 storey dwelling was created from the conversion of a timber barn towards the end of the 20th century. It is not listed nor located in a conservation area. The residential curtilage for the garden extends to approx. 4 acres, whilst a further approx.19 acres land is under the same ownership and now predominantly field and woodland. The accommodation includes 5 bedrooms, bathrooms, sitting room, drawing room, open plan kitchen/dining room, study and storage/utility areas.

The current owners have obtained planning consent over the past 30 years for various alterations and extensions. These include the construction of the study and the drawing room and the provision of a pool with associated equipment storage. Whilst the south elevation is well served with large areas of glazing into a double height space which represents the original entrance to the farm building, the remaining areas throughout the ground floor generally have lower ceilings and modest sized casement windows. The above mentioned recent extensions and alterations have created a spacious property. However various areas provide scope for further development, particularly in order to offer improved views over the mature and well landscaped garden.



North east study & kitchen windows



North dining room openings



North west, sitting & drawing room openings



General north elevation



View from north across garden and associated land

THE PROPOSAL

3 distinct elements form the proposal:

Kitchen extension

This involves demolition of part of the existing rear wall and the construction of a new external wall, which will provide an additional 9.5m² area, extending the existing space into the garden. The ceiling height will be raised by approximately 300mm and the window onto the garden will be enlarged in order to provide increased level of natural light into the space.

Dining room extension

This also involves demolition of part of the existing rear wall and the construction of a new extension of approximately 16m², fully glazed on all 3 external sides. Given the orientation, a generous roof overhang is proposed all round, in order to combat overheating in summer months. A deep and wide gutter will separate the existing rear wall from this new structure, in order to accommodate the large volume of water that falls from the existing roof of the main building, as well as to collect rainwater from the new roofs.

Conservatory link

A new glazed structure is proposed to link the enlarged dining area to the drawing room, in order to avoid the existing arrangement which requires access through the sitting room to reach this space. This structure will also include a generous area of glazing, shaded partly by the above mentioned overhanging roof and by the adjacent mature tree.

Flat metal roofs are proposed for all elements using either lead or zinc. These will include traditional detailing with steps and rolled joints and will provide an attractive outlook from first floor windows.

New external walls will generally be timber framed, clad with dark stained weather boarding and timber fascias and with powder coated aluminium rainwater goods.

The style of the new dark stained timber windows for the kitchen will reflect those of existing adjacent windows. Frames for the full height glazed panels and sliding doors will be powder coated aluminium, with slim sections in order to provide maximum views.

ACCESS

Access to the building will not be altered.

SUMMARY

Overall the proposal will improve the layout of the property by providing direct access to the drawing room from the dining space with views over the mature garden. The natural vegetation beyond this will provide complete screening of the new extensions from the public.