

**ADC Planning Consultation
Response from the Historic Buildings Adviser**

Application Number	AL/73/13/
Address	Barn, Sack Lane Dairy, Lidsey
Description	Conversion of barn into dwelling. Resub of AL/42/13.
Case Officer	Simon Davis
Site Visit	Previous

No Objection subject to amendments

Whilst this scheme has significantly improved on the last application, there remain a number of concerns which should be amended before support can be considered. These represent an accumulative level of harm to the agricultural character of the building and its setting. These are as follows:

- Staircase: this encroaches into the main threshing space and should be moved so it is not visible in this way. It is also a turning stair which is not appropriate in an agricultural building and should be made straight.
- Windows: the windows on the east elevation appear slightly domestic in their form and might be improved by being extended down. The ground floor aperture could appear more like a door opening.
- Subdivision: the level of subdivision is excessive for a barn and should be reduced. The turning stair and downstairs WC both block light, whilst upstairs the walls prevent any experience of the space. This approach is not normally acceptable in barn conversions.
- Setting: the grass areas and paving leading up to the barn is overly domestic and suburban in nature. This is at odds with the agricultural context of the building and its appreciation. This should be simplified.

Recommendation: If the necessary amendments can be made to remedy these concerns, the scheme can be supported.

Please note that a potential solution to the subdivision issue might be to put the main living accommodation on the first floor. This would allow these rooms to be exposed to the roof and potentially create a more interesting space. It would also allow this floor to be more visually permeable (lower glass walls?) as well as lighter. The kitchen and living space could be more open-plan in this respect and not divided off into kitchen-utility-family room etc as shown.

Please note: The observations and comments expressed on this sheet are the views of the consultee concerned and are in no way binding on either the Council or its senior officers when making a decision on the application. Applicants or their agents should contact the case officer before acting on these views.

Ian Wightman
Historic Buildings Adviser

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