Design, Access, Impact and Justification Statement:

The Hatchery, Keyston Barns
Loop Road
Keyston
PE28 0RE

Listing:
The property is Listed in Curtilage with the adjacent Manor House. TL 0475 BYTHORN AND KEYSTON 19/46 Manor Farmhouse, Loop Road, Keyston. Grade II Farmhouse.
Early C18 with later addition, renovated and altered 1916 in Queen Anne revival style. Red brick and rubble limestone with plain tiled roofs and pantiled rear elevation. Plastered plinth. Two storeys, possibly an original three unit plan with C20 extension to south-west. Main entrance with shell hood and side lights to plain six-panelled door. Two transomed casement windows with leaded lights to left and right hand with flat brick arches and keyblocks; two similar but smaller first floor windows above, and central three-light window. Two C20 flanking two storey bay windows with hipped roofs, casement windows with leaded lights. Gable end stacks, rebuilt to left hand and square planned ridge stack. Listing NGR: TL0421175464

Proposal:
The application is to install a conservation roof light on the front (east) facing roof.

Existing:
View from entrance courtyard, the conservation roof light, above and between the passageway and lounge window



Proposed location of conservation roof light internally between existing wood structure.



Proposed:
The installation of a roof light in the lounge roof is to allow more natural light into the lounge, as well as during summer months let the heat that is trapped in the roof escape.

Amenity:
The roof light overlooks the courtyard at the front and doesn't overlook any private gardens.

Highways:

There will be no adjustment to the parking arrangements.

Summary:

This is a simple application to install a roof light. While listed in curtilage the external alterations are fairly minor, and the existing roof is not original being replaced in 2004, therefore not affecting the heritage of the barns, as well as not have any adverse effect on the adjacent listed buildings or the adjacent courtyard. The agricultural character of the building will not be adversely affected.