

# Crockwell Farm

Great Bourton

## Design & Access Statement

June 2020



Prepared for:

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Crockwell Farm LLP  
Culworth Ground Farm  
Banbury Lane  
Thorpe Mandeville  
Banbury  
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Prepared by:

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# 1.0 Introduction

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## 1.1 The Proposal

The application seeks approval for detailed planning and listed building consent for the conversion of a barn to residential use.

## 1.2 Document Aims

This statement describes the assessment and evaluation of the site and the design approach taken for the conversion.

## 1.3 Associated Submission Material

Planning Statement	Ridge LLP
Drainage Report	Cotswold Transport Planning
Transport	Cotswold Transport Planning
Heritage Statement	Keevill Heritage Ltd
Drawings	Refer to Blake Architects Drawing Register

## 1.4 Site Location

Crockwell Farm is located on the North East edge of Great Bourton which is Three miles North of Banbury. It is accessed off Manor Road at the junction where it changes into Stanwell Lane.

## 1.5 Description

Crockwell Farm consists of a Farmhouse and a series of traditional and modern farm buildings. This application relates to one traditional farm building.

The Farmhouse is Grade II listed, List Entry 1215873. The listing text notes the house dates to the late C17.

The Farmhouse forms the Eastern Edge of a loosely formed yard, with the range of barns in this application forming a crooked southern edge. The barns form part of the houses setting and are in a state of poor repair which will not take many years to turn into dilapidation.

## 1.6 The Client and Brief

The client requires for the barn to be converted to a residential use. We have been asked to conserve as much historic fabric as possible to retain the character of the barn.

## 2.0 The Proposal

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### 2.1 Barn

The proposal is to conserve and utilise the structure of the Barn. We have looked to remove and replace more recent accretions which have no architectural merit.

Externally we have retained the same eaves and ridge, heights, and plan form. Rooflights have been removed from elevations facing the farmhouse and placed on the North Elevation. These are in line conservation rooflights.

There are new openings, but these have been minimised and have simple timber fenestration.

-There are no new openings to the North Elevation

-There are two new openings on the East Elevation these take the proportions of existing doorways in this range of the barn. These are to achieve sufficient light in these bedrooms.

-The western end of the South Elevation works with the existing structure of the building and new glazed screens are set on the back face line of the existing eaves beam. This allows the form of the existing structure to be read. The screens placed between these elements are timber and glass. With slatted timbers in front. The timber will be left to weather naturally. The screens have been designed to be contemporary to allow a clear differentiation between the old and new to be read.

-The Eastern end of the South Elevation has a replacement structure for the existing corrugated and timber structure. This follows the form of the existing structure with its simplicity of form and materials. It has no opening facing the farmhouse and is designed to appear more agricultural than architectural. It add as a visual foil to the farmhouse of a glazed courtyard which allows light into all the main living spaces.

The plan has worked with the existing walls and there are minimal new openings in existing walls. We explored the opportunity of a first floor which could not be technically achieved. The living space is a large open plan space and as with all rooms open to the underside of the roof and will allow the space of the barns to be experienced. Where existing walls are not external and do not need to be insulated we left them exposed.

## 3.0 Materials & Works

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### 3.1 Existing Building

#### 3.1.1 Stone Barn

Coursed Ironstone walls, with areas of brick work of varying ages. Clay tile and corrugated metal roof finishes. Main barn roof, timber truss with single purlin supporting rafter at mid-point.

### 3.2 Proposal

#### 3.2.1 Stone Barn

The proposal looks to replicate the existing fabric where feasible and use similar materials for localised repairs.

The new extension has deep timber boards that will be left to weather. The roof of this element will be corrugated metal, the pitch is the minimum for this material and determines the roof pitch.

This palette of materials is dull in colour choice and texture chosen deliberately to ensure that the extension appears as a background building is subservient to and does not visually jar with the setting of the farmhouse.

Rainwater goods will be matt Grey Heritage Aluminium rainwater goods.

## 4.0 Access

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### 4.1 Vehicular Access

The location of parking spaces is shown on the site plan, from here to the front door is level access with a hard finish making it suitable for wheelchair users.

### 5.2 Pedestrian Access

There will be level access to key rooms on the ground floor. Whilst there are steps these have been minimised with the constraints of a historic building.

## 6.0 Conclusion

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We believe the proposal retains the agricultural character of the site whilst providing an additional dwelling. It utilises an existing building and will bring an enhancement to the setting of the farmhouse. We therefore request that the project is approved.

## 7.0 Artist's Impression

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Massing study of new extension