

Mawles Farm

Design and access
statement

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IAN O'BRIEN STUDIO



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Contents

01 Overview and summary	5
Introduction	6
Overview and summary data	7
Context	8
02 Site photographs	11
03 Site analysis	25
Site constraints and opportunities	28
Site history	30
04 Proposals	33
Design summary	34
Site layout and vision	36
Context, character and materials	38
Elevation development	42
Materials and facade design	48
Landscaping and amenity	50
Dwelling layouts	52

01

Overview and
summary



Introduction

1.0 Introduction

This Design Statement [the Report] accompanies the drawings made as part of the application for planning permission [the Submission] from Cherwell District Council [CDC] for the conversion of existing buildings at Mawles Farm [the Site] to create a single dwelling. The Submission is made on behalf of Mr and Mrs Oliver Broom [the Applicants]. This Report presents an explanatory overview of the Site and the development proposals [the Proposals].

1.1 Purpose of report

This Report provides details of the Site and relevant background material to set the context for the development of the Proposals. The development of the design proposals is then explained in response to the physical, historic and policy context of the Site. The intention of the Report is to provide detail sufficient to demonstrate that the Proposals are a considered and suitable response to the brief in the context of the site, local setting and relevant planning policy and design guidance.

1.2 Report structure

The design and access statement is structured as follows:

Section 00 – Overview and Summary

An introduction to and overview of The Proposals, including summary data and relevant contextual information.

Section 01 – Site photographs

Photographs of the existing situation.

Section 02 - Site analysis

An analysis of the existing site and local character local constraints and opportunities across the whole site

Section 03 – The proposals

Explanation of the design proposals in response to the context. Consideration of site constraints and opportunities.

Overview and summary data

1.3 Summary description of The Proposals

The Proposal is for conversion of the existing stone and brick barn range to create one new dwelling and for the construction of a new stone outbuilding, containing two ancillary spaces and a covered parking area for three vehicles.

External proposals include hard and soft landscaping, as well as the reinstatement of the historic connection of the farm buildings to the adjacent terrace of cottage houses.

1.4 Use

The current uses is agricultural (Sui Generis). The proposed use is Class C3 - residential dwellinghouses.

1.5 Amount

The existing site areas and building footprints are:

The proposed footprint, including ancillary buildings, and amenity areas are tabulated below.

Internal floor areas of the proposed dwelling is:

1.6 Site and building layout

The stone and brick barn ranges on the perimeter of the site, forming the west and south street elevations will be retained and converted for residential use. The accommodation will be mainly on one level. Upper level accommodation is limited to the tallest portions of the barns on the south-west corner to include first-floor bedrooms.

1.7 Scale and materials

The converted barns will retain the existing scale and materials. Infill of the open cart sheds will be constructed in timber, glass and local stone. Replacement roof coverings will be slate tiles and corrugated metal to match existing.

Context

1.8 Location and settlement pattern

Sibford Gower is part of a wider group of adjacent settlements including Burdrop and Sibford Ferris. Sibford Gower is the largest of the three settlements and runs contiguous with Burdrop on the northerly slopes of the picturesque Sib Valley within the “Ironstone Hills and Valleys” landscape character area to the south and west of Banbury (see fig. 1).

The village grew up around the local farming community with the main early building clusters situated on Main Street to the west of the crossroads which now forms the heart of the village. The Site is shown in figure 2 opposite.

The crossroads between Main Street running east/west and Pound Lane/Colony Road running north/south is the most strongly defined part of Sibford Gower with the existing stone barns on the application Site forming an important part of this building grouping wherein near continuous frontages define the streets.

1.9 Use and condition

Mawles Farm provides important evidence of the role agriculture and farming played in the development of Sibford Gower. However, the site has fallen out of use as a working farm since the death of the former owner and a viable use needs to be found to secure the long term future of the buildings, some of which are in need of immediate repair to avoid further deterioration of the structure and fabric.

1.10 Planning constraints

The Site lies within the village settlement boundary and the Sibford Gower and Burdrop Conservation Area (SGBCA). The perimeter barns are undesignated heritage assets. The Site is also within the Sibford Gower Historic Village Core

and is therefore considered of potential archaeological interest. The significance of the heritage assets and the impact of the proposals on the assets and the surrounding conservation area and nearby listed buildings are considered in a separate report.

1.11 Planning history

The published planning history for the Site is shown in the Table 1 below.

Table 1. Site planning history

REF	DESCRIPTION	STATUS + COMMENTS
19/02700/F	Conversion of existing stone/brick barns to 1 no dwelling and conversion of existing steel pole barn to 1 no dwelling.	Application refused on the basis: 1) Scale, siting, design and materials of new dwelling. 2) Loss of an existing boundary wall that is deemed to be an important feature of the SGBCA. 3) A lack of ecological information to demonstrate that proposals would not have a detrimental impact on protected species.
19/00138/PREAPP	Creation of 2 dwellings through conversion of stone barns and replacement of steel barn	Potential for 2 dwellings on site accepted, proposed detail design of dwelling replacing steel barn not accepted.
18/00137/PREAPP	Demolition of buildings and conversion of barns to residential	Report dated 27/06/2018. Support to the principle of conversion, subject to design proposal



Fig 1. Wider context aerial photograph



Fig 2. Existing site shown on aerial photograph

02

Site photographs





View 1 - Mawles Farm looking north from the crossroads



View 4 - Mawles Farm viewed from the entrance gate on Pound Lane



View 2 - Carter's Yard and Colony Road looking south from the crossroads



View 3 - Looking north up Pound Lane towards Farview house on the hill



View key



View 5 - Looking west along Main Street from opposite the old Co-op



View 8 - Southern wall of Mawles Farm barns on Main Street



View 6 - Looking west along Main Street from Hillcrest to Mawles Farm



View 7 - North and south elevations on Main Street looking west



View key



View 9 - Looking south down Pound Lane



View 10 - Looking south down Pound Lane



View 11 - Looking south down Pound Lane approaching the site



View 12 - Looking south down Pound Lane towards the site entrance on the left



View 13 - Looking north up Colony Road



View 14 - Looking north beside Carter's Yard



View key



View 15 - Site entrance from Pounds Lane showing modern steel pole barn



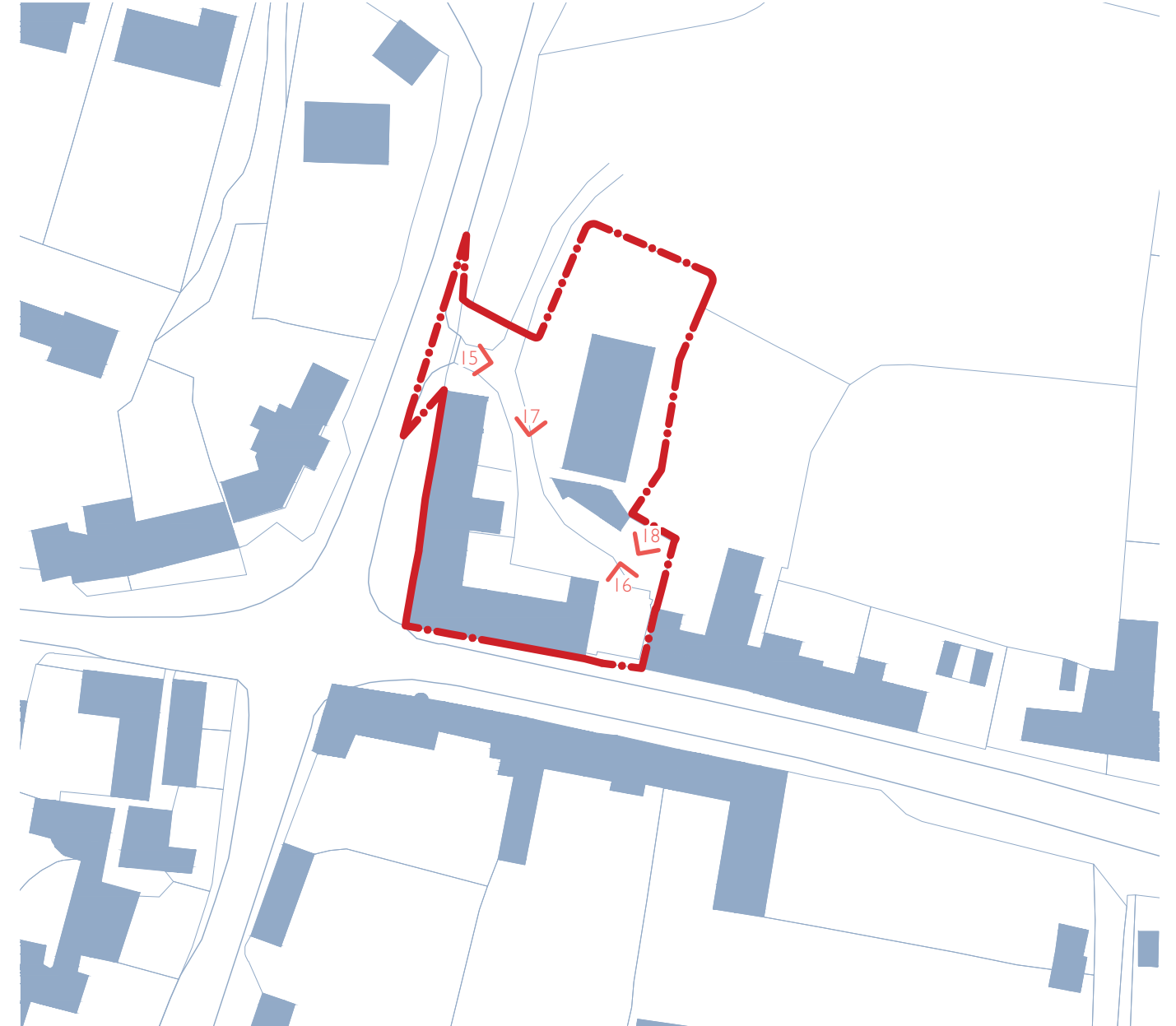
View 16 - View of piggery looking north with the upper level garden to the right



View 17 - Looking south from the north yard to the south yard



View 18 - South yard showing gap in the barn range next to the terraced cottage and the concrete block wall.



View key



View 19 - Looking north up the hill towards the neighbouring house (site boundary wall on the right hand)



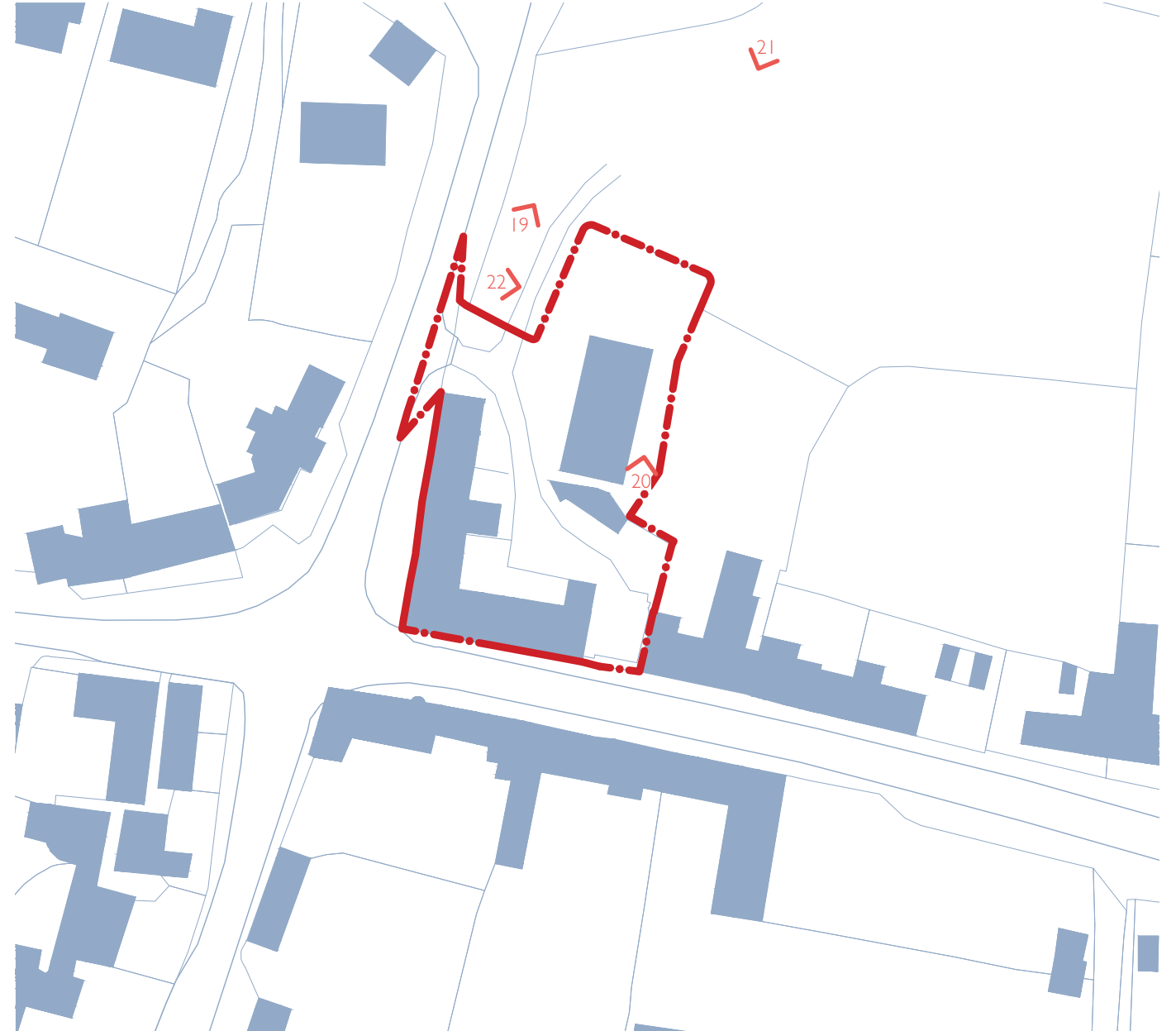
View 22 - Looking east from the access track towards the boundary wall and modern steel barn structure



View 20 - Upper ground level area to the rear of the modern steel barn



View 21 - Looking south over the site from the fields beyond



View key



View 23 - Barn interior



View 24 - Cart loading bay



View 29 - Threshing barn interior with hay loft



View 30 - Pole barn, piggery and yard wall



View 25 - Piggery interior



View 26 - Threshing barn door



View 27 - Cart shed interior



View 28 - Milking parlour interior



View key

03

Site analysis



Site constraints and opportunities

3.1 Development need

The existing farm buildings are disused and in need of repair. Finding a viable use through conversion to residential will provide the means to secure the buildings over the longer term.

The repair and conservation of the undesignated buildings of local significance will have a clear public benefit. Demolition of the pole barn and the introduction of a more sympathetic structure, inkeeping with the scale, massing and materials of the local context will enhance the setting of the undesignated heritage assets and make a valuable contribution to the SGBCA.

3.2 Opportunities

The key opportunities on the site are summarised below and illustrated in figure 3 opposite.

1. Retain and repair:
Existing brick and stone buildings are to be retained, sensitively repaired and converted for residential use.
2. Reinstatement:
Reconnection of barns to Mawles cottage. Reinforce and enhance the defined characteristics of village with tightly defined spaces and strong building lines.
3. Housing provision:
The proposal will provide a new dwelling within the Sibford Gower village boundary. The house will utilise existing site access off Pound Lane and benefit from covered parking and ancillary space in a new outbuilding.
4. Site improvement:
Improvement of the site to include removal of unsympathetic structures, repairs to field walls, and removal of rough embankments.
5. Visual impact:
Improvement of visual appearance of the site through the demolition of the existing pole barn.
6. biodiversity:
As part of the landscape proposals, poor-quality ruderal vegetation will be replaced with native hedgerow, butterfly borders and wildflower meadow to create habitats for protected species. Alternative nesting/roosting sites will also be provided for the resident swallow and bat population.
7. Piggery building:
Although not mentioned in the SGBCA Appraisal, the existing piggery is an interesting building whose retention would support the agricultural character of the site. The later brick additions to the piggery and lean-to roof will be removed to reveal the original building and so enhance the setting and legibility.

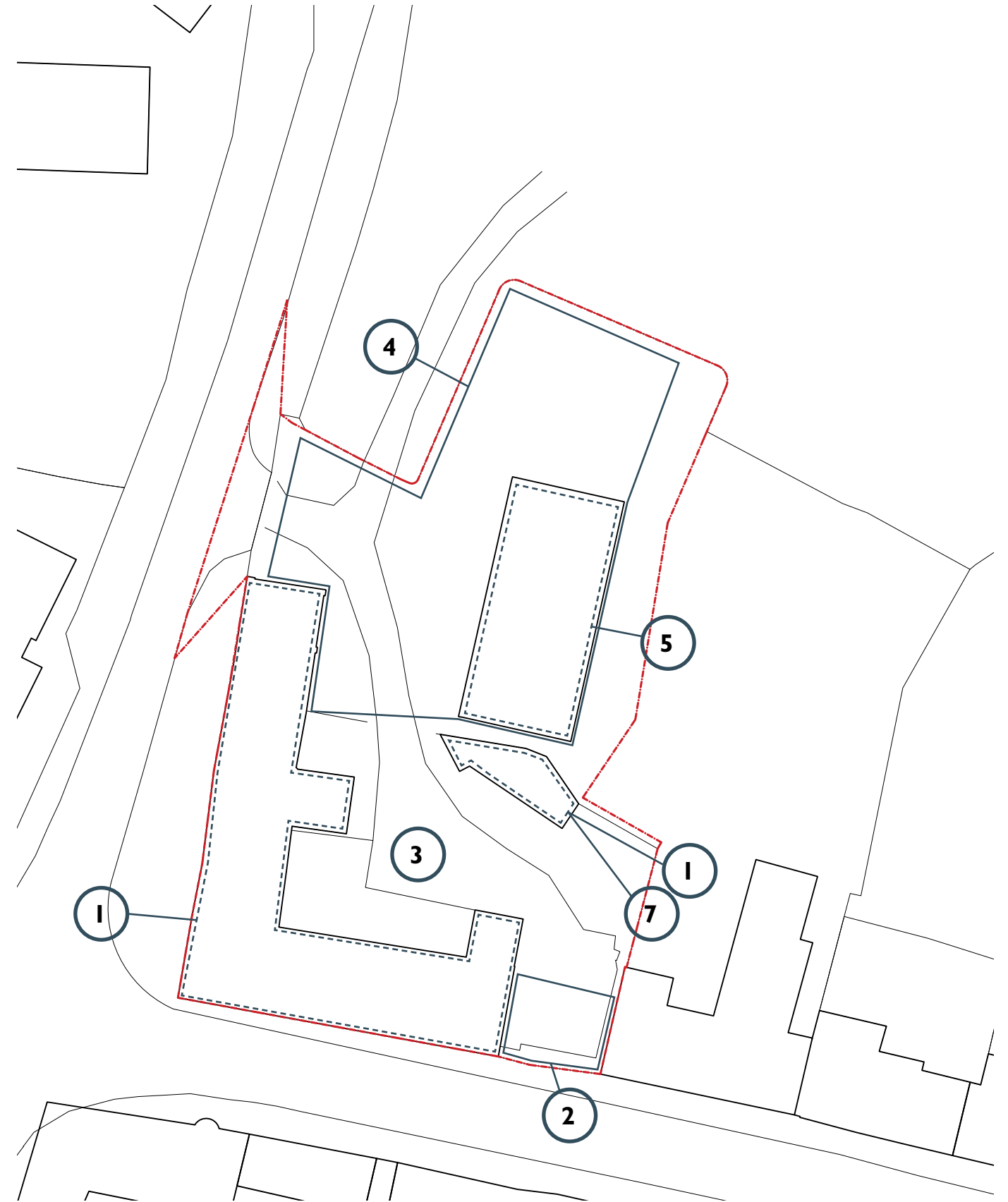


Fig. 3 - Opportunities

3.3 Constraints

The key constraints on the site are summarised below and illustrated in the figures opposite.

- 1. Conservation area boundary:**
The site is located inside Sibford Gower and Burdrop Conservation Area (SGBCA). The Site is wholly within the conservation area whose boundary runs along the northern wall and fence line of the Site.
- 2. Locally significant and listed buildings:**
The existing brick and stone barn range adjacent to Pound Lane and Main Street has been identified as an undesignated heritage asset which makes a positive contribution to the local area.
- 3. Access:**
The existing site only has one access location on Pound Lane, restricting opportunity for redevelopment or reuse.
- 4. Ecology:**
The existing site has habitat potential for birds, bats, reptiles and invertebrates. This application is accompanied by a full ecological report and mitigation strategy including enhancements.
- 5. Topography:**
The terrain of the existing site is steeply sloped with two distinct levels. The agricultural yard and associated buildings to the south of the site are at the lower level and pasture land to the north on higher ground. The transition between these levels is currently managed through retaining walls, embankments and ramped tracks. The existing steel barn also performs an earth-retaining function on two sides.
- 6. Contamination potential:**
The phase I contamination report and site walkover study accompanying the Submission indicates the potential for contamination by inorganic compounds and petroleum based hydrocarbons. Suggested further surveys are included in the report.



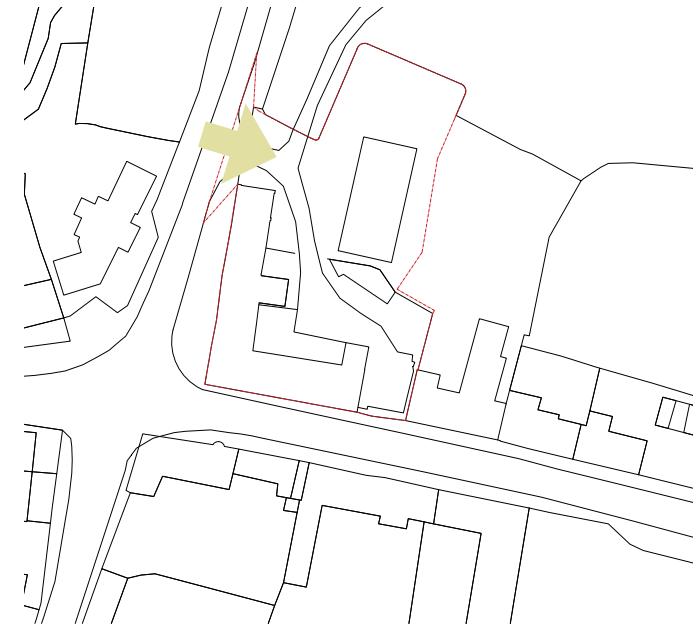
1 - Sibford Gower and Burdrop Conservation Area

- - - Site boundary
- Conservation Area



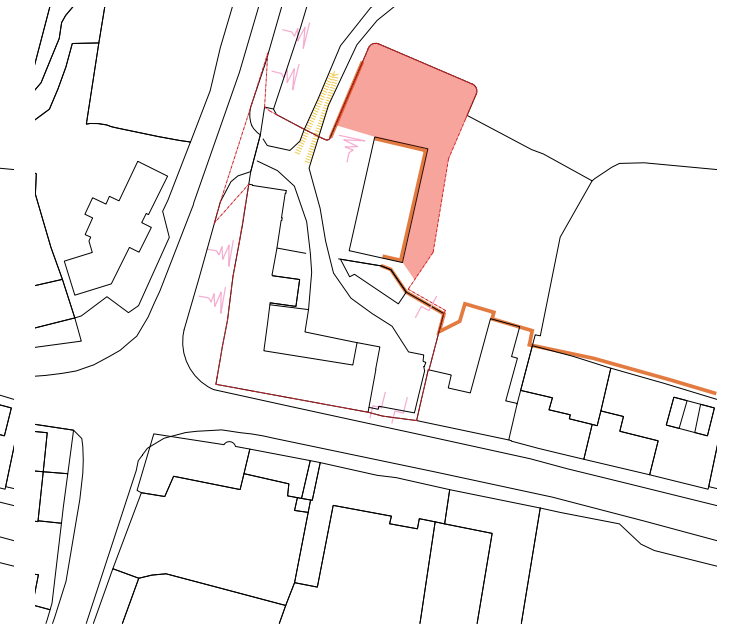
2 - Locally significant and listed buildings

- Listed buildings (grade II)
- Buildings of local significance



3 - Access

- ➔ Vehicle and pedestrian access point



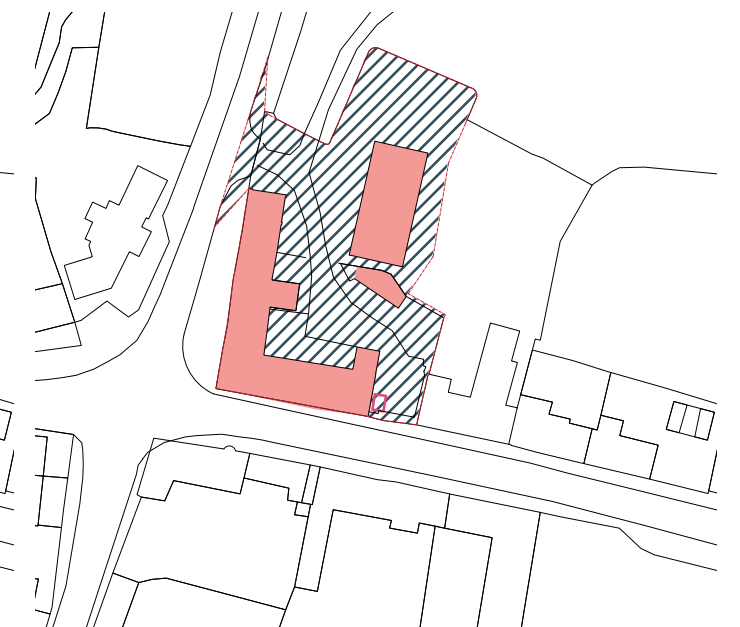
5 - Topography

- Retaining structure
- Slopes and banks
- Change in level
- Ramped access
- Higher ground level



4 - Ecology

- Bat and nesting bird potential



6 - Contamination potential

- Radon accumulation potential
- Petroleum based hydrocarbons
- Inorganic compounds from farming

Fig. 4 - Site constraint diagrams

Site history



Fig. 5 - OS map from 1887



Fig. 6 - OS map from 1905



Fig. 7 - OS map from 1922

3.4 Site evolution

The historical map regression study shows how Mawles Farm has evolved since the 19th century (figs. 10 to 13).

The 1887 map (fig. 5) shows the farmstead sub-divided into 2 separate yards but under the same title (the f-shaped brace symbol indicates a boundary with no change in title number). The sub-division would have been for functional reasons to separate different farming operations or to allow easier management of the animals between the yard and pasture land. The entrance to the yard is on Pound Lane in the same location as the present day gate. On Main Street, the southern range of barns extends all the way to the terrace of cottages so that the building roof line runs continuously along the street elevation from the crossroads.

Within Mawles Farm, the buildings are arranged as opposing L-shaped groups with the piggery running diagonally within the southern yard. This basic double-yard arrangement persisted until very recent times. Remnants of the dividing wall remain on the site and run from east to west between the piggery and the main barn range.

The opposing L-shaped building groupings remained until the late 1990s when the barns on the northern yard were replaced with the steel pole barn that can be seen on site today.

On Main Street - in the 1887 and 1905 maps (figs 10 and 11) - there is a second row of buildings to the north of the cottages running parallel with the street. Possibly some of these structures were associated with small holdings or ancillary uses for the housing. That pattern is now lost, but can be detected in the present day line of retaining walls to the backs of the gardens. The cottage immediately adjacent to the application site has subsumed the northern building into its footprint and this gives an indication of the position of the second line of buildings.

The connection between the farm barns and the adjacent row of terraced housing was lost by 1922 (fig. 12).



Fig. 8 - OS map from present day



Design summary

4.1 Cherwell Residential Design Guide SPD

The Cherwell Residential Design Guide [CRDG] was adopted in 2018 with the aim of promoting good quality design and inspiring high quality residential development in Cherwell. The guide is mainly targeted at larger, new build schemes involving a degree of masterplanning. Nonetheless, some of its contents are relevant to small scale proposals and conversions. The guide was consulted as part of the early design development process for the Proposals at Mawles Farm.

The guide is split into 8 chapters which are considered below with a commentary as to how the Proposals respond to the guidance.

Chptr 1. The importance of high quality design
Policy ESD15 of the Cherwell Local Plan 2011-2031 [CLP2031] seeks to raise the standard of design in Cherwell based on a contextual approach to understanding the situation and developing an appropriate design proposal. This Submission puts forward a high quality design that is rooted in an analytical approach to understanding the Site and its context. Initial proposals for the site were tested with the CDC through a formal pre-application process and have subsequently been developed in response to the reasons for refusal outlined for application 19/02700/F, dated April 2020.

Chptr 2. Cherwell's special character

The Site is within the Ironstone Downs landscape area and is part of the Sibford Gower and Burdrop Conservation Area [SGBCA]. The stone barns on Site are mentioned in the SGBCA Appraisal as being of local significance, contributing to the special character of the area around the crossroads. The main historic significance of these non-designated heritage assets lies in their serving as a visual reminder of the importance of farming to the settlement. The key design outcome, therefore, was to preserve and enhance the agricultural character of the Site. This is achieved through the careful conversion of the stone barns, reinstating existing openings for natural daylight and using the existing palette of materials including natural stone and slate and profiled metal roofing.

While there is no requirement to enhance the setting of a conservation area, the design seeks to do this by reintroducing lost historical features and by removing structures that are deemed to be inappropriate.

Proposals include reconnecting the roofline along Main Street and the demolition of the pole barn, to make way for a new stone outbuilding. A structure that is more sympathetic in scale to the retained agricultural buildings, and designed to be harmonious with the architecture of the conservation area.

Chptr 3. Responding to the site and its context
The design development at Mawles Farm has been based on a contextual, analytical approach from the outset. We sought to establish the physical, environmental, historical and political context of the Site in order to derive an appropriate site layout and basic development proposal. This included elements of historical reinstatement to reinforce the local links and history of the Site. The contextual approach thereafter extended into the detailed design of the Proposals, drawing on an analysis of the aesthetics, materials and details of the existing buildings in order to understand and preserve the character of the Site and to enhance the setting through landscape and building improvements wherever possible. The resultant design proposal is responsive to local conditions. It fits naturally within the landscape and settlement pattern and preserves and enhances the local character.

Chptr 4. Establishing the structuring principles
The site layout has been structured according to the existing physical characteristics - of the buildings, boundary walls and landscape features - and with reference to historical conditions on site.

Chptr 5. Streets and spaces
Access and car parking details have been developed in consultation with CDC and the OCC highways team to arrive at a proposal for off-street car parking. The use of off-street parking will help to alleviate any pressure on on-street parking which was a concern of local consultees.

The quality of the streetscape is to be improved by the renovation of the stone barns, boundary and field walls, addressing the effects of neglect over recent years and reintroducing boarded or blocked up openings.

Sustainable urban drainage will be incorporated through the use of permeable paving surfaces and areas of soft landscaping. Waste management is allowed for in the Proposals with an internal bin storage area allocated within a suitable distance from the pavement or roadside for

collection.

Chptr 6. Building and plot arrangements

The use of existing buildings and a basic site layout that responds to the differing site levels generate a composition that maintains scale, legibility and character of the Site and which is harmonious with the landscape. Privacy is ensured by design. The north gable of the Dwelling is "blind", having no windows and providing no opportunities for overlooking. Many of the Site boundary walls are in a poor condition. It is proposed to take down and rebuild collapsed or unstable sections of walling, re-using the existing stone. This recognises that traditional field drystone walling is an important part of the local character and building tradition.

Chptr 7. Building elevations and details

Building details are simple and appropriate, designed to reinforce the agricultural character of the Site and complement the SGBCA. Existing materials are renovated, re-used or matched in new elements. The material palette therefore includes natural stone walling, brick walling, timber cladding, slate tiles and profiled metal roofing all extant on site and locally appropriate to this specific site and building typology.

The design provides an appropriate interplay of materials and forms which enhance the setting and ensure basic functional requirements such as natural light, ventilation, privacy and amenity. Window openings are kept large and unfussy to reflect the agricultural heritage.

Chptr 8. Innovation and sustainability

There is no requirement for an energy statement for the small scale proposals within this Submission. However, some of the principles in the Ensuring Sustainable Design [ESD] policies in the CLP2031 have nonetheless been incorporated in the Proposals.

- "Fabric first" approach to improve insulation and thermal performance of building elements and reduce energy demand.
- Ground or air-source heating technologies to be used to introduce on-site renewable energy sources.
- Re-use of existing structures and materials to lower the carbon footprint and reduce waste.
- Sustainable drainage strategies to manage surface water run-off.

4.2 Other design guidance

The design proposals were developed with reference to other relevant design guidance: CDC's *Design Guide for the Conversion of Farm Buildings* 2002 and Historic England's *Adapting Traditional Farm Buildings* 2017. A summary of strategies incorporated from the guidance is given below:

- Analysis of the existing buildings and context carried out, identifying the features of architectural and historic interest and the sensitivities of the local setting.
- Ambition for high quality design that minimises loss of historic fabric and retains distinctive features.
- Sensitive introduction of daylight. Existing openings retained and re-used to create windows and doorways. New openings kept to a minimum.
- Wagon door openings utilised for large windows to provide major source of natural light to the interior.
- Traditional roofing and walling materials used and simple, robust details used to support the agricultural character and avoid an overly fussy domesticated character.
- Interior spaces sensitively apportioned to avoid unnecessary or clumsy subdivisions. Many full-height volumes included to allow appreciation of the character and structure of the barns. Retention of original structure and materials.
- Comprehensive landscape scheme to preserve and enhance the setting with reinstated drystone walling and native planting.

Site layout and vision

4.3 Site layout

The development proposal is based on references to the historical layout of the Mawles Farm site (fig. 9) and an evolution of its current condition (fig. 10).

The Proposals utilise the historic division of the Farm to create two distinct amenity spaces for the dwelling at the lower level. The northernmost yard will serve as a functional space, reserved for vehicular circulation and parking. While the second in the south, is predominantly a soft landscaped garden.

The Proposals also include reinstating the connection of the main barn range to the adjacent terraced cottage through the construction of a new roof structure. This will serve as an open sided garden store. Covered parking and additional storage space will be provided in a new stone barn, which is located entirely within the footprint of the existing pole barn. As part of the Proposals, the modern barn will be dismantled and removed from the site (fig. 11).

4.4 Design vision

Figure 12 opposite summarises the design vision for the Site: restore, reinstate and enhance.

Under this approach, the significant buildings on site are to be repaired and restored to a new use in order to preserve them for the longer term; lost historical features are to be referenced and reinstated; and the setting improved in order to enhance the immediate site and wider conservation area.

Legend

- Existing agricultural buildings
- Amenity areas
- Vehicle access locations

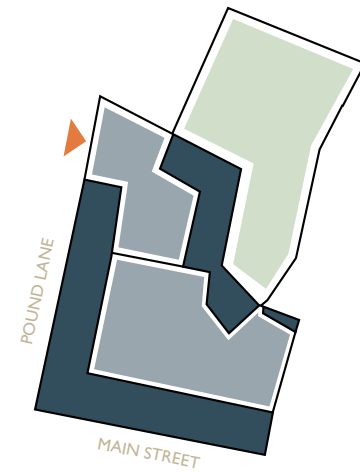


Fig. 9 - Historical arrangement

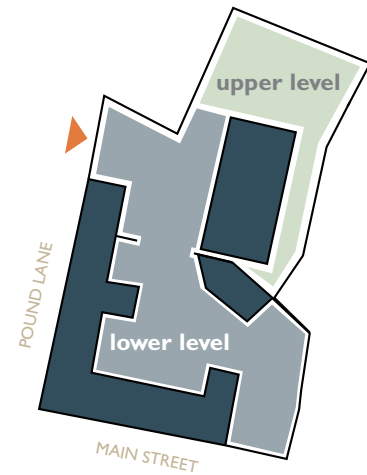


Fig. 10 - Existing arrangement

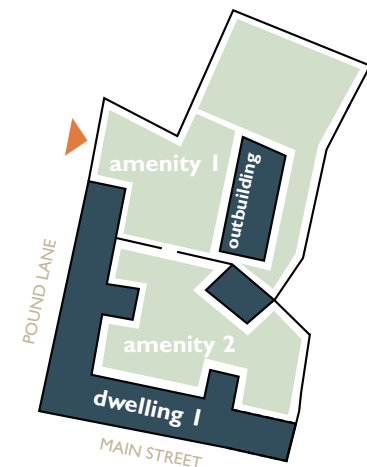


Fig. 11 - Proposed arrangement

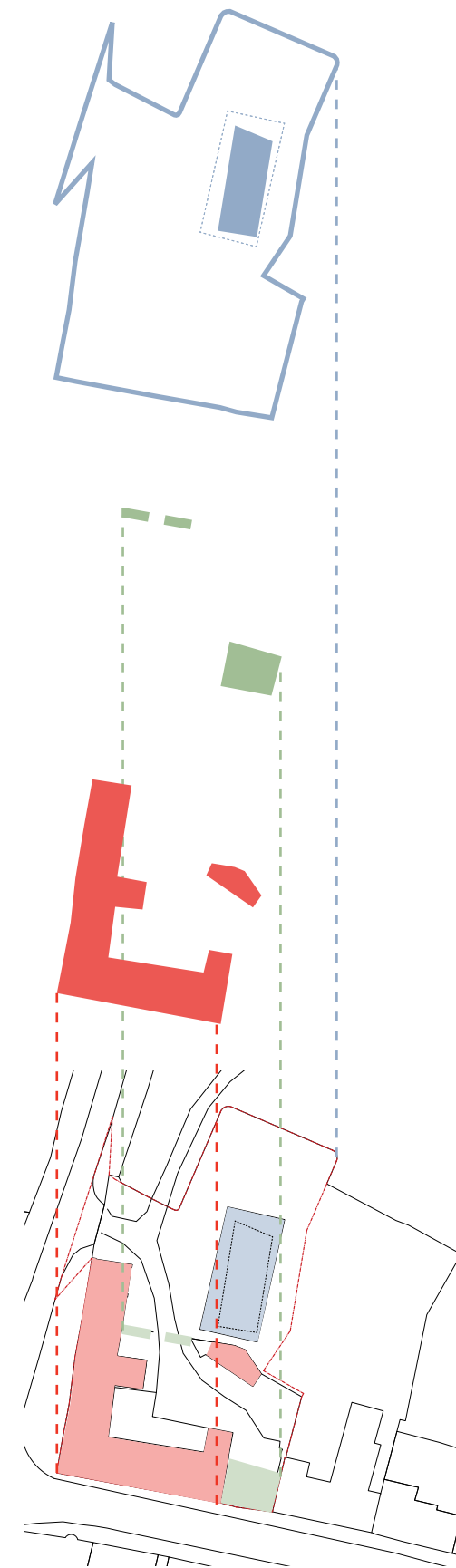


Fig. 12 - Exploded axonometric diagram

- Enhance**
The setting of the locally significant buildings is improved through the demolition of the steel barn and the introduction of a more sympathetic structure. The landscaping is improved through the restoration of drystone walling features, native planting and biodiversity enhancements.
- Reinstate**
Reintroduction of historic features into the site: the stone dividing wall between the two areas of yard and the building roofline linking to the cottage terrace adjacent.
- Restore**
The repair and sympathetic conversion of locally significant buildings and the piggery.

Context, character and materials

4.5 Physical context

Mawles Farm sits at the heart of Sibford Gower. It is located directly adjacent to the village crossroads at the intersection between Main Street, Pound Lane and Colony Road. The application site is surrounded on three sides by residential dwellings with pasture land to the north. The topography of the area is undulating with a prevailing north to south gradient.

The outer walls of the main stone barn range form the street line to Pound Lane and Main Street. This strong corner is the central characteristic of the Mawles Farm character area around the crossroads (fig. 16). On the approach to the Site, the steeply sloping embankment on the east side of Pound Lane and associated hedgerows screen the interior of the Site such that the steel barn is hidden (fig. 13) until viewed from directly opposite the entrance gate on Pound Lane. Demolition of the steel barn provides an opportunity to improve the setting of the main barn range from this viewpoint.

On the northern approach, the easterly setback of Mawles Farm from the road allows a view of the end of Carter's Yard, a grade II listed house on the crossroads. This is seen against the setting of the western stone wall and northern gable of Mawles Farm main barn range (fig. 14). These elevations and the corner aspect of Mawles Farm add positively to the setting of the conservation area and the adjacent heritage assets and should be preserved or enhanced.

4.6 Historical context

Mawles Farm comprises a collection of redundant farm buildings which date from the 18th (possibly 17th) century through to the 1990s. The most prominent of the buildings is the L-shaped stone barn range which follows the south and west perimeter of the site. Within this succession of adjoining structures is a cart shed and loading bay, milking parlour and a threshing barn. A small piggery stands within the yard directly in front of the south gable of a steel pole barn constructed in the late 1990s. The steel barn is cut into the existing terrain and serves as a retaining structure for higher ground to the north and east.

The prominent location and visual link to the farming history of the village justifies acknowledgement of the stone barns at Mawles Farm within the conservation area appraisal as undesignated heritage assets which make a positive contribution to the surroundings.



Fig. 13 - View of site at Pound Lane entrance



Fig. 14 - Approach to Mawles Farm looking south down Pound Lane

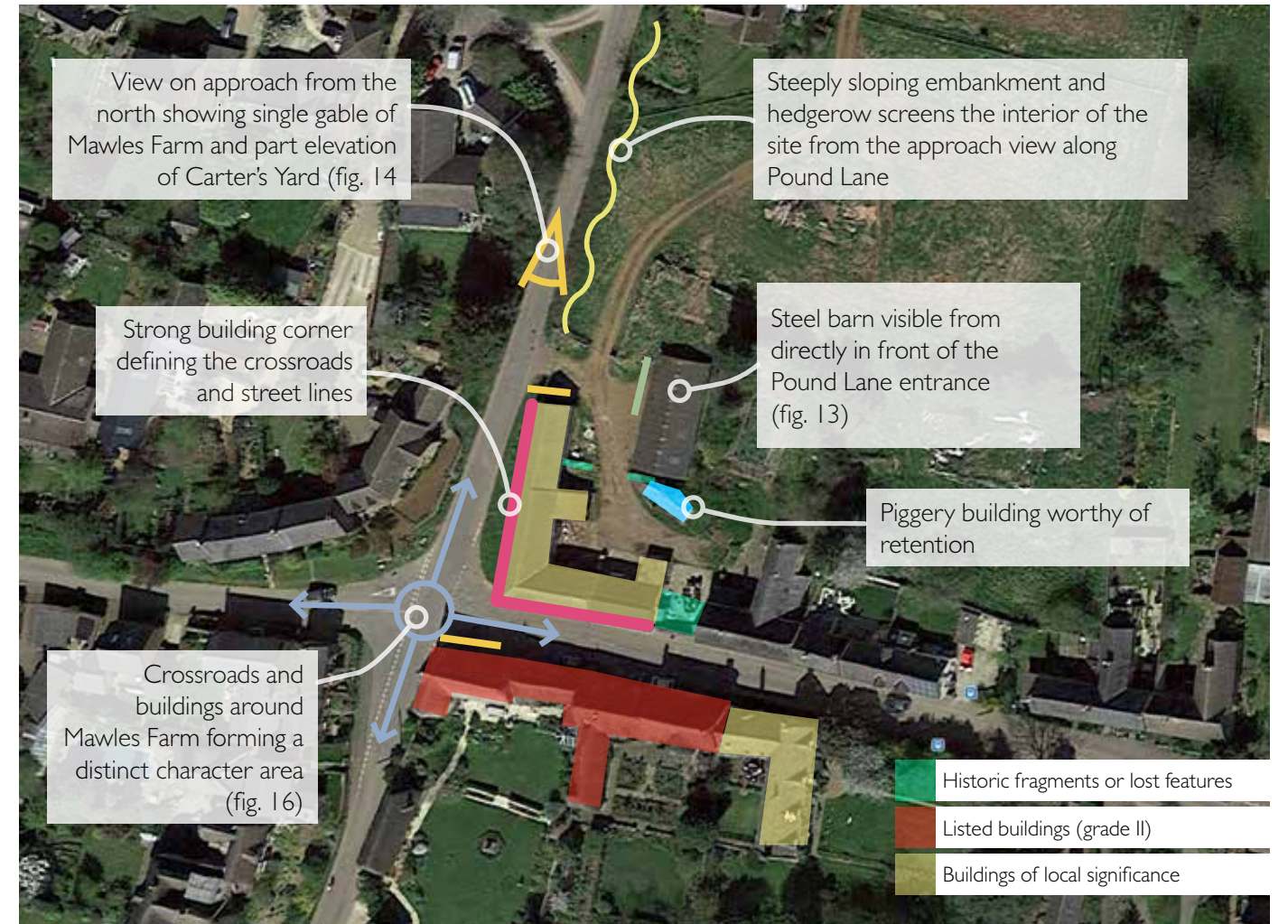


Fig. 15 - Mawles Farm contextual analysis summary



Fig. 16 - Mawles Farm on corner of crossroads between Main Street and Pound Lane

The separate Heritage Statement provides more detail on the historical context for the Proposals. Following analysis of the site and its history, the Heritage Statement concludes that the significance of the non-designated heritage assets at Mawles Farm derive from their:

- Evidential value as a material record of early farm buildings in the heart of Sibford Gower.
- Historical value illustrating the agricultural origins of the settlement and, by association, the development of Sibford Gower and its relationship with local and national agricultural economies.
- Aesthetic contribution to the village setting and character around the crossroads and Main Street.

Carters Yard and Gower's Close are grade II listed buildings to the south of Mawles Farm on Main Street. Carter's Yard is included in the listing for group value with Gower's Close. It also makes a positive contribution to the street scene

at this important corner of the village. The Proposals for Mawles Farm have been designed to retain historic fabric of the existing buildings and their agricultural character in order not to reduce the significance of the local heritage assets and thereby preserve the setting of the adjacent listed buildings. Mawles Farm was the last operational farm in the village, incorporating a built history that extends up to the end of the 20th century with the modern steel barn.

4.7 Response to context

The diagram in figure 15 summarises the contextual analysis undertaken during the design development of the Proposals. Figure 17 below summarises the design response to this analysis.

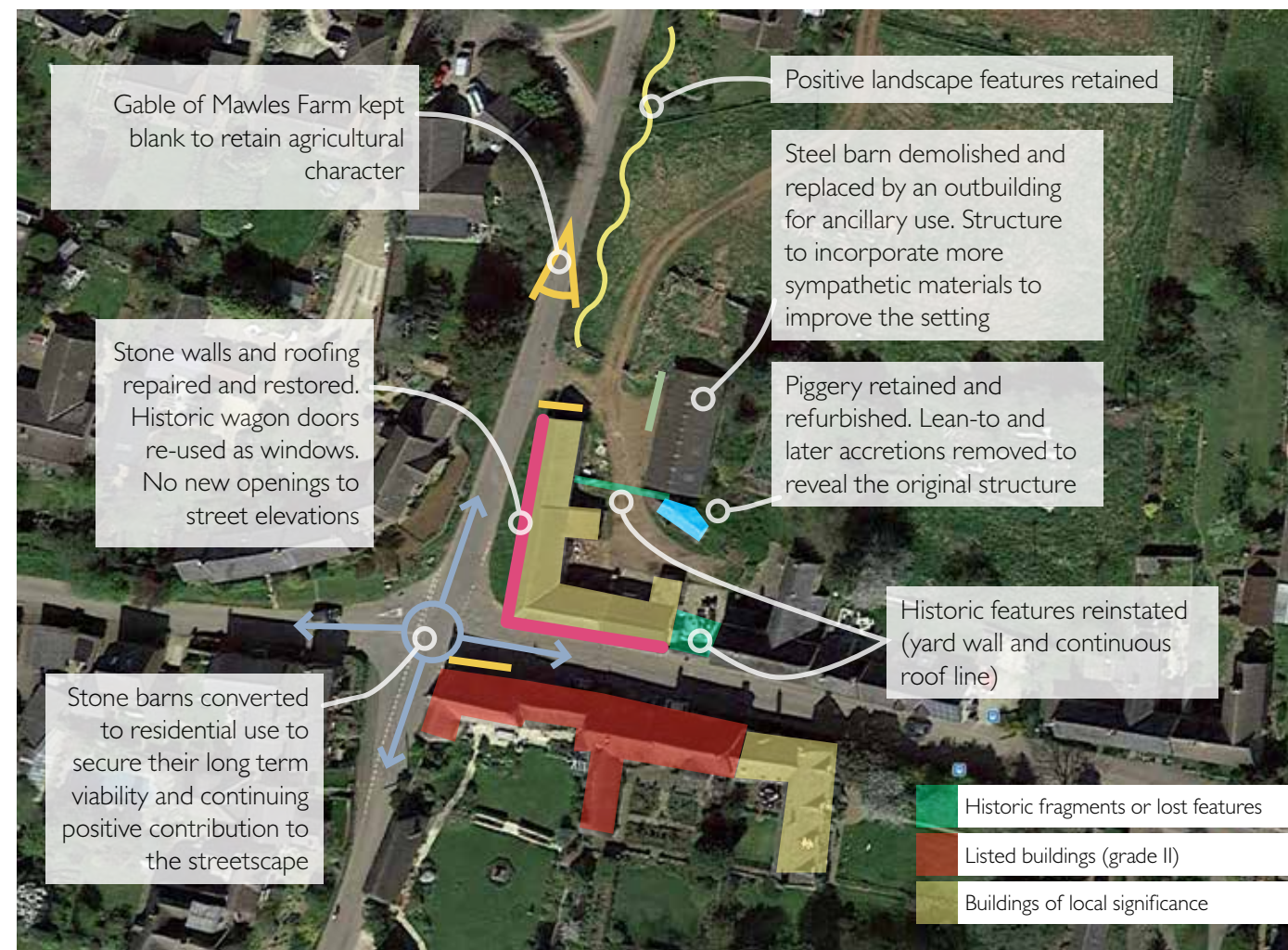


Fig. 17 - Design response to contextual analysis

4.8 Existing character and materials

Despite its central location in the heart of the village, Mawles Farm has a private and secluded character. It appears simple in massing and pared back in details. The internal courtyard has limited visual access. Views into the yard are only possible from the street when viewed directly adjacent to the access location on Pound Lane. The external stone wall elevations are austere with few and large openings.

Facades facing into the Site echo this restrained character and have a utilitarian quality. Windows are typically larger in scale than on residential dwellings. There are a few doorways on the yard side. A greater number of openings overall face into the yard compared with the few openings found on the outer walls.

The existing barn range and piggery are simply designed single-storey structures, constructed of limestone and ironstone rubble with some brick details and later additions in brickwork with areas of timber cladding. Roofs are covered with a mixture of slate and corrugated metal. The latter has been identified within the conservation area appraisal as a key characteristic of the undesignated heritage asset.

Although consistent with the character of its immediate surroundings, the steel pole barn reflects modern farming practice and is of a larger scale. The ridge height is higher than the main barn range and it maintains an uncomfortable relationship with the piggery.

4.9 Elevation studies

The existing street elevations were analysed in relation to materials, character, general massing, site topography and the condition of the fabric to form the basis of the design proposals. The diagrams on the following pages show the analysis of the existing street elevations and a summary of the proposed elevations.



Fig. 18 - External appearance from the crossroads



Fig. 19 - Building and walling stones



Fig. 20 - Brick and timber additions



Fig. 21 - Modern barn

Elevation development

Pound Lane existing elevation analysis
 Figures 22 and 23 below show the existing street elevation to Pound Lane and Colony Road and present an analysis of the massing, topography, materials and character forming the context for the development proposals.

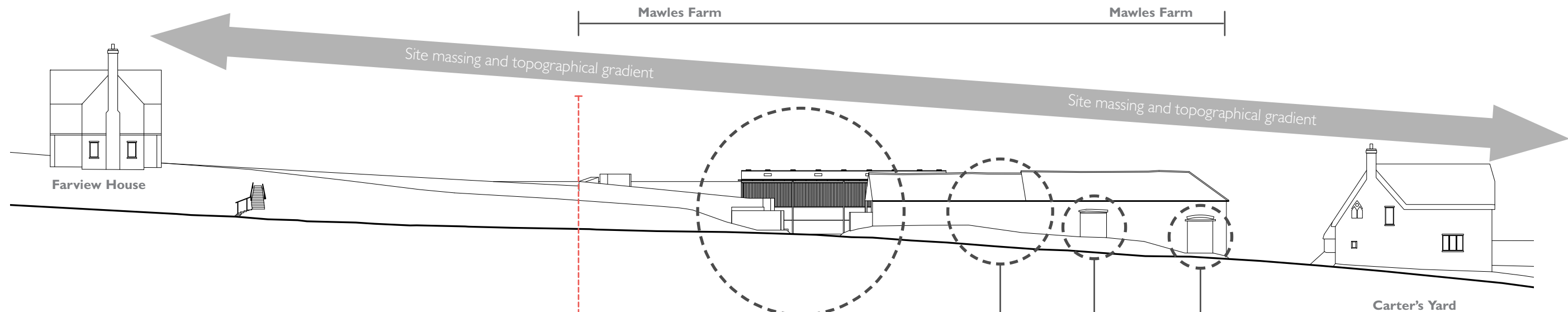


Fig. 22 - Pound Lane/Colony Road - massing, topography and building condition

Conservation area boundary
 Zone of visibility into the site: poor aspect
 Stone and slate roof repairs required
 Unsympathetic concrete block infill
 Boarded up opening in need of repair

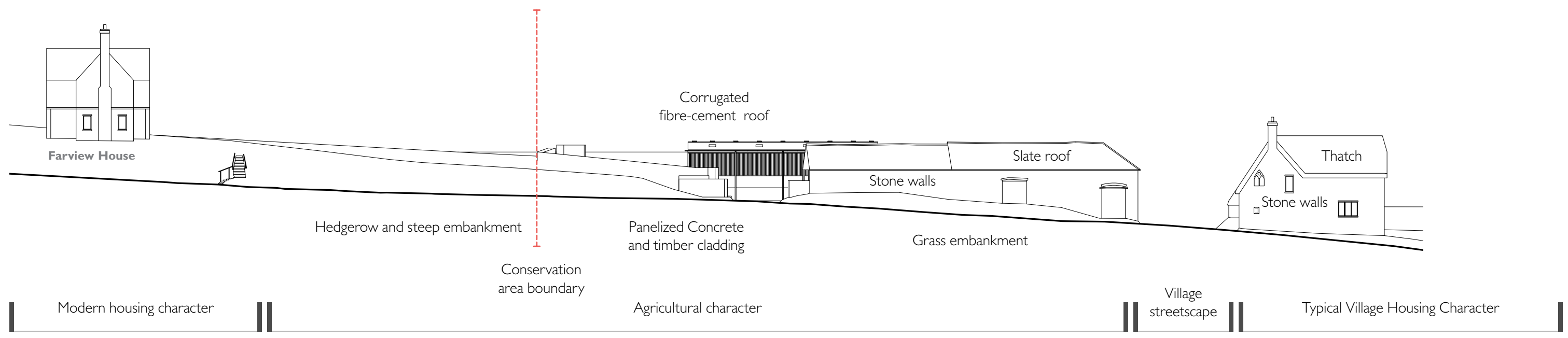


Fig. 23 - Pound Lane/Colony Road - character and materials

Village streetscape
 Crossroads
 Typical Village Housing Character

Pound Lane existing and proposed elevation
 Figure 24 below shows the proposed elevation and how it sits within the local physical context to retain the agricultural character of the site. The existing elevation is shown below for comparison.

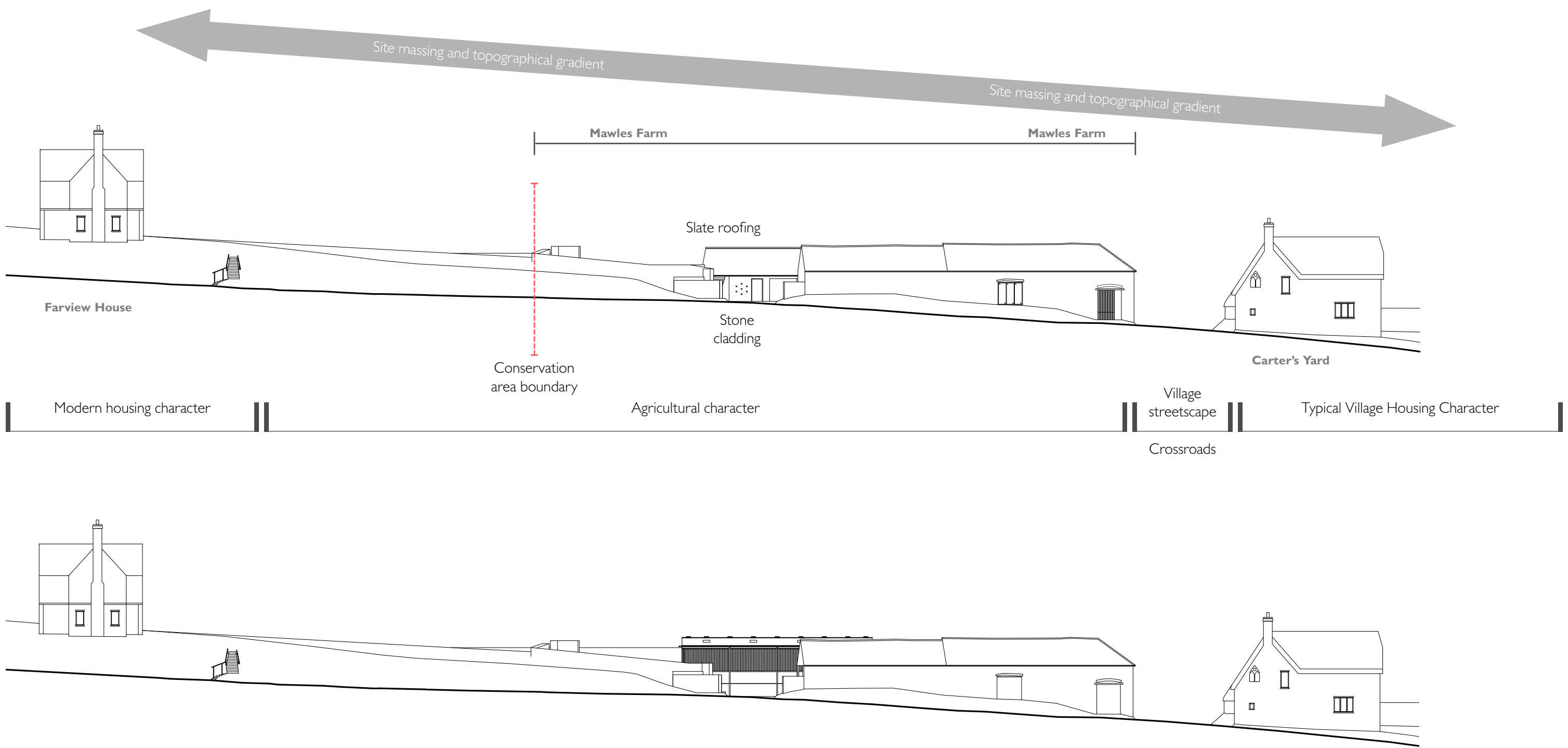


Fig. 24 - Pound Lane/Colony Road - proposed and existing elevations

Main Street elevation

Figures 25 and 26 below show the existing Main Street elevation and present an analysis of the massing, topography, materials and character forming the context for the development proposals.

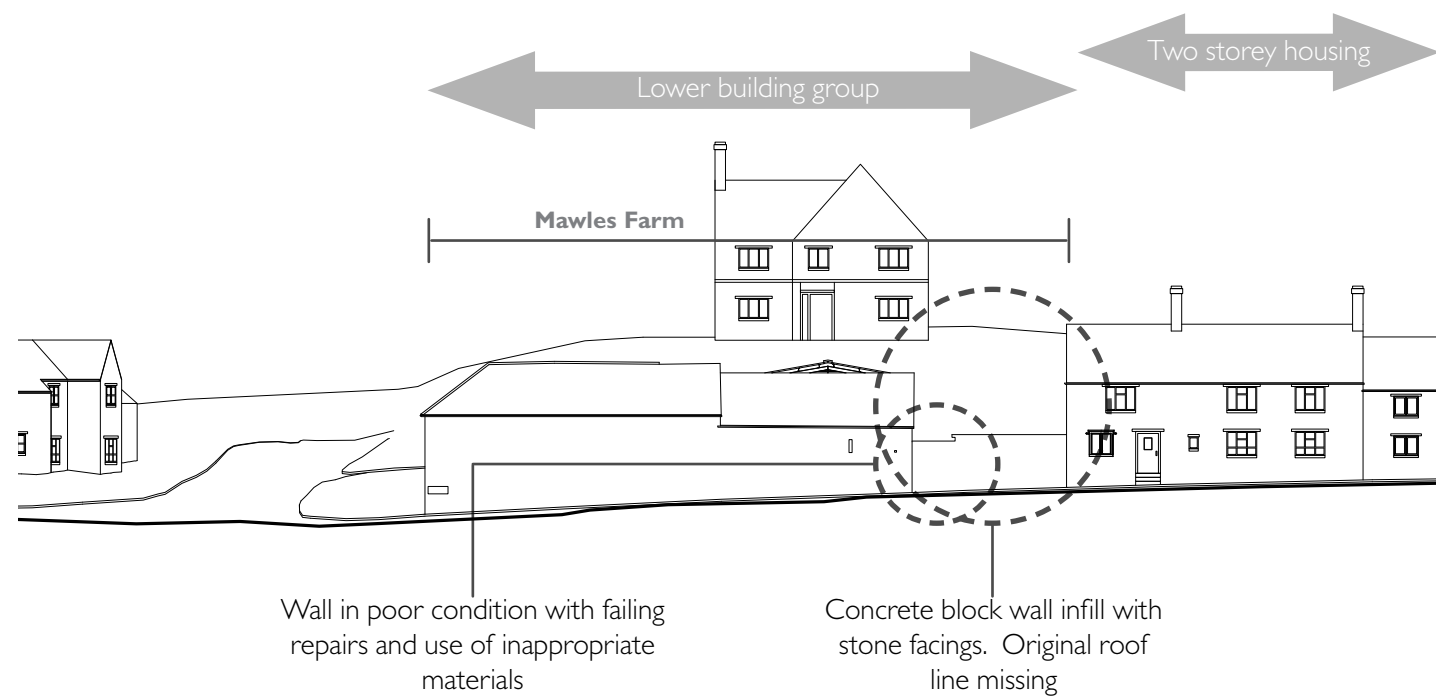


Fig. 25 - Main Street - massing, topography and building condition

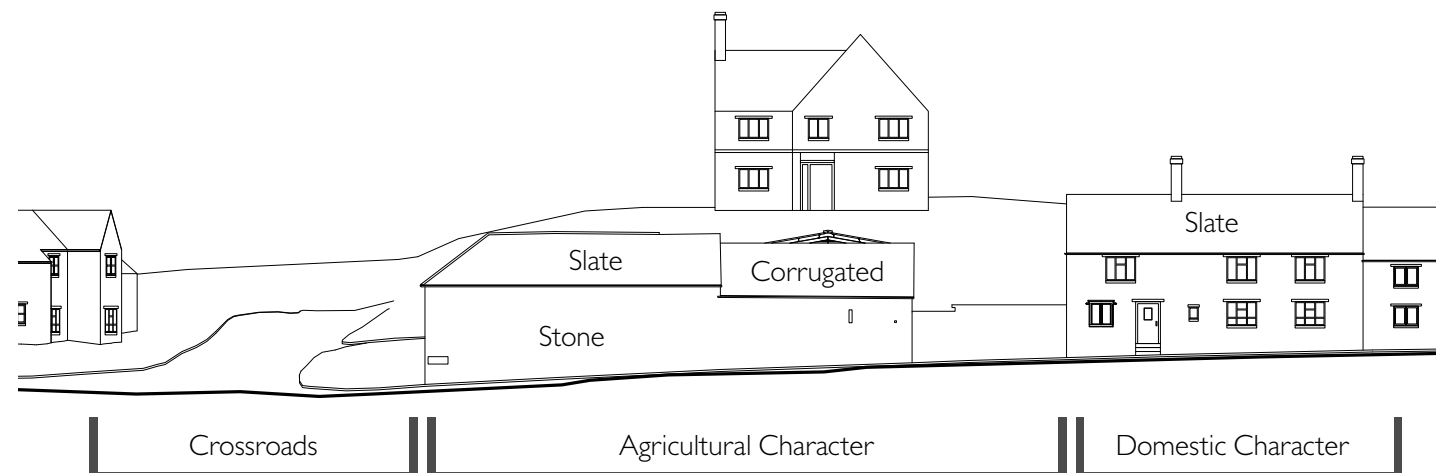


Fig. 26 - Main Street - character and materials

Figure 27 below shows the proposed elevation and how it sits within the local physical context to retain the agricultural character of the site. The existing elevation is shown below for comparison.

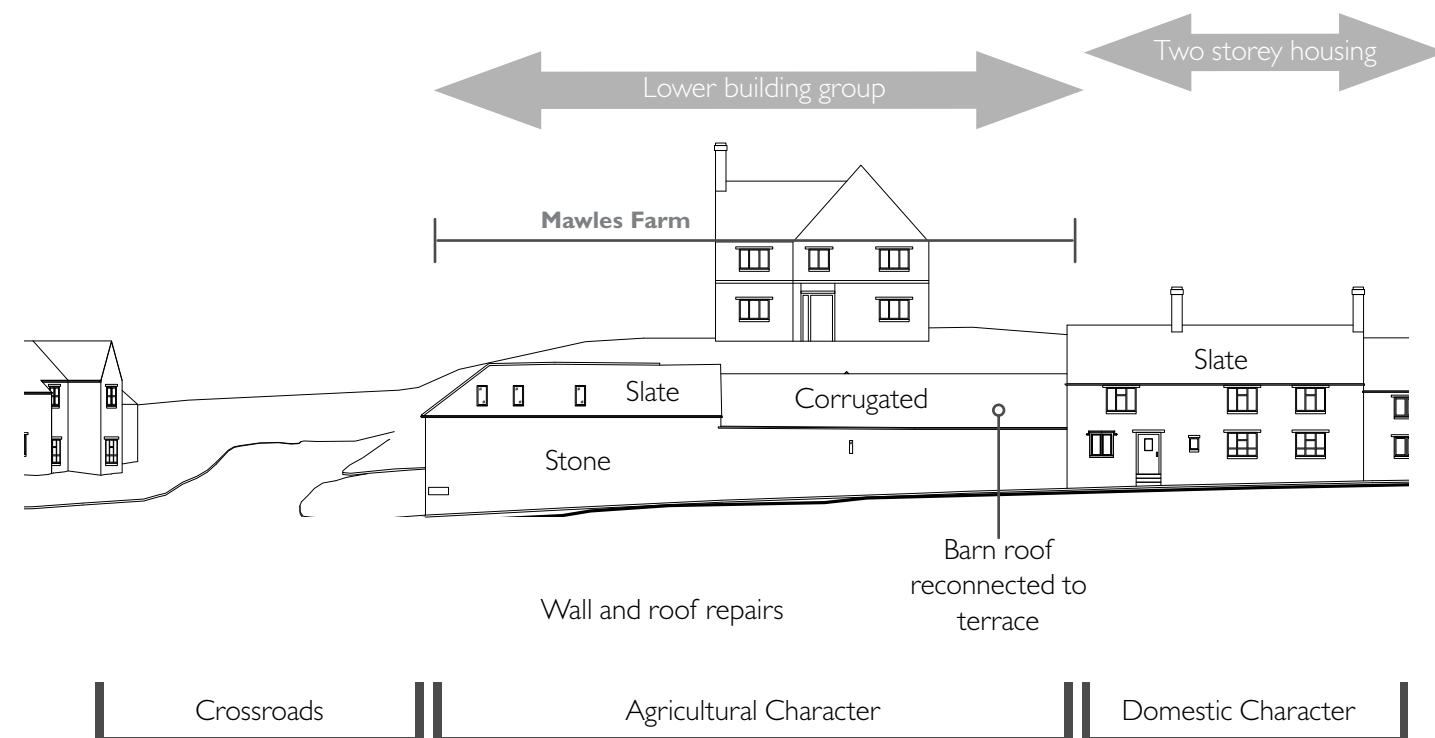


Fig. 27 - Main Street - proposed and existing elevations

Materials and facade design

4.10 Detailed elevation Studies

Figures 28 and 29 illustrate the approach to elevation design and materiality for the conversion of the main barn range and the new ancillary barn.

Given its local significance, design interventions in the barn range will be minimal. The primary fabric of the building will be retained and repaired. Existing openings will be reused to provide window and door openings. Where infill or demolition is required, it will be restricted to the inner facades facing away from the street and undertaken in a

manner that respects the agricultural character of the site, using timber and glass within larger openings. Details will match existing for replacement and restoration work. New elements such as windows and doors will be simply detailed and robust to reflect the agricultural character.

Figure 28 below shows this approach applied to the existing opening on the south-west corner of the main barn range.

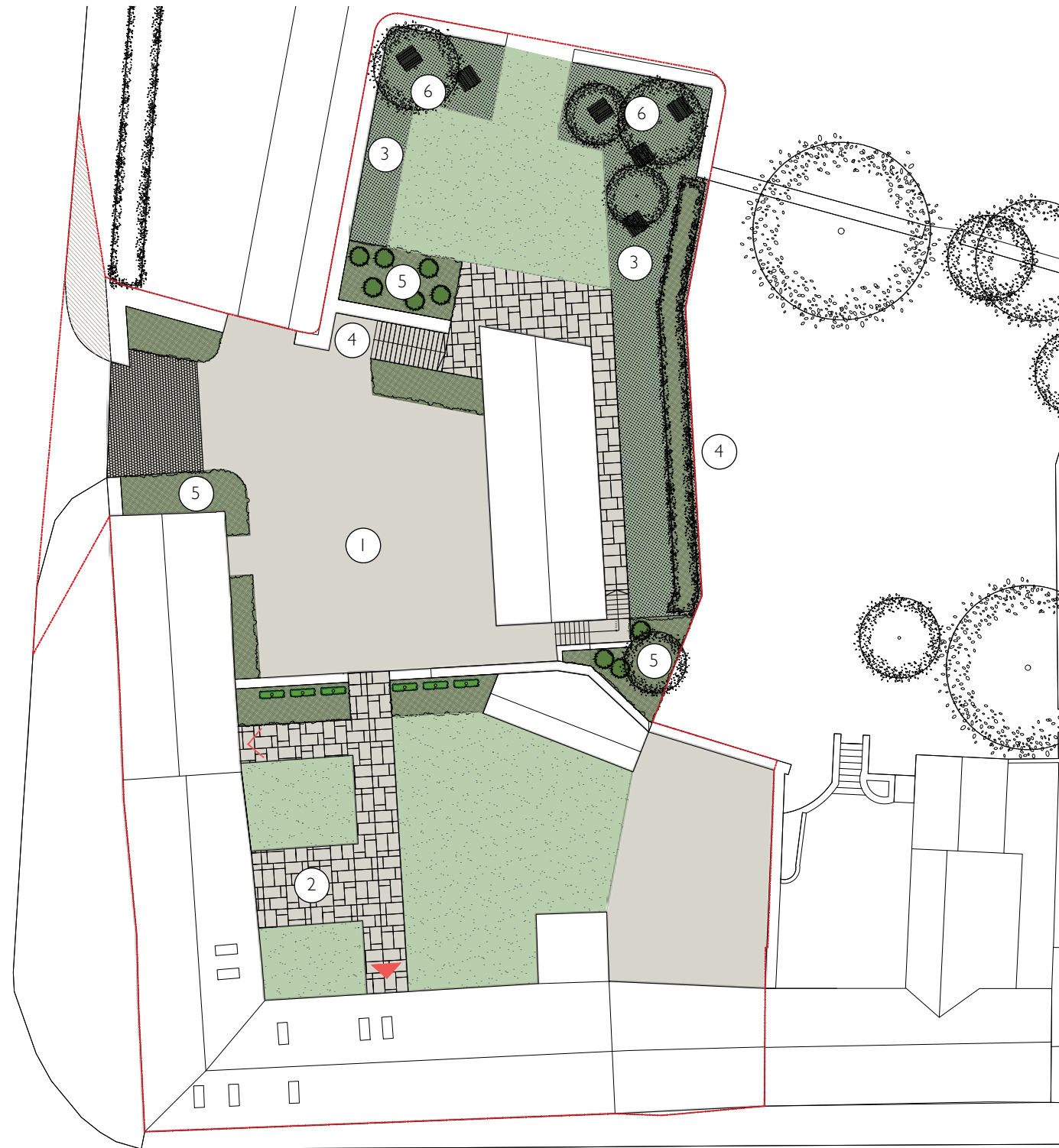
The ancillary barn is smaller in form and proportion than the existing steel building it will replace. Its size and appearance instead references the main barn range, with a modest agricultural aesthetic, applied using sympathetic materials and local techniques. Robust stone walls with expressed timber details and a slate roof ensure that the new structure is congruous with both the character of the application site and the setting of the wider conservation area.



Fig. 28 - Study of the south west corner of the stone and brick barn range



Fig. 29 - Study of the west elevation of the new ancillary barn



KEY:

Fig 30 - Landscape plan



1. Gravel driveway and parking areas



2. Stone paving paths



3. Meadow grasses and wildflower planting



4. Native hedgerow and drystone walls



5. Nectar rich planting and Butterfly borders



6. Log piles

Fig 31 - Landscape precedents

4.11 Landscape and amenity

To enhance the evidential value of the Proposal, the landscape design for lower levels of the site focus around the creation of two yards. In keeping with the farms historic division, each amenity space has a distinctive and defined character. The northernmost of the two, is deliberately austere and is reserved for parking and access. The other is an amenity garden and benefits from a direct relationship with the main barn range.

Other landscaped areas to the north of the yard, on the higher level are to have a distinctly picturesque appearance, with wildflower meadow and nectar rich planting ensuring that this area of the site retains a strong relationship with the adjoining pasture land.

The landscape proposal also includes reinstatement and repair of existing drystone walls. Their presence positively contributes to the agricultural character of the setting, helps manage the site's undulating terrain and provides a sustainable habitat for protected species.

As part of the Proposals, all stone walls are to be retained and supplemented by several new retaining structures. All new walls are to be constructed using materials to match existing and are to be constructed using local techniques.

Dwelling layout

4.12 Main dwelling layout

The conversion of the stone barns will create a 6-bedroom family home. The majority of accommodation is at ground floor level with living areas primarily concentrated in the north/south range of barns. The east/west wing at this level contains 2 en-suite bedrooms, with a third found in the northernmost portion of the north/south range. The first floor level is confined to a taller section of barn in the south-west corner. This level provides a further three bedrooms, as well as a family bathroom.

4.13 New barn layout

In addition to providing covered parking for three vehicles, the new stone barn also incorporates two ancillary spaces for storage. One is found at lower level to the north of the parking area, and the other is located in the attic. The former is accessed by the northermost yard and will be used in part to store bicycles.

- ① Kitchen
- ② Entrance hall
- ③ Dining
- ④ Sitting room
- ⑤ Study
- ⑥ Bedrooms



Fig. 32 - Dwelling I ground floor plan

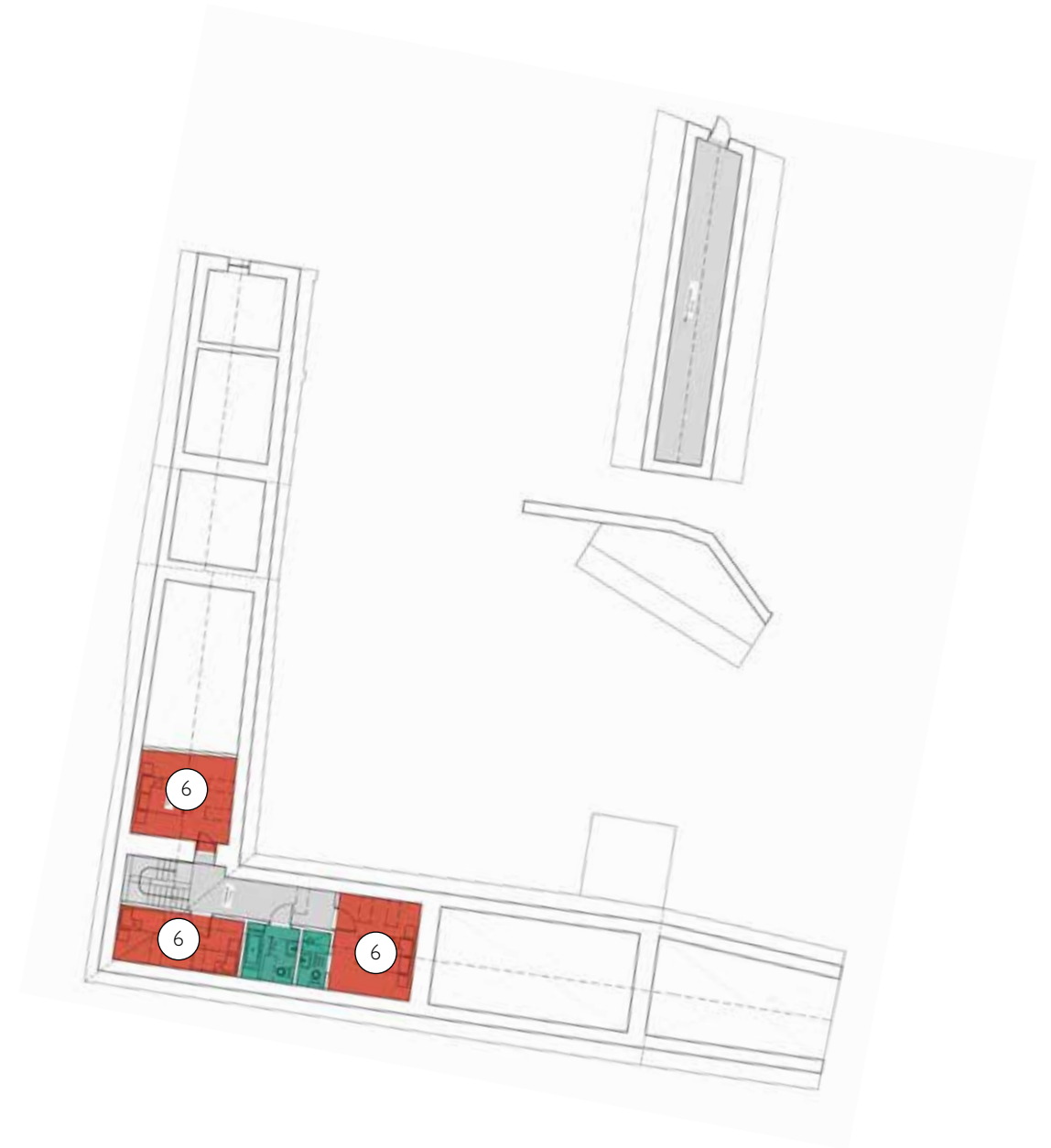


Fig. 33 - Dwelling I first floor plan



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