

Steel-Framed Barn Conversion

Crockwell House Farm, Great Bourton

Design & Access Statement

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Prepared for:

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1.0 Introduction

1.1 The Proposal

The application seeks approval for a steel-framed, Barn conversion to domestic use.

1.2 Document Aims

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

1.3 Associated Submission Material

Drawings	Refer to Blake Architects Drawing Register
Planning Statement	Ridge

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.

The Farmhouse is Grade II listed, List Entry 1215873. The listing text notes the house dates to the late C17. See separate heritage report for further background and Statements of significance and impact.

The Farmhouse forms the Eastern Edge of a loosely formed yard, with a crooked southern edge being formed by a previously approved barn conversion (application no. 20/01726/REM).

This application relates to the modern steel-framed barn North of the Farmstead.

1.6 The Client and Brief

The client requires the site to be developed into residential use as a 5 bed Barn in keeping with the existing farm vernacular.

2.0 The Proposal

The proposal is to conserve and utilise the structure of the modern steel-framed barn. We have looked to retain the agricultural character of the Barn. Working with its existing structure, proportions and materiality.

Externally we have retained the same eaves and ridge, heights and plan form. There are new openings, but these have been minimised and have simple fenestration and a modular form to relate with the simple modular bays of the barn.

Openings to the South, towards the farmhouse and its surrounding farmstead have been minimised to give privacy to future residents and minimise the physical changes that could be seen from the farmhouse.

Internally we have looked to create simple large spaces with double height volumes so that the scale and height of the building can be understood.

3.0 Materials & Works

3.1 Existing Building

The existing building has concrete block walls either left exposed or clad in a mixture of vertical timbers, corrugated metal and cement board. The roof of the existing steel-framed barn is corrugated metal.

There are concrete block internal partitions.

3.2 Proposal

The proposal looks to simplify the barns material pallet. The external walls are to be concrete block with horizontal timber cladding, left to weather grey. Windows and screens are proposed to be matt grey, Thin-Section Aluminium.

The proposed roof is to be corrugated metal with conservation rooflights at high level. Rainwater goods will be matt grey steel.

This palette of materials is dull in colour choice and will blend into the landscape as the different elements will appear familiar to those of agricultural buildings.

4.0 Sustainability

4.1 Energy and Carbon Dioxide

Re purposing an existing building is the essence of constructional sustainability. The existing embodied carbon is utilised; of note the existing steel frame is being utilised.

The building fabric will be highly insulated, with the addition of an air source heat pump. The house has been designed to have low running costs and ongoing requirement for heating.

There is generous space within the Double Garage for bicycles to encourage the use of these.

4.2 Surface Water

There will be a significant reduction in surface water as the roofed areas and large areas of hardstanding will be removed and replaced with soft landscaping that will reduce the rate water is currently discharged into the existing local ditches.

A water butt is proposed to allow for grey water storage.

4.3 Waste

Space has been provided internally for the storage and separation of recycling and refuse.

5.0 Access

4.1 Vehicular Access

Vehicular Access to the barn follows the existing farm track. Car parking is shown on the submitted Site Plan and a Double Garage, with space for bicycles, is located within the footprint of the existing steel-frame barn.

4.2 Pedestrian Access

Level access has been created into the proposal.

6.0 Conclusion

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 farmstead. We therefore request that the project is approved.