



S T A B L E A R C H I T E C T U R E

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“Design Statement”
to accompany the following application:-

**Conversion of Haynes Barn, Sibford Gower
To Create New Dwelling and New Detached Field Barn**

Revised application, previously approved under reference number I3/00930/F

Prepared by Jeremy Dunn – Stable Architecture Ltd
Date: 20 November 2015

This document has been created to explain the client’s brief and the proposed design for the conversion of the barn and the design of the field barn. A separate written document has been prepared by the planning consultant in relation to planning policy and justification.



Photograph of the south elevation showing the remaining element of part of the courtyard wall and the brickwork west end gable

EXISTING PROPERTY

Haynes Barn is a detached stone built traditional barn located on the lower edge of a ridge line running around the northern perimeter of Sibford Gower.

The property is accessed along a hard rolled agricultural track running up the southern flank of a mature headland. The property can be partly seen from the village as you exit in a south-westerly direction heading towards the village of Hook Norton, however the view of the barn becomes increasingly difficult as you enter into the valley.

The barn is constructed in two main parts, the first being a large traditional threshing barn constructed using a natural local stone and roofed with a steep traditional looking roof finish, clad with corrugated fibre cement sheeting. The roof structure and roof covering are not original elements, thankfully during the life of the barn the former owner made a decision to put a new roof structure over the barn to keep it watertight and therefore still useful on the land.

The second part of the barn is a range of lean-to structures which are clearly an addition to the original structure and look to have been constructed to serve an additional purpose to the original use of the barn. This has been built as a lean-to structure with timber posts and partial stonewalling along with partial corrugated tin cladding. Additionally the West gable of the main barn looks to have been rebuilt from ground level upwards, using a relatively modern red brick. Internally the wall is still constructed to the lower half from the original stone, but the upper half externally is in brickwork.

There is a further part of this additional element that has in recent years fallen into disrepair. There is an element of existing wall structure still standing in brickwork and the roof structure and roof covering have collapsed into the centre of the footprint. The former owner who worked this farm remembers using this structure as a cowshed when he was a child. In fact he carved his initials into one of the timber beams during the summer of 1963. This timber beam although now partially collapsed, is still visible with his initials in it.

Although the barn is in a remote location it is surrounded on both sides by dry stonewalling forming a front and back courtyard. In places this walling has fallen into disrepair and in other places it is fully intact.

CURRENT LIVE APPROVAL

We have a current and valid planning approval for the conversion and partial rebuild of this stone barn, the approval reference number is 13/00930/F. We sought this approval for Mr Bill Sabin the farmer who owned this property and the surrounding farmland.

The original planning approval is valid and could be constructed with just a couple of minor conditions still to clear. However, the barn has been purchased by a new owner who would like to implement minor changes to the original approval and these are explained and outlined within this document.

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EXISTING PHOTOGRAPHS



These photographs were taken of the barn when the site was cleared prior to the submission of the initial application. Since this date, the barn has been deliberately cut off from the surrounding land with fences installed under the guidance of the Ecologist to allow the planning condition in relation to badgers to be cleared.

The effect of the above is that the undergrowth around the barn is now far more established, the barn itself however remains largely as shown in the photographs.

DESIGN STATEMENT

As explained previously, the original and current planning consent was gained for Mr William Sabin the farmer who owns the surrounding land. It was always Mr Sabin's intention to convert this barn himself, however Mr Sabin's situation changed and ultimately the barn was marketed and sold during 2015.

This application is being submitted on behalf of the new owners.

The new owners, Mr and Mrs Finding have known this property for the last 20 years having lived only 1.5 miles away from the barn. Their previous property was located on the side of the same bridlepath that runs past Haynes Barn and they have watched with interest the original planning approval. When the property came on the market they made a decision to sell their current home and relocate to this new position.

Mr and Mrs Finding have for the last 20 years run a small holding at Long Barn House and breed/keep sheep. As quite often happens when properties change hands, my new clients Mr and Mrs Finding would like to undertake some relatively minor changes to the approved scheme, to create a dwelling that suits their personal needs, rather than the needs of Mr Sabin's needs for which the original design was undertaken for.

"We watched with very keen interest in the planning process for the original planning application at Haynes Barn. We live just a very short distance from the barn and quite often are up on the top of the ridge and have always thought how lovely it would be to be able to live in that slightly elevated location. We couldn't believe our luck when we realised that Bill had changed his mind and was looking to sell the barn and we were really pleased when we were able to finally complete on the purchase in September.

Although we really like the basis of the design, we have thought long and hard about how we would like to live within the property and because of this thought process, we have decided that we would like to make some very minor changes to the scheme itself, both internally and externally and we understand this requires a new planning application.

We were very encouraged by the feedback received from Mr Bob Duxbury following a pre-app submission shortly after the original scheme was approved in seeking a comment for a revised kitchen design. We feel the revised kitchen design shown as part of that pre-app very much suits the style of the barn and would like to incorporate the revised design as part of the new application.

Internally, we would like to make some changes to the layout. We understand this is not necessarily a planning issue, however we would very much like the new scheme to be considered as an overall concept.

We are giving some very serious consideration to a suggestion put to us by Mr Jeremy Dunn of Stable Architecture to essentially install an oak frame structure inside the barn supporting the roof structure and allowing us to incorporate some traditional looking timber work inside the building.

In addition to the conversion of the barn, it is critical that we obtain consent for an agricultural building. We breed and keep sheep and we require a building to allow such activities to be ongoing throughout the year. This building needs to be of adequate size to be able to store the various farm equipment as well as allowing us to bring the sheep into the building through the worst times of the year and through lambing season. We would also like to incorporate within this building a small area for stabling as we also keep a few horses.

We understand that this is a rural location and therefore we are more than happy for the building to reflect what has become a traditional style of building within our countryside surroundings.

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In conclusion, we are very much looking forward to living in this property and working the land. We feel that the changes, whilst minor, make an improvement to the scheme whilst keeping the building's integrity."

- Andrew and Josephine Finding.

DESIGN PROGRESSION

A measured survey of the barn was undertaken by myself as I believe in measuring properties like this personally so that I can start to get a feeling as to how the layout can work and what the aspects of the building are like.

We started our design based on the planning approved design. The main part of the barn itself remains relatively unchanged externally, however the clients have given great consideration to the internal use of the building and have in fact chosen to change the opening that they will use as the main entrance. This main entrance is now within the single-storey wing attached to the kitchen through an opening that is approved on the current design, but changes to the doorway rather than a window.

On the initial approval, the lean-to structure on the east of the building was granted consent to be rebuilt as a kitchen with a utility area all sitting within the original footprint of the relatively dilapidated external structure.

Following granting of the approval, we went through a pre-app process to ascertain the council's position on a revised design for the kitchen. We were concerned that the shallow pitch that was approved to be used over the kitchen would be a poor design in terms of the exposed location and the driving wind and rain. The pre-app presented a change in design for the kitchen itself, from the mono-pitched original approved scheme to a traditional oak framed structure.

The feedback received from Mr Bob Duxbury as a result of the pre-app was that the revised design would be deemed to be acceptable. With this in mind, we have incorporated this exact detail from the pre-app drawings into the new proposed design, which does indeed improve in my opinion the appearance of the kitchen wing and helps resolve the concerns of the roof pitch being too shallow.

The design of the glass infill panels has been taken from a previous oak framed extension we constructed in recent months with careful consideration to the way the glass interacts with the framework. Rather than going for the temptation of bi-folding doors and multiple panels of timber and glass, we propose to use large glass panels in a powder coated aluminium narrow profile frame, with the ability to slide the glass panels open should this be required. The use of grey powder coated aluminium in the narrow profile frames works incredibly well against the natural oak, the photographs within this document clearly show this working to great effect.



This photograph shows a listed barn converted to residential using the identical glass infill system as being proposed with this application.

Note that the oak posts are clearly visible but virtually none of the glass framework can be seen.

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Within the original planning application we gained approval for the partial rebuild of the former cattle shed structure.

This existing building was constructed using a mixture of brick and stone and we propose to construct the replacement structure using predominantly stone, but incorporating brick details over the top of the archways. To replicate a traditional rural feel we have incorporated a design using archways created as “3 centre arches”. This we feel is more in keeping with buildings in the area and in fact, the original farming client Mr Sabin, has a range of barns on his property at Temple Mill which we are using as an example of how an arch should be built. We believe this is a beautiful example of this type of structure.



This is a photograph showing the brick arches clearly visible from the road frontage in one of the barns at Temple Mill.

Within this replacement cowshed structure we have incorporated the new entrance into the building itself, in keeping with the way my clients have lived in their previous property. They are happy to enter into a lobby space which opens directly up into the kitchen which will be their family hub of the house.

Existing openings have been fully utilised to allow natural daylight into the property, unfortunately due to the height of the building there isn't enough room to allow for first-floor windows to be installed and comply with current building regulations. In order for this scheme to work effectively, we have needed to introduce a series of roof light windows.

At first floor level, eaves glazing has been incorporated into the design without changing the overall external roof detail.

In the interests of keeping the building modern and yet still function correctly, we propose to use an alternative roof light to the common Velux. A local company, “The Roof Light Company” have designed and developed and are now supplying a slightly fresher and in my opinion, a much better looking and functioning roof light than Velux. Velux have had a monopoly on the market for too long now and the product is neither particularly pretty internally or externally. This relatively new alternative by “The Roof Light Company” is fractionally more expensive, but provides a much better solution to roof windows.



The above photograph shows a recently installed “Neo” rooflight flush fitting within a slate roof and clearly shows how simple the glass panel looks

The product I'm referring to is called the “Neo” roof light and essentially it functions and operates just like any other Velux rooflight, but it has been designed to fit perfectly flush in the roof slope initially, so that the glass finishes in the same plane as the roof slates.

Secondly it's been manufactured so that the outer layer of the double glazing runs over the top of the

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framework and essentially hides the frame behind it. When you look at the roof from the outside, you literally see a glass panel fitting flush within the slates.

It is critical details such as the “Neo” rooflight and the powder coated aluminium sliding doors hidden behind the green oak frame of the extension, which will set this barn apart from other barn conversions and in our opinion, give it a really high level of quality without it standing out in the countryside.

A detached garage structure was originally applied for in the current planning approval. However, as we neared the end of the initial planning process, the planning officer requested that the garage was removed from the scheme, and instead a carport structure was requested to be attached to the existing barn.

The attached carport was designed to be located behind one of the courtyard walls, which was shown to be raised in height. The carport then incorporated a shallow roof detail and simple oak frame structure, allowing vehicles to be parked under a sheltered area. We have not made any further changes to this approved scheme, the garage structure is therefore a repeat of the original design.

PROPOSED MATERIALS

The existing wall structure is to remain in natural stone and repointed/repaired as required and as outlined in the structural engineer’s details. The roof structure is inadequate to support the heavier roof loading and therefore the structure is to be replaced with a new timber structure, supported using new handmade oak trusses. The trusses are to be located in the approximate position of the existing trusses, to replicate the original layout of the barn. The roof covering itself is to be natural slate. The lean-to structure accommodating the new kitchen is to be constructed using new green oak in proportions, location and style to match existing as shown. As noted above the rooflights are to be from the “Neo” range by The Roof Light Company and are to sit flush within the roof slope in accordance with manufacturer’s installation instructions.

We propose that the courtyard walls are carefully rebuilt over the original footprint to provide two self-contained courtyard areas, with gateway access in positions as shown.

FIELD BARN

The field barn location was determined following an on-site discussion with the clients, myself and the planning consultant. The barn needs to be located near to the building to allow my clients to be on hand during lambing season and to give security to the agricultural building.

We decided to locate the new barn against the existing headline to the west of the main barn conversion, this gives access to the building straight from the dwelling and allows for the building to be directly viewed from the kitchen entrance area, through the courtyard and straight up towards the field barn to the West.



The above photographs show a recently installed “Neo” rooflight flush fitting within a slate roof and clearly shows how simple the glass panel looks

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The design of this building is very much in keeping with virtually all agricultural buildings constructed over recent years. It is to be built as a steel frame portal structure, however with relatively low eaves and relatively shallow pitch. Infilling between the steel portal frames will be traditional concrete block at lower level, the wall finish at higher level will be Yorkshire boarding allowing the building to be cross ventilated. This is all very much a traditional agricultural building style of construction.

Report ends

Please note:

Other elements supporting the design in terms of planning are to be covered by the planning consultant in a separate document.