

Design and Access Statement
Brunett and Blossom Barns
Ty Broughton, Whitchurch. SY13 3BA

Proposed conversion of timber framed listed shippon into one dwelling with altered access from the road, and conversion of the attached c19 brick shippon buildings into a second dwelling with a new access in place of an existing field gateway.

Access

The site is located along a minor road equidistant from lower wych and Eglwys cross. This road is mostly wide single track with passing places. The road is straight with good visibility in both directions from both entrances. The road is quiet and does not directly link any nearby villages.

Movement to and from the development.

two new vehicle and pedestrian accesses are proposed as per the attached 'driveways' document. This would allow the driveway for barn 1 to pass in front of the former stable block, which will partially be used as a garage. The original driveway would be removed and the wall erected in its place as per the neighbour and the barn's previous owners wishes. The proposed driveway will have 45 degree bell mouth brick wall opening to aid visibility. A pair of gates would be hung inside the perimeter of the property line to allow for vehicles to be clear of the road whilst opening and closing the gates. Three large parking spaces will be made available at the north east gable end of barn 1 plus the garage portion of the stable block.

A new driveway would be required to allow pedestrian and vehicle access to barn 2 with a large turning and parking area for 4 vehicles making use of the existing hard standing. There is already a 7 meter gateway and very good visibility in both directions.

Both driveways will be finished with brown gravel.

The property is not located on a public transport route, however a minibus is available for children to travel to Penley high school and there are several taxi firms operating in nearby villages.

Character

the proposed dwellings will have a footprint of approximately 1500 sq ft each. With barn 1 having an upstairs of approximately 1200 sq ft.

barn 1 will consist of a large, traditional style kitchen and dining room with access to a utility room and pantry. A living room and a large - full height sitting room to show off the existing timber trusses and beams. Upstairs will be 4 bedrooms, a master bathroom and shared en suites. With as much of the roofing timbers on show as possible. Traditional oak windows and doors will be used to complement the buildings aesthetics.

Barn 2 will be single story with 3 bedrooms, a master bathroom and en suite. Bedroom 1 and the living room will have a vaulted ceiling to show off the roofing timbers. There will be a storage area above bedroom 3 and there will be a study accessible from the living room. The kitchen will be housed in the barrel roofed building with a door leading to a rear patio, overlooking the fields. It is important to note that one portion of barn 2 was to be demolished under the previous planning permission.

The conversion has been planned around the existing features, to retain the character of the existing buildings. These features somewhat dictate the layout and produce an unconventional floorplan, which is full of character.

Layout and scale

the proposed conversion will be formed by the re-use of the existing farm buildings, without any need for further extension or **demolition**.

The conversion needs to progress **as soon as possible** to secure the future and features of the buildings, which are on the at risk register.

The building sits low into the site, and was originally constructed for agricultural use. The ground floor was an open shippon and the first floor was used to store hay. The scale of the building is directly proportional with its original use, and is historically part of the local landscape.

The timber framed building is narrow at 5.1M wide, and at a length of 30.8M which is a form replicated throughout the county. The conversion will preserve this scale, and retain the character of the property, to fit into the countryside.

The attached c19 single story brick shippon (barn 2) shows a progression with the agricultural use and building techniques in an era when it was possible to construct a wider span and fully open internal layouts. The conversion respects the openness of this building by creating large open spaces, forming the vaulted living area and large master bedroom. Similarly, the barrel roofed 1950's addition takes the progression further.

Modern sophisticated building practices have been drafted into the proposed design for the conversion. By the use of timber framed internal walls, some of which are to be load bearing, to incorporate a damp proof membrane and suitable insulation as well as adding support to the existing buildings, without the need for intrusive methods. I.e dismantling the timber framework.

Traditional hand crafted windows and doors to be made by ourselves from oak, to further complement the age and design of the buildings. With only a handful of openings needing to be made, in the more modern sections of the buildings. Elsewhere in the barns, existing window apertures will be used. Overall the impact of the proposal preserves the scale of the existing buildings within the development site.

Appearance

the building is grade ii listed, so the appearance of the proposed conversion has to carefully respect the original buildings. The main front elevation, facing the road, has 8 original doorways. 2 of which are blocked, 2 have replacement doors and 4 have been converted to windows. In order to retain as much of the original appearance of the listed building, all original openings are being used to form door and window openings. The external appearance of the building will be retained and the elevations restored. The most important part of the listed building is the oak timber framework. This building is on public view from the road. The conversion takes into account the significance of these elevations and the interior layout has been designed to preserve the character and re use all original openings.

To the rear there is a c19 brick shippon addition, which is much simpler in design. Some original openings exist in the side elevation to the rear yard, these opening will be retained to the appearance presents as original as possible. Some openings have been bricked up historically, and these openings are proposed to be re opened to be used as doorways.

The rear of barn 1 has a partially open section. It is proposed that this section is fully glazed on ground and first floor level with oak framework to take advantage of the view and allow lots of natural light to penetrate the building and to provide an interesting yet traditional feature without distracting from the original appearance.

Landscaping

the building is a conversion of a farm building, set on 2 sides of a yard. The intention of the design is to limit the amount of change to the elevations on public view. Little landscaping is proposed to this area, only the reconstruction of the boundary wall to incorporate the new driveway and to close off the existing driveway. The landscaping is simple, as to not distract from the building. Ash trees are proposed to be planted at the front of the site to soften the site and partially offset the effect of ash dieback.

The landscaping to barn 2 is also minimal as the road access is currently in place. Tasteful feather edge fencing will be used to mark out the driveway area. A traditional fruit tree orchard is proposed between the driveway and the adjacent caravan park.

The rear yard area will provide some private space. The concrete will remain in place and will provide a suitable place for the storage of solid fuels and allow easy access for heating oil delivery and storage.

A perimeter of gravel would be required to cover the land drainage trench that is to be dug around the building. This is to drain any land water away from the building. This would also have another use as driveway access to the parking area.

To the rear of barn 2 and away from public view, a raised terrace is proposed to form a large patio area for the occupants to sit and look out over the fields, this will be a level area, set 150mm below the internal flooring height. Covering the poor agricultural land that is not suitable for a lawn area. A simple stock proof fence will be located along the rear boundary. The boundary is intended to appear open to the land.

Community safety

the site is located along a wide lane, where the majority of passers by are local.

The advantage of the conversion is that it will provide much needed housing for the current developers family, and local area. This is intended to be a 'home for life' for the developers and this has advantages for the local economy and amenities. The developers family have a child in Hanmer school, and will be progressing to Penley high school in the future. The developer (Colin Jones) is a skilled, time served carpenter and joiner.

The new access is proposed into the front courtyard of barn 1 using a pair of secure gates, and to barn 2 using the existing field opening. The increased movement of vehicles will increase informal surveillance of the highway.

The conversion will be designed to be externally secure. Internally, the occupants will be protected by the installation of fire detection CO monitors and sprinkler systems in accordance with current building regulations.

Environmental sustainability

the proposal is to reuse existing listed buildings on the at risk register.

The building is currently redundant and offers no benefit to the owners. The longer it is left, unrestored, the more likely that damage is to occur to the buildings.

The reuse and recycling of the existing building, reduced the pressure to build new dwellings. It also serves to retain a listed building, on site. The layout has been designed to make use of the size and shape of the buildings as they stand. Without the need for intrusive works to make them habitable.

The land to the rear of barn 2 is ideal for the installation of low height solar panels. This will produce electricity to supplement the needs of the dwellings.

A environmentally friendly waste digestion tank has already been installed to service the on site temporary accommodation.

As mentioned, ash trees are to be planted in an attempt to counter ash dieback, and a fruit tree orchard will provide a great habitat for pollinators and will help to support carbon reduction.

Rainwater harvesting is proposed to provide a good water source for an allotment.