

CHURCH FARM, Oving, Bucks

PART DEMOLISH, CONVERT AND EXTEND EXISTING FARM BUILDINGS TO CREATE A NEW FAMILY HOME,

DESIGN REPORT

This report accompanies the application for renewal of the planning approval 17/02948 for the part demolition, conversion and an extension to existing farm buildings to create a new family home.

PRESENT USE

The present existing farm building consists of a single storey barn currently converted to stables and storage. This is turn of the last century in origin and is constructed of brick with brick piers and an open trussed roof with a slate covering. At the south end of the brick structure is a timber framed open sided structure with a corrugated cement roof, in the same line as the slate roof. To the north end there is a concrete framed open structure currently used for vehicle storage, hay storage and some livestock. The cladding and roofing to this is corrugated cement sheeting but the whole is in generally poor condition. It would be feasible to convert this under the permitted development of the conversion of farm buildings to residential use but we prefer to remove the less attractive part of the ensemble and replace it with a new structure as discussed with development control. All the storage uses can be accommodated in other farm buildings leased by the client at Manor Farm, The Green, Oving and the stable use is being discontinued.

THE PROPOSAL

With the low level of use of the existing structures my client wishes to realise the potential of the buildings as a new house to allow three families to live on the Church Farm Site. Mr and Mrs Myatt now live in the converted outbuildings (planning reference 16/00572/APP), their daughter and son in law, Mr and Mrs Smewing have therefore moved into the farmhouse, and this application is for Louise Myatt and her husband Neil Kurz to convert the farm buildings and to live adjacent to the farm. Both daughters [REDACTED] are involved in the family business of Dexter cattle and beef production.

The existing single storey building will convert readily into the living accommodation with the roof insulated and re slated. We will expose the trusses and will subdivide the space into the kitchen, dining room and living room on the truss centres. Pocket sliding doors link the space so it can be more open plan if required. In the living room we propose a wood burning stove with a metal flue vertically through the roof.

On the East elevation the open space between the piers is infilled with a timber clad wall up to shoulder height, a strip of high level windows and a band of timber above. We have also introduced some slot windows above worktop height in the kitchen and dining room to add light. The high level windows allow for morning light whilst maintaining the privacy of the neighbouring Church Farm Barns.

On the West and North elevations there are new openings cut into the existing brickwork to take advantage of the view out over the valley to the north and to the west of the trees edging the churchyard, and the church tower. The site is elevated so we will retain all boundary walls and add good boundary planting, to avoid any overlooking of the garden at 'The Old School'. Also to the west elevation of the original barn we propose a deck with sliding folding doors accessing this from the kitchen.

To the South within the timber framed part of the single storey barn we propose to replace the corrugated roof with slate and renew the timber cladding. Within this structure we propose two 'pods', one with the utility room/w.c./shower and the other as the study. There is an essential lobby for dirty boots and wet clothes before entering the kitchen. The remainder of the covered space will be used as a play area by the children and we propose steps and a slide down into the garden.

To the West after the removal of the lean too we propose a new brick barn to contain bedrooms. The ground level will be slightly set down so that it is at ground level and the stair between the single storey barn and the new two storey bedroom barn is in three parts to accommodate the different levels. The stair sits in a glass link between the two elements of the house.

A ramp provides access to the front door from the parking area. Adjacent to the front door on the entrance level is the cloakroom/w.c. which is disabled accessible [REDACTED]

The ridge of the bedroom barn is parallel with the ridge of the single storey barn so unfortunately there are no south facing roof slopes to accommodate solar panels. We therefore propose the use of a ground source heat pump and have provided a plant room in the bedroom wing, with water storage directly above. We have utilised an air to water heat pump for the annexe to the farmhouse and it is proving to be sufficient in providing heating and hot water.

AMENITY SPACE / GARDEN

The present manege will no longer be used and has become the garden in part for the conversion of the outbuildings to form an annexe but mainly as the garden for the new house. The depth is 18 metres with a width of 45 metres and will provide sufficient space for the ground coils for the heat pump for the underfloor heating. An existing area of rough grass will be maintained as a wild garden to the north west corner of the site, and this will be fenced off during the works to maintain the wildlife habitat.

PARKING

We have shown parking for four cars but there is sufficient space for more if required. The access will either be as at present, past the end of the farmhouse, but this is narrow, or along the track to the east of Church Farm Barns, which is used by the farm as access for larger vehicles.

ENVIRONMENTAL ISSUES

The house will be very well insulated, with rigid insulation and timber framed linings to the existing walls, timber framed thick walls to the east elevation and cavity brick and block with full fill cavity insulation to the bedroom wing. All windows will be triple glazed to maximise insulation values.

The house will be heated with ground source heat pumps linked to underfloor heating. Finally to supplement the underfloor heating there is a wood burning stove in the living room which can use wood gathered from the farm hedgerows and tree thinning.

As there is a pond 100 metres away to the north west we need to be mindful of newts. However as the existing barn to be demolished and the manege are both unsuitable areas for newts the main area which might be affected is the wild grass area to the north west of the site as referred to above. This will be fenced for the duration of the works and left as a wild flower area. Please refer to the accompanying ecologists report.

Although there are large trees on the boundary with the churchyard, the new bedroom wing is 10 metres from the boundary, so although foundation depths will accommodate the height and spread of the trees there is likely to be little effect on their root structure. The nearest tree, a large lime, is in line with the end gable of the existing barn and the trunk is set within the churchyard, so is 15 metres from the proposed bedroom wing, and we enclose a copy of the tree report carried out in 2018.

CONSERVATION AREA

The Oving Conservation Area (1972) includes the farmhouse and Church but both the existing barns and the manege are outside of the conservation area boundary.

APPEARANCE

The single storey element is a restoration of the present building with the brickwork infilled with new timber boarding, aluminium faced timber windows and timber boarding over. The roof will be re-slatted and the corrugated sheet to the southern extension replaced with slate to continue the line of the existing roof.

The north and west elevations are again in existing brickwork with new window openings and some timber cladding to the study. These sides are softened by the deck, access ramp and planting, linking the house to the large garden.

Between the single storey element and the new bedroom barn there is a glass link with aluminium framed windows, the north side of which will overhang the vertically boarded entrance door.

The new bedroom barn is two storey but does not feel as high as it is at the lower level of the sloping ground. We have also kept the roof low at one and a half storey height to eaves. The roof is in slate to match the existing structure and the walls will be in a brick to match existing. The North and South elevations utilise a timber frame to delineate the windows. The west elevation has a dormer over the first floor en suite and the wall below this will be boarded as a 'barn door' with vertical timber boarding to match that used for the study, utility room and the single storey barn east elevation.

CONCLUSION

This scheme provides an attractive family home, retaining the better farm buildings and removing the concrete open structure. The volume of the new house will be much smaller than the existing agricultural buildings, and is set within the curtilage of the village. Materials are in keeping with the farm setting and the house will be very energy efficient. The setting, amenity space, parking and appearance all contribute to a comfortable house on a generous plot which allows the families to share the Church Farm site and its responsibilities.

BLACKWOOD - ARCHITECTS

1 - 2 CASTLE CLOSE, CASTLE STREET, AYLESBURY, HP21 7SU, TEL 01296 399959, FAX 01296 399797