

10/05/2021

The Granary, Greatham

Design and Access Statement
dRMM Architects

Project no.0534



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Introduction

1 Introduction

1.1 Project Description

Aims of this Document

This report has been prepared by dRMM Architects and describes the conversion of the Greatham Barns, including the Grade II Listed Granary Building, to a residential use.

This report describes in detail the process undertaken to convert the existing buildings into good quality residential accommodation, with sensitivity to the original building fabric and existing context. The document critiques both the previous approved and refused planning applications and suggests a light touch design solution to resolve criticisms of both schemes.

Through a pre-application consultation process with South Downs National Park Authority, the design has undergone alterations to ensure all aspects of the design complement and enhance the character of the existing building and its immediate context. The proposed development has been carefully designed, and explained in detail throughout this report.

Key Project Information

Project Name

The Granary

Site Location

Greatham Lane, Greatham, West Sussex, RH20 2ES

To be read in conjunction with

This document is to be read in conjunction with the following documents

- Planning Application Drawings
- Heritage Statement
- Material Schedule

1.2 Planning History

Previous Applications

SDNP/13/04908/FUL - Conversion of redundant farm building, including a grade II listed granary barn into a single dwelling. Including the demolition of sheds, outbuildings and the reinstatement of collapsed structures (Approved)

SDNP/1304909/LIS - Conversion of redundant farm building, including a grade II listed granary barn into a single dwelling. Including the demolition of sheds, outbuildings and the reinstatement of collapsed structures (Approved)

In this document the above applications are referred to as the 'APPROVED' scheme

SDNP/18/00489/FUL - Conversion and extension of existing timber framed agricultural barn and associated outbuildings to form a part two storey 4 bedroom dwelling and three bedroom guest accommodation - (Refused)

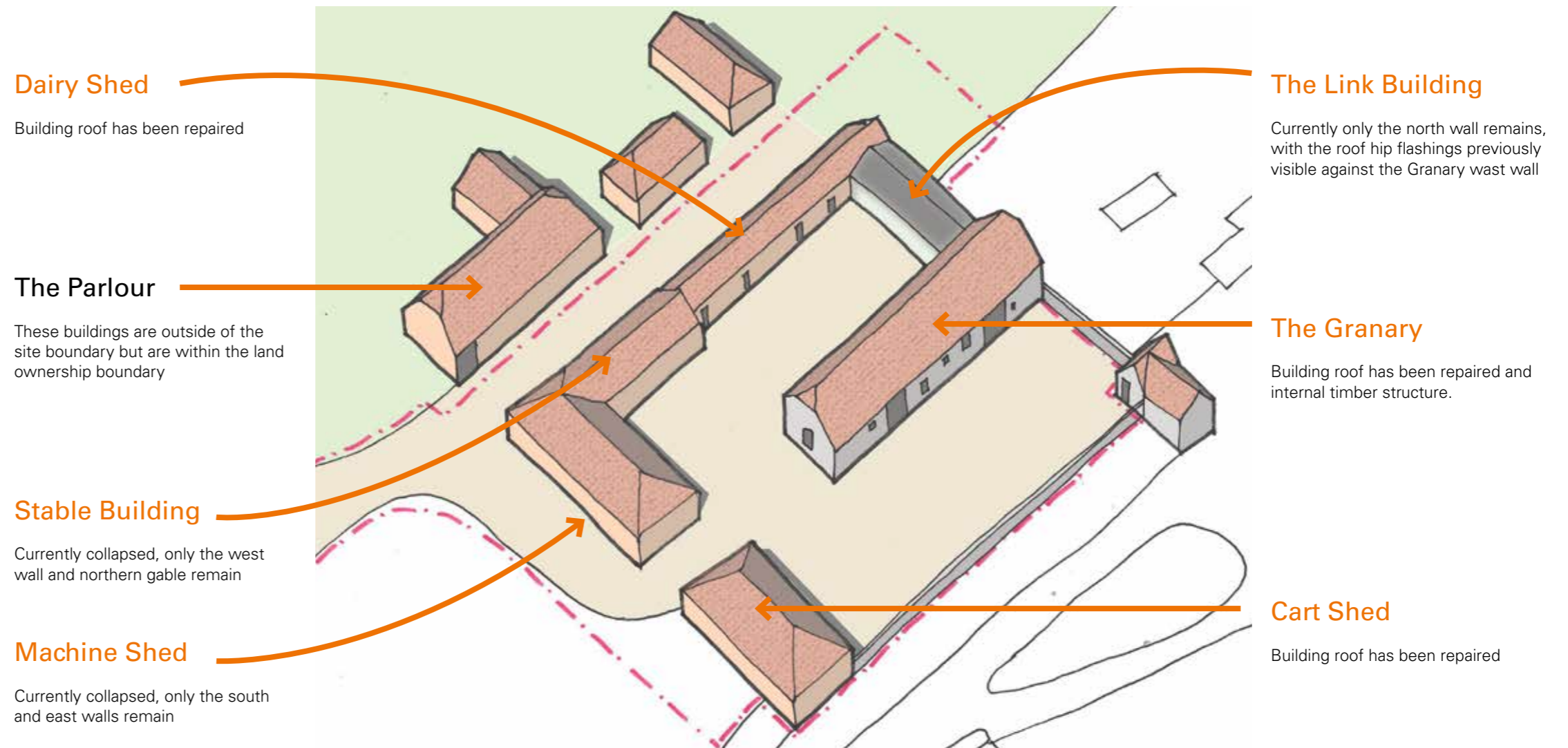
SDNP/18/00490/LIS - Conversion and extension of existing timber framed agricultural barn and associated outbuildings to form a part two storey 4 bedroom dwelling and three bedroom guest accommodation - (Refused)

In this document the above applications are referred to as the 'REFUSED' scheme

1.3 Building Glossary

Terminology

For clarity, the aerial diagram on this page acts as a key plan to show the names of each building referred to in this document.





Historical Context

2 Historical Context

2.1 Introduction to the Site and Historical Context

Description

The site is located in Greatham, a hamlet including Greatham Church, Manor House and Farm and a few cottages. It is situated in West Sussex, in the district of Horsham. The River Arun flows to the North in proximity of the site.

The historic farm buildings (Dairy Shed, Stable Block, Machine Shed and Cart Shed) are located in Greatham conservation area and are considered to make a positive contribution to the Granary which, in September 2012, was awarded Grade II listing by English Heritage. This award was due to three main reasons: the yellow colour of the front gable wall, the good condition of the original timber frame and its belonging to a group value (including the listed Greatham Manor and Parish Church).

The Heritage statement clearly states the possibility that the Granary was originally designed as a Barn (late 18th Century) and only turned into a granary when the farm switched from arable farming to more intensive dairy farming (19th century). This is clearly noticeable in the architecture which mutated over time. In fact, a raised floor was added at plinth level in the 6 southern bays of the barn (see pictures to the right). This is supported by staddle stones and brick piers (which were probably added at a later stage).

Due to the poor condition of the barns, they have been included on Horsham District Council's Buildings at Risk Register.

The photo on the top right dated 1955, illustrates the original Link Building (connecting the Granary to the Dairy). The second photo to the right shows how the pitch of the roof would have once looked. The farmyards to the west and east of the Granary were later occupied by large metal sheds.

The maps on the following page illustrate the historical development of the site. The first one, dated 1827, is very relevant as it shows a long building which is believed to be the Granary building. The following two maps indicate the subsequent developments of the site.

There have been a number of planning applications that have attempted to rescue the buildings without success until the planning success in 2013 by T2 Architects.



Photo dated 1955 and shows the Link Building to the west of the Granary building in the background



Photo capturing the zinc flashings still evident where the Link Building touched the Granary building



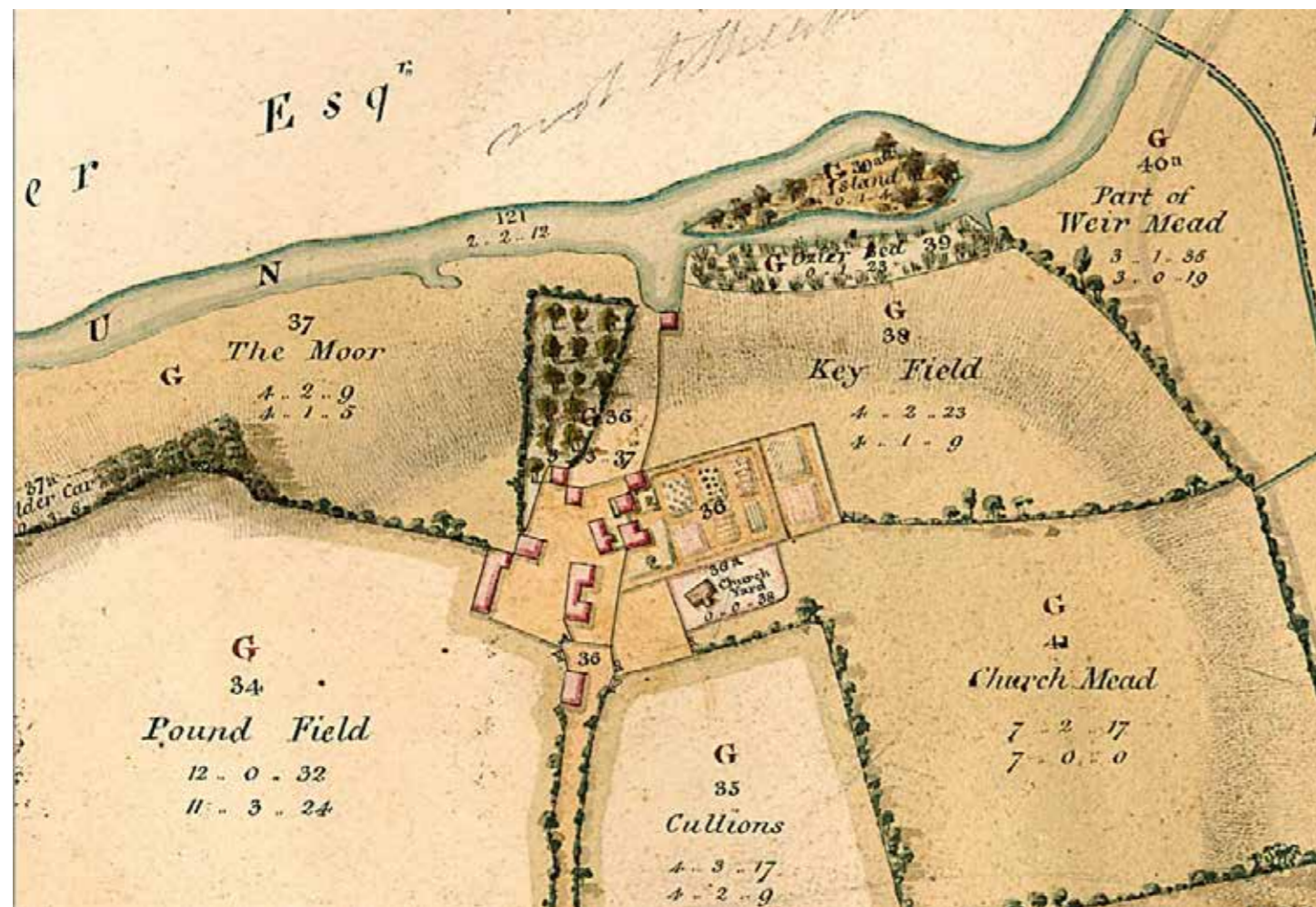
Photo taken from the approved scheme heritage report showing the concrete staddle stones (bays 1+3)



Photo taken from the approved scheme heritage report showing the metal barn occupying the farmyard



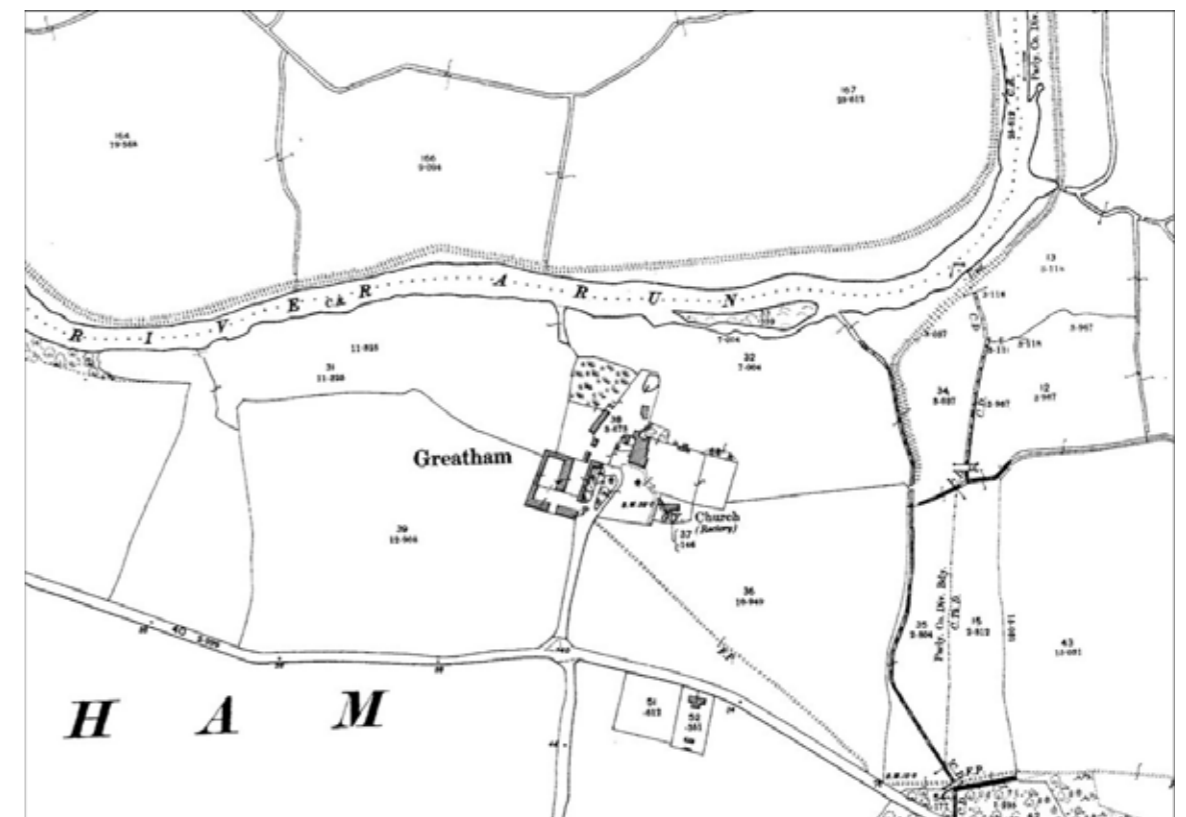
Photo taken recently on site showing the brick piers supporting the raised floor of the Granary (bays 4+5)



Map taken from the approved scheme heritage report showing the plan of Greatham Estate in detail (1827)



Ordnance survey taken from the approved scheme heritage report (1876)



Ordnance survey taken from the approved scheme heritage report (1897)

2.2 Existing Site (2013)

Description

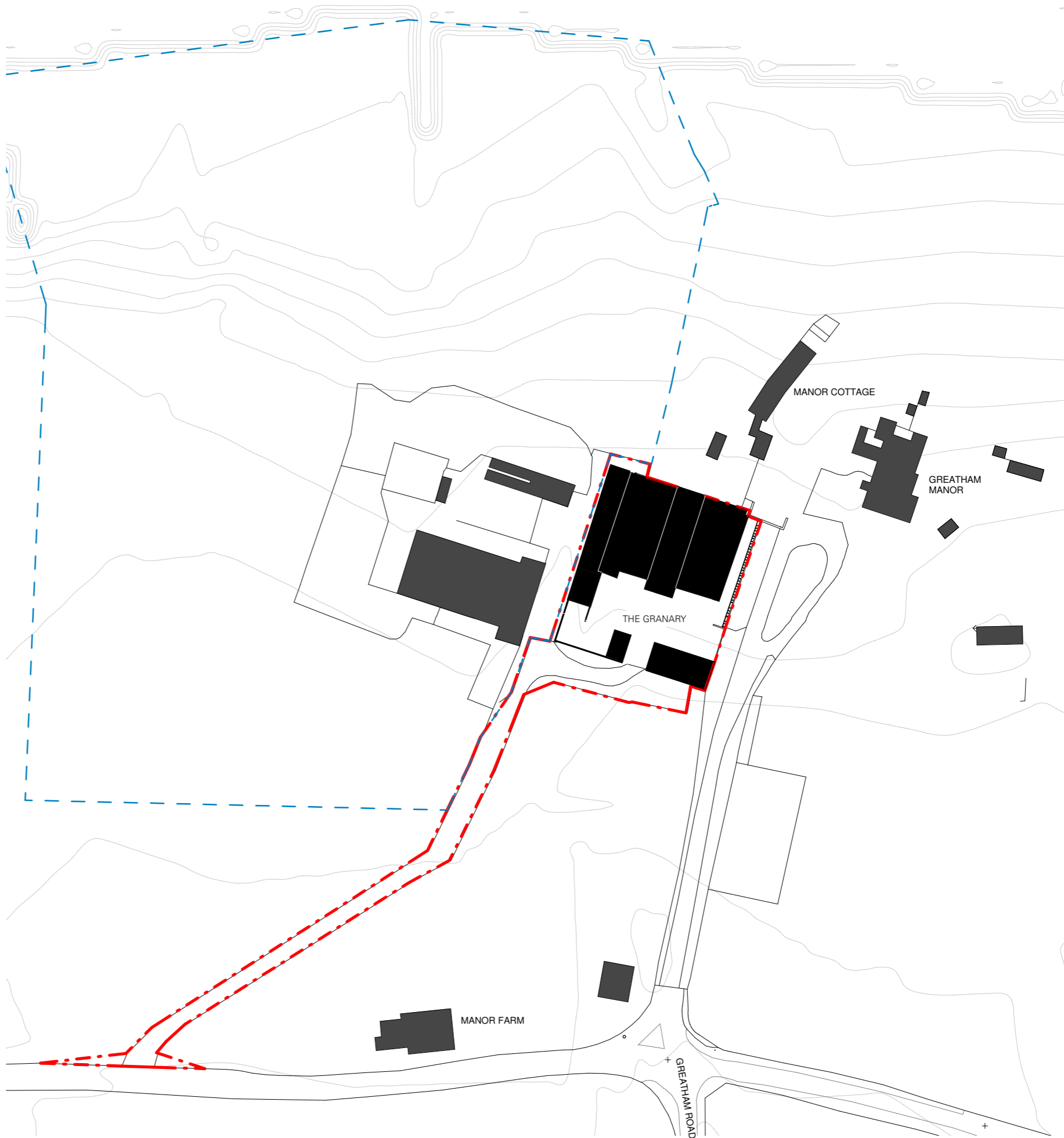
The existing site location plan on this page shows the arrangement of the barns at the time the approved planning application was submitted and approved in 2013.

The site was accessed to the south and it was separated from the early-mid 20th century milking parlour by a track to the west. The Parlour in 2013 comprised of large metal sheds and were situated outside the red boundary line.

The site, at this time, included the Grade II listed 9-bay timber framed Granary, a single storey brick Dairy building and the remaining of a Stable Block, Machine Shed and 4 bay cart shed to the south west corner. The 5 bay cart shed was situated to the south east of the site. The courtyards to the east and west of the Granary were occupied by two large modern metal sheds. To the east of the site was the flint and brick wall and to the north a 2-meters high brick wall separated it from the neighbours.

The site was unused for over 10 years, at the time of the application, which meant most of the barns were in poor condition due to collapse and storm damages.

On the following page we have included images taken from the heritage report submitted with the application which illustrated the condition of the barns at this point in time. We have also included an aerial photo of the site which shows the arrangement of metal atcost barns between the brick structures.



SCALE: 1:1250
at A3





Aerial Photo of Greatham looking South. The Granary is shown toward the top right of the image, flanked with metal atcost barns



Photo taken from the approved scheme heritage report showing the poor condition of the Cart Shed



Photo taken from the approved scheme heritage report showing the poor condition of the Machine Shed



Photo taken from the approved scheme heritage report showing the poor condition of the Granary Building from within the atcost barn



Site Context

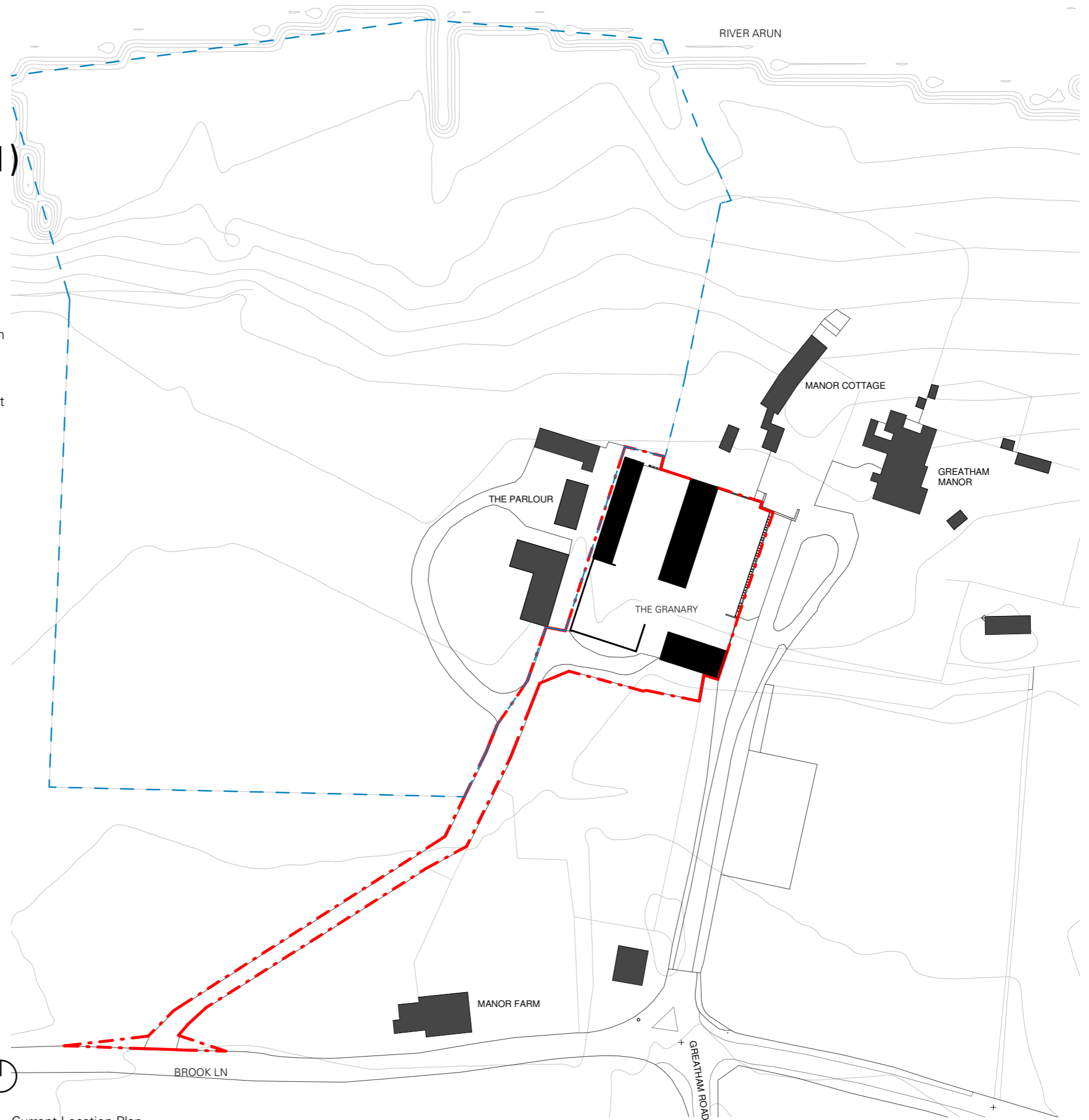
3 Site Context

3.1 Site Location - Current (2021)

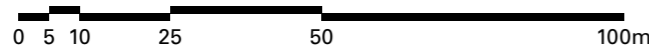
Description

As previously mentioned, the farm buildings are accessed from the south, through a lane that connects to Brook Ln and are located in proximity of the River Arun, which flows to the North. The Parlour, outside of the red line boundary, has been redeveloped and the landscape character of the site has been enhanced by removing the large metal sheds from both the Parlour and the Granary yards.

The plan adjacent illustrates the current status of the site and the following page illustrates images recently taken on a site visit showing the current condition of the barns at this point in time and their surroundings.



SCALE: 1:1250
at A3



Current Location Plan



Photo taken by the Client of the Parlour Site



Photo taken in November 2020 looking at the surviving walls of the Machine shed and the Parlour buildings on the background.



Photo taken by the Client looking South towards the Dairy Shed.



Photo taken by the client of the river Arun, located North of the site

3.2 The Site

Description

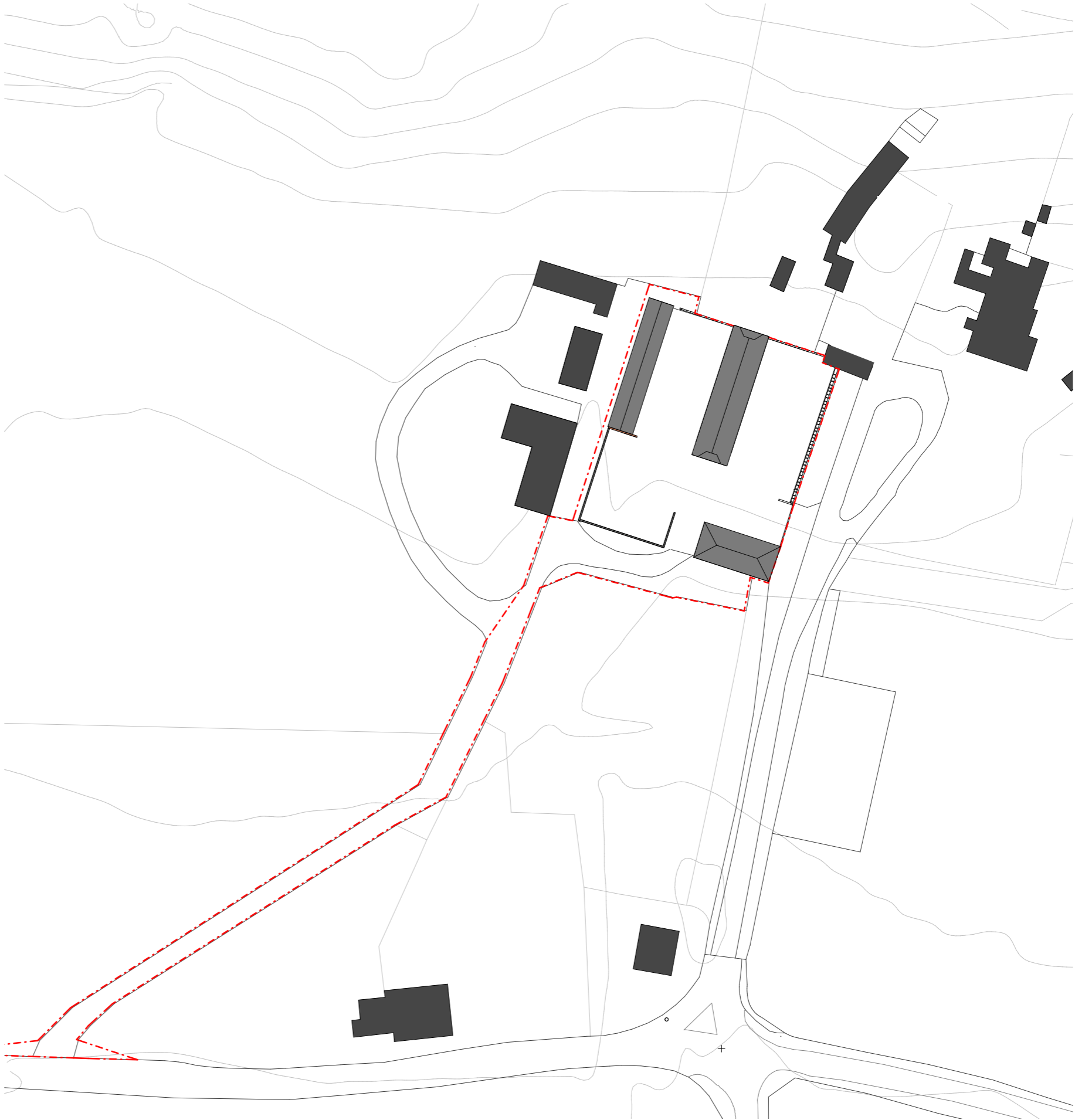
Following the approved planning application, remedial work has been undertaken to bring the barns to a better condition and avoid further collapse.

The Granary roof was rebuilt and the internal timber structure fixed, however the external cladding is still missing, putting the barn at risk of further damage if exposed for long periods to poor weather conditions. Both the Dairy Shed and Cart Shed roofs were repaired. Currently the Stable Block, Machine Shed and the Link Building are almost completely collapsed, with only 4 of the 7 original walls and no internal structure or roofs remaining.

Given the poor condition of the historic farm buildings on site there is a urgent need to find a long term viable use for them.

The Perimeter wall is an important part of the site as it helps to tie the buildings together. Along the eastern wall there are cattle troughs built into the wall.

The current site plan on this page shows the arrangement of the barns at this moment in time. On the adjacent page we have included images taken this year which illustrate the condition of the barns currently.



SCALE: 1:1000
at A3





Photo taken May 2020 looking North between the Granary and Dairy Building



Photo taken May 2020 of the repaired Machine Shed



Photo taken May 2020 looking North of the Stable Building surviving gable



Photo taken May 2020 showing the Dairy Shed east wall



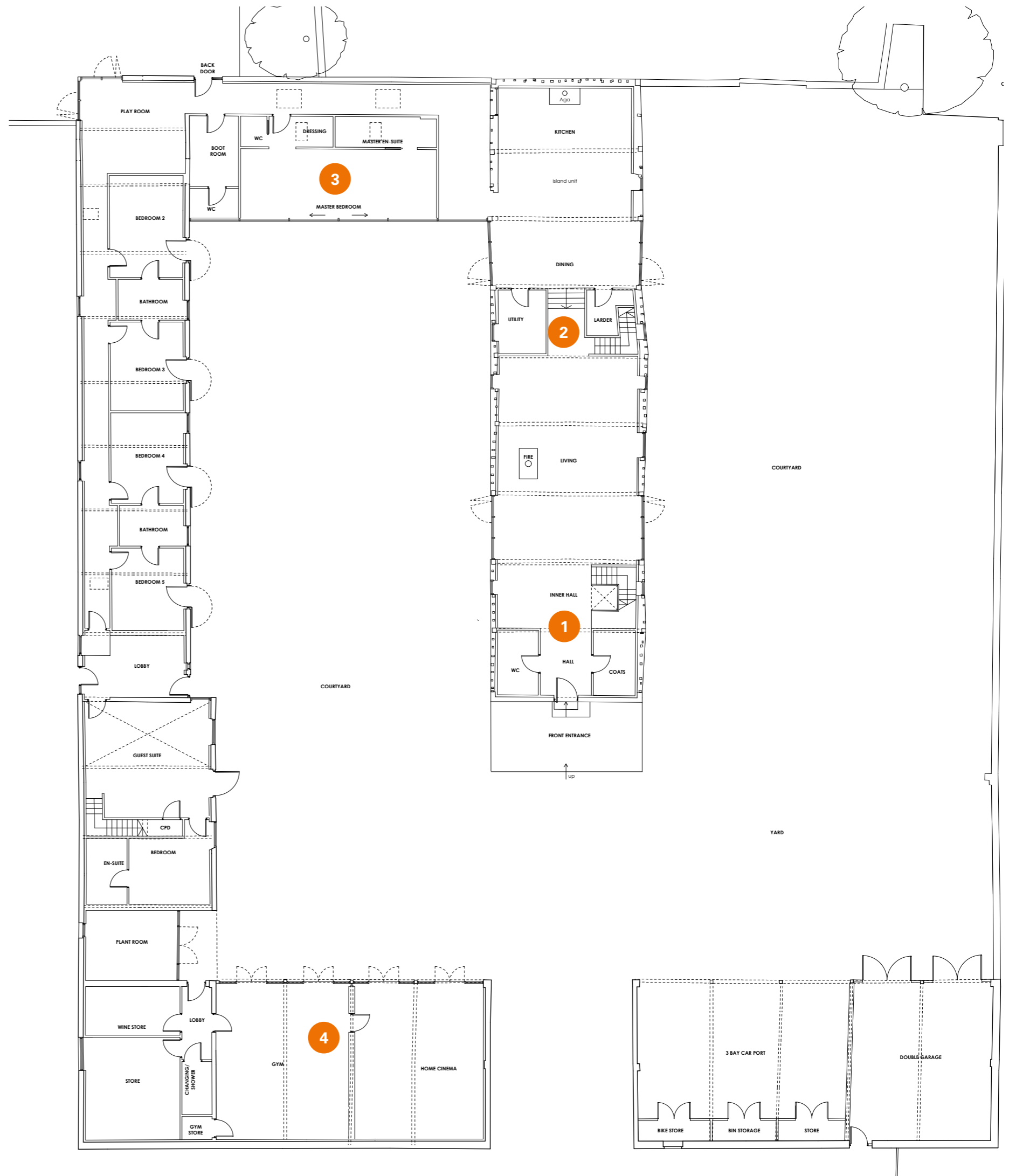
Design Response and Development

4 Design Response and Development

4.1 Approved Scheme (2013)

Description

The approved scheme was submitted and approved in 2013. The design consists of living kitchen and dining spaces within the Granary building, along with two mezzanine areas consisting of a library gallery and studio gallery at first floor. The link building contains the master bedroom suite, and the Dairy Shed houses the bedrooms. The Stable building has been converted into a guest suite, and the machine shed provides additional ancillary rooms.



GA Ground Floor Plan - Approved Scheme

SCALE: 1:200
at A3

0 1 5 10 20m

4.2 Review of Previous Approved Scheme

The four points below are our main concerns regarding the approved scheme, which are deemed to hinder both elements of the building heritage and arrangement.

1) A first floor insertion within the southern bays of the Granary

The approved scheme shows a section of first floor in the southern end of the granary above the main entrance. As the ground floor level of this portion of the barn is higher due to the raised granary floor, head height is compromised within the rafters and the first truss spans through this space. This leaves the first floor area unusable without significant alterations to the original truss structure. Additionally, the brick gable to the Granary is a unique feature, and cannot be enjoyed fully internally with a first floor element in this location.

2) Creation of two first floor areas in the Granary disrupts the view of the barn structure

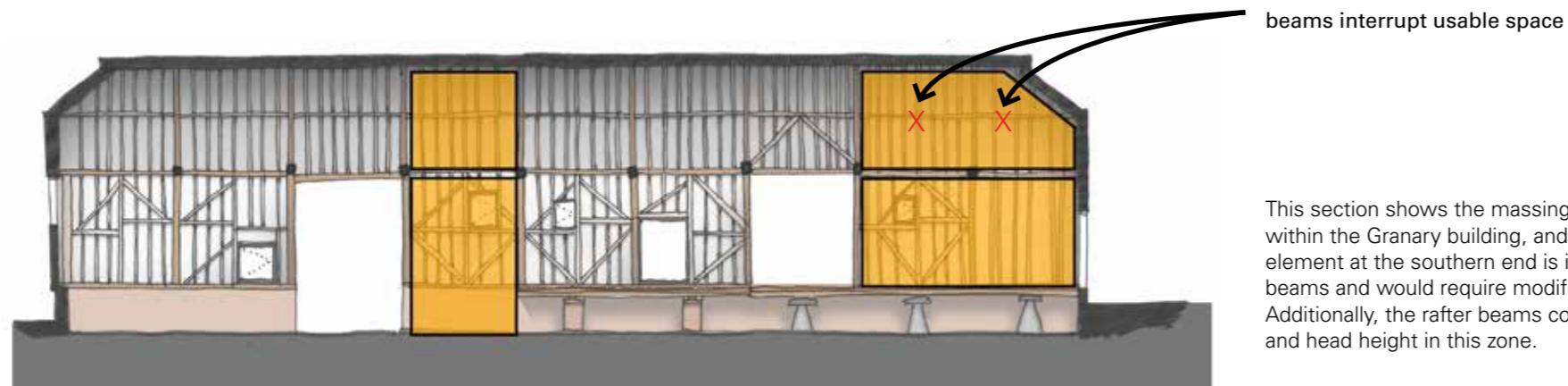
Creating two separate first floor zones within the granary space, further breaks up the space within the Granary, and interrupts the internal barn structure as a whole.

3) Location of the Master Bedroom

The master bedroom is given a very prominent location fronting the courtyard within the link building.

4) Gym and Home Cinema rooms are separated from the main building by the Guest Suite

In the approved scheme the ancillary buildings are not all connected. The location of the Guest Suite splits the Home Cinema, Gym, Wine Store and Plant Room from the main building. Ideally these rooms would be linked to the main building.



beams interrupt usable space

This section shows the massing of the first floor elements within the Granary building, and shows how the first floor element at the southern end is interrupted by the cross beams and would require modification to the rafters. Additionally, the rafter beams compromise use-able area and head height in this zone.

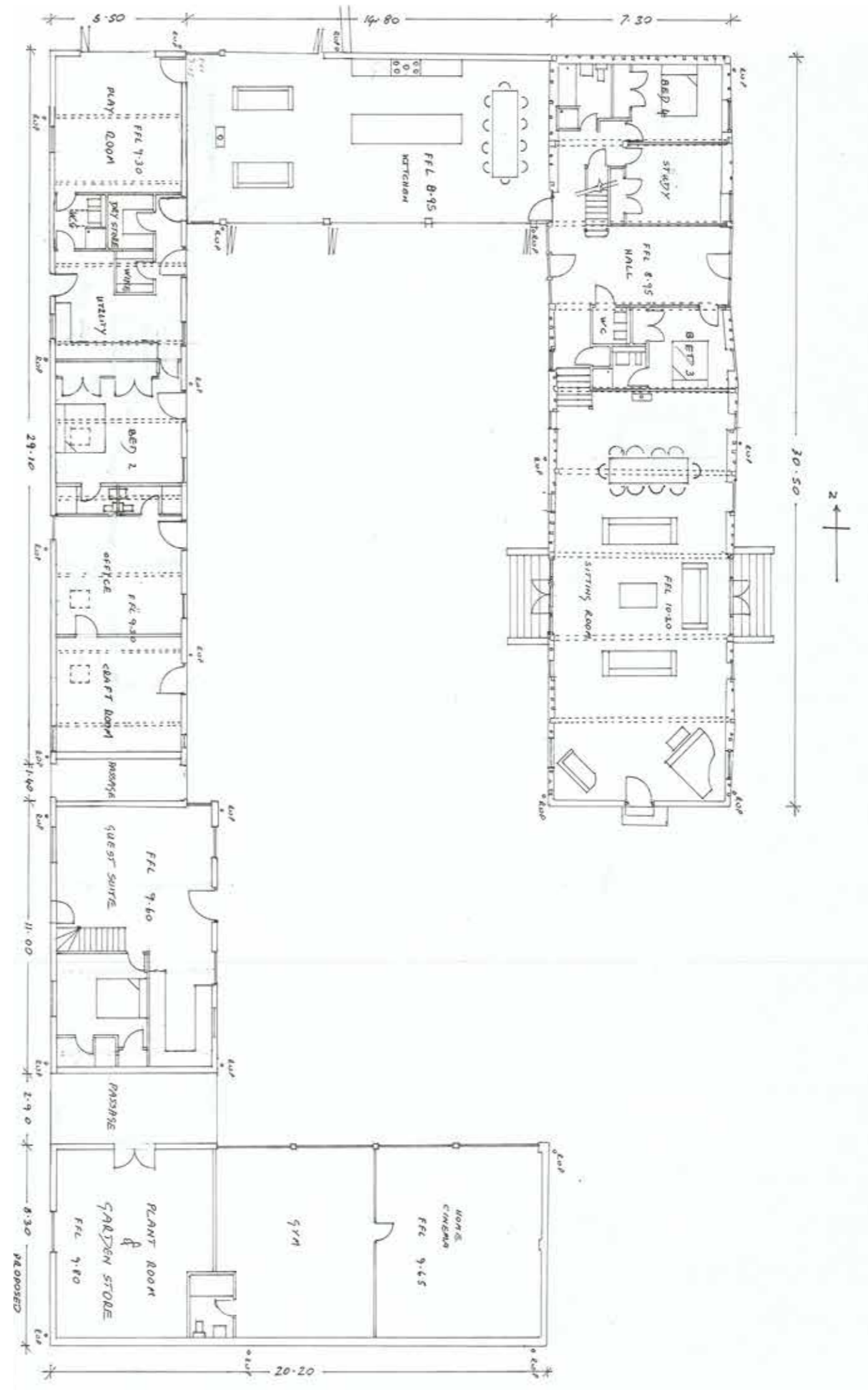
Longitudinal section through the Granary indicating the first floor elements - Approved Scheme 2013

4.3 Refused Scheme (2018)

Description

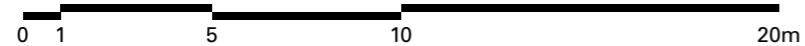
The refused scheme was submitted in 2018 and subsequently went to an unsuccessful appeal. The design involved the relocation of the first floor element in the Granary from the southern end to the northern end which now contains the master bedroom. This move was criticised as the northern end of the barn was the only part of the barn possible to enjoy the full height of the barn, which this move prevented. The bedrooms are directly accessed from the yard.

The majority of the rest of the scheme remained the same as the approved scheme in principle.



GA Ground Floor Plan - Refused Scheme

SCALE: 1:200
at A3



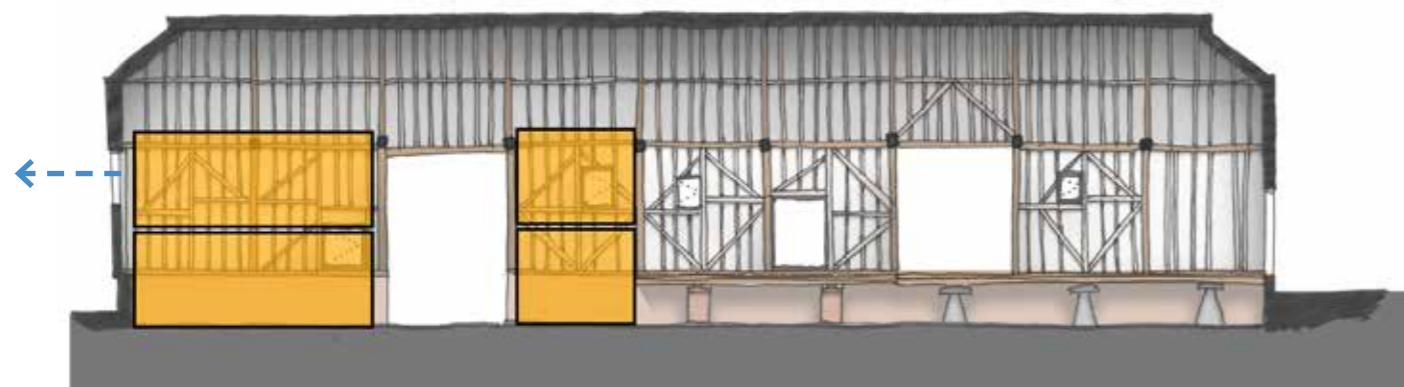
4.4 Review of Refused Scheme

From reviewing the reports submitted for the refused scheme, we understand the following 4 points are the key concerns of this design.

- 1) Insertion of a new floor in the end bays of the large barn
- 2) Height of the Link Building
- 3) Large glazed opening on north elevation of link building
- 4) Removal of corridor within Diary building, requiring more windows

Whilst reviewing the relevant reports, we also noted the following point, taken from the South Downs National Park Historic Buildings Officer report appendix. We agree with this quote and believe it is a good point worth highlighting:

“The great virtue of this group of building as a residential conversion is the presence of the brick ancillary range, which can accommodate those parts of a dwelling that need enclosure - bathroom, toilets, bedrooms etc. - and thereby remove the pressure on the main barn to accommodate them. In this way the barn, which is the most significant part of the whole and that which secured the listing, can retain much of its openness which is so important an element in defining its character and significance.”



Longitudinal Section through the Granary indicating the first floor elements - Refused Scheme

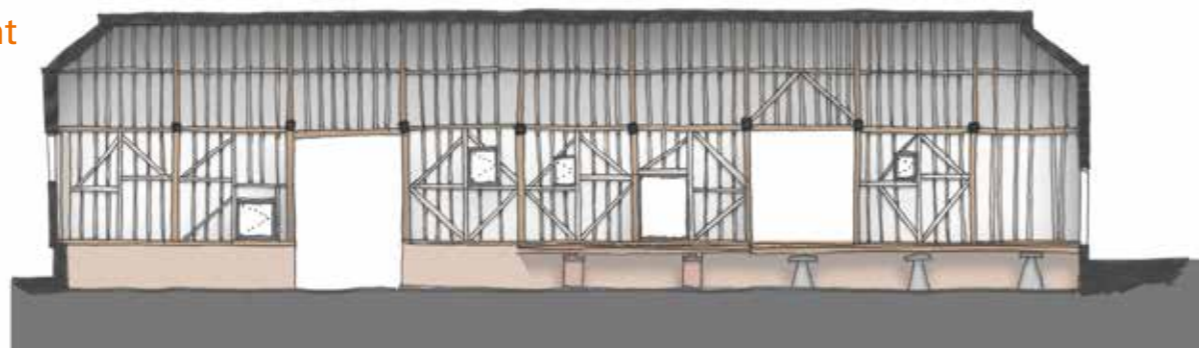
This section shows the massing of double height elements within the Granary building, and shows how the first floor element at the northern end could potentially create overlooking issues across to the North. By locating the double height volumes at the lower ground level, head height is achieved.

4.5 Granary First Floor Study

Description

The following is a study concerning the location of a first floor area within the Granary.

Current Arrangement

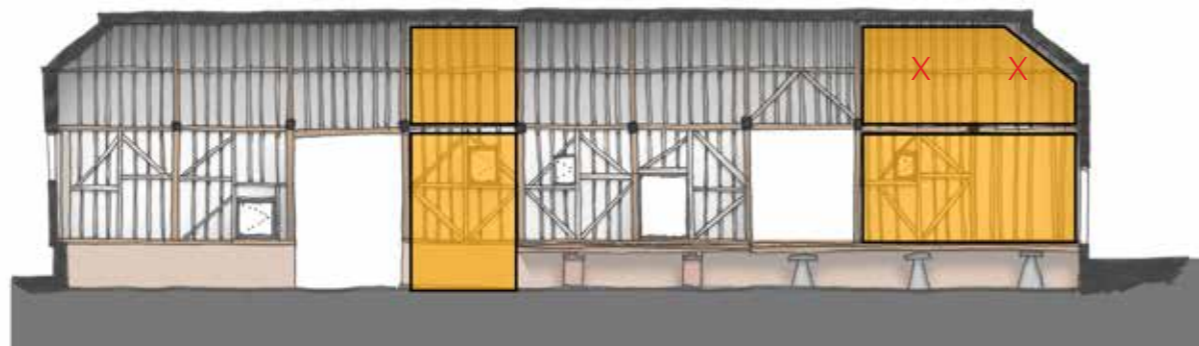


Longitudinal Section through the Granary indicating the first floor elements - Current Arrangement

The current barn condition shows the raised granary floor in bays 1-5 (southern bays). The raised floor is level with the main entrance door to the south within the brick gable which is circa.1250mm above the lower FFL in the proposed scheme.

The first three bays are supported on staddle stones and are understood to be implemented before the brick piers on Bays 4 and 5.

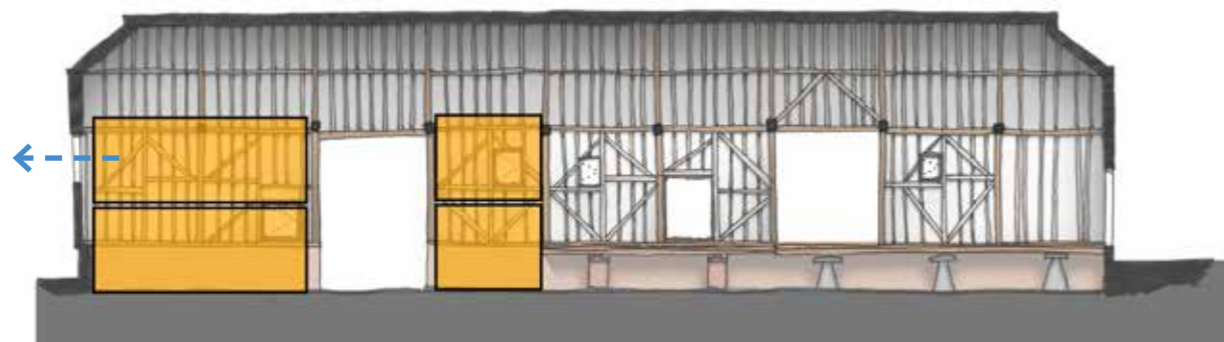
Approved Scheme



Longitudinal Section through the Granary indicating the first floor elements - Approved Scheme

The approved scheme introduced two separate first floor areas, one located in bays 1+2, and one in bay 6. As bays 1+2 are using the raised granary floor, the first floor space occurs fairly high up within the barn, close to the rafters. This space would only be possible to use with the modification of the truss structure. The higher level also has a compromised head height due to the rafters. Additionally, and as it is built against the brick gable it prevents any views of this unique feature from within the Granary.

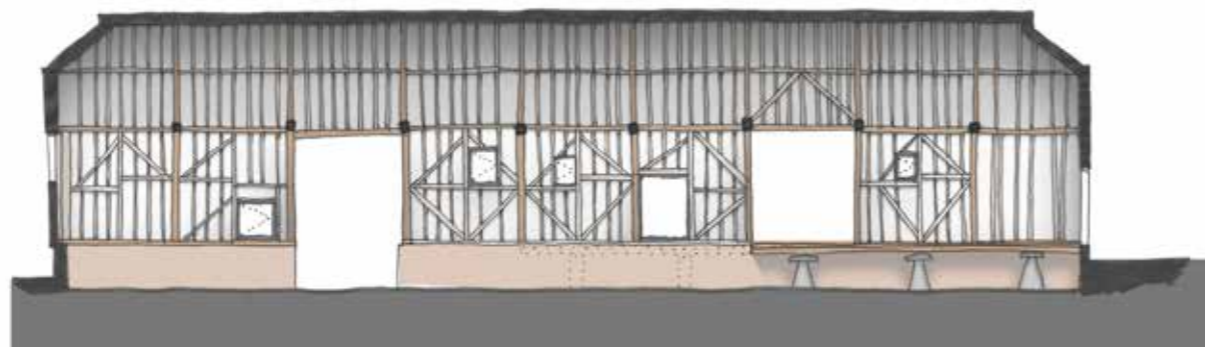
Refused Scheme



Longitudinal Section through the Granary indicating the first floor elements - Refused Scheme

The refused scheme rectified the issue with unusable first floor space within the approved scheme by relocating the first floor to the lower threshing floor at the northern end of the barn. By shifting the upper floor to the north, it benefits from using the lower floor level, thus meaning head height can be achieved underneath the cross beams, and area not restricted by the rafters.

However, there are concerns about the location of this element being located toward the north as this is the only full-height section of the barn, and building a first floor here would prevent experiencing the barn in its full height. Additionally, it creates views out of the adjacent window, and hides the extent of the full height internal northern wall.



Longitudinal Section through the Granary indicating the proposed removal of non-original granary floor

Proposed removal of non-original granary floor

For the proposed strategy, we suggest to remove part of the non-original granary floor to facilitate a first floor insertion located in the centre of the barn which would allow the visitor to view the whole width and height of the barn structure. As previously mentioned, it is likely that the raised floor was introduced only in the 19th Century. This was located in bays 1-3 and supported by concrete staddle stone. Only at a later date the further extension of the raised floor on brick piers was introduced. The proposal suggests to remove the floor where the later added brick piers are found in bays 4+5.

However, the intention would be to remove only the floor and the central brick piers. The left and right aisles of brick piers would be retained and celebrated within the proposal, forming the support for the proposed walls.



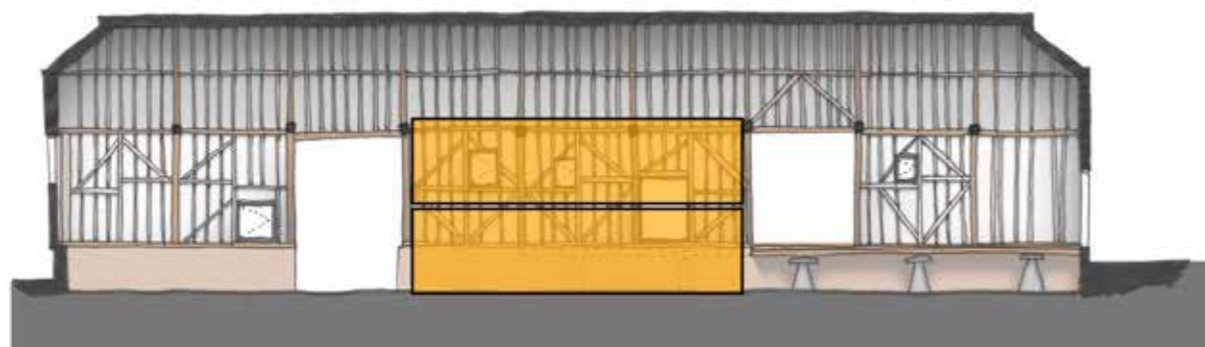
Brick Piers holding up the later added floor in bays 4 + 5. The proposal removes the central aisle of piers and the flooring, and would retain the left and right aisles of piers to be accommodated within the proposed scheme.



Brick Piers more recently added



Original saddle stones present in bays 1 - 3



Longitudinal Section through the Granary indicating the insertion - Proposed Scheme

Proposed Scheme

By locating a first floor element in the middle of the building, both gables can be viewed internally, and the full height of the barn can be enjoyed in the northern section of the Granary. Furthermore, this solution consolidates the two separate first floor elements present in both the approved and refused schemes, into one. The proposal is for this two level element to be treated as an 'insertion' into the granary, not touching the Granary walls and roof, but a standalone structure.



With this arrangement the north internal elevation timberwork would be revealed full height



Additionally with this arrangement the south internal elevation unique brickwork would be revealed full height

4.6 Design Narrative

The following is what we call the 'Design Narrative', and is the way in which we respond to the Client Aspirations. Following the key points below let us tell a story of the design process.

Architecture of Circumstance

We propose that the design approach needs to be a careful one, which first and foremost examines and understands the existing barn structures in depth. The design approach should not be to force a 'residential' aesthetic onto the building, but more that the character of the proposed building is born from the existing architecture. The building aesthetics will be a direct response to this process, responding to the existing structure, with the key word being that of authenticity. By taking lessons from historic buildings and working with structures that already exist, we call this an Architecture of Circumstance.



Living Heritage

The idea of 'Living Heritage' is to leave room for future evolution of the building. This is done by acknowledging that we are the guardians and occupants of the structure for this point in time. We advocate the creation of non-determined space, which allows more interpretation of the space. In practice this typically means a modest approach and using a light touch when considering building modifications, understanding what works with the existing rather than accommodating everything and anything irrespective to the built structure. By working in this way, we aim to boost the legibility of materiality of the project so it is clear what elements came when.



Treat the character of the site as a whole

We would stress it is important to see the collection of buildings as an ensemble, rather than individual structures. The buildings are intrinsically linked with each other, not only through their appearance but through their history. The relationship of the buildings to one another and their size and scale is just as important as the space in-between these buildings. This also includes the perimeter wall which is equally a part of the collection. Understanding this relationship is key to unlocking the character of the site.



Sustainability

We advocate a sustainable approach when dealing with all buildings, including the conversation of existing buildings. Where possible there should be a re-use of materials, and selecting new materials that can also be re-used. This stems from producing designs where everything can be dismantled (reused, recycled etc) to not only provide a more sustainable addition but to give the building components a longer life span. One particular way this is done is by being wary of composite materials and avoiding where possible. Additionally, sustainability refers to biodiversity and to treat the landscape as a habitat.



Providing a long term use

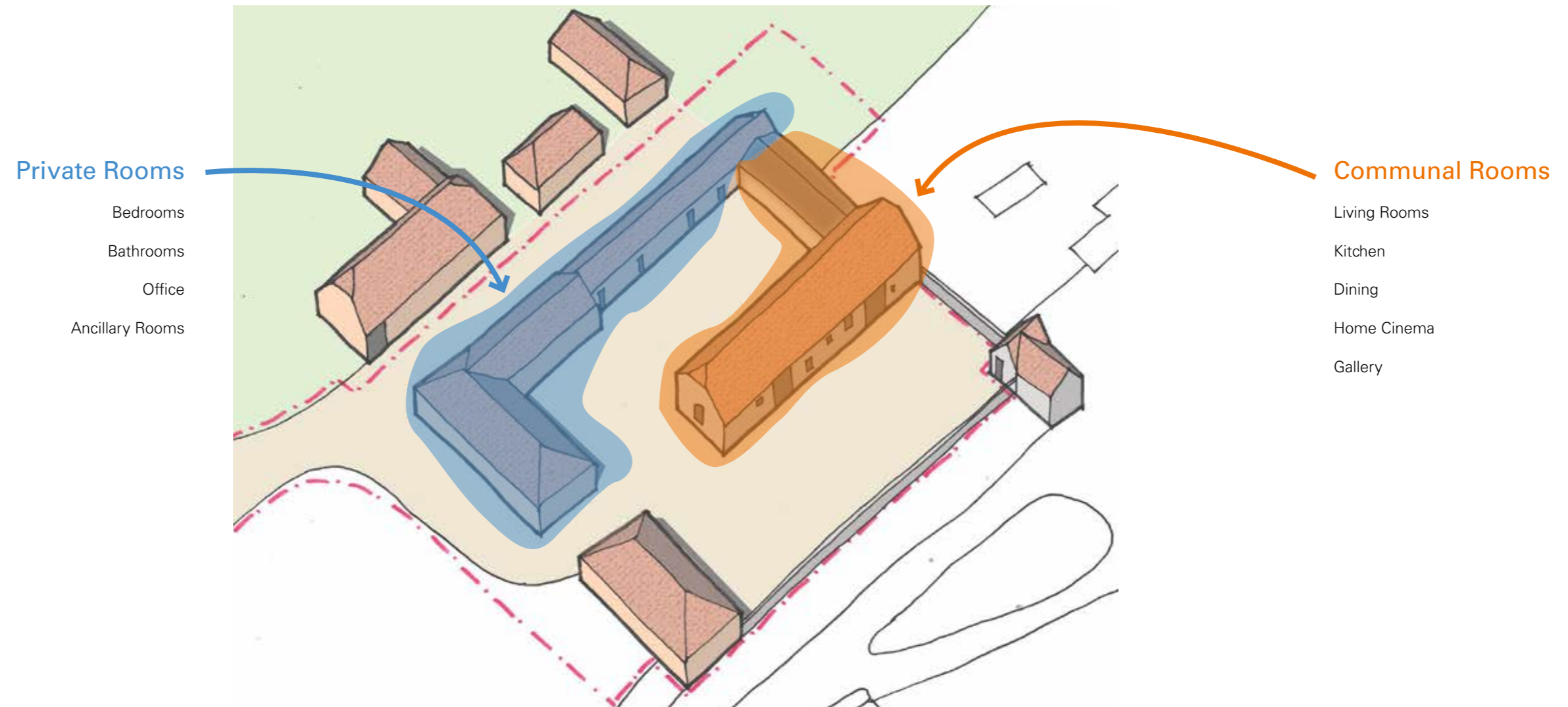
It is important to retain the buildings for future generations, and the design needs one which is future proofed. In order to give heritage buildings a longer lease of life, the building must be given a viable long-term use.



4.7 Initial Layout Strategy

Strategy

The approach we have used for the layout arrangement is to consolidate the 'private' rooms within the Diary Building, Stable Block, and Machine Shed. This in turn helps to free up the Granary building to be used for more public, and open, functions to best enjoy the space.



Axonometric sketch view indicating layout strategy



Proposals

5 Proposals

5.1 Ground Floor Plan

Overview

The drawing opposite shows the proposed ground floor general arrangement plan. As previously mentioned, the main strategy is to locate the 'private' spaces within the Dairy Shed, Stable Block and Machine Shed, to free-up the Link building and Granary to be used for the communal rooms. The bedrooms have been consolidated within the Dairy shed, and the Granary is reserved for the formal living room and dining room with the first floor element relocated within the centre of the space. This approach allows to take advantage of the orientation of the existing buildings as well as reserving the most beautiful part of the scheme, the Granary, for guests reception.

The link building faces the yard to the South and an external walkway, partly covered by a lightweight structure, connects the communal rooms to the night zone. In this way the bedroom 'wing' is independent and made private, while still connected to the other parts of the house.

The northern part of the scheme is considered the 'daily zone'. It is conceived to host the daily activities such as cooking, eating, lounging and resting. In this way the client will be able to appreciate the Dairy, the Link building and the Granary throughout the different hours of the day,

A hierarchy of spaces, from the most communal to the most private, unfolds when walking through the barn by entering from the front door located to the South of the Granary.

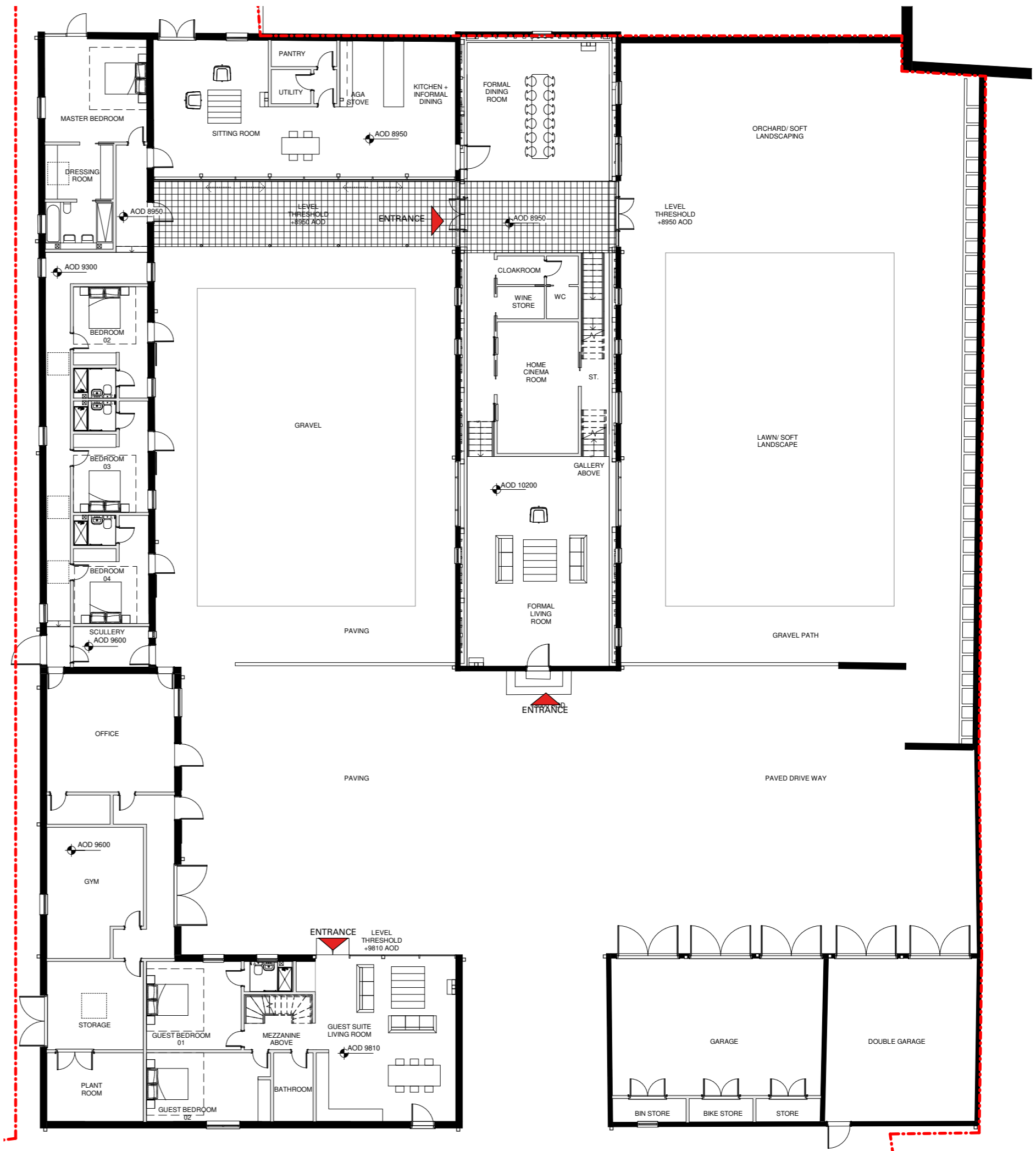
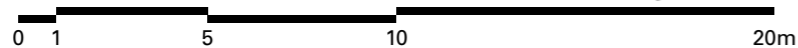
The ancillary rooms (gym, study, plant room) have been swapped with the guest suite so as they are better connected with the rest of the building, and can be accessed without having to go outside.

The Guest Suite to the South of the scheme provides a living area and two bedrooms at ground with a mezzanine space with an additional bedroom at first floor.

The different spaces were carefully designed to retain as many existing openings as possible and reduce the introduction of new windows and benefit from proximity with the yard and the garden.

GA Ground floor plan - Proposed Scheme

SCALE: 1:200
at A3

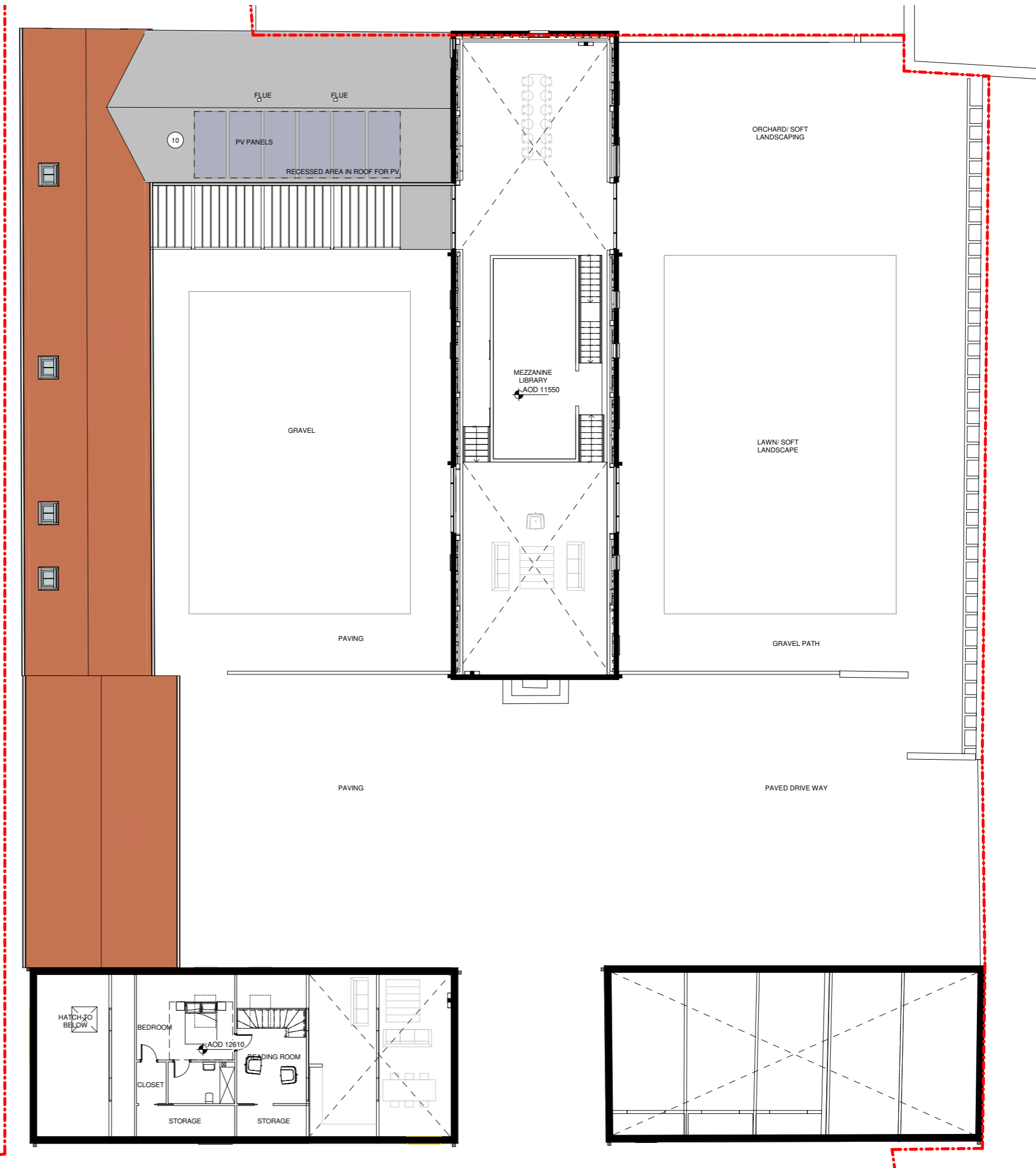


5.2 First Floor Plan

Overview

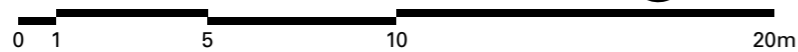
The drawing opposite shows the proposed first floor general arrangement plan. The proposal envisages a mezzanine library at the first floor of the insertion in the Granary. A first floor, hosting a gallery reading area and a guest bedroom, is proposed in the Guest Suite. The bedroom is provided with an ensuite and conservation roof lights flood the space with light and allow natural ventilation into the space. The western zone of the guest suite's first floor is accessible through a hatch in the Stable block. This is to ease maintenance of the owl box located on the roof in this zone.

The insertion located within the Granary is conceived to be divorced from the existing walls and detached from the structure above. In this way both end gables can be viewed internally, and the full height of the barn can be enjoyed in the northern section of the Granary. This approach also consolidates the two separate first floor elements present in both the approved and refused schemes, into one. The design choice of detaching the 'insertion' from the existing structure is intended to respond to the need for flexible and adaptable design for future use while ensuring a respectful relationship with the existing fabric.



GA First floor plan - Proposed Scheme

SCALE: 1:200
at A3



5.3 Roof Plan

Overview

The drawing opposite shows the proposed roof plan. The roofs of the Granary, Dairy Shed and Cart Shed have already been repaired. It is proposed that the Stable Block and the Machine Shed roofs will have matching tiles to the existing. A standing seam zinc roof is proposed for the Link building as it takes inspiration from the metal barns that previously occupied the site. PV panels are introduced to the southern face of the link building roof to provide renewable energy for the building. In this location the roof build up is shallower to allow solar panels to be semi-recessed within the roof. This will allow the PV panel to be more integrated, avoiding the 'stuck on' aesthetic.

The western face of the link building roof currently hosts 4 roof lights and it is proposed to add two more to the north face of the Guest Suite to provide light to the first floor addition.



Photograph showing the current status of the Dairy roof



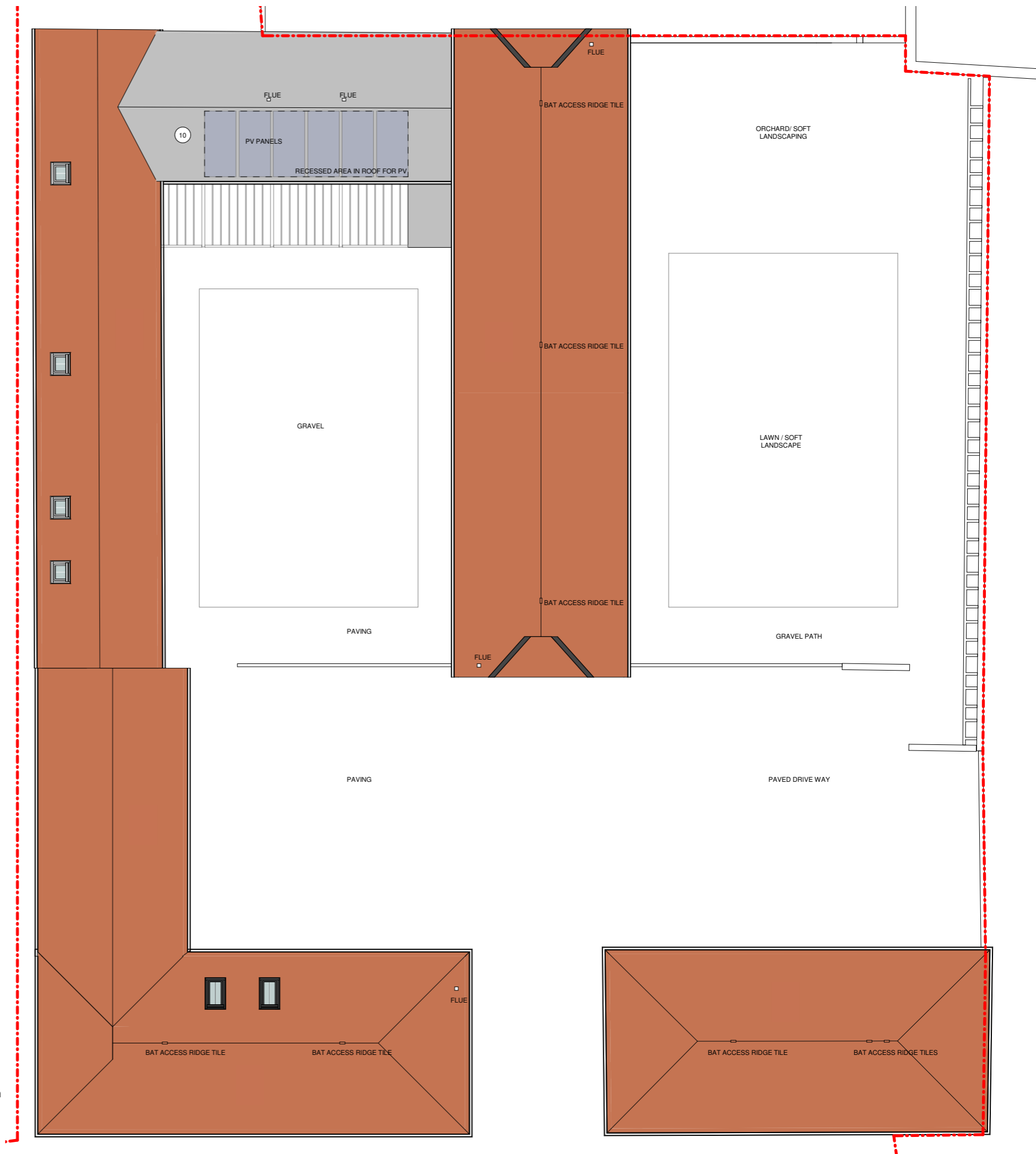
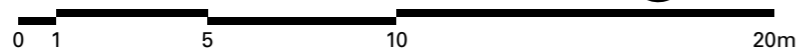
Photograph showing the original link building zinc flashing



Photograph of the metal shed occupying the farmyard

GA Roof plan - Proposed Scheme

SCALE: 1:200
at A3



5.4 Landscape Design

Strategy

The aerial diagram on this page establishes the main landscape components, explained in more detail on the following page.



Western Courtyard

Envisaged as a hard landscaped yard space between the Granary, Link Building, and Dairy Shed



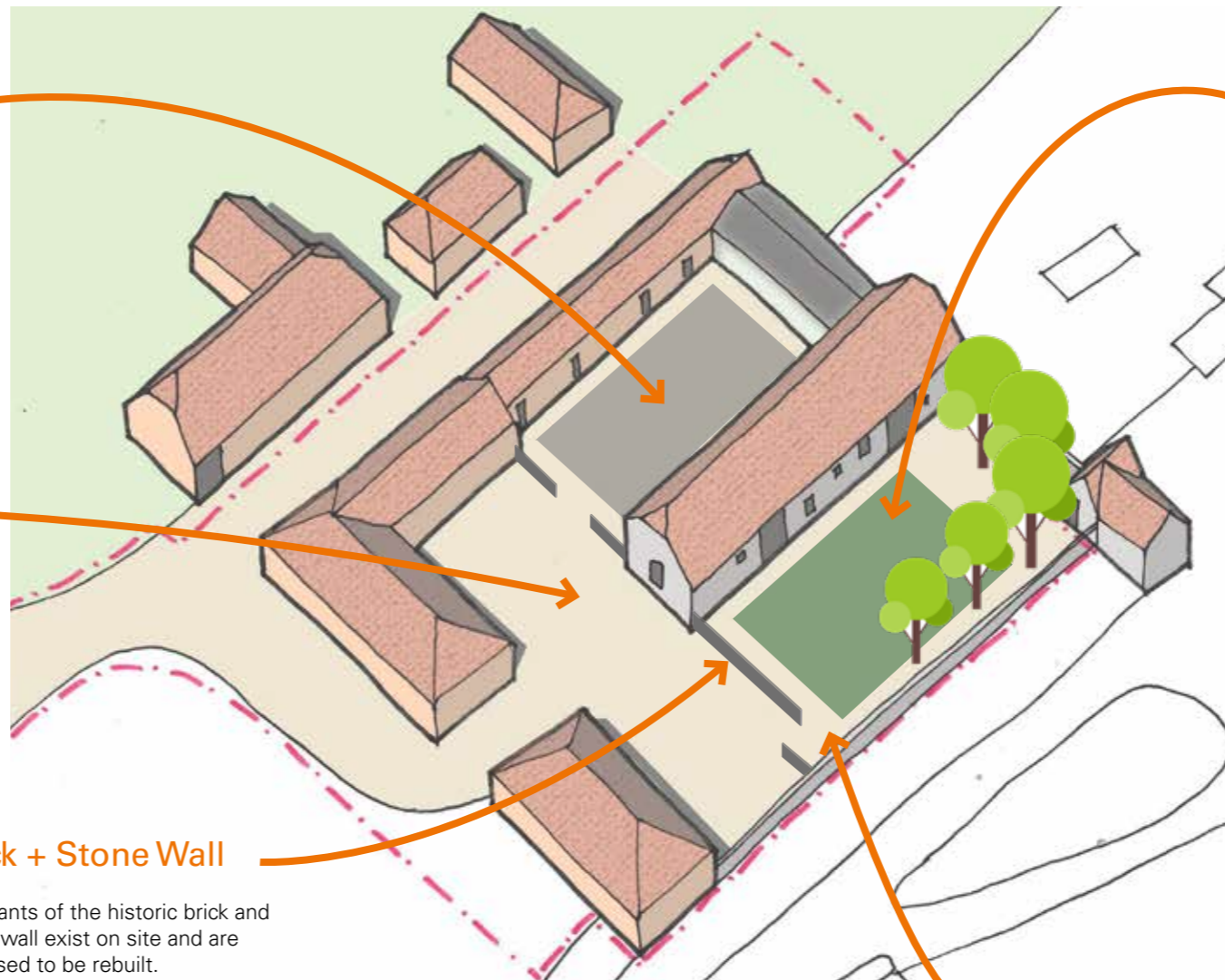
Entrance Yard

The entrance at the southern end of the site - paved and used for vehicular access



Brick + Stone Wall

Remnants of the historic brick and stone wall exist on site and are proposed to be rebuilt.



Eastern Courtyard

This space is largely soft landscaped and provides a lawn space.



Perimeter Stone Wall

This wall frames the Eastern Courtyard and retains the original stone cattle troughs.



General Arrangement

The south of the site and the western courtyard is envisaged as hard landscaping, to ensure the farmstead character of the spaces between the buildings is enhanced, retaining a working-yard appearance. The southern part of the site will have vehicular traffic entering the site and using cart shed parking, and is suggested to be paving. The hard paving will continue along the perimeter edge of the western yard providing a robust entrance route to the link building. The main central space of the western courtyard is proposed to be gravel. Discreet drainage channels will be included within the paved areas to collect surface water.

The eastern courtyard is proposed as soft landscaping, comprising of a lawn and orchard typical of farmsteads of this nature. This courtyard will also contain a soak-away for drainage. The existing stone cattle troughs located along the eastern perimeter wall are retained and celebrated. In addition, the remnants of the original stone and brick wall between the south yard and east courtyard are retained and rebuilt, and extended through to the west courtyard, as shown in the historic photo below.

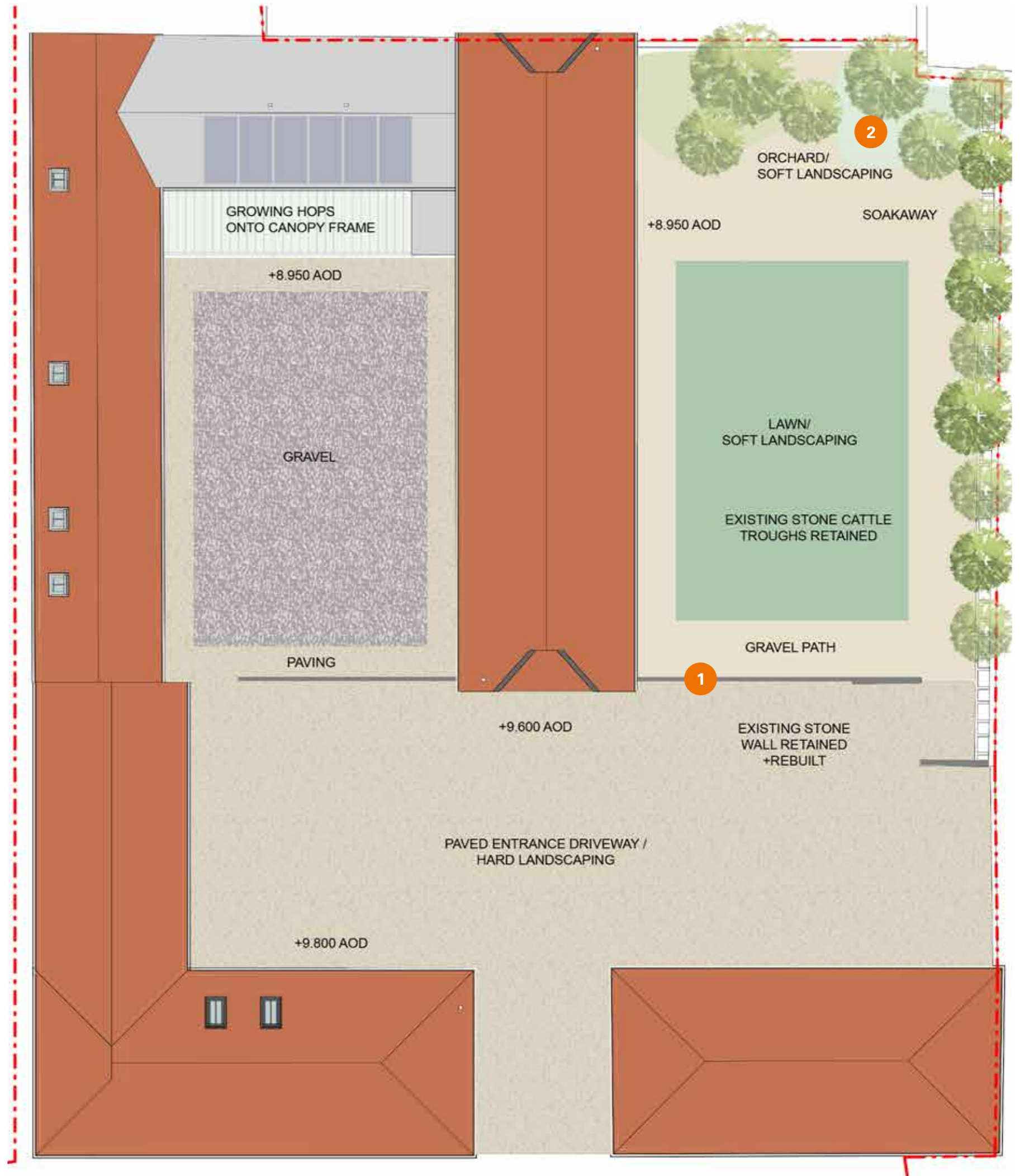
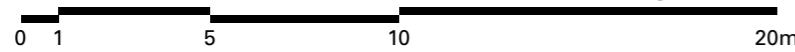


Historic photograph of the Granary gable wall showing the extent of the adjoining brick and stone wall



Landscape collages by Angela Eldred

SCALE: 1:200
at A3



5.5 The Granary

Description

The Granary is the most prominent building of the collection of barns and is located in the centre of the site. Due to its historical and architectural character it is proposed that this farm building is left untouched as much as possible. Internal elements of design, such as the standalone timber insertion, are designed to be independent from the structure. This not only is a respectful design choice towards the heritage of the barn, but it also a sustainable response to allow future adaptability and flexibility of the space. The timber structure is exposed and visible from every part of the building thanks to the offset of the insertion from the external walls.

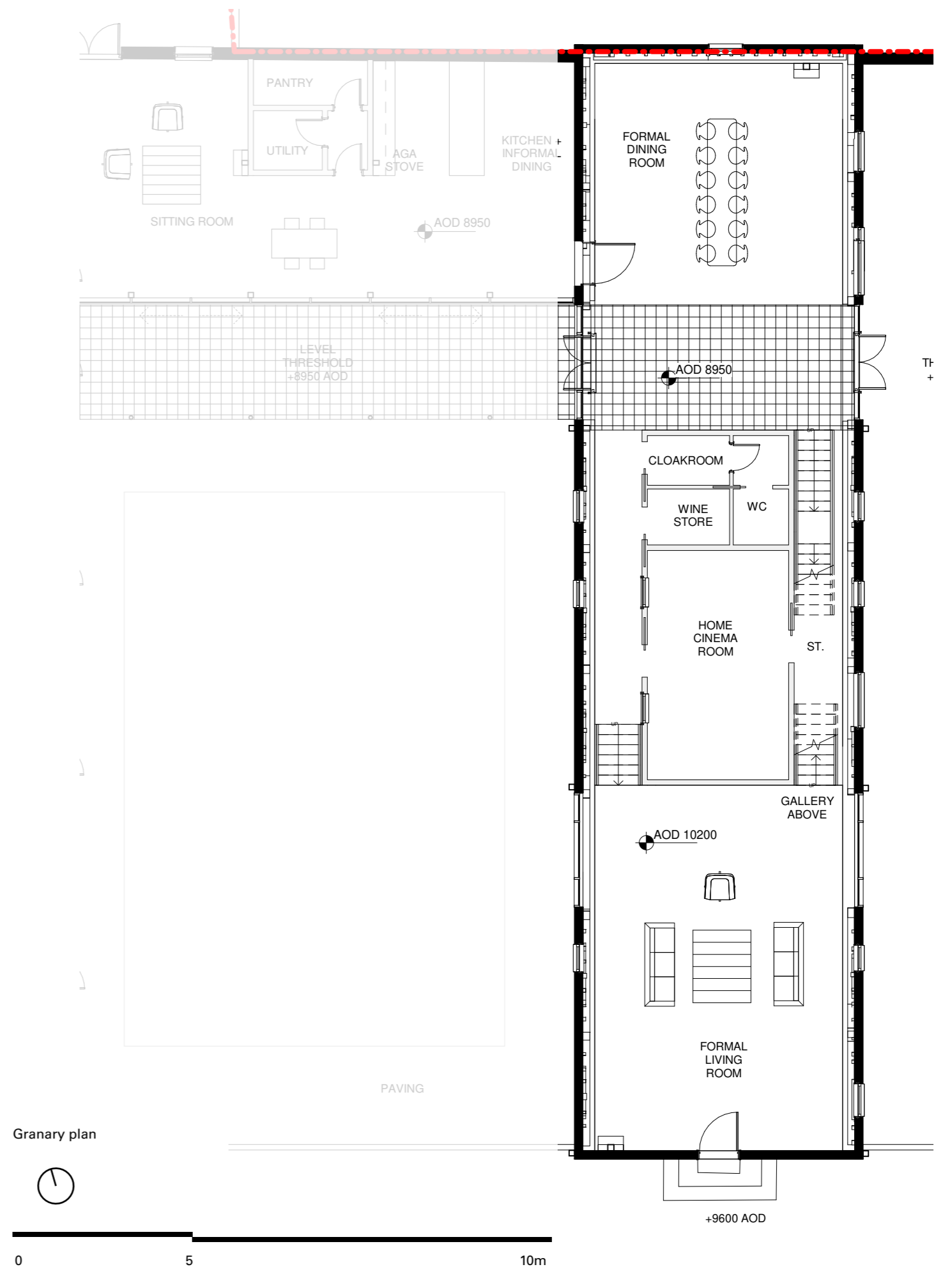
The Granary hosts the most public functions, a formal dining room and sitting room are located in this wing. A home cinema can be found at the ground floor of the insertion and a mezzanine library at the level above. The service zone including a cloakroom, wine store and WC provide service to the main barn. These are smartly located at the centre of the plan to easily serve the three different zones.

The barn is currently over two different floor levels, a higher floor is located to the South and a lower portion to the North. The proposed arrangement and insertion of the volume allow to experience the barn on its entirety at three different levels.

The Granary has two distinct entrances. The door to the South gable is intended to be used mainly for formal guests reception, while the entrance to the North, aligned with the external walkway, is conceived to be the 'everyday' entrance point, providing direct access to the living and kitchen areas.



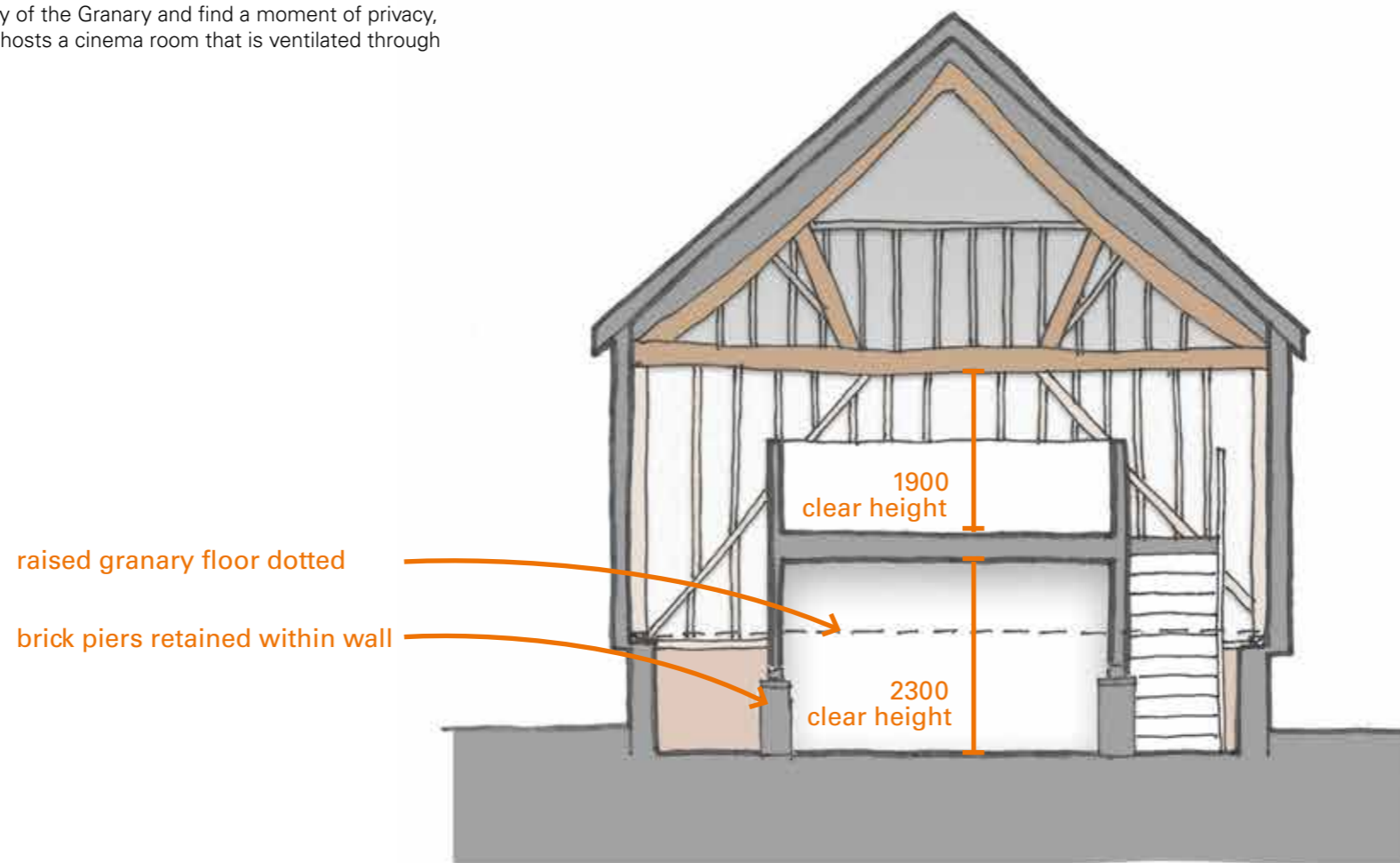
Areal view of the site indicating in blue the Granary building



Granary plan

Short Section

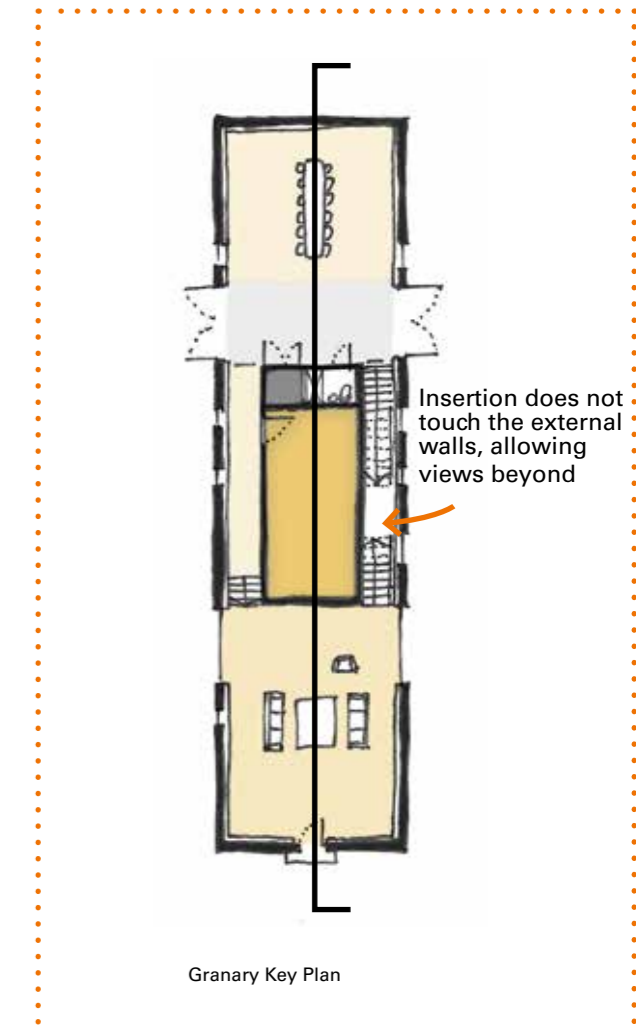
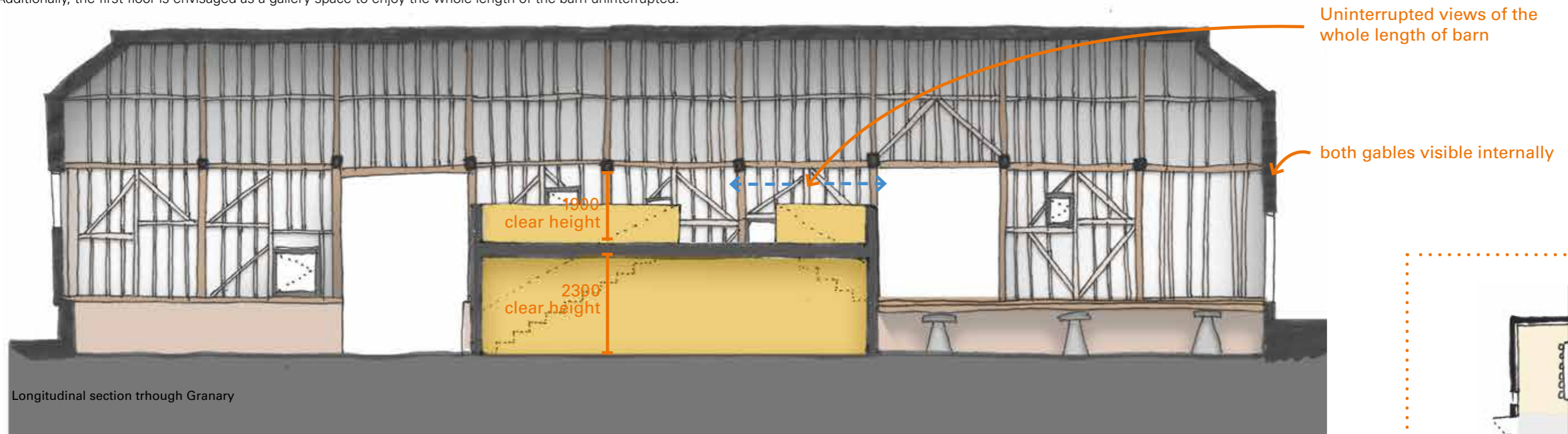
The short section through the barn shows how the insertion does not touch the external walls of the Granary or roof and is envisaged as a standalone structure. Additionally, the left and right aisles of brick piers can be retained to form walls. This will make sure the heritage character of the listed building is respected and retained. Furthermore, the first floor addition allows to experience the barn and its structure from a closer point of view. The first floor gallery is conceived to be an intimate reading space where one can withdraw to appreciate the historical beauty of the Granary and find a moment of privacy, whereas the ground floor of the insertions hosts a cinema room that is ventilated through openings along the walls.



Section through the insertion in the Granary

Granary Section Through Insertion

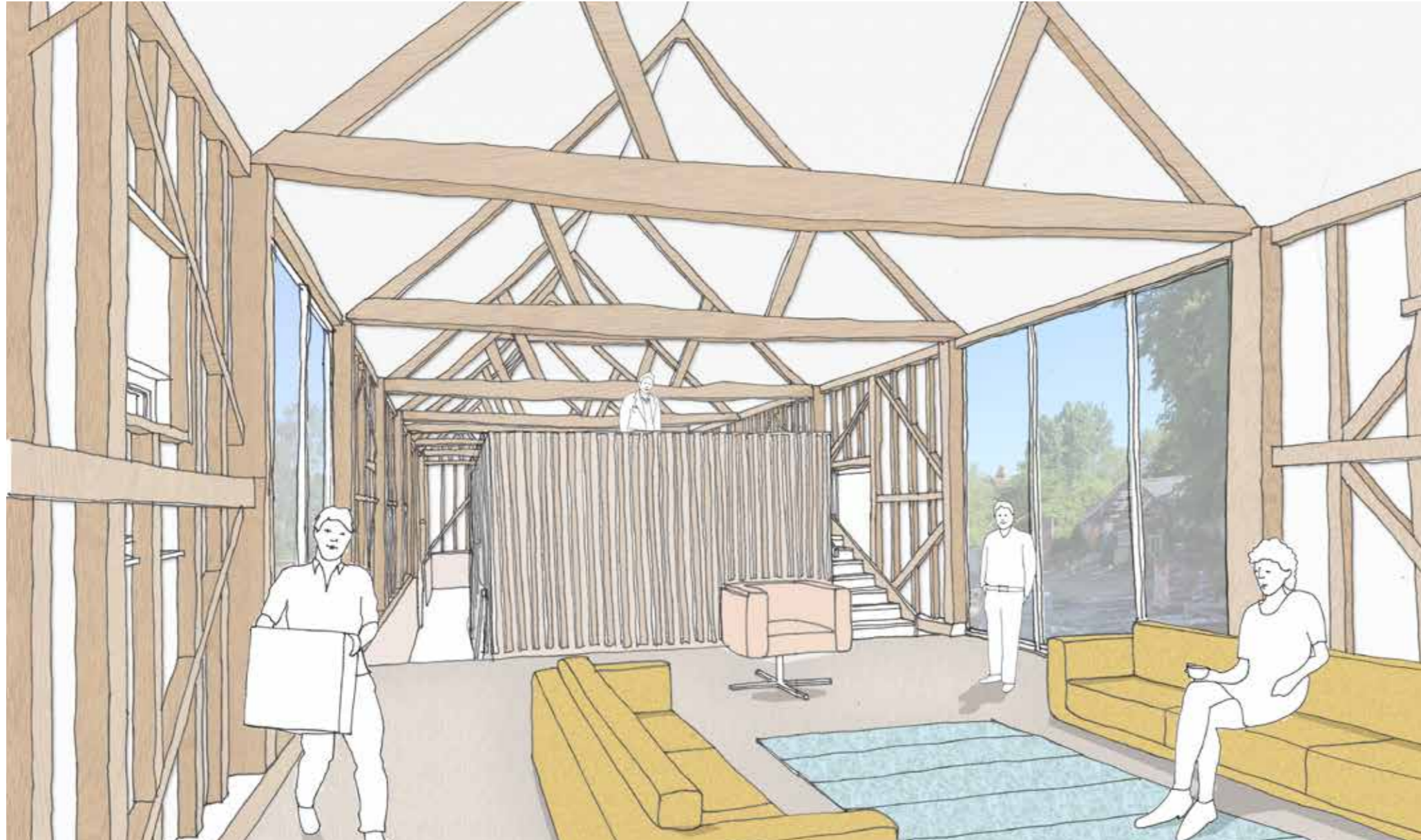
The insertion does not touch the external Granary walls or roof, allowing views of the structure above and beyond. Additionally, the first floor is envisaged as a gallery space to enjoy the whole length of the barn uninterrupted.

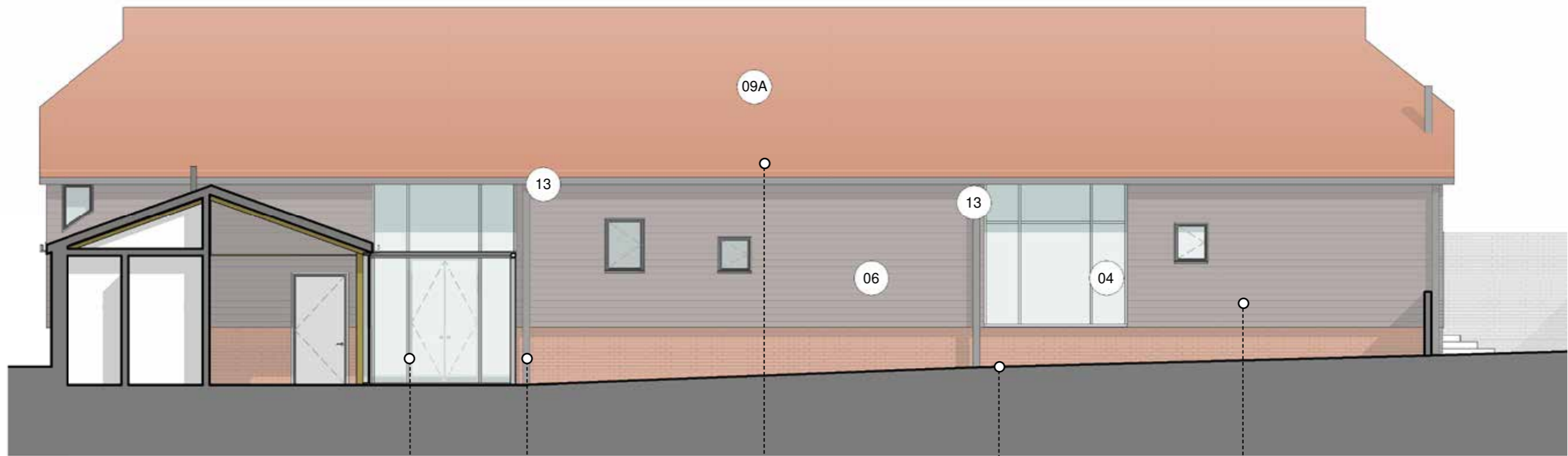


References images for the insertion design

Interior View

The interior view below illustrates how an insertion into the middle of the Granary would look. The view is taken from the southern brick gable wall on the raised granary floor facing north, and shows how the barn structure is evident with the viewer experiencing the full length of the barn. The insertion is proposed to be constructed from timber slats to make sure it integrates with the heritage architecture of the barn and doesn't create excessive contrast. Furthermore, the use of timber will ensure a sustainable approach is taken.





Granary West elevation



04

Composite Windows/Doors

To the inside: Oak framed windows, doors, sliding doors and fixed panels. To the outside: Anodised aluminium, dark grey, RAL 7016



13

RWP and gutters to match existing fascias



09A

Existing Roof tiles



Existing plinth wall

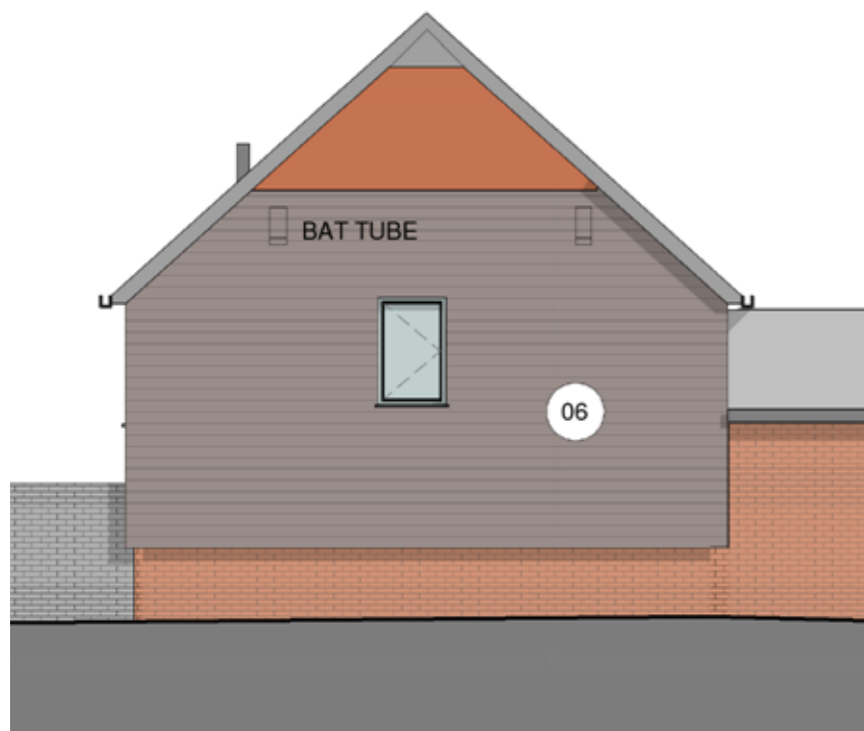


06

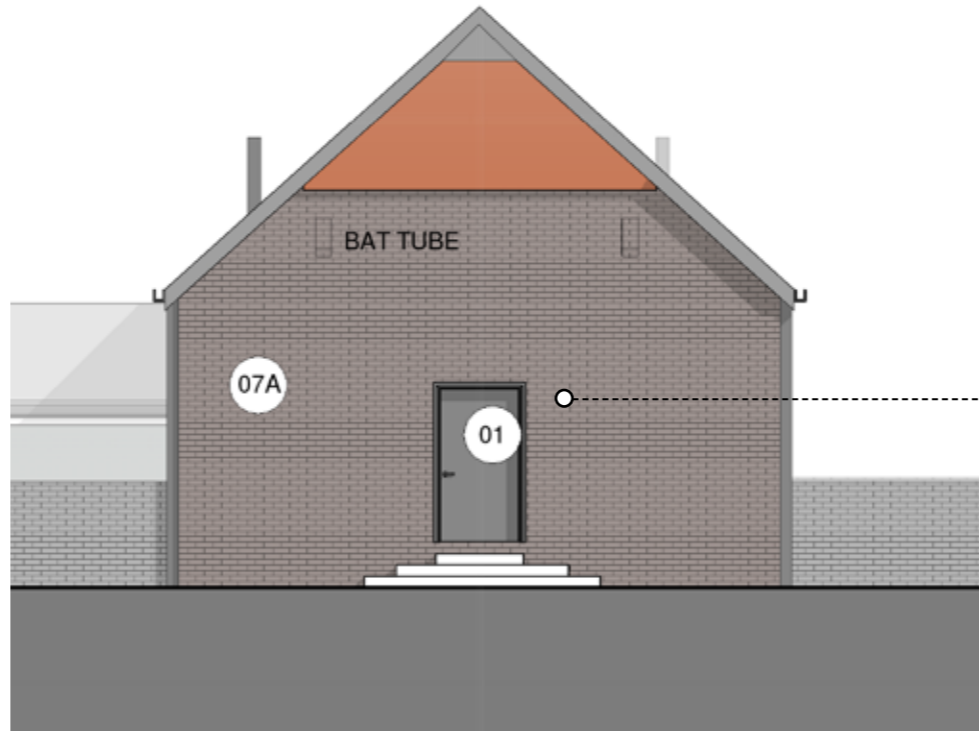
Dark grey weatherboard



Granary East elevation



Granary North elevation



Granary South elevation



Existing brick gable wall

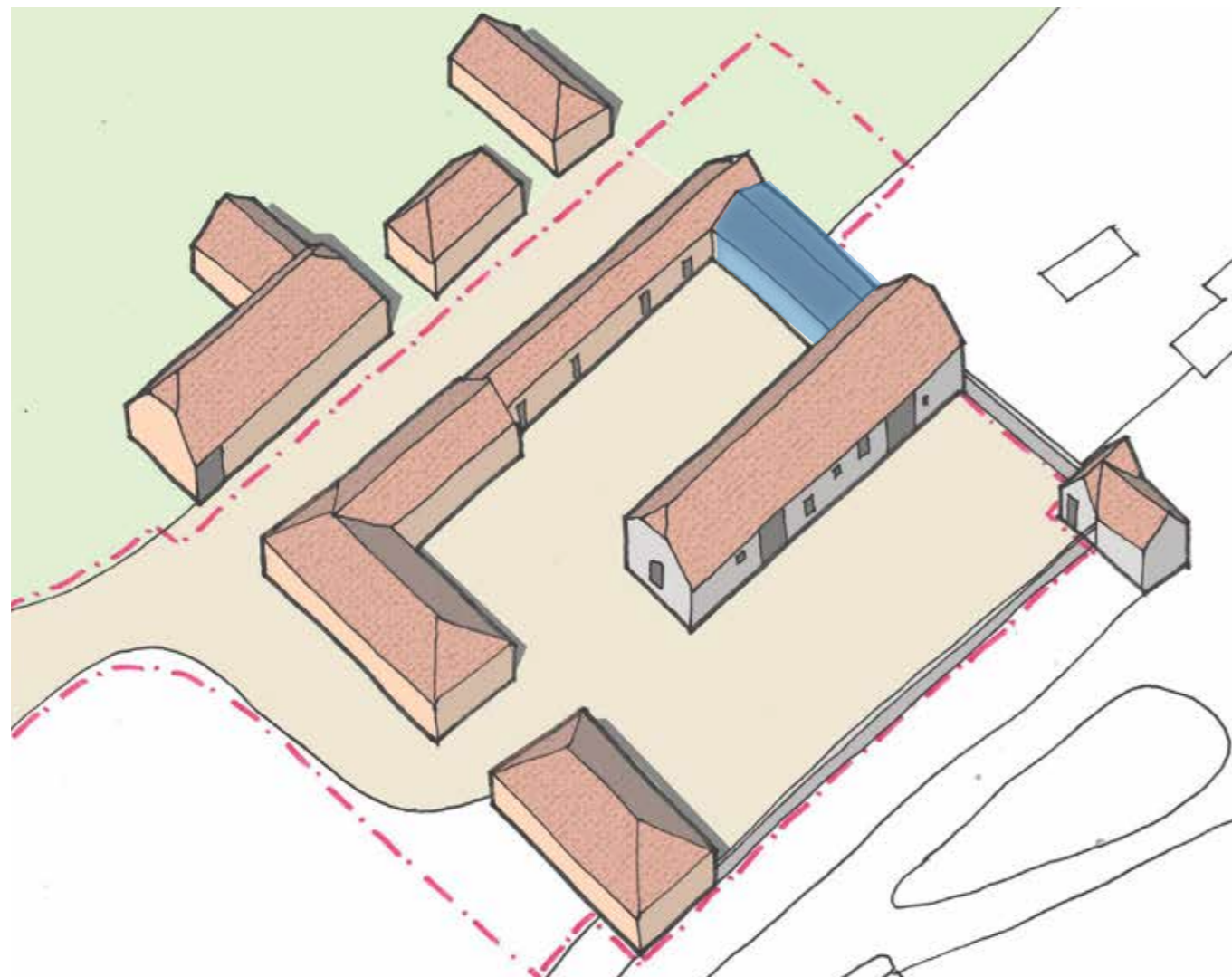


5.6 The Link Building

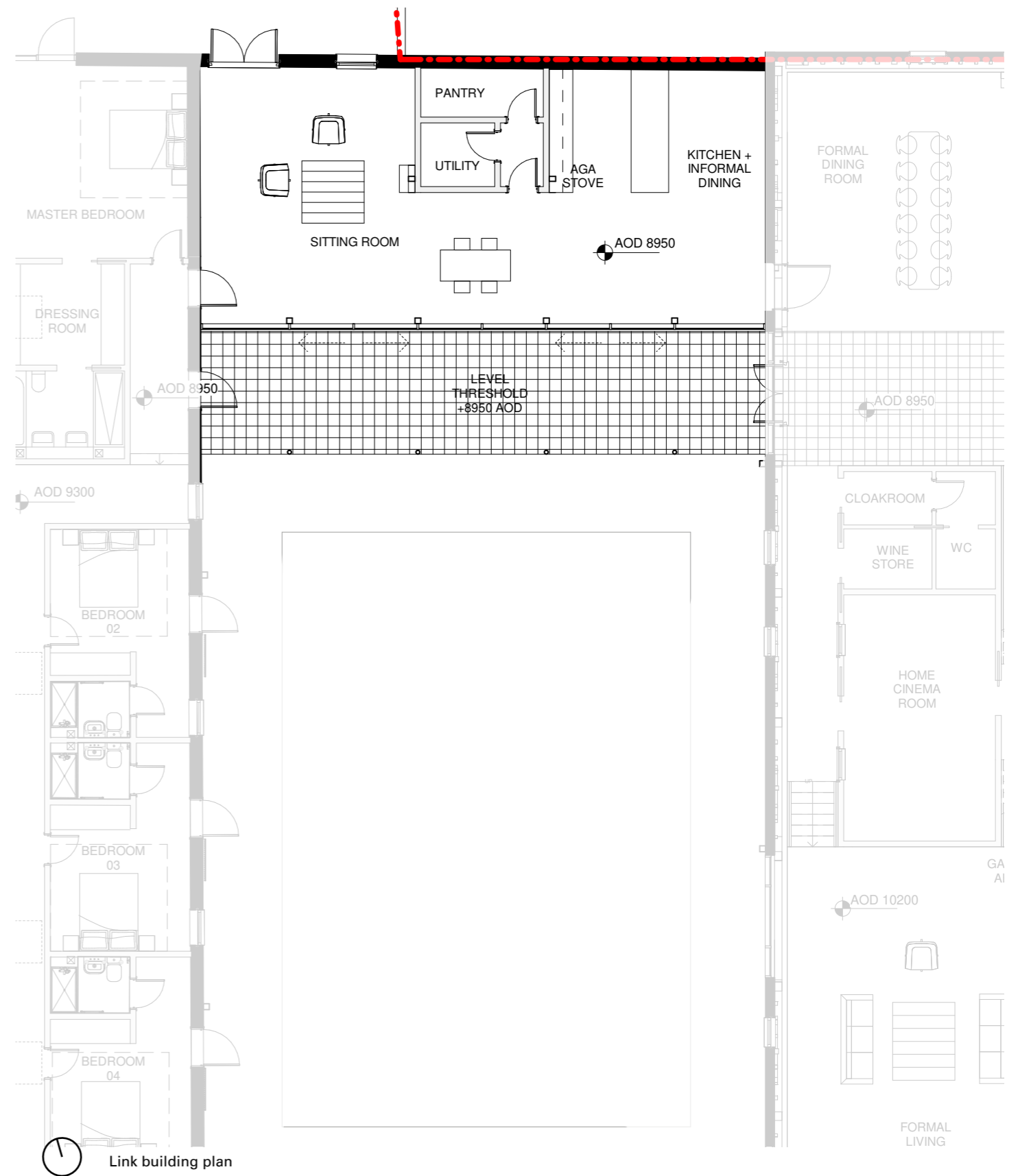
Description

The link building spanned between the Granary and Dairy Shed against the northern perimeter wall. There is currently no remaining structure here and the proposed design re-introduces a link building in this location. The addition aims to create an internal and external connection between the Granary and the Dairy Shed and host the informal daily zone comprising of kitchen and sitting room.

The living area is connected to the landscaped courtyard through a full height glazing that creates a continuity between the inside and the outside. The design of the trusses is a contemporary interpretation of the existing trusses and a zinc roof is proposed for this building to create a dialogue with the metal sheds that previously occupied the site.



Areal view of the site indicating in blue the Link building

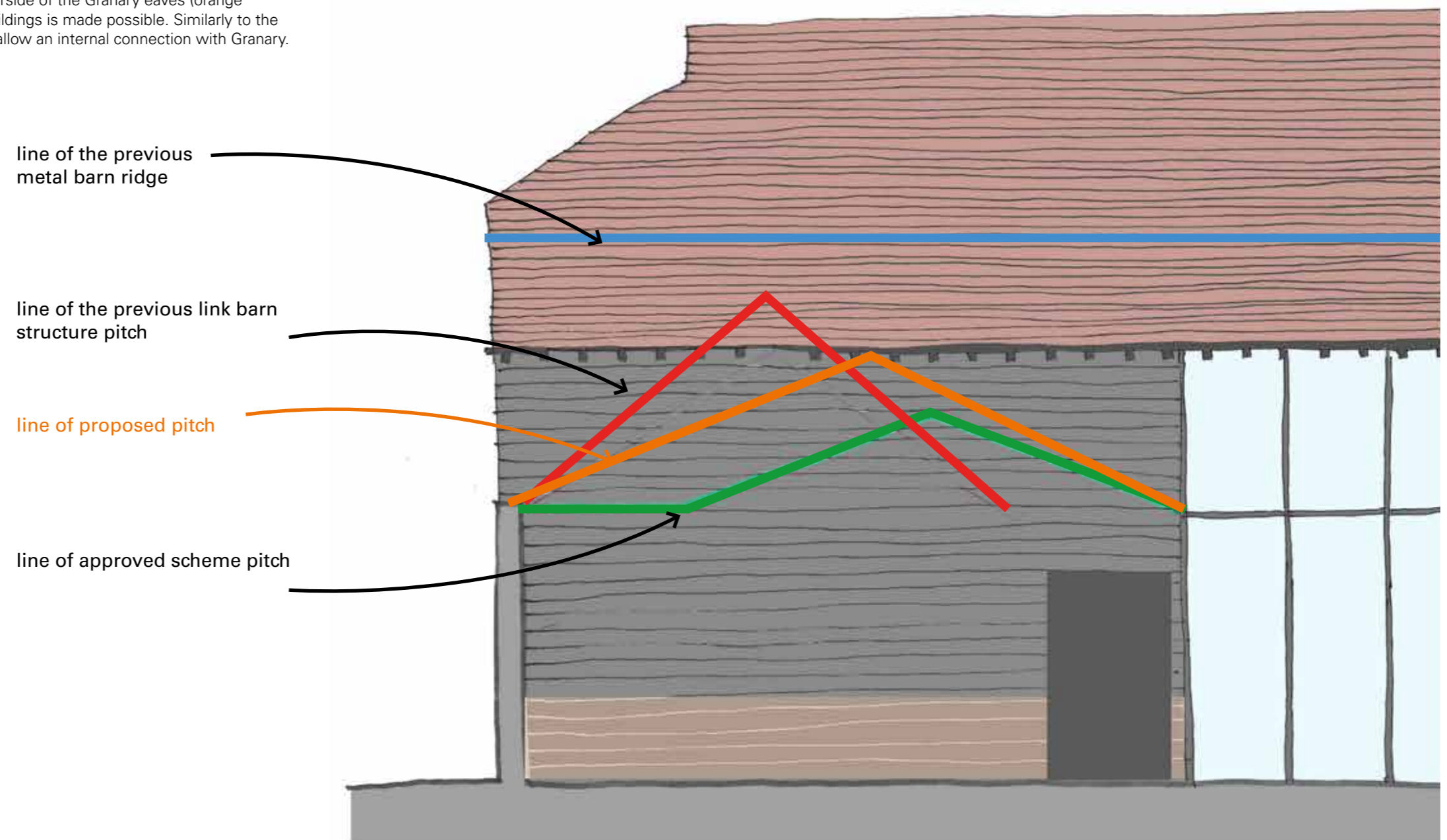


0 5 10m

Link Building Height Comparison

The diagram below shows the pitch of the previous link building structure (red line), and the pitch of the approved scheme (green line). The metal atcost barn shown on the existing site location plan also has its ridge height highlighted (blue line).

For buildability reasons and to be respectful to the architectural character of the Granary it is proposed to align the pitch of the link building to the underside of the Granary eaves (orange line). Doing so, a cleaner connection between the two buildings is made possible. Similarly to the approved scheme roof, the proposed roof is stretched to allow an internal connection with Granary.



Link building height comparison section

Proposed Link Building Design

The sketch below shows our proposal for the link building. The design is driven by keeping the connection to the Granary simple. The larger buildings have a steeper pitch roof, whereas the smaller subservient buildings such as the link building have a shallower pitch. The strategy is to keep the ridge of the Link building under the Granary eaves to create a cleaner connection to the Granary and avoid modifying the Granary roof. Internally, there is an existing internal connection through to the Granary as well as providing an external walkway that acts as solar shading to protect the southern facade. A lightweight tubular metal frame for growing hops acts as a canopy for the external walkway

The weatherboarding and brickwork plinth is to be continued internally, rather than the addition of new finishes on the wall of the Granary, providing an exposed finish. Full height glazing are proposed to the southern wall facing the courtyard.

The Link Building roof is proposed to be clad in pre-patinated zinc, a material that ages well, to act as a counterpoint to the adjacent Granary Building and Dairy shed. This change in material reinforces the subservient nature of the link building. Solar Panels are shown within a recessed section of the roof to avoid looking 'stuck-on' and appear more integrated.

ridge of the link building aligned to the underside of the Granary eaves

Pre-patinated zinc roof cladding

external finishes continued internally on this wall

2845 clear height

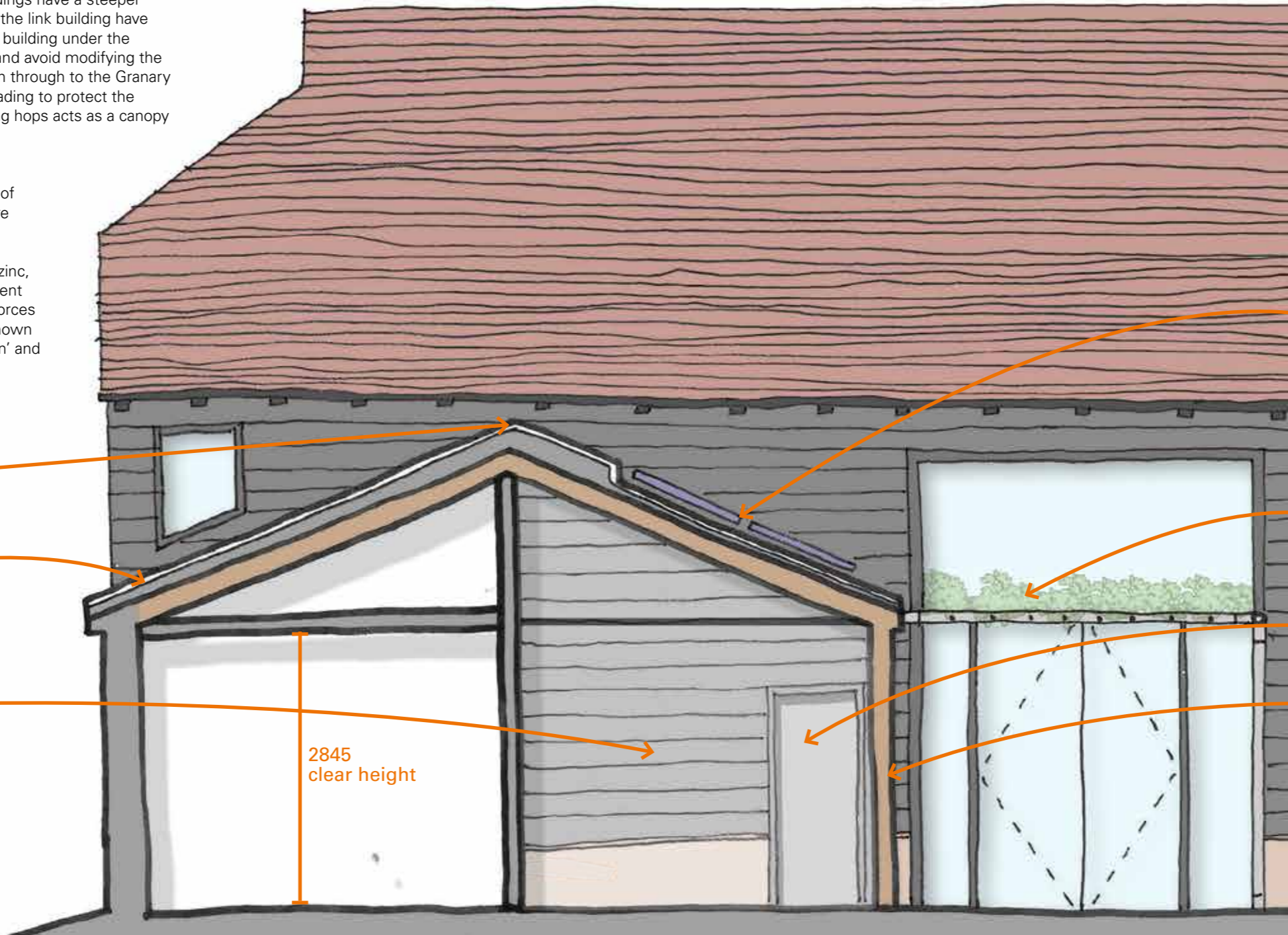
Zone of shallower roof build up to allow Solar Panels to be semi-recessed

frame for growing hops

internal opening to Granary

glazing to the external covered walkway

Link building sketch section



Interior View

The sketch below shows how the link building trusses relate to the interior space and the insertion. The proposed truss design is a contemporary interpretation of the existing trusses seen throughout the barns on site. Steel structural elements are introduced to provide a cleaner and lighter language to the truss, providing a respectful and more delicate connection to the existing link building wall.

Composite full height sliding doors with timber finish to the inside and anodised aluminium to the outside are proposed to allow a connection between the outside and the inside space.

An internal volume, hosting the utility cupboard and pantry is located within the open plan and it is proposed to have the same timber slat finish as per the Granary insertion. Above the volume, underneath the ceiling area a storage area is provided to allocate mechanical ventilation and PV panel equipment, which is partly the reason why the volume is connected to the above structure.

A couple of openings are proposed to the North of the link building to provide good daylight and ventilation quality as well as offering views to the fields and to the river. The door to the North is provided with a timber shutter to the outside to provide privacy and create a visual separation to the neighbouring properties when opened.



Interior View of the Link building looking East

Exterior View

The sketch below illustrates an outside view of the link building design. A standing seam zinc roof is proposed with PVs to the southern face to benefit from solar energy. The pre-patinated zinc will age well and creates visual contrast with the existing tiled roofs while taking precedents from the metal sheds once on site.

A galvanised steel exterior canopy is provided with growing hops to maximise winter sunlight and act as solar shading during the summer season by filtrating the daylight. The growing hops is also a way to bring biodiversity into the design.

The image to the bottom left illustrates the connection between the vertical and horizontal steel elements of the walkway frame. The intentions is to have a fabricated bespoke connection that creates a seamless finish. The material proposed is dark grey galvanised steel.



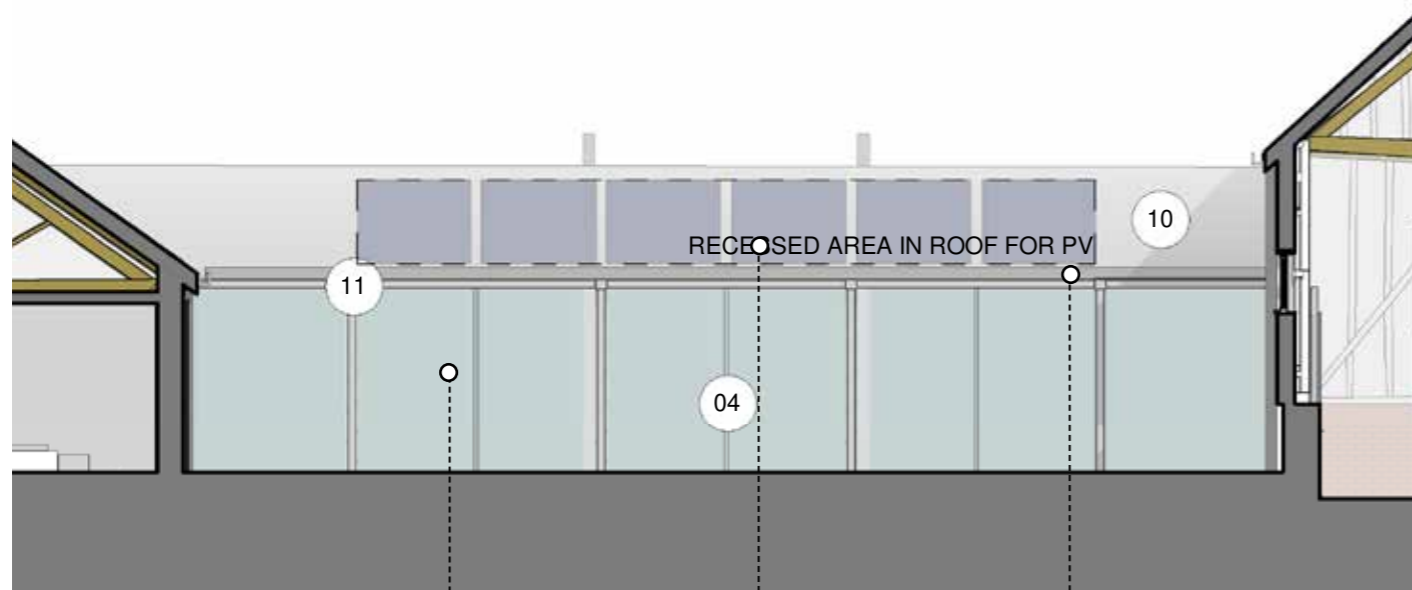
Pre-patinated standing seam zinc roof



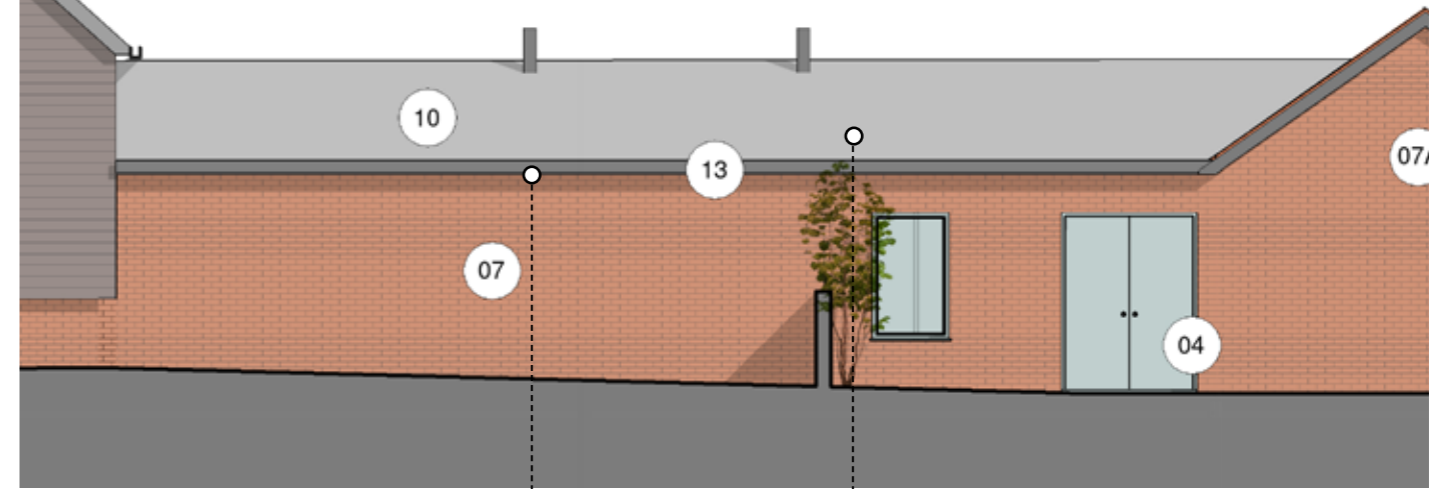
Connection detail of metal frame



Exterior view looking North towards the link building



South elevation Link Building



North elevation Link Building



04

Composite Windows/Doors

To the inside: Oak framed windows, doors, sliding doors and fixed panels. To the outside: Anodised aluminium, dark grey, RAL 7016



Photovoltaic solar panels

To be inserted in recessed area of the roof



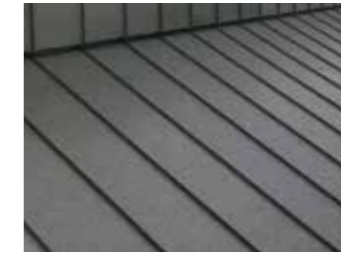
11

Galvanised steel frame



13

RWP and gutters to match windows/doors



10

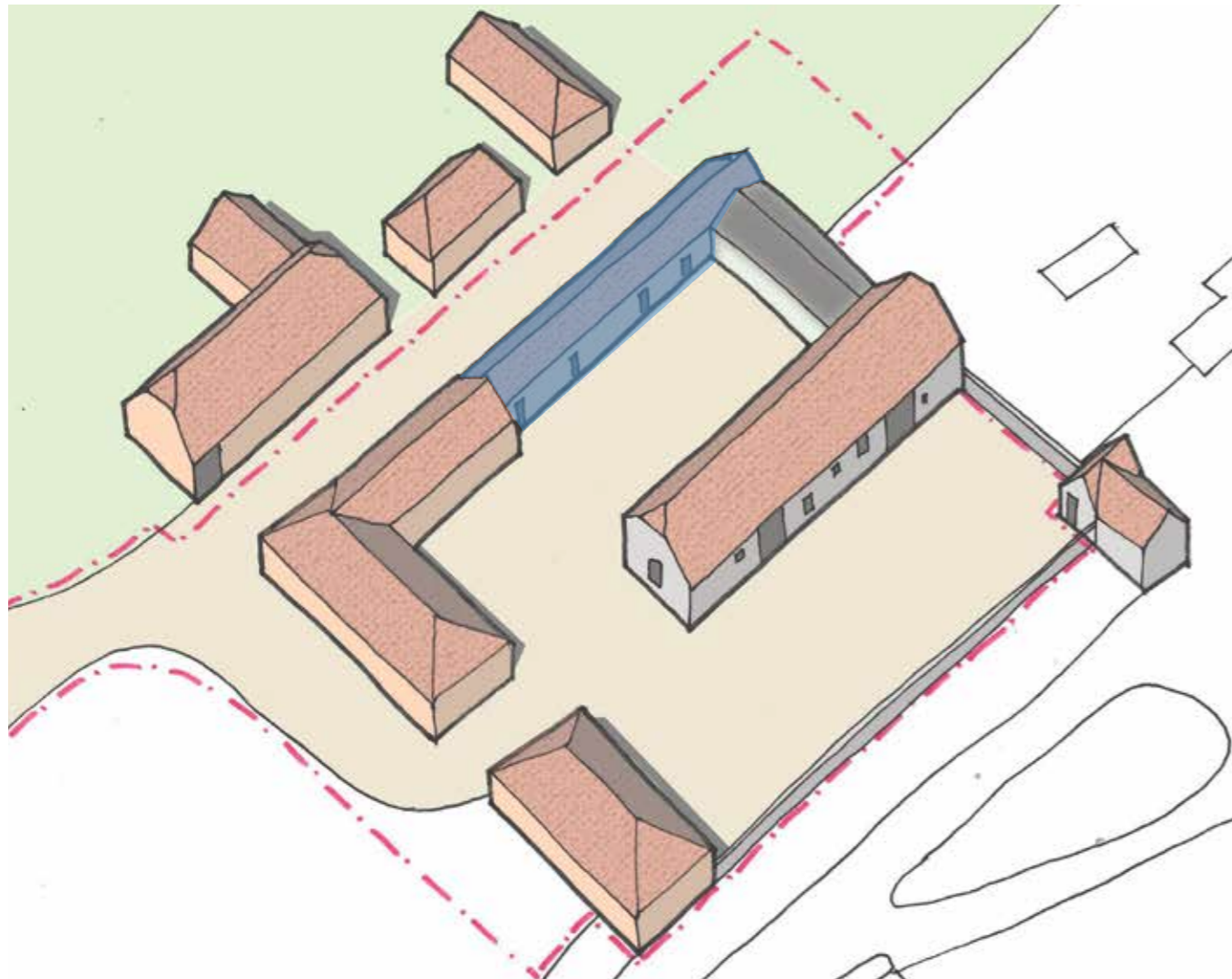
Dark grey zinc roof

5.7 The Dairy Shed

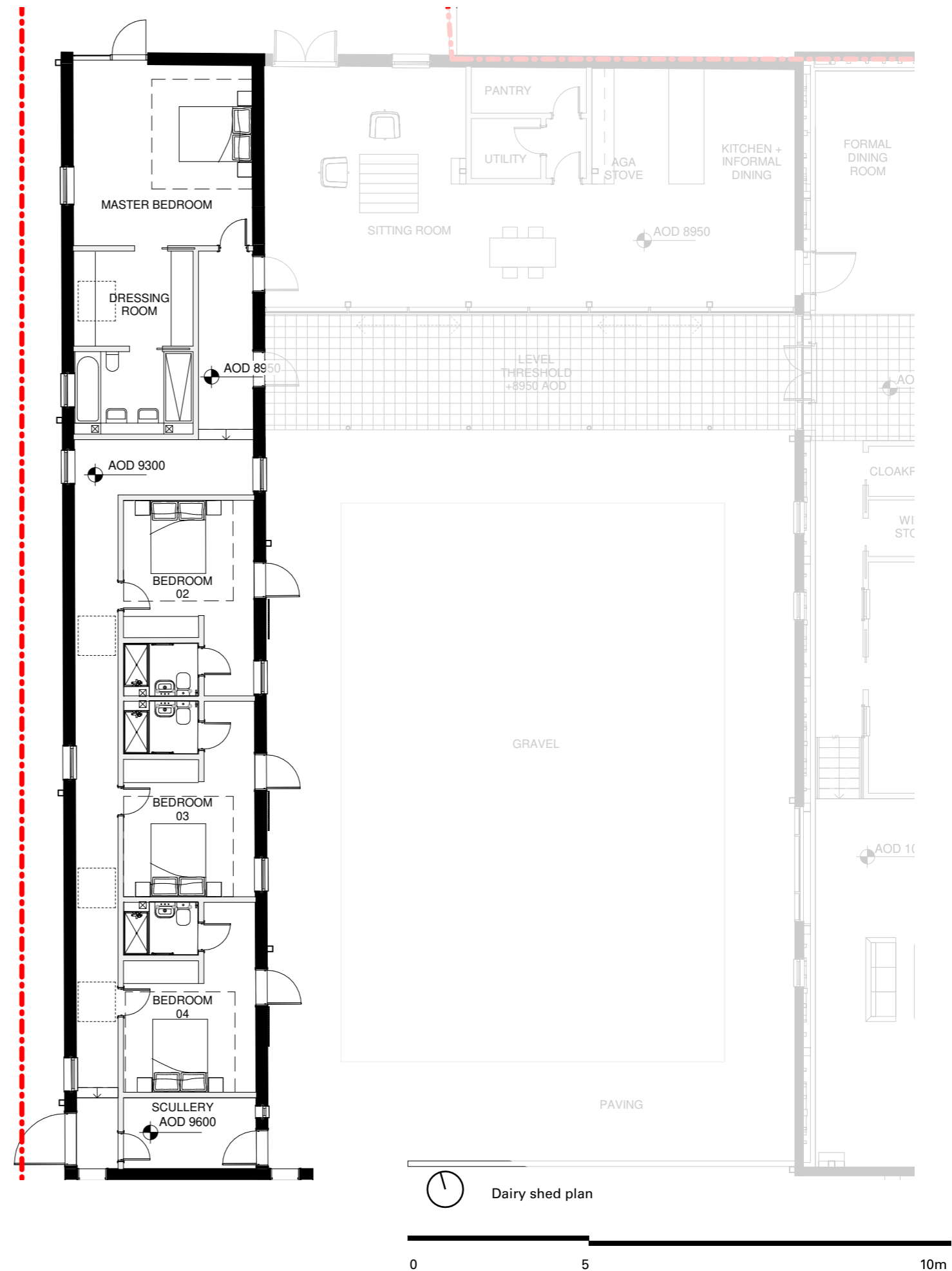
Description

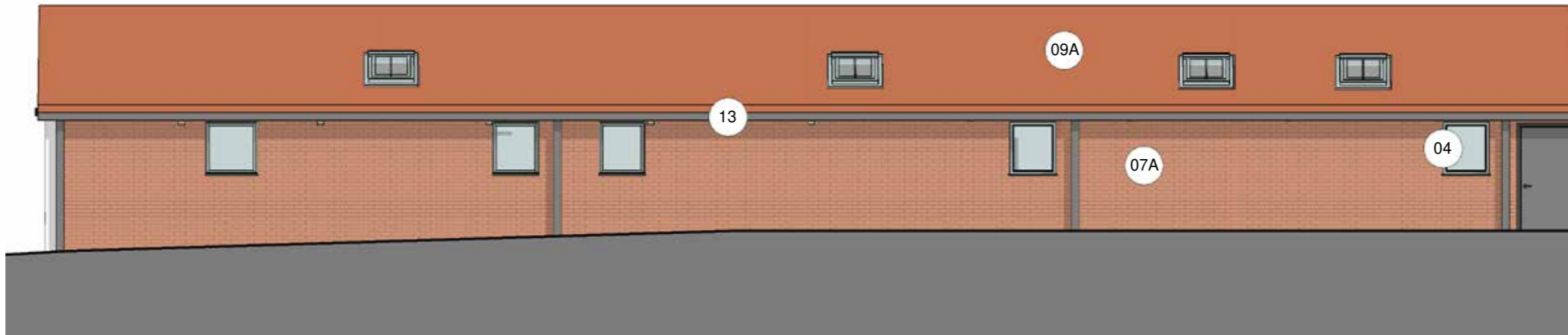
The Dairy Shed dates back to the late 19th century and is a 10 bay brick building with a gabled plain tile roof. It is located on the west of the site. There are existing windows and doors on its east elevation opening onto the courtyard together with windows on the north and west elevations and rooflights on the west facing roof.

The dairy building hosts the master bedroom, including a dressing room and three smaller bedrooms. These are provided with private ensuites and direct connection to the courtyard. They are accessed from a corridor and they are conceived as 'pods' within the existing fabric, detached from the trusses above. This barn is conceived as independent from the other barns while still being well connected to them, through outdoor and indoor routes. The 4 existing roof-lights to the west, flood the proposed corridor with light and the careful design location of the bedrooms makes effective use of the original openings, without the need of inserting additional opening.

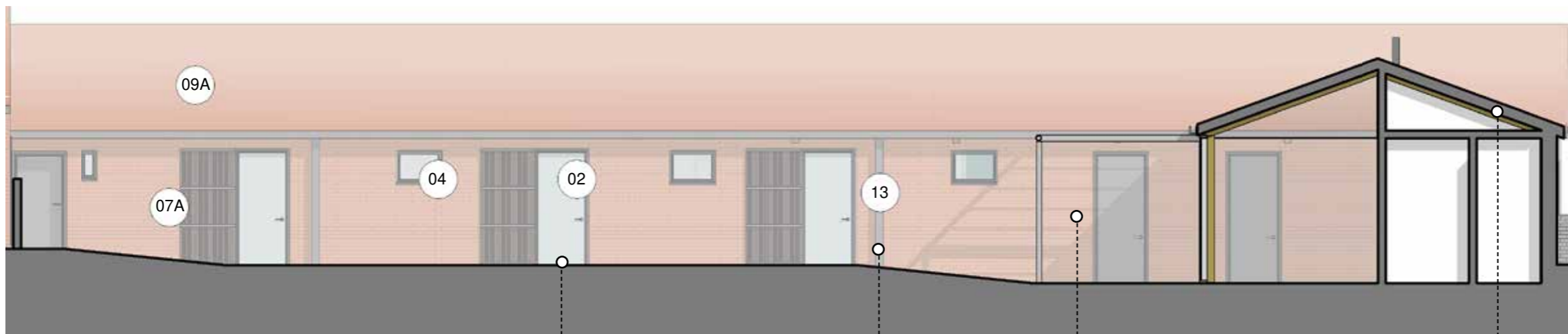


Aerial view of the site indicating in blue the Dairy shed





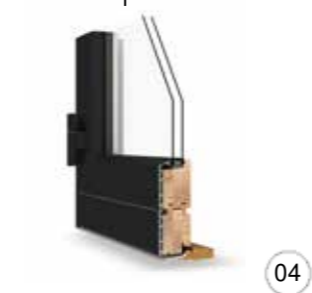
West elevation Dairy Shed



East elevation Dairy Shed



North elevation Dairy Shed



04
 Glazed composite door (Oak framed door to the inside and anodised aluminium - RAL 7016 to the outside) + Painted timber shutter to the outside



13
 RWP and gutters to match existing fascias



07A
 Existing brick wall

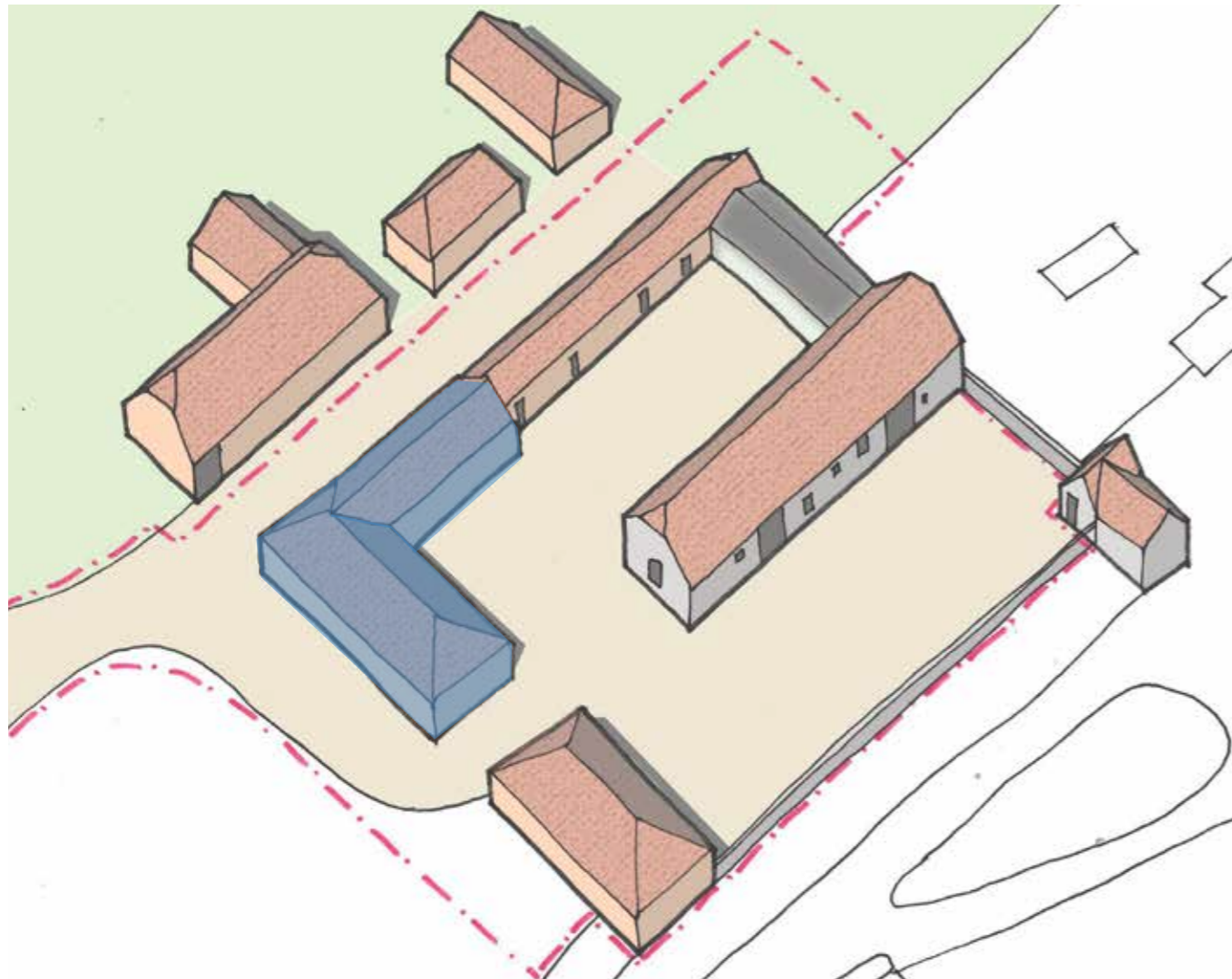


09A
 Existing Roof tiles

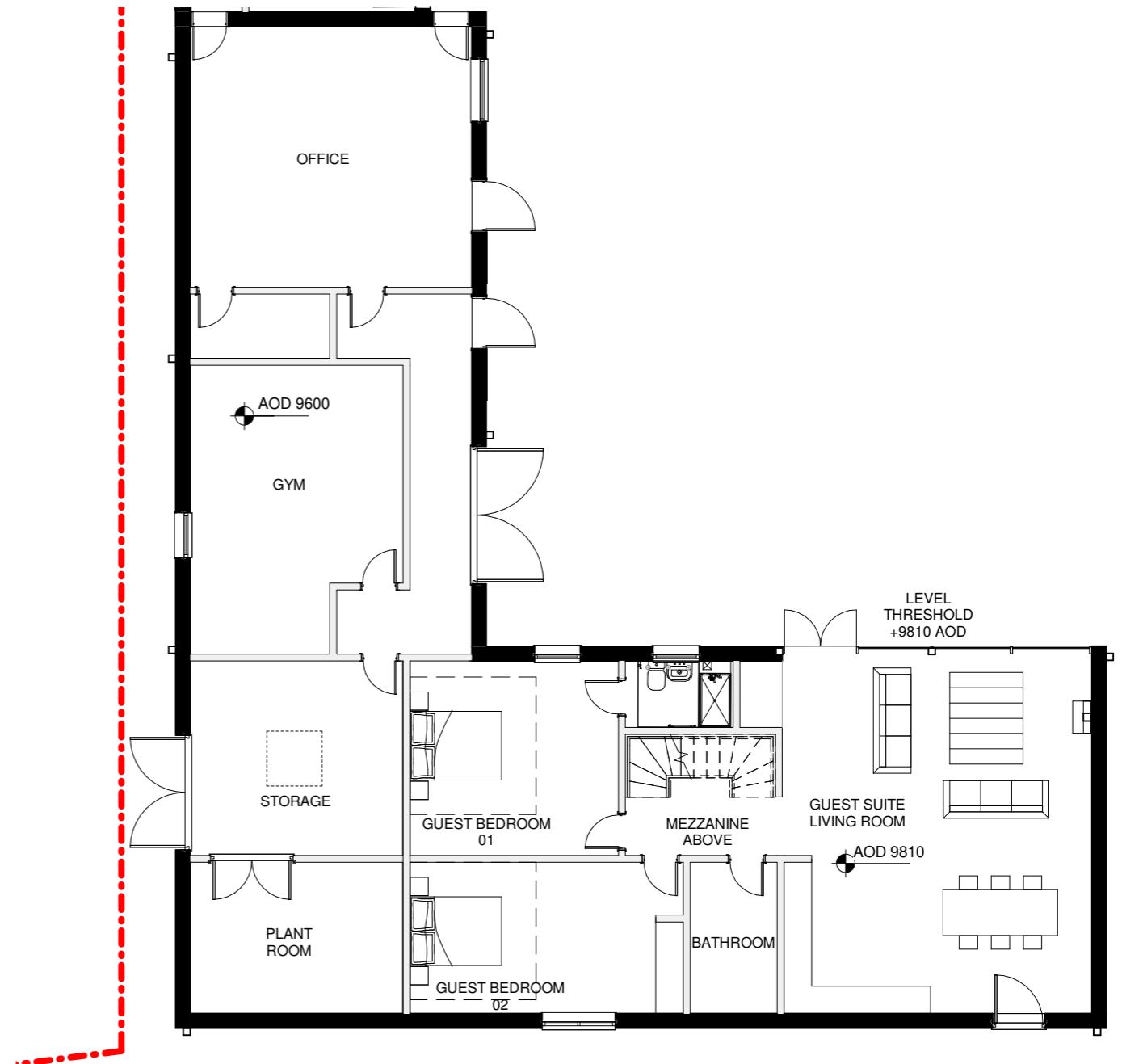
5.8 The Stable Block and Machine Shed

Description

The Stable Block and Machine Shed have suffered considerable damage and their roofs and east/north elevations have collapsed. The Stable Block was wider in plan than the neighbouring dairy shed and it is proposed to maintain its original footprint. This farm building will host the ancillary rooms, such as office space, gym and plant room. These are connected to the main building and easily accessible. The adjacent Guest suite hosts two bedrooms, services and living space at ground, and a reading zone and additional bedroom at first floor level. The first floor addition allows to benefit from the full height of the barn and experience the proposed queen post trusses from a closer perspective.



Areal view of the site indicating in blue the Stable block and Machine shed

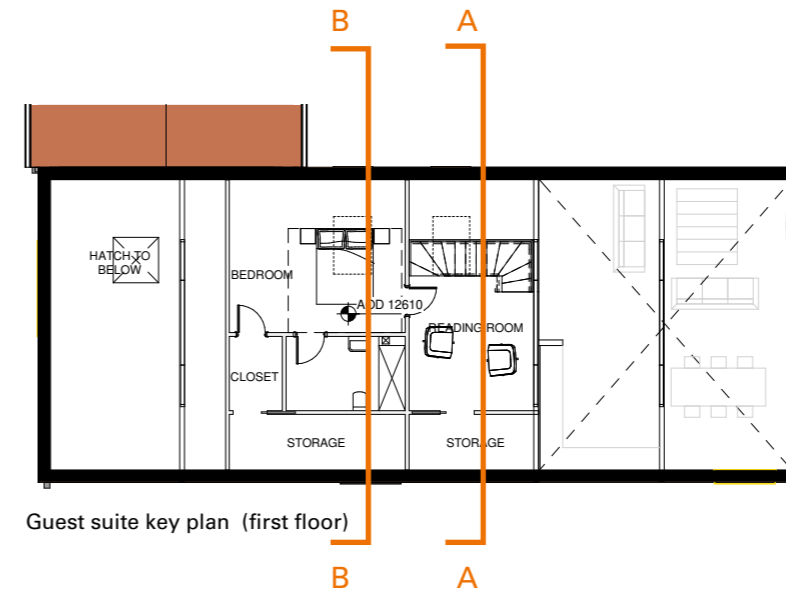


Stable block and Guest suite plan

0 5 10m

Proposed Guest Suite Design

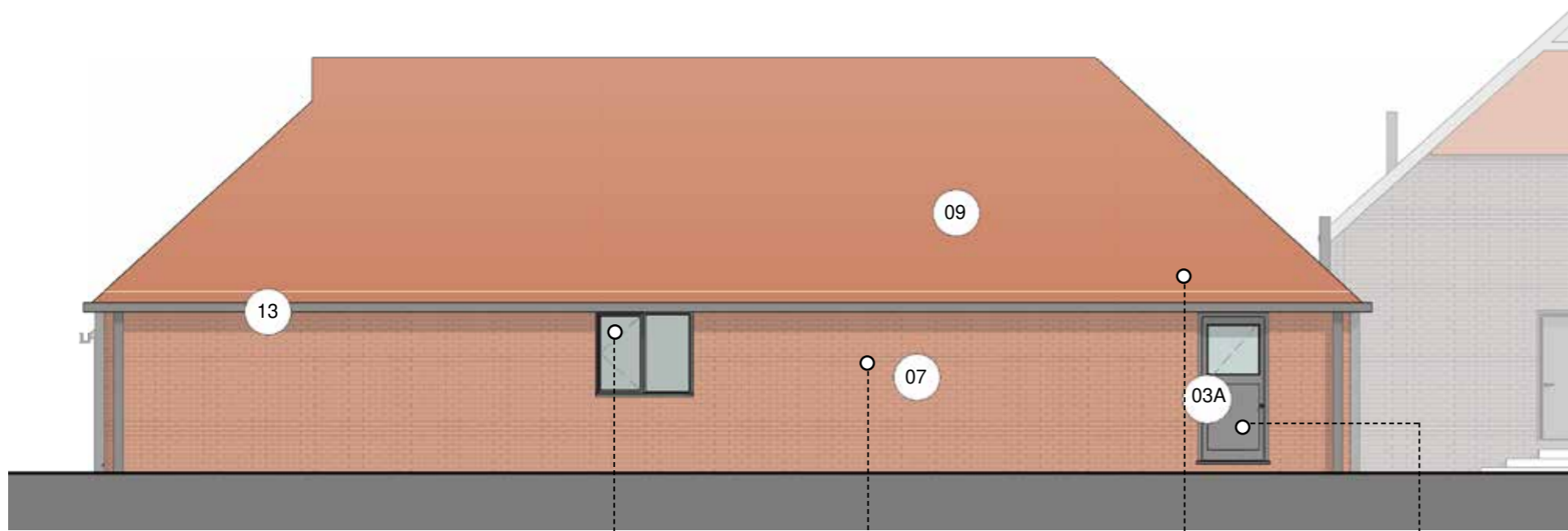
The sketch below illustrates the proposal for the first floor bedroom of the guest suite. A first floor is proposed to allocate a guest bedroom and a gallery library. The design of the living space benefits from a double height space which faces the mezzanine space. The trusses that frame the first floor bedroom are infilled to provide privacy and roof lights provide natural ventilation and daylight. The Guest Suite is similar in size to the adjacent Cart Shed, however rather than copying the Cart Shed King Post trusses, the Guest Suite is proposed to use Queen Post trusses, as both a playful nod to the adjacent building and for functionality.



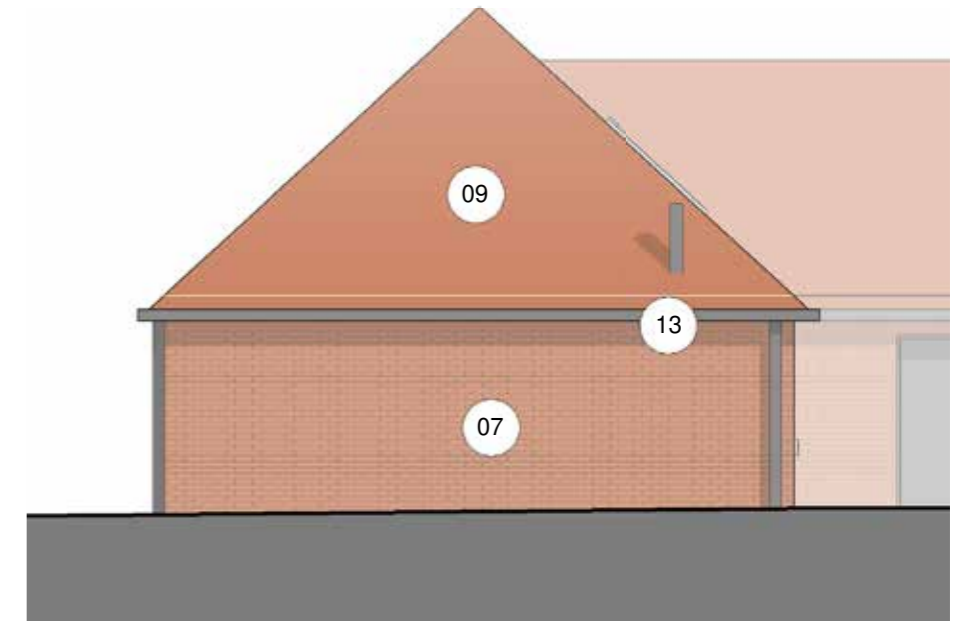
Section AA through mezzanine space at first floor



Section BB through bedroom at first floor



Machine shed South elevation



Machine shed East elevation



Composite Windows/
Doors/Roof lights

To the inside: Oak
framed windows, doors,
sliding doors and fixed
panels. To the outside:
Anodised aluminium,
dark grey, RAL 7016

04



Brick wall from recycled
bricks from site

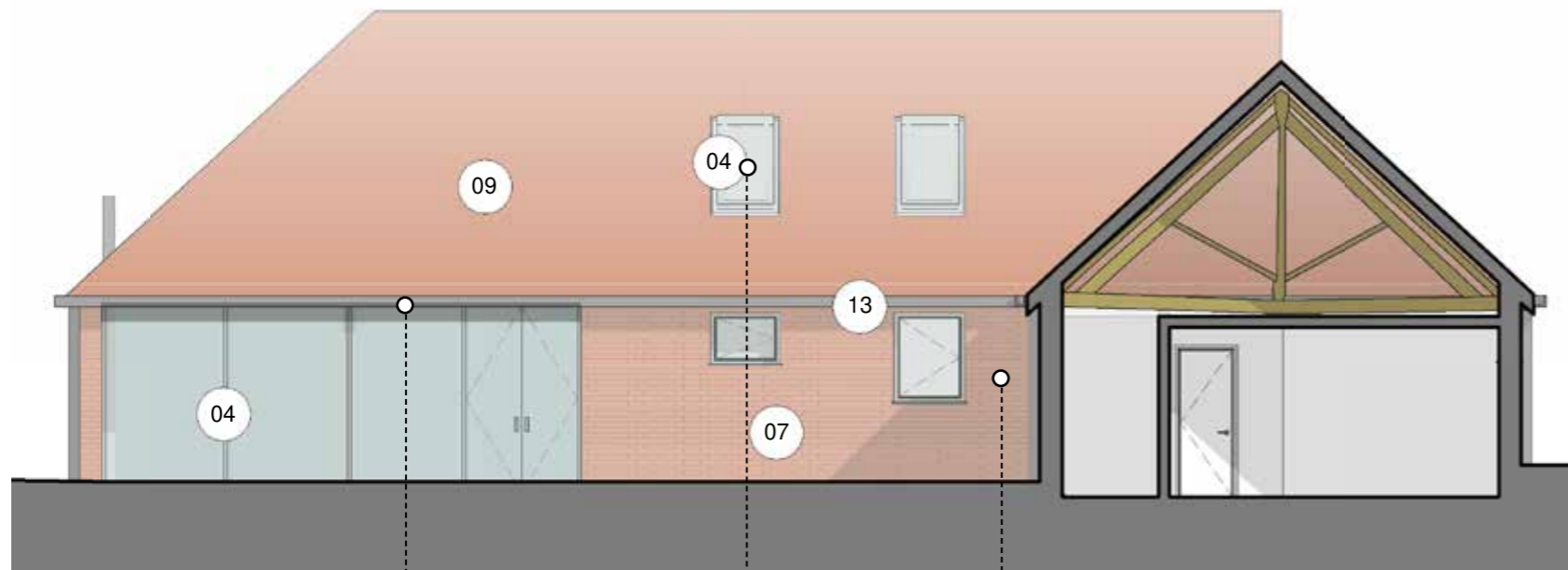
07



Recycled tiles from site

09

Half glazed, half painted
dark grey solid timber door
to match windows



Machine shed North elevation



RWP and gutters to match windows/doors frames

13



Composite Windows/ Doors/Roof lights

To the inside: Oak framed windows, doors, sliding doors and fixed panels. To the outside: Anodised aluminium, dark grey, RAL 7016

04



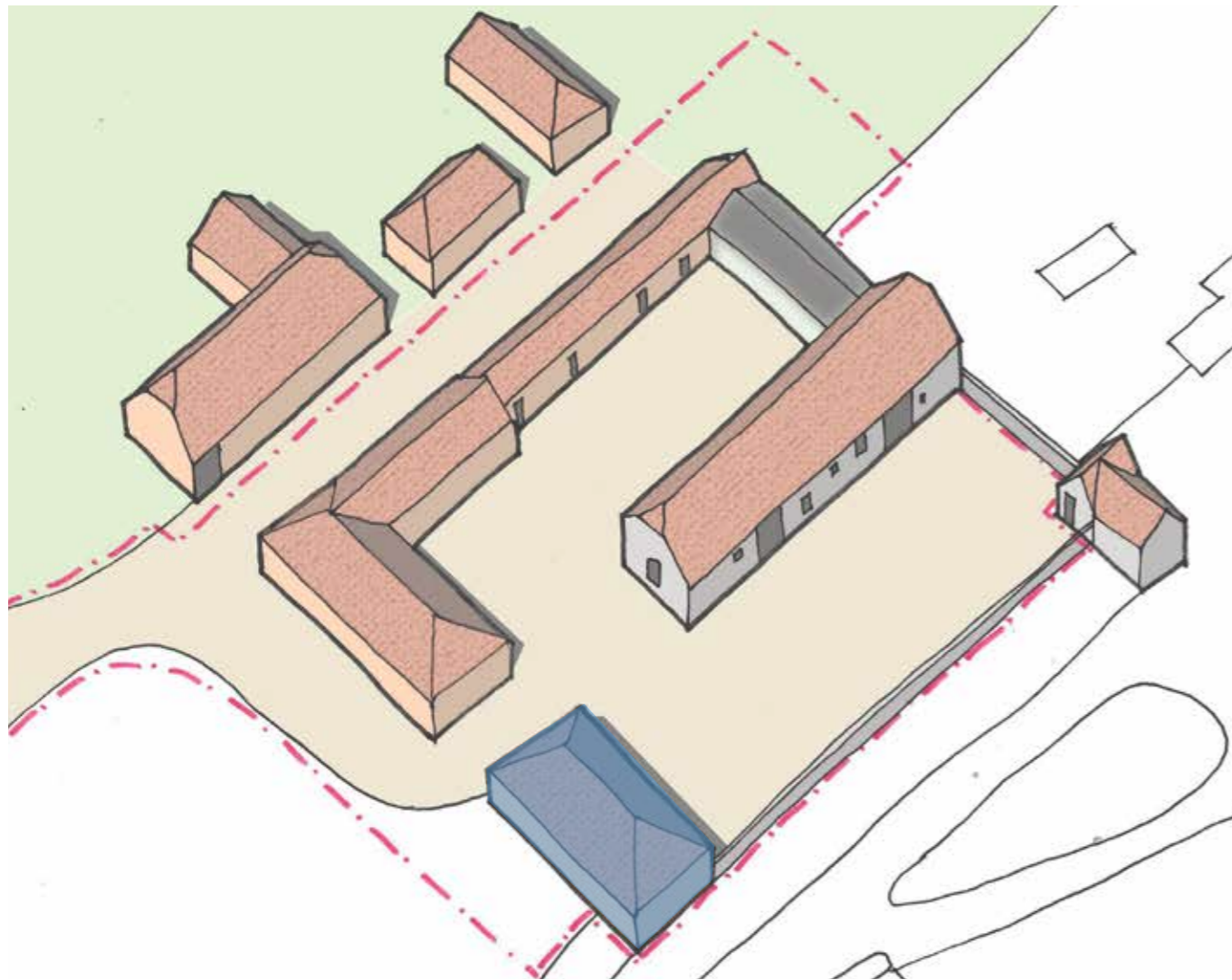
Brick wall from recycled bricks from site

07

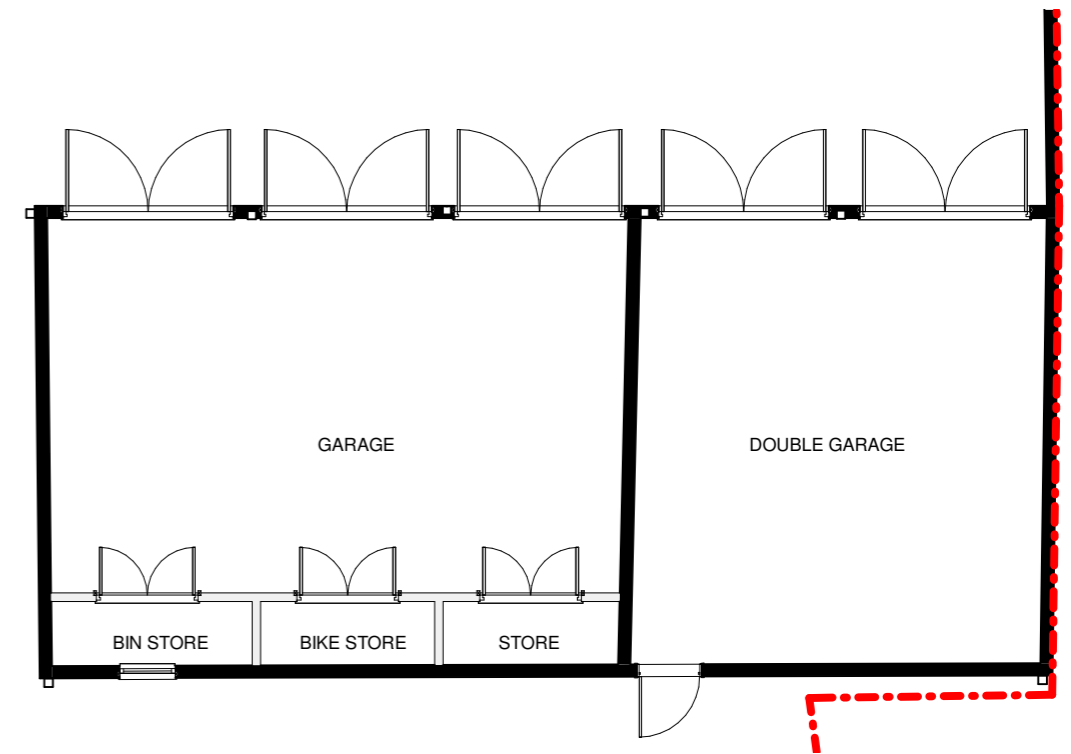
5.9 The Cart Shed

Description

The Cart Shed roof has been repaired and appears how the building originally looked. The design is similar to the adjacent Machine Shed (Cart Shed no.2). A bike and bin store are provided internally and it is proposed to be enclosed to provide protection for cars. Electric charging point for cars is provided in this area to make sure the scheme respond to sustainable and future proofing requirements.

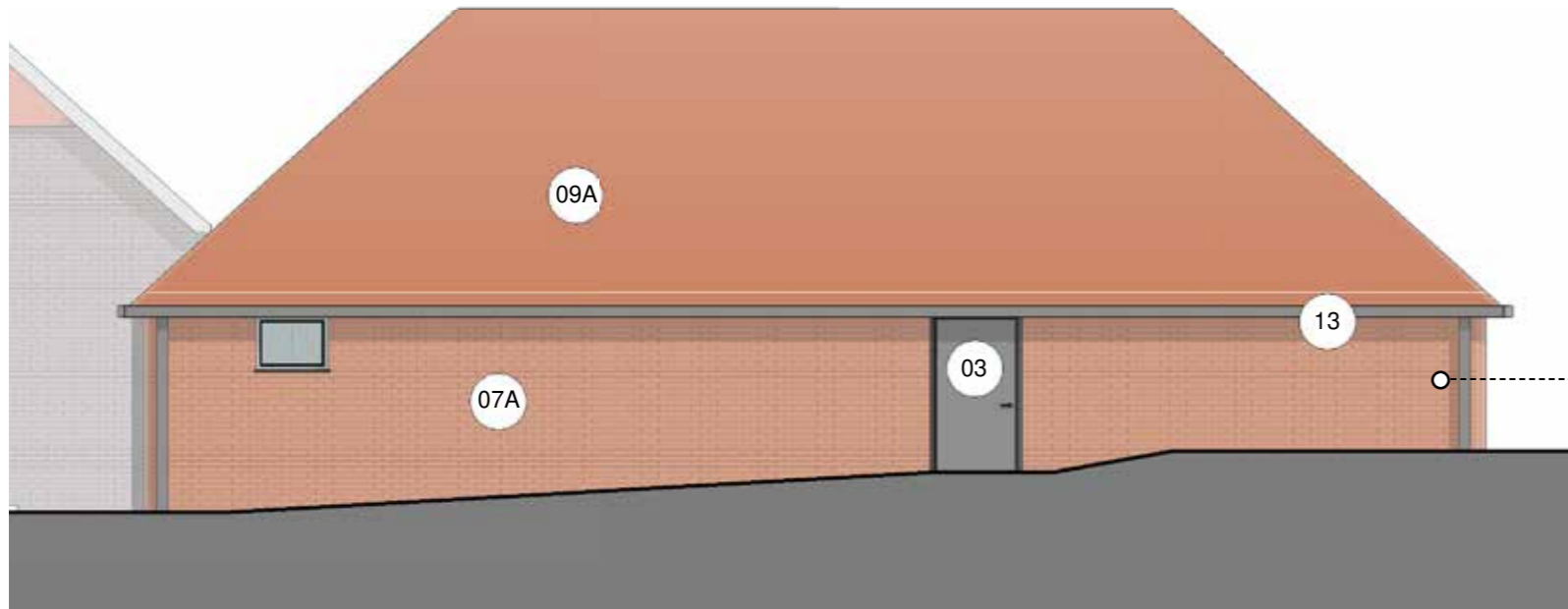


Areal view of the site indicating in blue the Cart shed



Cart shed plan



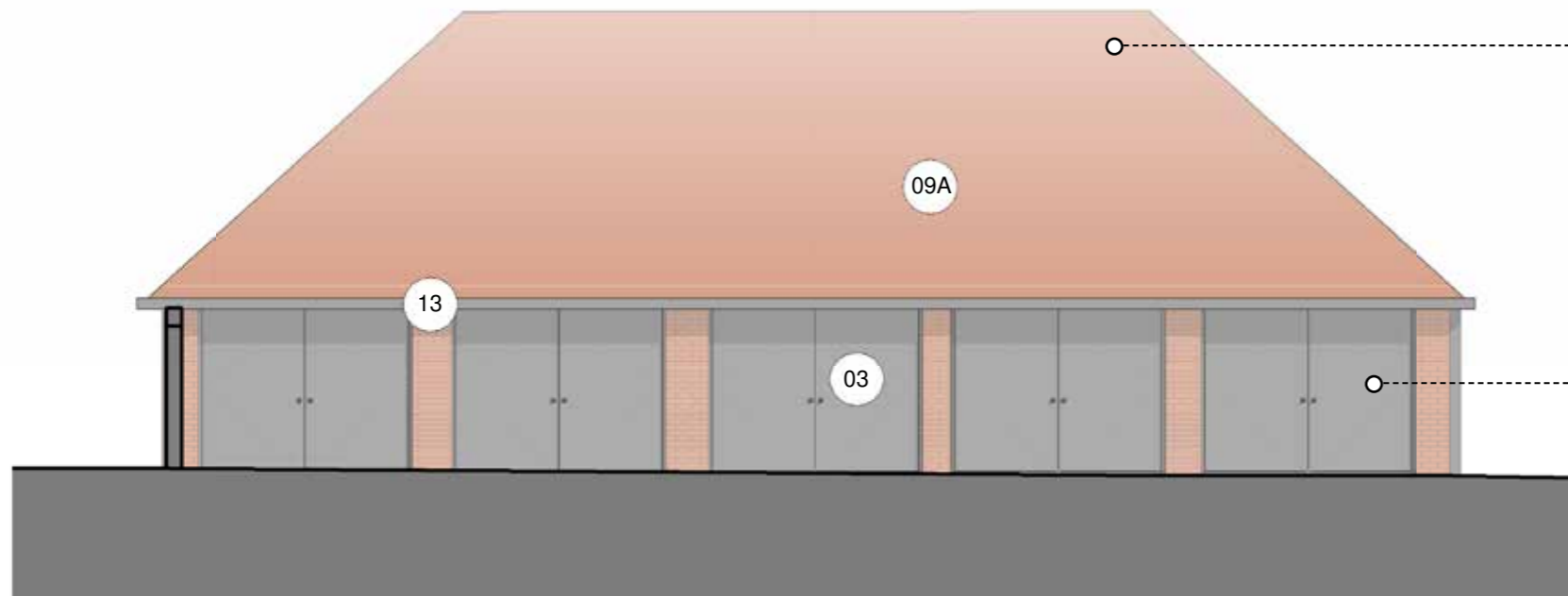


Cart shed South elevation



Existing brick wall

09A



Cart shed North elevation



Existing roof tiles

09A



Painted dark grey timber garage door

03



Strategy Drawings

6 Strategy Drawings

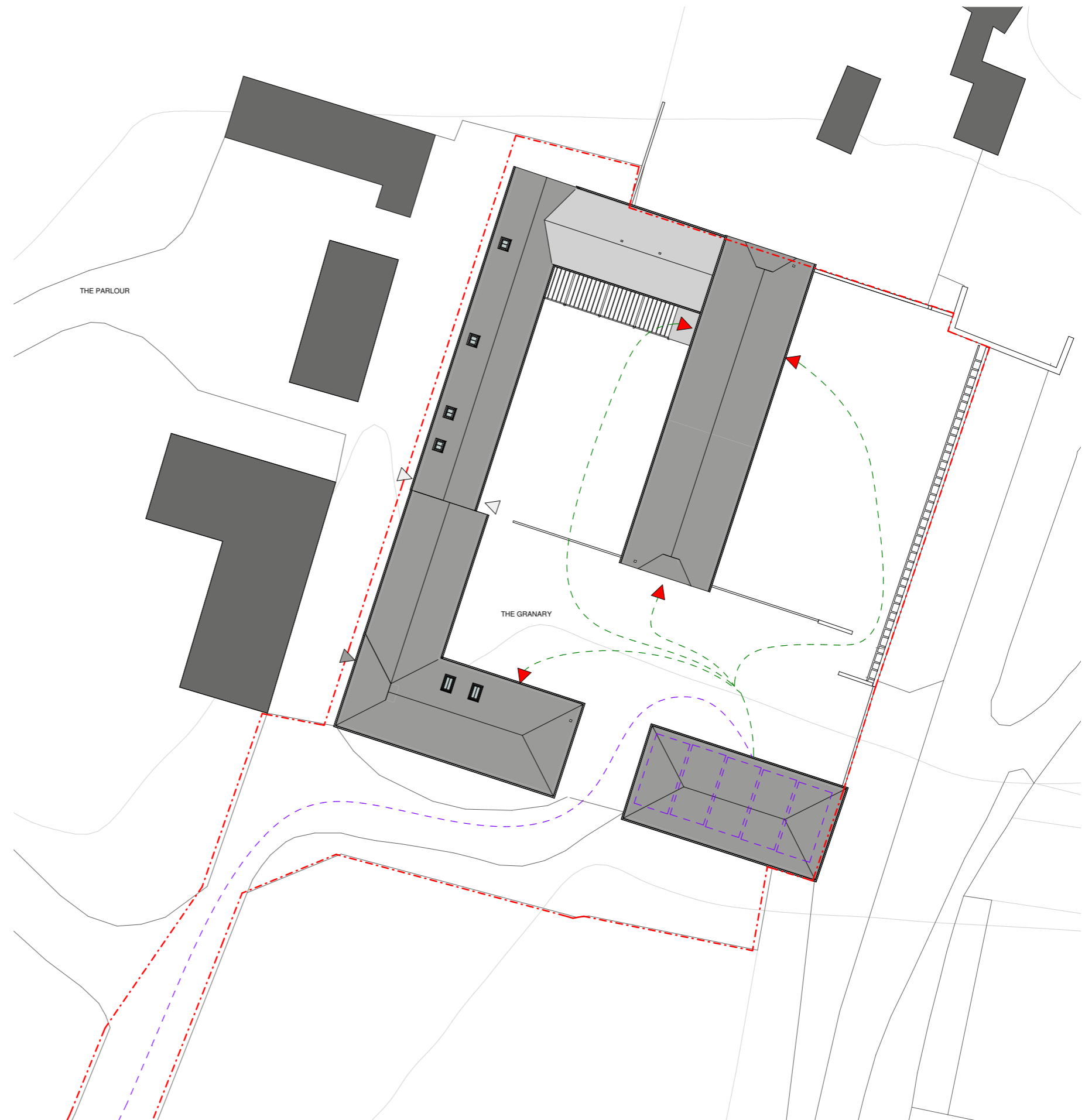
6.1 Access Strategy

Pedestrian Access

The scheme has three main access points. Two of these are aligned with the 7th bay of the Granary (one to the West and one the East) and one is the retained front entrance of the Granary. The Guest suite has its own entrance to the north.

Vehicular Access

The site is accessed from the South in between the Guest suite and the Cart shed through a lane that connects to Brook Lane. The Cart shed hosts 5 sheltered parking spaces.











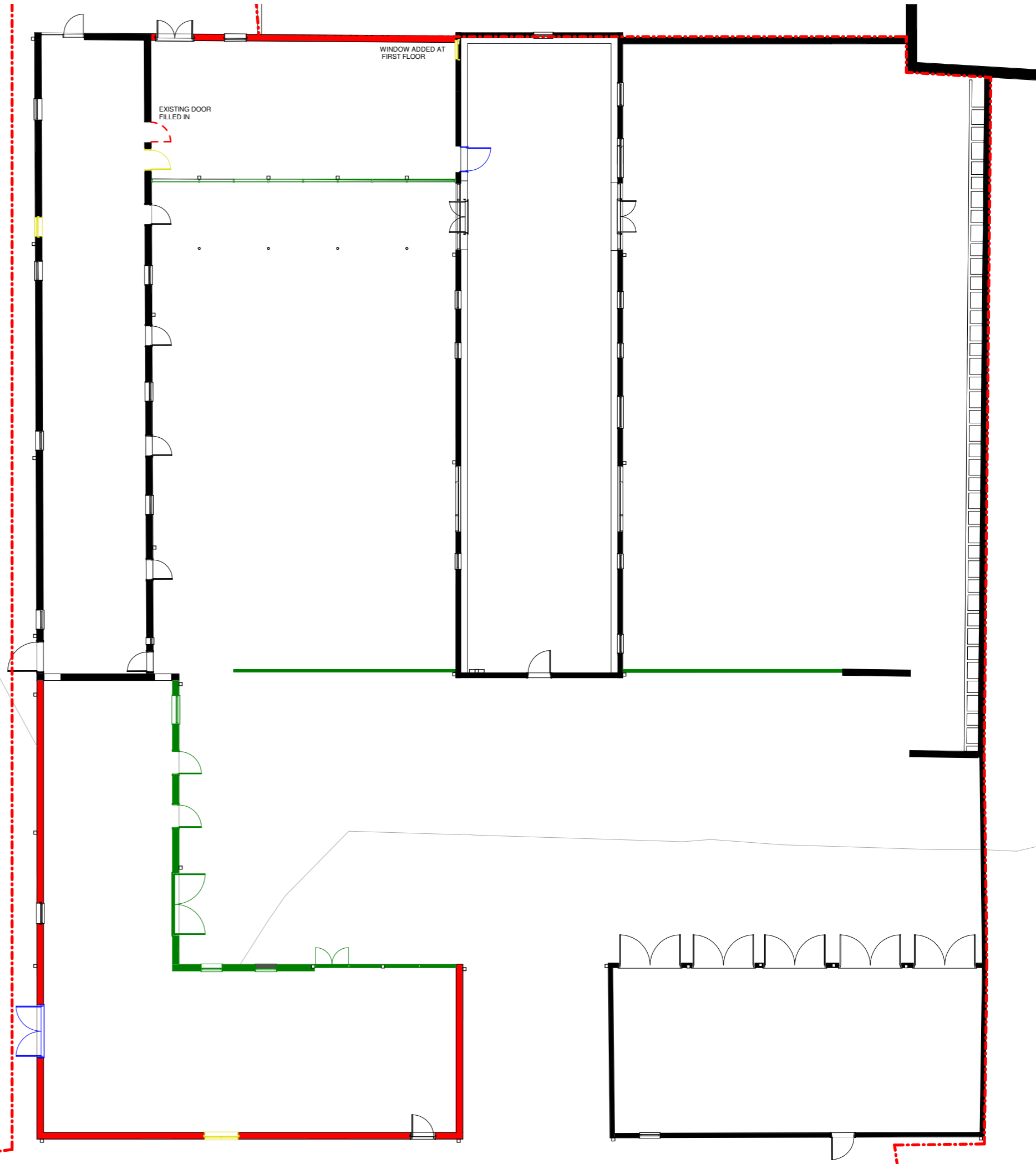
6.2 Wall Modification Strategy Plan

Description

The plan on this page illustrate the wall modification strategy plan. In black is the current status of the scheme, including current doors and windows location. In yellow the proposed windows to be added within the current fabric. In red the walls that need to be taken down and rebuilt due to their poor and precarious condition. In blue are windows and doors that are currently on site, but proposed to be enlarged.

As previously mentioned, a lot of remedial work has been taking place since planning consent was approved in 2013 and some of the openings that were approved have already been integrated on site.

-  Existing wall
-  Wall to be taken down and rebuilt
-  Proposed wall
-  Existing door to be removed and filled in
-  Proposed window/door to be added with new opening
-  Proposed window/door to be added within existing modified opening
-  Existing window/door
-  Proposed window/door to be added within proposed walls



7 Conclusion

7.1 Summary

The proposal is a respectful light touch approach towards the heritage of the site and its historical buildings. These are seen as an ensemble, intrinsically linked with each other, although carrying their own architectural values.

The in-between spaces, landscaped courtyards, are equally important to create a scheme that is very much grounded to its history and context.

Careful design choices, including re-use of materials, are made to adopt a sustainable approach and make sure the design will last through time. Flexibility and long term use, together with strong understanding and respect of the heritage of the place, are very much the essence of this project.

