

# JACKSON

---

## ARCHITECTS LTD

No.4 Mendip House, High Street, Taunton, Somerset, TA1 3SX  
Tel: 01823 257019 Fax: 01823 339815 Mobile: 07973 217620  
Cheltenham Office: 01242 242644  
e-mail: info@jacksonarchitects.co.uk  
www.jacksonarchitects.co.uk

### **Design & Access Statement** Including Flood Risk Assessment

#### **Proposed barn conversions to stores, ancillary home office / annex The Barn, Manor Lane, Gotherington, Cheltenham, GL52 9QX**

#### **General.**

The Barn is a stone barn conversion with timber clad gables on the edge of Bishops Cleeve, accessed via a quiet single track road called Manor Lane. The conversion dates from 1995 Ref:95/00820/FUL.



***The Barn***

The main dwelling of The Barn is rectangular in plan, running north-south, flanked by 2 single storey open fronted barns in an 'L' shape forming an attractive former farm yard. They are built in fine quality stonework to the north and east faces, with timber posts on staddles and areas of waney edged boarding on the courtyard elevations, under a reconstructed stone tile roof.

The barns are currently used for domestic storage and are unconverted except for some areas of concrete flooring. The taller corrugated iron roofed, timber clad barn to the south east belongs to the neighbouring property and is not part of this application.

Design & Access statement  
Director: Jason Jackson BA(Hons) Arch, Dip Arch, Dip Urban Design.  
Registered Office: 115 South Road, Taunton.  
Company Registration No: 617 6794



**North & East elevations in high quality stonework**



**West and south elevations are timber framed and clad.**

**The Proposals:**

The proposals are to convert the eastern range to more secure and drier stores. In addition, this barn has a large number of bats within its roof space (See attached Bat Survey) from which anything stored inside has to be protected internally with plastic sheets etc. A simple softwood ceiling with plywood deck is proposed to separate a full length bat loft from the storage below.

The northern barn range is to be converted to a home office for the owners and occasional annex, ancillary use to the main house.

**Design Principals and materials:**

The east barn is to be a fairly rustic conversion, maintaining the agricultural aesthetic, with solid oak doors, left to weather naturally and waney edged boarding, similar to that currently used.

The north barn is to be converted with a more modern touch, with new posts and staddles, and powder coated aluminium screens recessed behind to emphasise the open barn appearance. Areas of bat lofts are to be retained and protected. The building will not be reroofed during the work.

The courtyard is also to be re-landscaped to make it more practical for car manoeuvring, and improved separation between the parking areas and the annex. The landscaping will retain the current parking provision whilst creating distinct paving areas for the owners to use as terracing.

**Scale:**

The proposals do not increase the size of the buildings. The scale remains unchanged.

**Amount:**

The stores total 47sqm plus another 10sqm for the bin stores. The home office is 50sqm.

**Parking:**

There is currently parking for 4 cars and this remains the same.

**Disabled and Wheelchair user Access:**

Wheelchair access to the barns is difficult at present due to the uneven paving and steps through the buildings. The proposals will make key areas wheelchair accessible through ramped paving with a cloakroom on the entrance level.

**Flood Risk Assessment:**

The barns are not in a flood risk zone.

Flooding from the nearby pond has caused issues in the past to the end of the east barn but the proposals introduce a drainage channel to divert potential flooding away from the stores onto the landscaped areas.

– end –