
DESIGN & ACCESS/HERITAGE STATEMENT

CONVERSION/EXTENSION OF EXISTING BARN TO DWELLING AT TALLET COTTAGE, ALDSWORTH

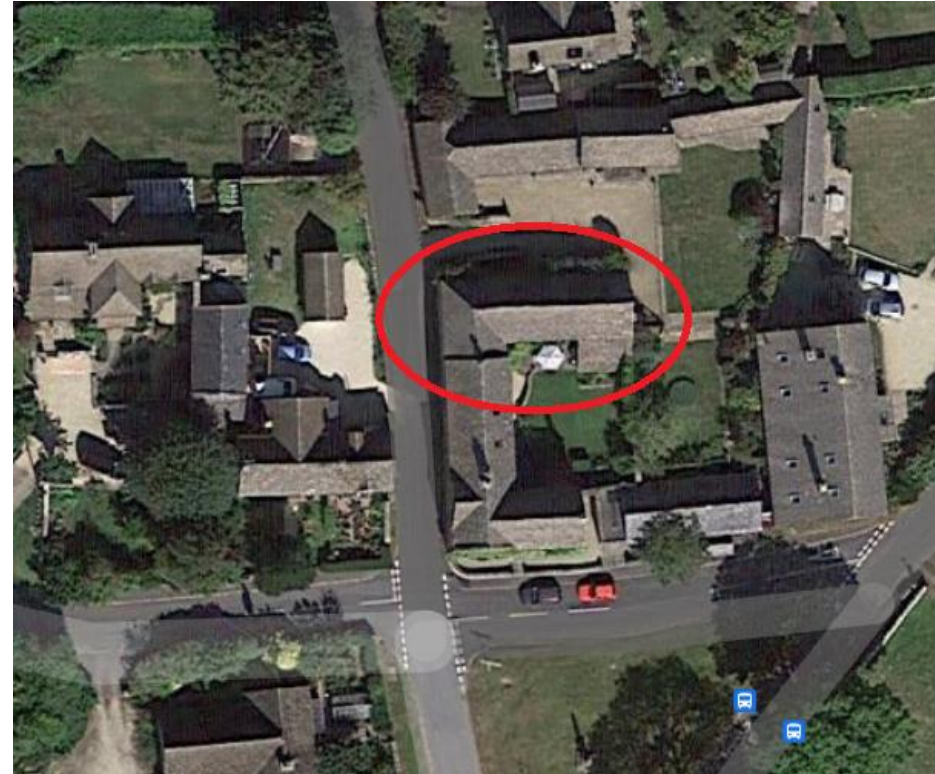
INTRODUCTION

This Design/Access Statement accompanies an application for the conversion of an existing barn to a dwelling at Tallet Cottage, Aldsworth. As the building is grade 2 listed & sits within the local conservation area, listed building consent is required, the subject of this statement.

The text of the listing is included below.

*ALDSWORTH ALDSWORTH VILLAGE SP 1510 11/23 Barn
c10m south of Tallet Cottage (formerly listed under
Dovecot and Barn at Old Farm) 23.1.52 GV II*

*Barn adjoining Green Farm (q.v.). Probably late C18.
Coursed squared and dressed limestone, concrete tile
roof. 'L'-shaped plan. Plank door with concrete lintel and
brick step in wall facing Tallet Cottage (q.v.). Two low
openings with timber lintels. Plank door in left gable end.
Blocked pitching window upper left. C19 window
towards apex of gable. Remain of possible grain shoot
upper left. Two 2-light wooden casements (one blocked)
in wall facing lane. Interior; first floor formerly used as
grain store. Original collar and tie beam trusses*



Aerial View courtesy of Google

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RECENT HISTORY

Recent applications are listed below

- 12/04907/LBC – Barn conversion
- 14/04054/CLOPUD – Lawful Development

The 2012 application was approved. The 2014 application confirmed that a permission from 1973 is still valid. As such, this application is essentially a material amendment to that approval.

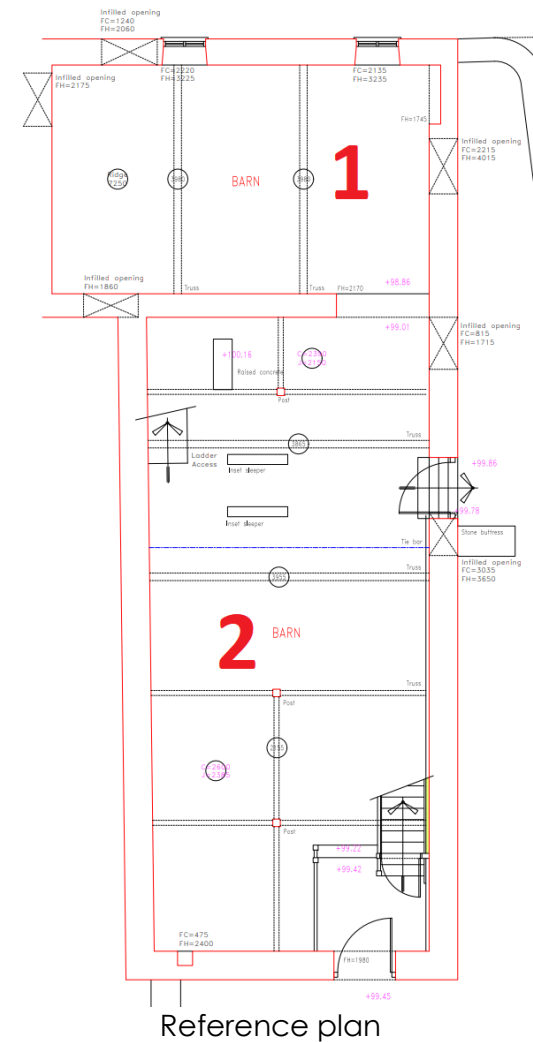
EXISTING BUILDING

The existing barn appears to have been constructed over two phases. These are referenced 1-2 in the plan opposite.

The western section (1) is a three bay, 2 storey element which appears to have been altered significantly over time. It has a lower floor level than the eastern side (2) and from observations on site the northern wall would have been a simple gable.

The existing hipped roof section appears to have been implemented when the second development phase occurred.

A large galvanised water tank has been installed in this roof section mounted between the primary trusses with a later timber beam installed between them.



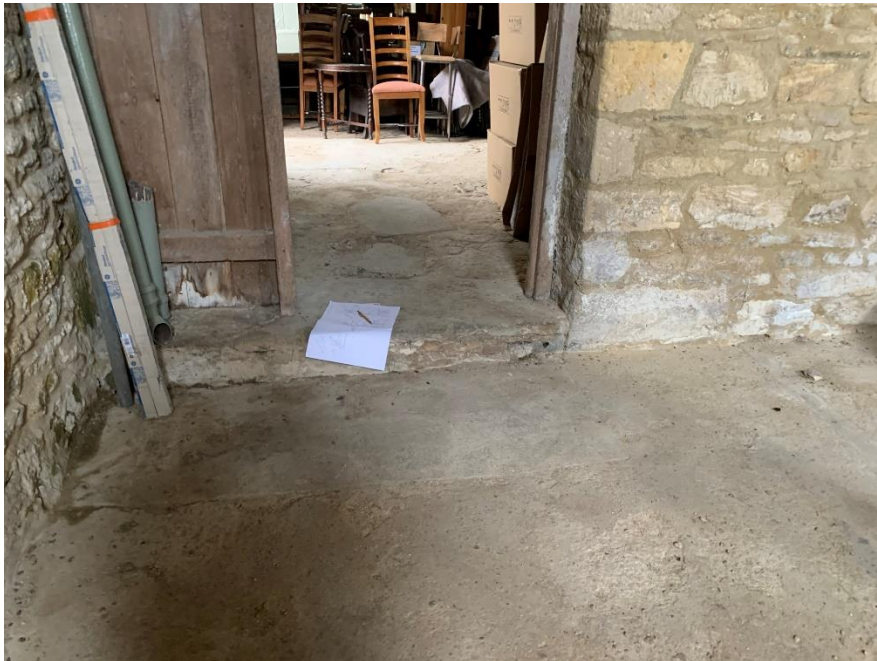
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There are visible signs of multiple, historic openings throughout the building envelope but at this point in time only two high level, painted timber windows exist.

The roof is covered in plain concrete tiles and the walls are all traditional stone.

The floor is a modern, poured concrete slab and a large stone threshold is visible at the internal access point. This is flush with the concrete suggesting the earlier floor level was lower.



West Elevation

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The second phase of the building (2) is at 90 degrees to the original, forming an L shape on plan. Access doors exist on both the north and eastern sides with two windows on southern and the eastern elevations both at first floor level.

Various features both internal and external suggest mechanical installations related to its previous use. These are indicated on the plans provided.

The roof structure is largely intact with four primary trusses forming five bays. Blue engineering bricks form steps up to the northern door opening and a raised, timber platform services the eastern door opening.

Stairs from this platform lead to a mezzanine level occupying two of the bays. The horizontal collar of one of the trusses has been raised to generate head room. Clearly this indicates that the platform and steps/stairs were added after the original building was commissioned.

The mezzanine is bounded by a partition clad with vee jointed T&G boarding. It is supported on two central timber posts.

A 300mm wide vertical slot is cut into the eastern gable which has been later blocked up with an external leaf of stone.

A second, smaller mezzanine has been constructed at the opposite end of the building accessed via a simple ladder. This is bounded with posts and rails as per the sections provided.

Again, there are visible signs of multiple, historic openings throughout the building envelope



Mezzanine with altered truss in foreground

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PROPOSALS

The proposals seek to update the current (1973) planning approval to meet current standards and to add a small porch extension to the Eastern elevation.

The plans provided give a reasonably detailed picture of the proposals and the fundamental changes are summarised as follows:

BARN 1

- Restore window opening on west elevation and fit new painted timber window.
- Replace existing fixed windows with opening casements to match
- Restore two openings on the north elevation
- Remove existing ground floor slab and reinstate with new at lower level
- Construct bedroom, en-suite, WC and stairwell at ground floor level
- Addition of first floor structure
- Construct master bedroom and en-suite/dressing at first floor level.

BARN 2

- Restore two window openings to north elevation
- Add glazed screen behind existing door on north elevation.



East elevation

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- Add three conservation rooflights to northern roof slope
- Open existing slot to form window servicing kitchen
- Form new slot window servicing kitchen
- Insert glazed door in existing opening and use existing door as shutter
- Apply insulation and screed over existing slab
- Reduce timber platform width adjacent to new kitchen
- Remove central post supporting mezzanine and reinforce post/beam for longer span.
- Re-site partition forming guard rail on mezzanine to separate kitchen from lining room.
- Replace guard rail with toughened glass
- Re-site ladder access to smaller mezzanine and make good to match
- Add new log burner with twinwall flue extended to ridge point

EXTENSION

A small extension is proposed on the east elevation to form an entrance porch. This will be in oak and direct glazed with a pair of French doors facing north.

The roof will be pitched with plain concrete tiles to match the existing.



Smaller mezzanine

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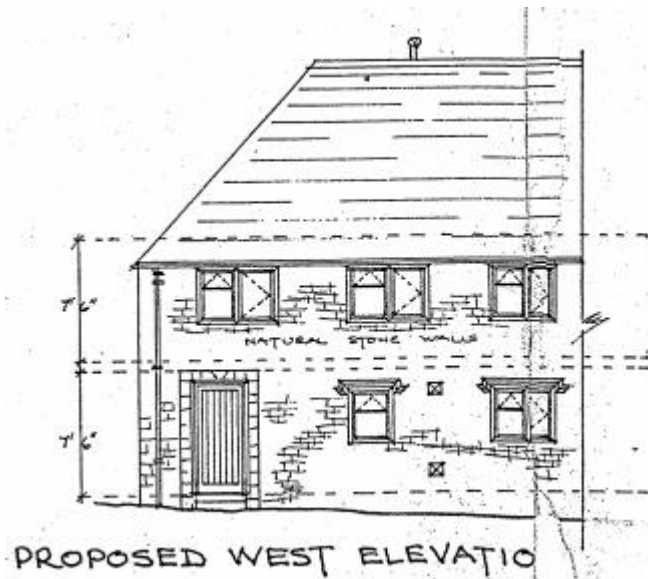
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GENERAL

Additional works such as re-pointing of masonry, the addition of insulation to roof and walls etc are all detailed on the submitted plans.

SUMMARY

The original approval included some far reaching changes to both the east and west elevations as illustrated below.



The revised proposals aim to preserve the existing form of the building as much as possible and overall they present a significant improvement to the current approval.

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