

# YIANGOU

## DESIGN AND ACCESS STATEMENT

### PROPOSED CONVERSION OF EXISTING REDUNDANT BARN INTO RESIDENTIAL ACCOMMODATION AT:

**BARRINGTON DOWNS FARM, ALDSWORTH, CHELTENHAM GL54 3PT**



**Mr and Mrs S Morse**

**May 2021**

## **1.0 INTRODUCTION**

Barrington Downs Farm is made up of a farm house, and a collection of barns and outbuildings, just off the main B4425 near Aldsworth. Both house and barns are Grade II listed and within the Cotswold ANOB. While the farm is still in operation, the buildings are no longer suitable for modern farming methods and have been out of use for many years.

This proposal is to convert the buildings into domestic accommodation for the family.

## **2.0 AMOUNT OF DEVELOPMENT**

The proposal includes no additional built footprint.

## **3.0 LAYOUT**

The layout utilises the main threshing barn as the sitting and dining rooms, thus retaining the majority of the original open plan and double height space. Only a small section at one end of this barn is divided to give a first floor; this area will form the master bedroom.

Service spaces are located in the lean-to sections and the remaining bedrooms in the side barns and feed stores which were originally built with first floors.

The single storey, open-fronted wing will be converted into two independent guest accommodation units. The internal and external walls will remain.

## **4.0 SCALE**

The scale will be unchanged.

## **5.0 APPEARANCE**

Care has been taken to respect and preserve the traditional and historic design and detailing of the barns. The works will be undertaken using high quality, vernacular materials on a like-for-like basis, to conserve and preserve the structure.

Externally the walls will be repaired using salvaged local stone and natural lime mortar carefully matched in colour and texture to the original. Existing door and window openings will be retained with only minimal new openings in order to allow adequate natural daylight.

Windows will be double-glazed, minimal metal frames recessed into the openings, the majority having oak lintels. Where new windows are introduced, these will be done in a manner consistent with openings in agricultural windows. The ones in Bedroom 3 will be set in ashlar surround just tucked under the eaves.

The new master bedroom will have a single door-size opening in the centre of the gable, as per the example at the other end of the barn and in keeping with the hayloft loading doors.

The new library windows below will be slit windows as per the CDC Guide to the Conversion of Historic Farm Buildings.

The large main doors will have the same minimal, metal-framed doors but these will be set back behind traditional vertically-boarded, timber barn doors.

Smaller doors will be treated as per the advice given in the CDC Guide to the Conversion of Historic Farm Buildings, being of simply-detailed, timber construction with glazed top panels and vertically-boarded timber bottoms.

The existing roof will be carefully stripped, the existing roof timbers thoroughly inspected, cleaned, and any repairs done using matching timber and traditional jointing techniques, before being insulated. The stone slates will be re-laid with traditional lead flashings and soakers. Any failed slates will be replaced using salvaged material.

Internal alterations will be done with a minimal impact on the existing fabric, existing stone walls in the reception rooms will be cleaned, repaired and repointed in lime, but no dry linings are proposed. In the bedrooms and service spaces, the external walls will be finished in a breathable lime plaster. Only new internal partitions will be constructed of modern lightweight materials, these will be used to provide and conceal vertical service risers and distribution.

The new master bedroom construction will be completely independent of the existing fabric, using two steel goal posts, which will be only fixed down to the new floor slab and then clad over as part of the floor, stud wall and wall linings. All of this would be completely removable without any damage to the existing fabric.

The new master bathroom would be constructed on similar principles with an independent stud work pod being inserted into the space, thus keeping it inboard and independent of the existing walls, which will be completely untouched.

Ground floors will be new, highly insulated, ground-bearing slabs, and first floors will utilise the existing repaired floor structure wherever present. Both will provide horizontal service routes and be heavily insulated to minimise noise transfer.

## **6.0 ACCESS**

Access will be unchanged and remain via the existing gateway off the B4425.

## **7.0 JUSTIFICATION**

Due to the changes that have happened to farming methods since the industry was mechanised, many of the barns at Barrington Downs Farm have been replaced by much larger, steel-framed structures that can accommodate today's machinery, tractors and implements.

The condition of the redundant barns has deteriorated over the years and despite the family's previous expenditure to keep them standing (see planning consent: 11/03182/LBC), the economy of maintaining an ageing structure with no long-term use, is unsustainable.

In reality, the barns are unsuitable and uneconomical for other forms of conversion, such as commercial or light industrial use. The situation of the barns in the heart of the farm complex, adjacent to the main house, means that the comings and goings associated with a commercial or industrial use would have a negative impact on the lives of the family's residence, in terms of noise, privacy and security. There are already many such units just up the road at Upton Farm - these are more modern and thus have much lower overheads and running costs than those associated with older barns. Any conversion of the barns at Barrington Downs Farm would never be able to compete in economic terms with modern units, as much higher rents/rates would have to be imposed in order to claw back the higher conversion costs.

A domestic conversion on the other hand would maintain the farm as a private family property whilst also ensuring their existence long into the future as viable buildings within the farmstead.