

Design Statement.

Extension to barn, Clayton House, Lodge Hill, HP17 0UR.



Existing horticulture barn and archive.

1. SITE ASSESSMENT:

Clayton House sits at the top of Lodge Hill, the estate covers an area of approximately 140 acres.

Within the grounds are a number of ancillary buildings. In 2008 approval was granted (08/07320/FUL) for a replacement barn to accommodate the estate's horticultural machinery. The barn includes a mezzanine for archive use. The mezzanine is accessed via an internal staircase. The existing barn draws on the local agricultural vernacular with stained timber cladding over a red brick plinth, the roof is covered with plain clay tiles. The barn was constructed in 2010.

Clayton House and the associated outbuildings are not listed but the site is within the Chilterns Area of Outstanding Natural Beauty.

Planning approval (20/07827/FUL) was granted to add an access lift to the rear of the barn— building works have not yet commenced.

2. BRIEF

This application seeks approval to add a single storey lean-to at the rear of the barn along with the already approved lift shaft enclosure.

3. DESIGN:

The Applicants have lived at Clayton House since 1996 and wish to be able to access their archive despite now having reduced mobility.

The approved lift shaft will be sited to the rear of the barn to reduce any visual impact. The proposed materials for the extension will be red brick, stained timber and plain clay roof tiles to match the existing barn. There will be no windows within the lift shaft structure. Pedestrian access to the lift will be internal via the existing tractor store.

Since obtaining planning approval for the lift the Applicant has been considering the area to the North East (rear) of the barn in more detail. At present the land is used for the external storage of groundskeeping equipment. The Applicant is concerned that the area is un-sightly and as the equipment is open to the elements it is becoming damaged and is at greater risk of being stolen.

This application seeks approval to add a lean-to structure to the rear of the barn. The structure will have a total of 6 bays, 2 of which will be enclosed. The 2 enclosed bays will be used to store the more expensive items of equipment. The structure will be un-heated. To reduce the overall impact of the lean-to the structure will not run the entire length of the barn but will be set back from the existing gable ends by over 1.5metres.

The end elevations of the lean-to will be stained horizontal boarding to match the existing barn. The roof of the lean-to will be a corrugated olive green metal sheet supported on a timber roof structure bearing on stained timber posts.



Rear of barn, site of proposed lift shaft

4. ENVIRONMENT:

No known natural habitats will be disturbed as a result of the works. No trees will need pruning or removing to allow for the works to proceed. The site is not at risk of flooding. A bat box will be added to the South East facing elevation of the lift shaft.

The additional of the lift and lean to will not affect the existing parking arrangements. The addition of the lean to will visually enhance the site.

5. SUMMARY

- The extension will not be visible from any private dwelling, public road or footpath.
 - The proposal will not affect the setting of the AONB.
 - The scale of the extension is modest.
 - The new lift shaft will not create any noise disturbance and has already been approved (20/07827/FUL).
 - The lean to will be un-heated and will create much needed covered storage for the Applicant.
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