



view looking north east

Conversion of Former Barn to One Dwelling

Barn at The Old Post Office, Newtown (MWA 20112) Design & Access & Statement

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Introduction:

This statement has been prepared by Mathewson Waters Architects on behalf of the applicant, Ms. Anne Hutchins.

The purpose of this design and access statement is to explain the justification for the proposals and how they relate to the national guidance contained within the NPPF (National Planning Policy Framework) and the The National Design Guide.

The National Planning Policy Framework makes clear that creating high quality buildings and places is fundamental to what the planning and development process should achieve. The National Design Guide illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.

The National Design Guide sets out characteristics which are based on the objectives for design set out in Chapter 12 of the National Planning Policy Framework: Achieving well-designed places. It addresses the question of how we recognise well-designed places, by outlining and illustrating the Government's priorities for well-designed places. It is based on national planning policy, practice guidance and objectives for good design as set out in the National Planning Policy Framework. Specific, detailed and measurable criteria for good design are most appropriately set out at the local level. They may take the form of local authority design guides, or design guidance or design codes prepared by applicants to accompany planning applications.

The Design Guide recognizes that all developments are made up of the components; Layout, Form, Scale, Appearance, Landscape, Materials, and Detailing, which are put together in a particular way. The choices made in the design process contribute towards achieving the character of a place.

The Application Building:

The barn is set on land that has been family owned since the mid 1930's having been previously rented by them for a considerable number of years. The land was used as a smallholding and the barn was built in the early 1990's to serve this use. The land was originally utilised for livestock and subsequently for the growth of fruit and vegetables with poly-tunnels. Family circumstances have dictated that they have been unable to manage and maintain the smallholding in recent years and the building is now redundant. However reports and documentation by others that form part of this application show the barn is suitable for conversion.

The barn is constructed on a concrete foundation from timber framed walls set above a low blockwork base. The upper walls are clad with vertical timber boarding with profiled metal sheeting over the openings. The roof is covered with profiled metal sheeting, incorporating clear profiled panels as roof lights, fixed to purlins spanning between timber trusses.

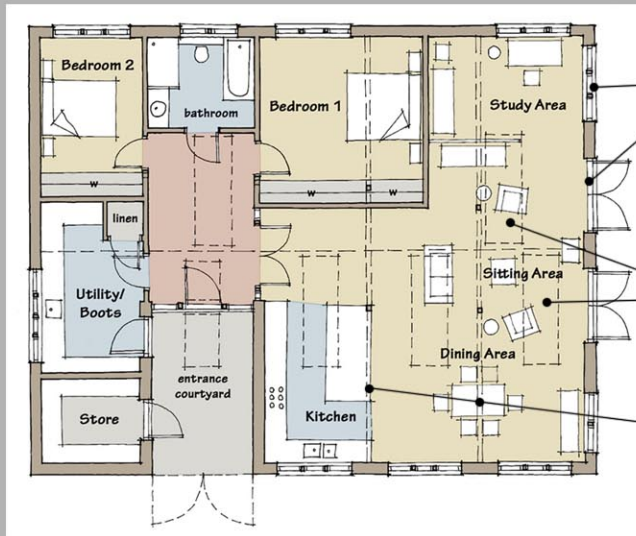
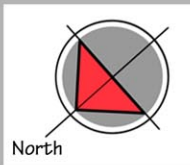
The desire is to convert the barn to create a retirement dwelling for a family member on land that has been in their custody for a number of generations.



Application Proposals and Justification:

The proposals involve the conversion of an existing barn into a single-storey dwelling. Minimal intervention will be required to create the accommodation and the proposals largely re-use existing external openings.

New work will be constructed using high quality materials. The existing blockwork walls will be covered with insulated render and the timber framing above will be insulated and re-clad with horizontal and vertical timber boarding. The roof slopes will be recovered with insulated profile metal sheets and glazed panels to create roof lights in existing positions. Doors and windows will be bespoke items.



existing openings generally to be re-used with minimal alterations

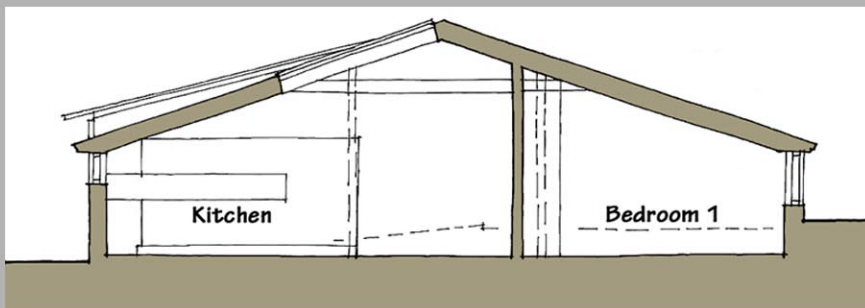
outlines of roof lights over

lines of existing trusses & support structure

Proposed Floor Plan



Proposed North West Elevation



Proposed Section



Context

The existing appearance of the building will be largely unaltered, but the minor changes proposed to enable the conversion would create architectural interest and the high quality detailing would enhance the setting of the building.



View looking north east

Built form

The proposals retain the essence of the existing built form and respond to the internal spaces defined by the structural frame to create rooms with minimum intervention.



Internal view showing structure

Identity

The improved architectural appearance will enhance the attractiveness and identity of the local vernacular and respond positively to the existing character of the area. It reinforces the pattern of dwellings whilst retaining the character of the building.



View looking south

Movement

The proposals have been designed to meet the current regulations regarding accessibility. The entrance courtyard will incorporate an area finished with a bonded surface, leading to a level threshold at the main entrance door and an accessible wc compartment will be provided within the proposed bathroom.

Homes and buildings

The accommodation will be functional and promote the well-being of the occupants. The internal spaces will be light and airy and the garden will provide a private external area.

Resources

The construction will meet the current building regulations and will therefore be resilient and efficient.

Lifespan

The proposed use of high-quality materials, traditional details and robust methods, will ensure a long lifespan for the building.