

DESIGN AND ACCESS STATEMENT

Conversion to Residential Use and Building Alterations to LEMELL HOOKS BUILDINGS

at

North Rye House, Donnington, Moreton-in-Marsh
Gloucestershire GL56 0XU



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YIANGOU

Yiangou Architects, Dyer House, 3 Dyer Street, Cirencester, Gloucestershire, GL7 2PP
t 01285 888150 e architecture@yiangou.com w www.yiangou.com

1.0 Background

The existing barns (buildings) were originally built in the late 18th or early 19th century. An extract from the British History online description of the area describes the barns as part of a group of buildings:

Donnington Manor, immediately north of the village, was built in the 18th century perhaps on the site of an earlier house. At Donnington Mill there is a row of former cottages in addition to the mill house, and in 1919 the owner of the mill built for himself Duncombe House, ¼ mile east of the mill (fn. 104). Little Barrow, a large house east of the Foss Way, was built c. 1800 and later considerably altered, and has a group of mid-20th-century houses near-by. Heath Hill, Lemell Hooks, Waterhead, and Weasel Barns are isolated groups of buildings built after the inclosure of Donnington in 1765.

As can be seen from the OS Map extracts below, the barns, referred to as The Lemell Hook Buildings on the current OS Map, have undergone a series of alterations in the 20th Century but originally had an 'L' shaped plan form which can now only be seen by an existing flank wall and hardstanding area.

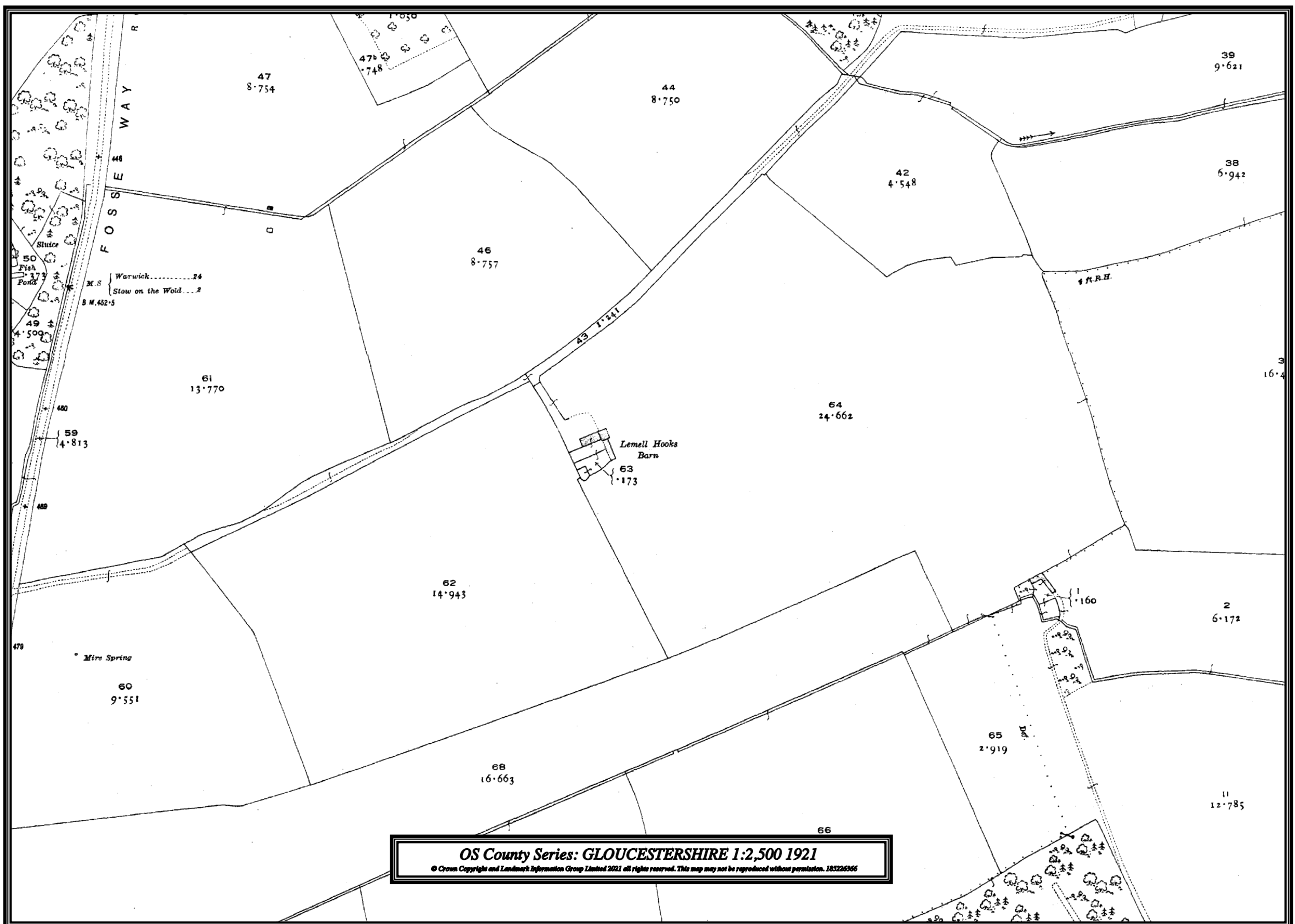
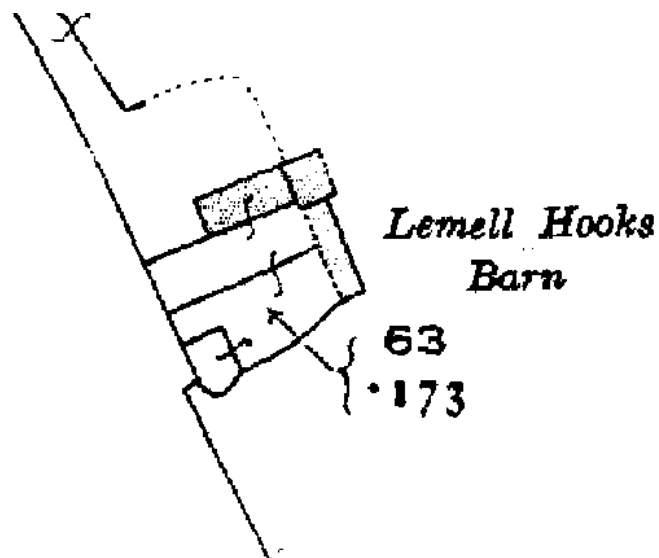


Fig. 1: Historic 1921 OS Plan of "Lemell Hooks Barn."



The barns enclose a contained yard to the west of the main structure which has clearly been used in more recent years for farming of livestock. There are also a series of hardstanding areas and retaining walls around the barns.

The barns sit within the ownership of North Rye House and are within the Cotswold AONB. Although no longer needed for agricultural use they are nevertheless worthy of retention as they add to the overall character of area and are important buildings in the North Rye wider landscape.

See photos of the existing stone barns below:



Fig. 2: Hard standing area where original barn extension stood.



Fig. 3: View of the range within the enclosed yard.



Fig. 4: View of barns from the existing drive.



Fig. 5: Existing modern rod structure to main barn.



Fig. 6: Existing modern rod structure to main barn.

2.0 Proposal

The proposal seeks permission to convert and extend the existing barns to create a single storey, two bedroom ancillary dwelling to the main house. The existing buildings enclose a yard which is sheltered from view from the main house and contained by field boundary hedges and fences. The design intent is to preserve the character of the existing group of buildings within the wider landscape context and to bring the buildings back into use.

The concept of our design is to restore the original group footprint by reinstating the demolished wing and forming a private contained garden in the former courtyard area. The existing plain, but characteristic Cotswold barns will remain the dominant buildings in the wider landscape and outwardly the buildings will look very similar to how they appeared in the 19th century. The new build elements have been sensitively designed to work with the existing form and preserve the character of the barns. To enhance the connection of the spaces with the yard, a visually light-weight glass and timber contemporary extension has been added; so that the form of the original barns remains intact. The new extension will be built to compliment the original structures and traditional form of a Cotswold barn complex, as seen from the historic map of 1921 (see above), with stone and pointing to match the existing barns.

There are very few new openings proposed to the existing exposed elevations but where they are required, such as the north-west gable end, a simple frame glazed opening is proposed to suit a traditional opening that you may expect in this location. Traditional barn slot windows are proposed in the north-west and north-east elevations to allow some natural light in whilst ensuring that the character is maintained. The proposed fenestration in the stone building with its layout and spacing, will reflect that of a traditional barn building complex.

We propose a sensitive, conservation led, approach to the main barn, which will require stone repairs. The roof will be stripped and insulated between the rafters with a lime plaster finish between the trusses and purlins leaving the structure and character exposed. The barn roof will be retiled using reconstituted stone slates to replace the existing tin roof and stone slate roof tiles. The existing stone walls inside the barn will be insulated and lime plastered. This will let the stonework breathe as well as provide an appropriate finish and character whilst improving the thermal performance of the building.

The outside of both barns will be carefully restored and repointed with lime mortar.

The internal face of the barn courtyard is treated in a similar way. On the south-west internal elevation the extension projects in front of the barns and will be finished with a vertical boarded timber and sliding glass openings. The opening proportions mimic that of the original barn openings behind. The sliding door opening to the new stone extension will have an oak lintel and traditionally detailed Oak columns with the head spreader and stone base detail typical in this part of Gloucestershire. The treatment of the courtyard space created is kept

deliberately simple with a paved terrace adjacent to the building and a small domestic garden, enclosed by existing and proposed mixed species field hedging.

We propose a permanent owl loft above the shed area and other bird and bat enhancements around the buildings. The materials used for this building will reflect those used in the existing structures.

The parking surface adjacent to the proposed dwelling will be of gravel, chosen to be sympathetic to the setting and avoid visual impact in the AONB. The driveway will also be gravel with traditional granite sett rumble strips, used as a practical solution to separate the proposed gravel from the existing tarmac drive to the main house. A new estate railing with a pedestrian gate will be installed to contain the garden.

3.0 Access

Vehicular access and pedestrian access to the site will be improved by the new driveway and paved area. Access to the proposed dwelling house will be detailed in line with Part M requirements.

4.0 Energy Efficiency and Sustainability

To improve the energy efficiency of the dwelling, the proposed development will be designed to exceed the current requirements of Building Regulations. We believe creating a low energy demand house is a far better approach than designing a typical dwelling and providing 'bolt' on green technologies.

The aim is therefore to make the building as carbon neutral as possible by specifying high levels of insulation and control heat loss through the fabric with well designed robust construction details.

The proposal also intends to harness renewable energy sources via the installation of the necessary boreholes required for a ground source heating system. This will assist in the installation of a sustainable ground source heating system which is projected to cut carbon emissions from the development by 70% when compared to a conventional LPG-fired boiler alternative, thus saving approximately 16,000kgCO₂e per annum.

Consideration will be given to water and energy efficient fittings and white goods when specifying, as well as low energy internal and external LED lighting.

Provisions will be included in the parking area for an electric car charging point.

5.0 Landscaping

With regards to the landscaping, we are proposing to add additional native varieties of hedging and planting beds to the garden section to enhance the biodiversity of the site. In so doing, rainwater harvesting will also be installed to irrigate as necessary.

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