

DESIGN STATEMENT

PROJECT:

Barn Conversion
Lower Deer Play Farm
Triangle
Halifax
HX6 3DT

CLIENT:

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1.0 INTRODUCTION

Our design statement describes our design and design approach in support of the planning application to convert the Barn at Lower Deer Play Farm, Triangle, Halifax into a 4 bedroom private dwelling.

It is to be read in conjunction with the following documents:

- Planning Statement - describing the proposed development in the context of National and Local Planning Policy frameworks.
- Structural report - describing the structural viability and opportunity of converting the existing barn.
- Photo pack of existing barn
- PL01 Location Plan
- PL02 Site Plan As Existing
- PL03 Plans As Existing
- PL04 Elevations Existing
- PL100 Site Plan - Proposed
- PL101 Proposed Plans
- PL102 Proposed Elevations



Location Plan

2.0 EXISTING BARN

The structural report describes the condition of the existing barn.

The barn is located south of the collection of buildings that formed Lower Deer Play Farm. Vehicular and pedestrian access is from Oak Lane via an existing driveway. There is a forecourt area in front of the barn. The barn is disused and in a general state of disrepair.

The barn has natural stone walls and a flagged stone roof. There are a series of existing window and door openings, some of which have been modified and/or filled in. There is evidence also of positions in the roof where roof lights have been previously fitted. Two attached elements form the barn, an upper and lower level. The upper section was formerly used for housing livestock and a lower level for storage and livestock. The connecting section shows evidence this has also been infilled and it is thought this section of barn also was a full width opening previously. The building is set into a steeply sloping site. To the north eastern elevation runs a natural spring. The line of the spring is immediately adjacent the wall to the barn, which is compromising the integrity of the structure.

There is a paddock area to the south west of the barn with a separate gate at a high level. It is not possible to access the paddock from the yard level forecourt. Previous changes to the forecourt area have introduced retaining walls and have created a significant level difference between the forecourt and the field.



South western corner



South eastern elevation



North eastern corner

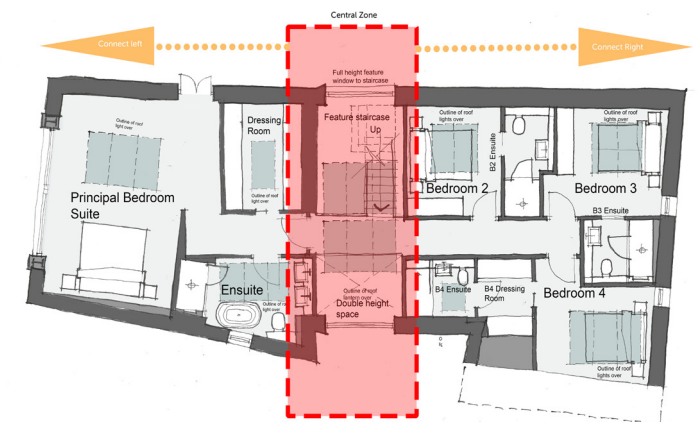
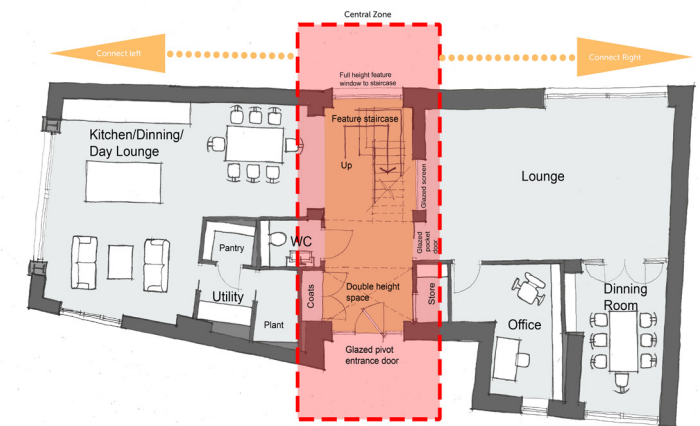


3.0 DESIGN APPROACH

3.01 Design objective

The design objective is:

1. Save the existing barn from falling into further disrepair and to bring it back into residential use. The structural report confirms it is possible to save the building with the appropriate level of rebuild intervention, as described.
2. Reinstate the access to the paddock area to allow the land to be used as a small holding.
3. Divert existing spring running against northern western boundary to ensure long term stability of structure



3.02 Architectural Consideration

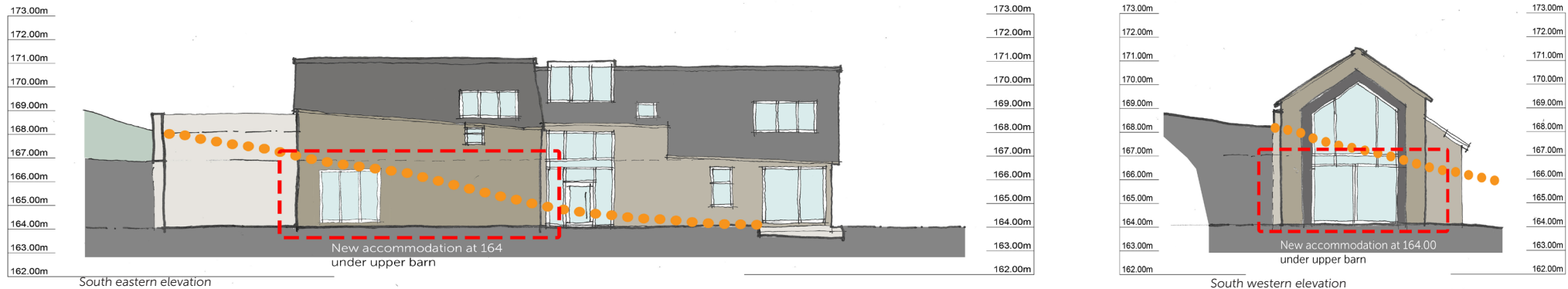
The principal architectural design consideration is how to use the footprint, form and characteristics of the existing barn to create a 4 bedroom home. This led to careful consideration of existing levels and the building form. Our analysis led us to conclude that a simple arrangement of central core serving accommodation to the left and right of that core is the most appropriate way to distribute habitable rooms within the footprint of the existing barn. Space planning of the habitable rooms is conventional in that living accommodation is placed on the ground floor and bedroom accommodation on first floor.

The existing floor level of the lower barn (datum 164.00) has been adopted as the proposed finished floor level of the ground floor. Working within the constraint of the existing ridge heights of the barn roof an intermediate floor can be accommodated at +2.85m above the ground floor finished floor level. This is sufficient to allow the creation of the first floor.

To achieve the design objective of reinstating access from the forecourt area to the paddock, necessitates reworking the land formation and site levels.

As a consequence the upper barn foundations will become exposed and structural under pinning is required. This operation provides the opportunity to provide habitable accommodation under the upper barn at finished floor level 164.00.

The south eastern (long) and south western (gable) elevations of the barn are extended down to this level. The space created is used for Kitchen/Dining/Day lounge.



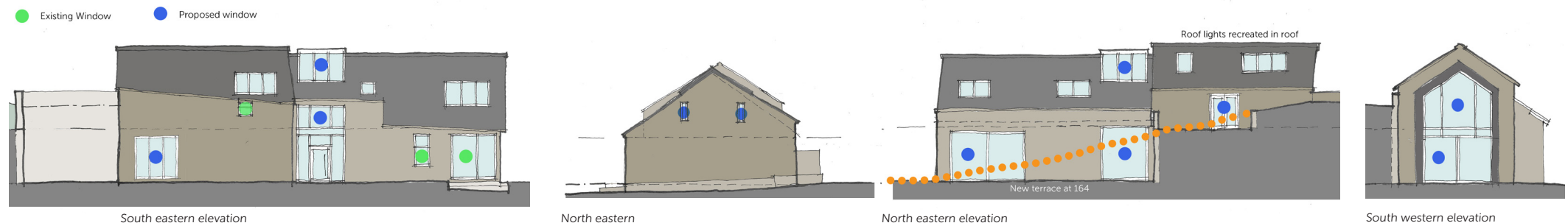
Fenestration of the barn has been carefully considered. The intention is to maintain the characteristics of the barn when it is viewed from the approach, forecourt and field side.

Where practical existing openings have been re-used and a limited number of new openings have been formed. The central atrium area has been redefined as an opening and is re-fenestrated to create a light well at the core of the building footprint.

The south western gable elevation is concealed from view by nature of the orientation of the barn and field level beyond. This presents an opportunity to incorporate a glazed gable end to flood daylight into the habitable accommodation on both floors.

On the north western elevation the field level is maintained at current topographical levels. The facilitates direct access from the Principal bedroom onto a small terrace. Further down this elevation a natural spring runs close to the building elevation and this requires diversion to ensure the integrity of the wall in this location. The excavation required for the diversion presents an opportunity for a small terrace to be provided at level 164.00, with direct access from the lounge via a new opening formed in the top corner of the room.

The first floor bedroom accommodation is predominantly daylit using conservation style velux roof light. Additional narrow conventional barn style slit windows are provided to Bedrooms 3 and 4 in the north eastern gable.



3.03 Approach to Building Fabric

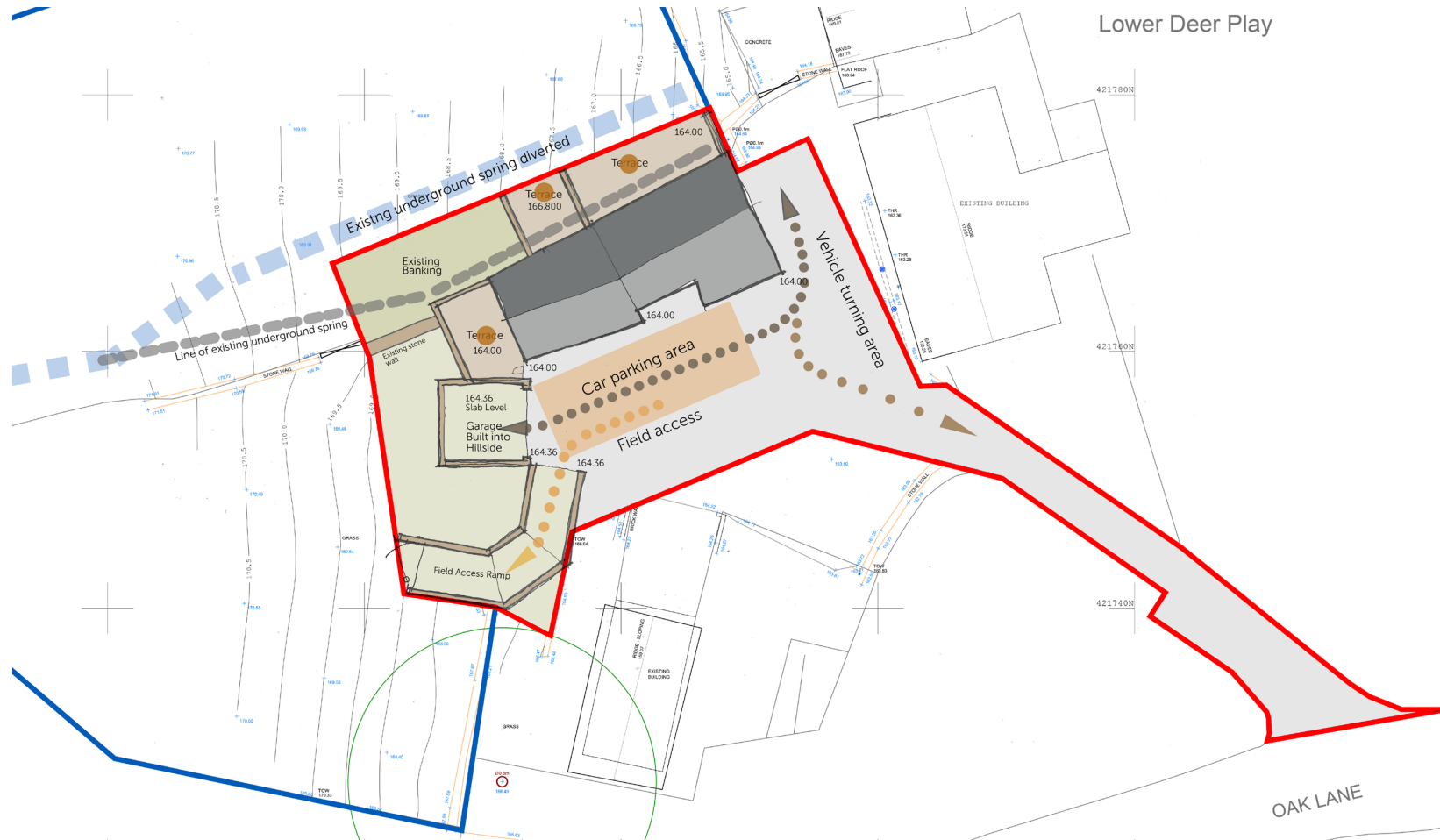
The external building fabric will be repaired/restored using materials to match the existing stone walling and roof tiles. Stone walling will be coursed and pointed to blend with the original walling. The building envelop will be waterproofed and insulated on the internal lining. The roof structure will be new, to carry the existing stone flags. The roof will be waterproofed and insulated. All windows will be new double glazed polyester powder coated (PPC) aluminium. Ground floor windows and door openings will meet PAS 24 security standards.

The SAP rating for the building envelop will meet current Building Regulations Part L thermal performance requirements.

3.04 Site Layout and Amenity

The site layout provides car parking space for up to 3 vehicles on the forecourt. A double garage with storage area is also proposed set into the hillside as part of the site regrading works to form the tractor vehicular access. The garage structure will be a waterproof concrete box to allow the natural landscape to be reinstated over it.

Nominal amounts of amenity space are provided to the barn in the form of stone terrace areas to the south western and north eastern elevations. All other existing landscape features will remain unchanged.



4.0 SUMMARY

Our design approach is centred on working sensitively with the original barn and the adjacent site area. The focus is on restoring a building asset that is in a dangerous state of disrepair.

Repurposing the structure for a residential dwelling will ensure the building has a long term future.

The proposed scheme has been designed to respond to the constraints and opportunities and will provide benefits in terms of:

- Improved Visual amenity from the forecourt side
- No impact on visual amenity from any other aspect. The barn will look unchanged in the landscape setting.
- Safety and security
- Well designed residential accommodation of architectural merit

