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2126 The Tallet
Conversion of an Outbuilding

Design Statement - Rev B
February 2022

Prepared by CB Checked by KE

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Introduction

Conversion of an outbuilding in Oldbury-on-Severn to provide residential accommodation.

Mitchell Eley Gould have been appointed to look at the conversion of an outbuilding at The Tallet, Oldbury-on-Severn, BS35 1RS, in order to provide residential accommodation.

This document explains the site context and looks at the opportunities and constraints that have informed the design approach.



The Site

The Existing Site

Located in South Gloucestershire, the site at The Tallet is mostly flat. It sits within a complex of rural buildings and residential dwellings.

The site is accessed from Nupdown Lane. To the east is Nupdown Farm, an active farm with various agricultural barns and buildings. There are also several farmhouses bordering the site, including Home Farm to the north and Withypool Farm to the west.

Nestled among the other structures on the site, far-reaching views over the surrounding countryside are either offered from the first-floor northwest elevation or from the garden to the southeast.

The land associated with the outbuilding stretches to both the front and rear.



Existing Photographs

The Existing Building and Site

Photographs show the materials, structure and condition of the existing outbuilding.

They also highlight key features of the site, including access and neighbouring structures.



Northwest elevation - Timber cladding above concrete blockwork

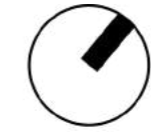


Southeast elevation - Louvered cladding above concrete blockwork



Southwest elevation - Corrugated metal cladding above concrete blockwork

Existing Plans



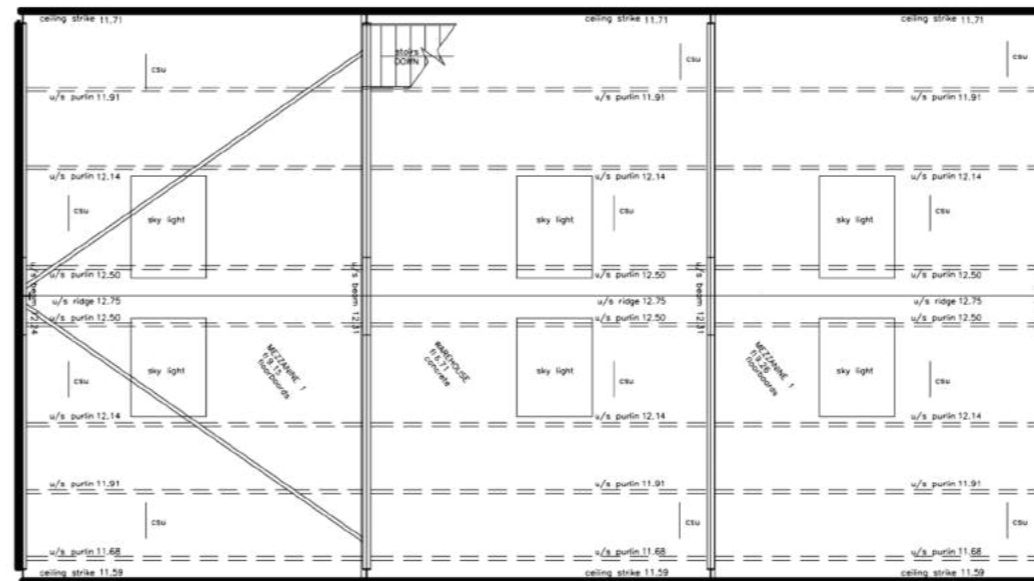
EXISTING FLOOR PLANS
1/100 @A3

Existing Floor Plans

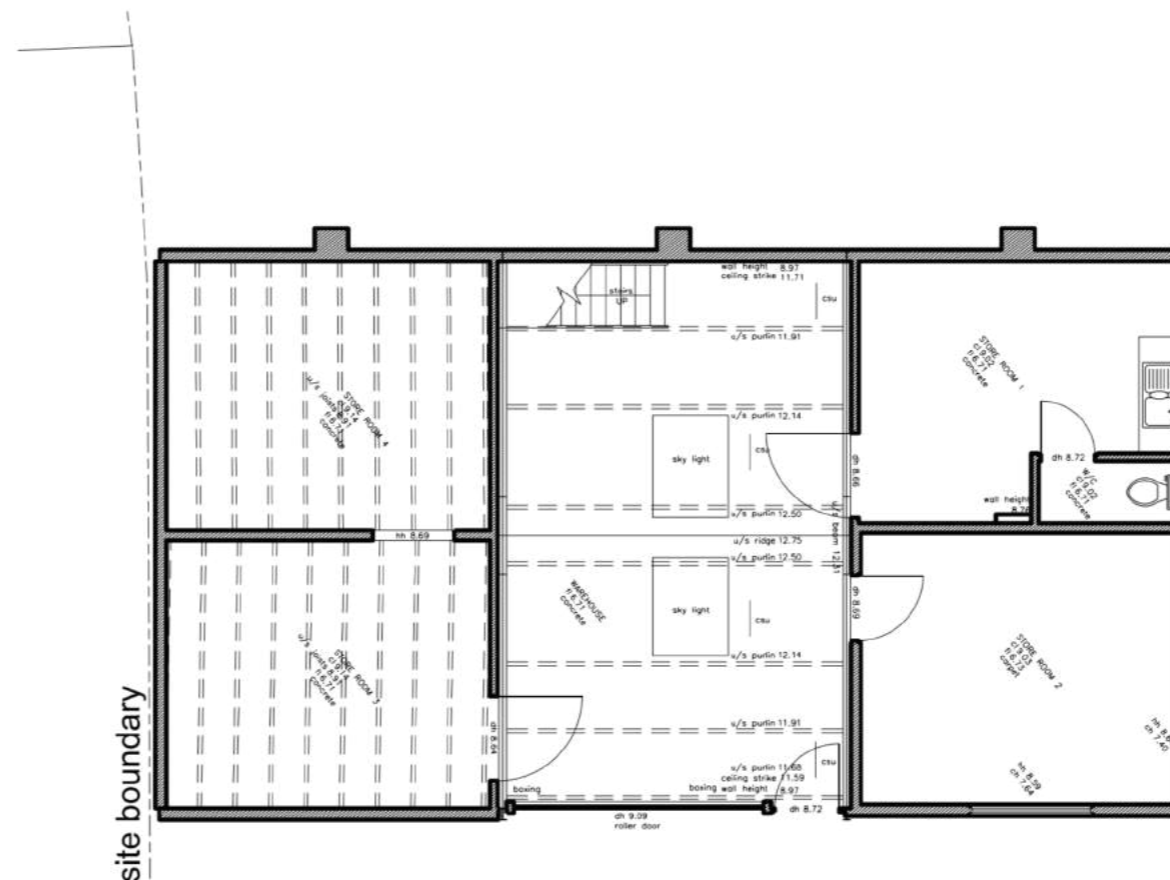
The existing plans are simple, with partition walls dividing the building into three sections.

Access to the building is into the central bay, via a large roller door and side door. Store rooms flank this central bay and a sink and WC are provided in one of the rooms.

There is a mezzanine above each of the store rooms. Numerous rooflight windows offer natural light.



Existing: First Floor Plan 1/100@A3



Existing: Ground Floor Plan 1/100@A3

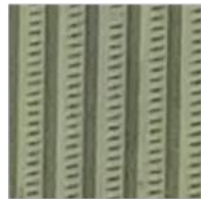
Existing Elevations

EXISTING
ELEVATIONS
1/100 @A3

Existing Elevations

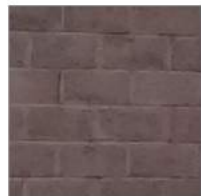
The rural nature of this outbuilding results in simple elevations.

Blockwork walls wrap around the base of the building. Louvered cladding, corrugated metal and timber are fixed back to the steel structure. There are few existing openings.



Louvered Cladding

'VentAir' metal cladding to upper walls of front elevation and roof.



Blockwork

to the lower walls. Rendered and painted in areas.



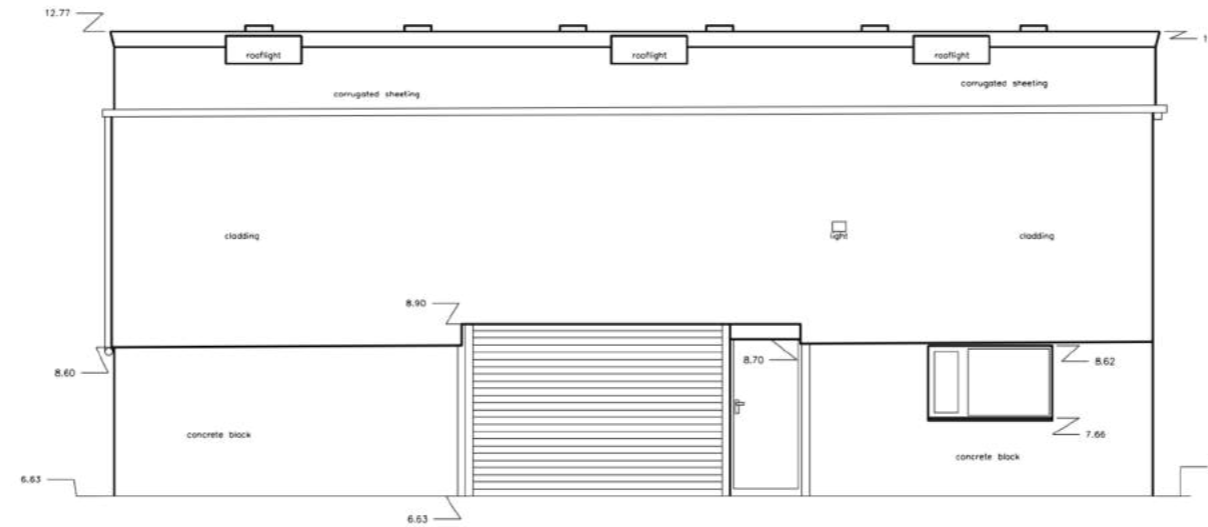
Corrugated Metal

to upper walls of southwest elevation - rusted and weathered.

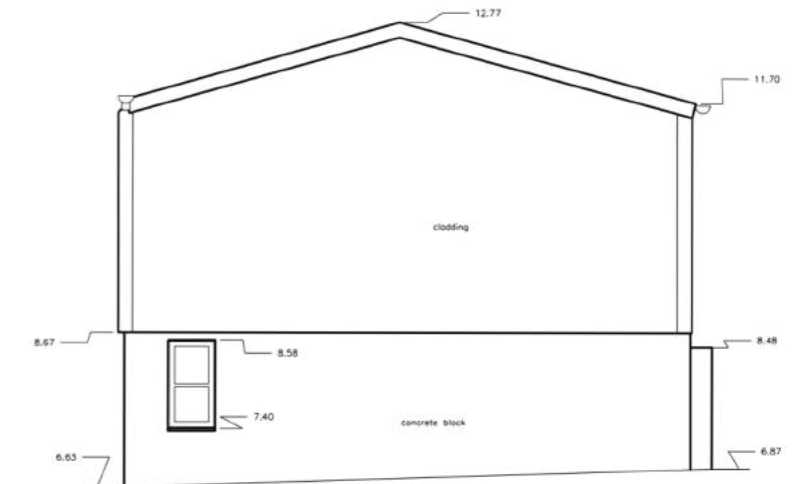


Timber Cladding

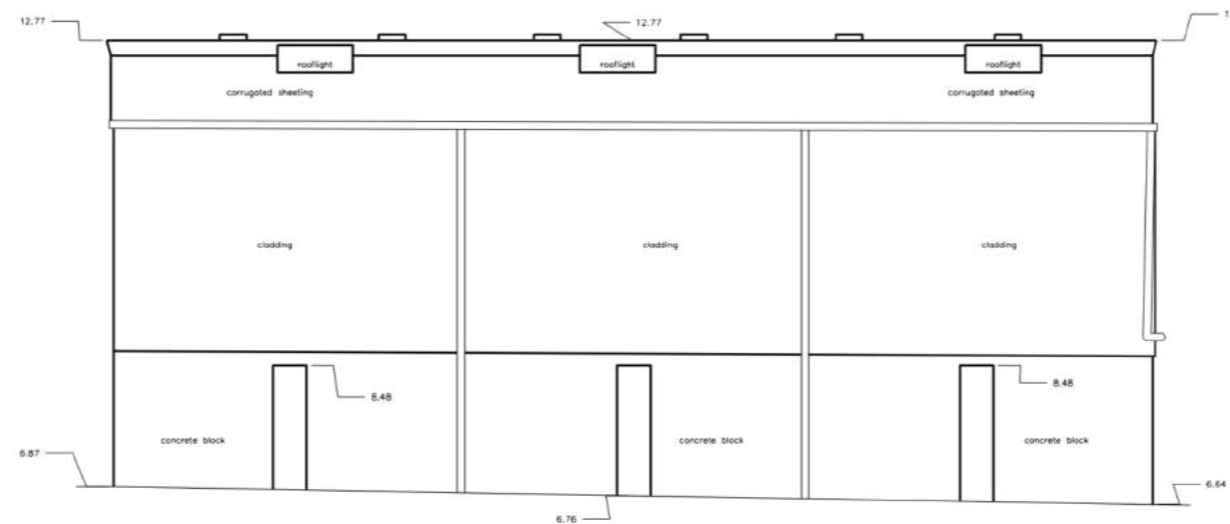
to upper walls of northwest and northeast elevation - weathered naturally.



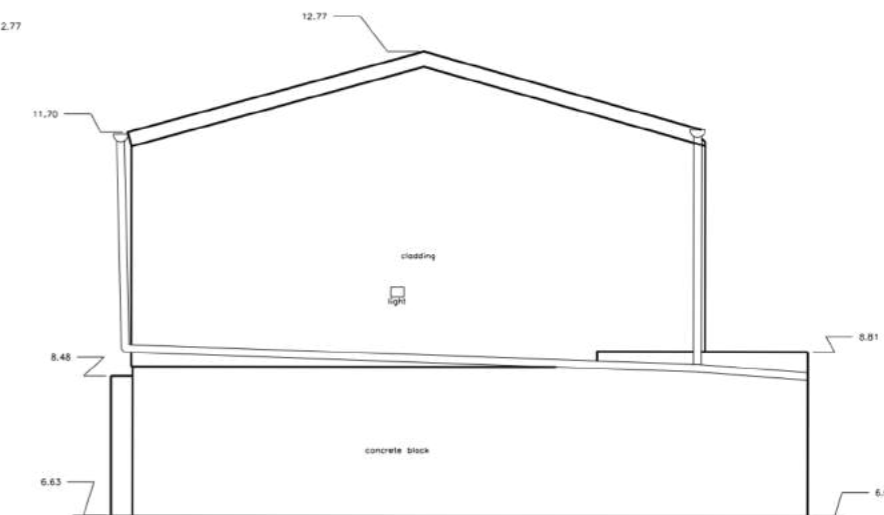
Existing: Southeast Elevation 1/100@A3



Existing: Northeast Elevation 1/100@A3



Existing: Northwest Elevation 1/100@A3



Existing: Southwest Elevation 1/100@A3

Site Analysis

Understanding site constraints.

Sun & Wind.

The orientation of the outbuilding and position of adjacent structures means there is good access to natural light across the southeast elevation (direct sunlight) and the northwest elevation (indirect sunlight). Prevailing wind is from the southwest, however, the arrangement of buildings on the site offers some shelter from this.

Access.

Access is via Nupdown Lane.

Views.

The flat, agricultural landscape means the group of buildings is relatively prominent visually, however, the outbuilding at The Tallet is screened by neighbouring structures and planting.

Flooding.

The site is located within Flood Zone 3, as it is within close proximity to the Severn Estuary.

SUN, WIND, ACCESS

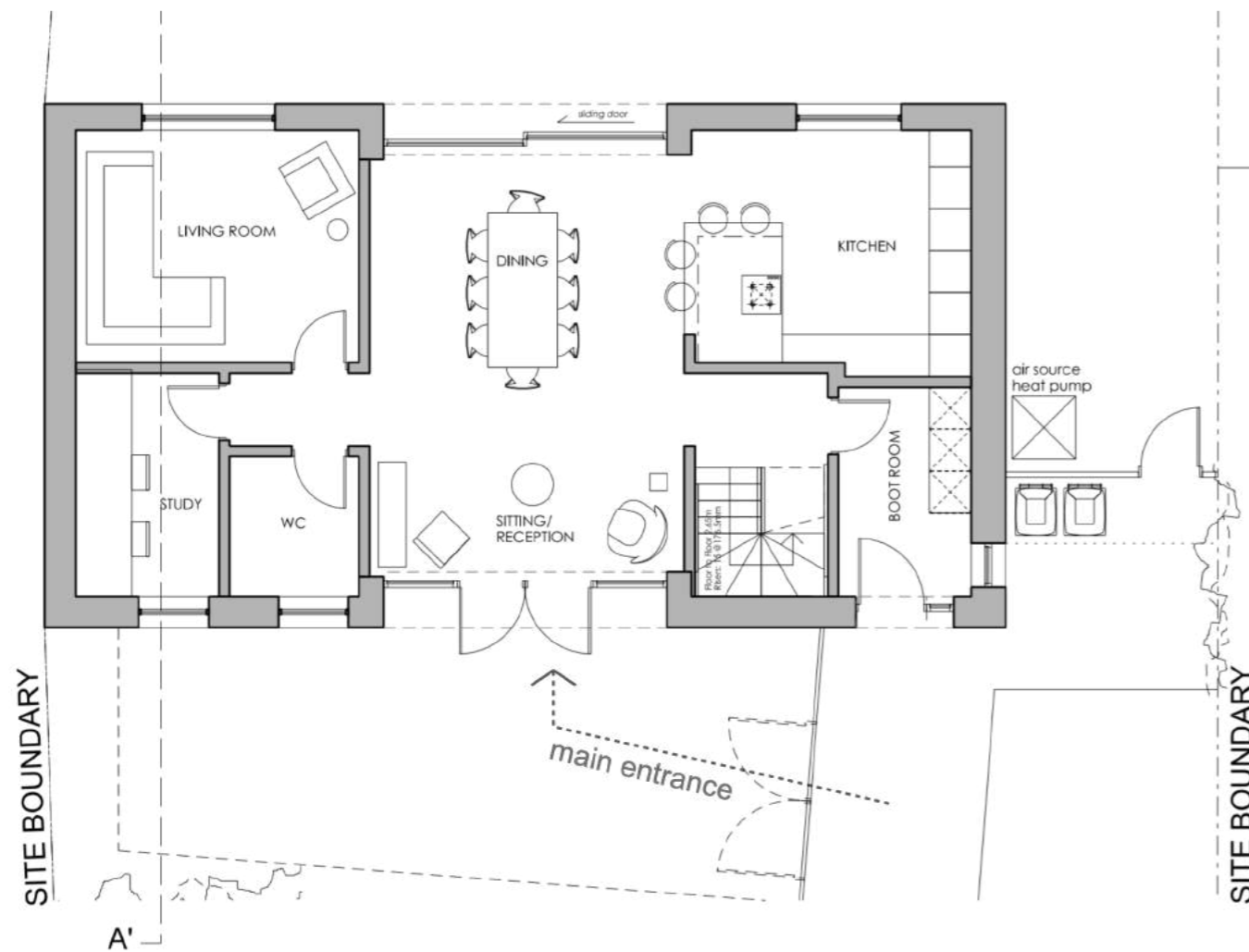


Proposed Floor Plans

A spacious, 3-bedroom home.

Ground Floor Plan

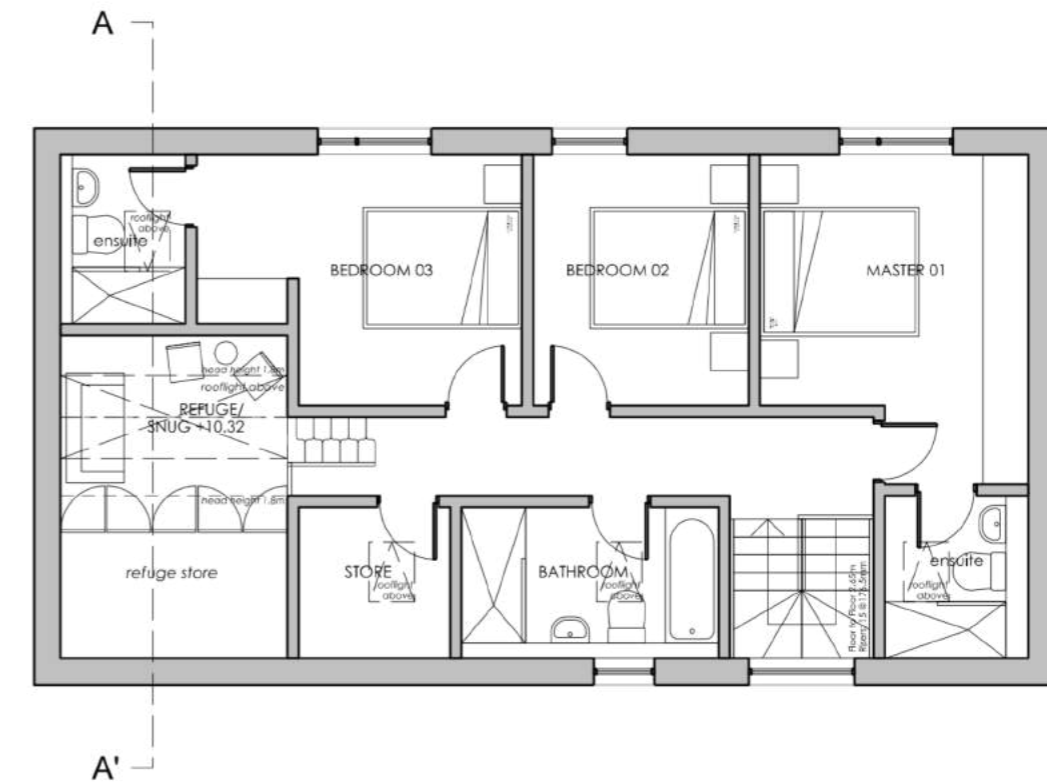
The open plan layout connects to garden spaces at the front and rear to create spacious, naturally lit living areas.



GROUND FLOOR PLAN 1:50 @A1

First Floor Plan

At first floor level 3-bedrooms are offered, including a master bedroom with ensuite, and they enjoy far reaching views over the surrounding countryside. An elevated area is created to provide a safe refuge in the event of flooding.



FIRST FLOOR PLAN 1:50 @A1

Proposed Section

PROPOSED
SECTION
1/50 @A3

Creating living spaces within the existing volume.

Layout

There are three bedrooms at first floor level, including two bedrooms with ensuites. A family bathroom serves the other bedroom.

Within bedrooms the ceiling is open to the roof pitch and natural light enters the spaces via openable windows or rooflights.

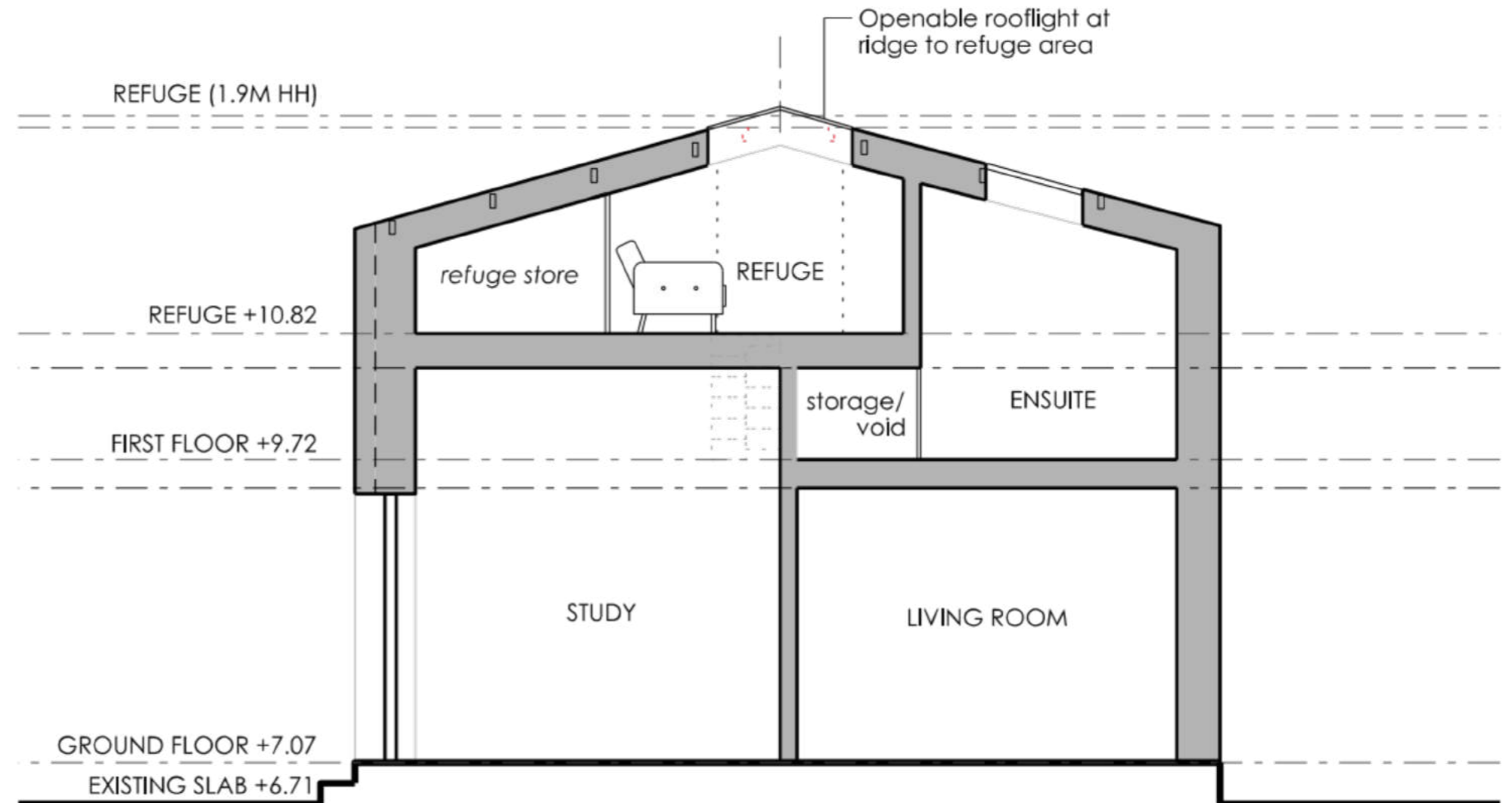
Rooflights also offer natural light to the staircase and hallway.

Refuge Area

A refuge area is created with a finished floor level of +10.82 to comply with the EA requirements.

In order to provide adequate head height, an apex rooflight, with openable windows, is introduced along the length of the room. This creates a zone with a maximum head height of 1.9m that is 3m deep and 2m wide (min. head height of 1.36m).

This raised zone would be open to first floor level, accessed via a separate staircase. Day to day it will serve as a snug.



Section AA

A section showing the refuge within the building.

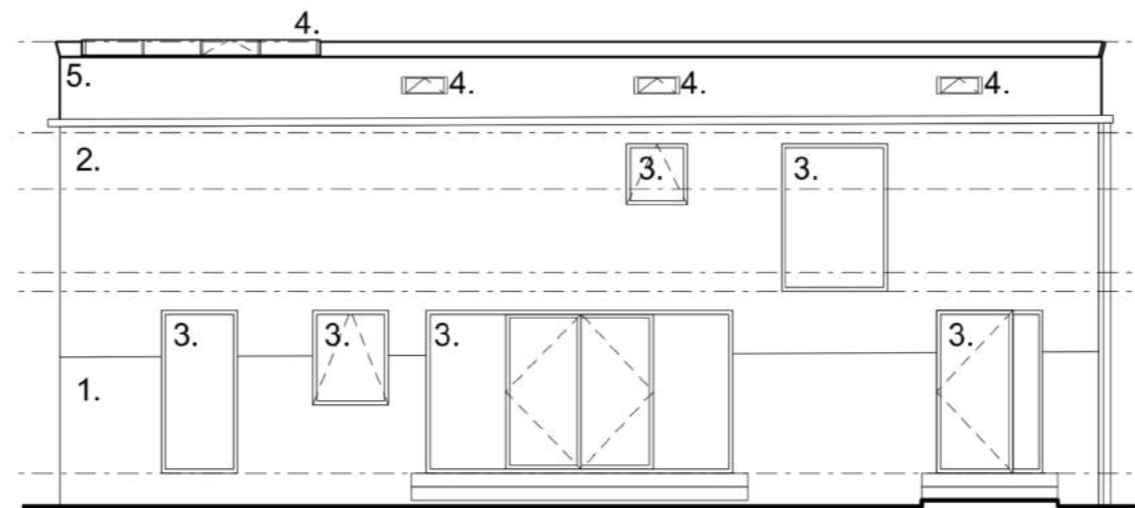
Proposed Elevations

PROPOSED
ELEVATIONS
1/100 @A3

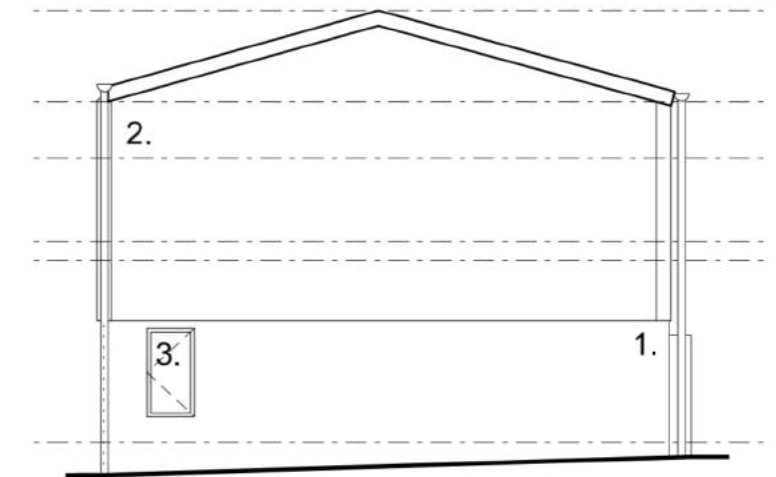
Minimise alterations to the existing fabric of the outbuilding.

The proposal will see the walls lined and insulated to the interior, meaning the existing cladding and built form is retained.

New window openings are created alongside the existing openings. Existing blockwork will be re-rendered and cladding will be repaired or replaced where condition requires.



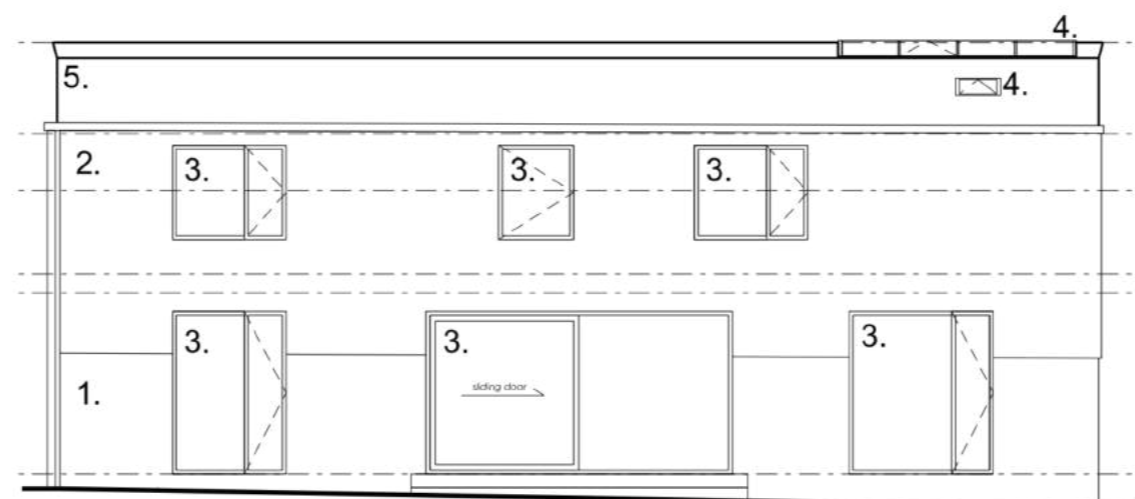
SOUTHEAST ELEVATION



NORTHEAST ELEVATION

Materials:

1. Existing blockwork re-rendered
2. Existing cladding (repair or replace/ match existing as required)
3. Aluminium windows/ doors
4. Aluminium rooflights
5. Existing roof cladding (repair or replace/ match existing as required)



NORTHWEST ELEVATION



SOUTHWEST ELEVATION



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