

Friars Manor - Design & Access  
Statement

Brinkworth, September 2022



# INTRODUCTION

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## BRINKWORTH

Brinkworth is a London-based design consultancy working across a range of disciplines including architecture, interior and brand design.

Having worked with Reino and Danielle for a number of years, designing retail spaces for their company 'The Great Frog'. We are delighted to be helping them with the design of the new family home.

A selection of Brinkworths recent residential works is included opposite.

This Design & Access Statement is to be read in conjunction with Planning Statement Friars Manor August 2022 and associated drawings.



Kent Reservoir



Netherhall Gardens



Curtain Road Penthouse



E8 House



# SITE MATTERS

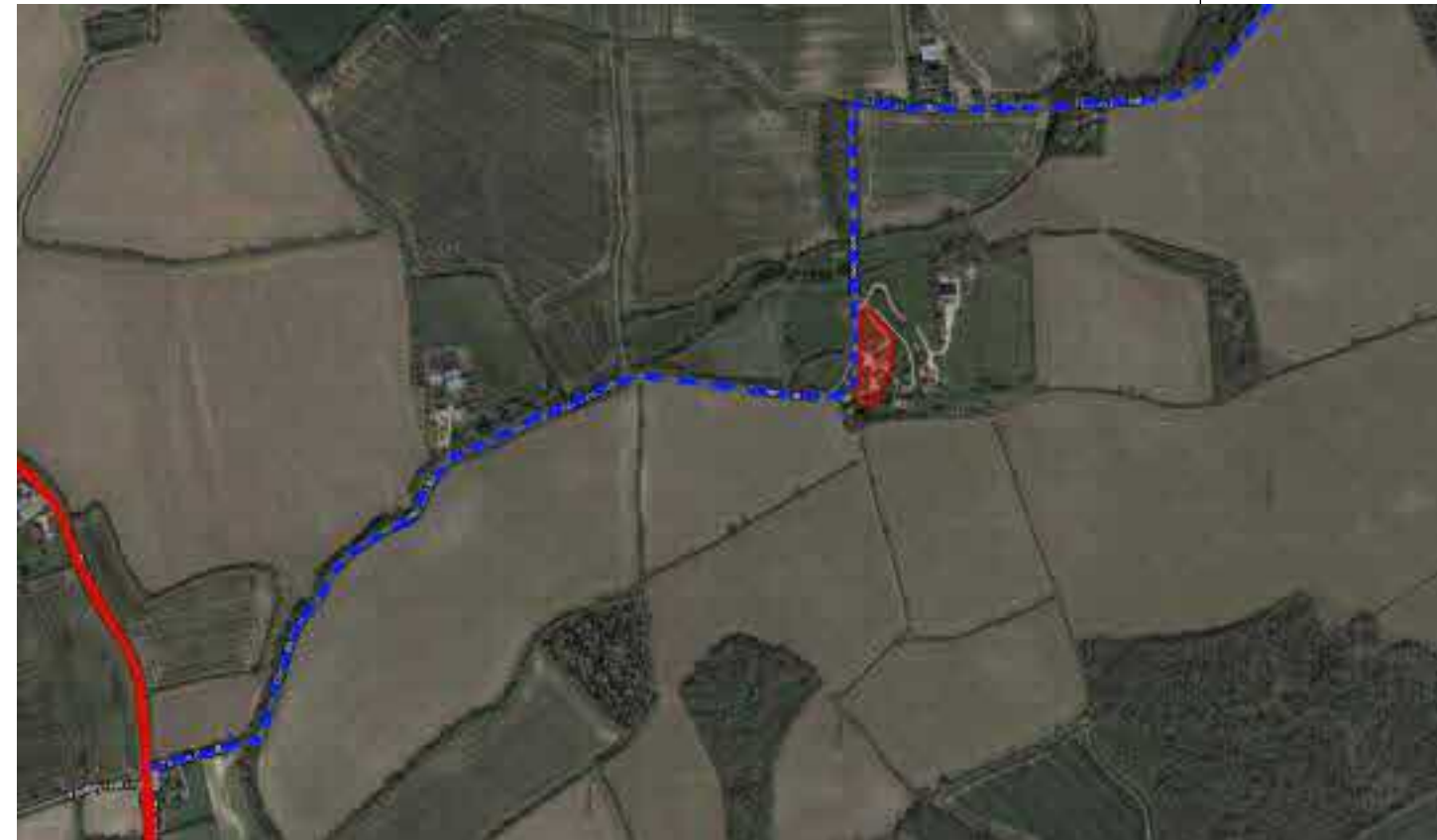
## Existing Site Plan

The site of the proposed building is located on a historic Farmstead down a private road on the outskirts of Thaxted, Essex.

The area is not a designated conservation zone. The old farmhouse on the adjacent site is a Grade II listed building which has undergone extensive development in recent times. The listed building is concealed from the proposal by a tall mature hedgerow.

The existing buildings are two converted steel portal and concrete agricultural barns with an additional vehicle store in poor condition. The main barns are in a poor condition having been converted from agricultural buildings into residential dwellings by the previous owner. The certificate of Lawfulness was approved in December 2017 (ref. UTT/17/2888/CLE). The conversion was carried out to a low standard using a patchwork of available materials that provide low levels of insulation and detract from the overall appearance of the site and surroundings. The barns are in need of modernisation to bring in line with current building standards.

The site contains fresh water ponds, native hedgerows and a mixture of mature and sapling trees.

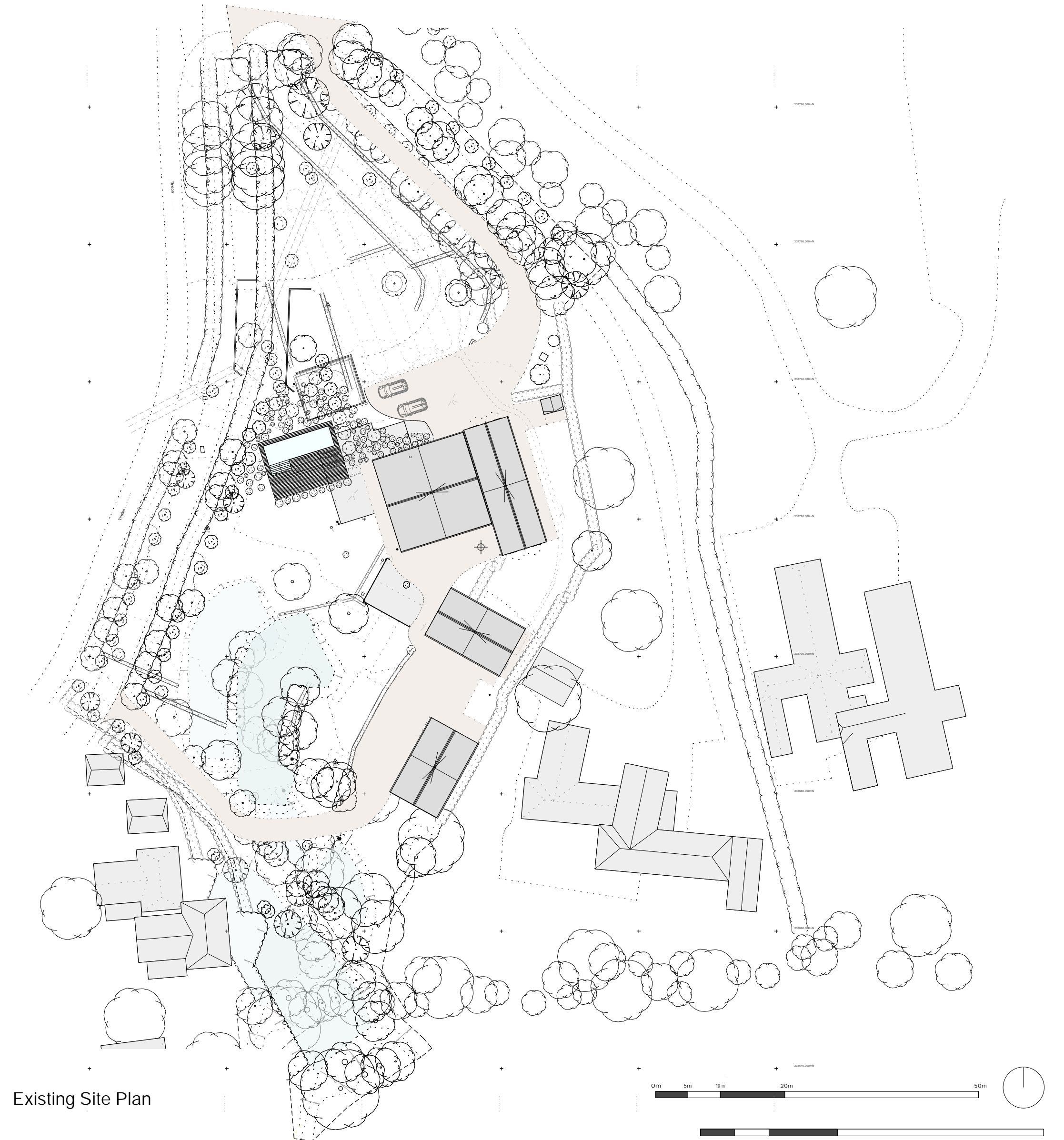


Site Plan & Site Access

- 1. Public Road
- - - 2. Private Road
- 3. Site



Existing Location Plan



Existing Site Plan



# EXISTING SITE CONDITIONS

## Existing Site Photos



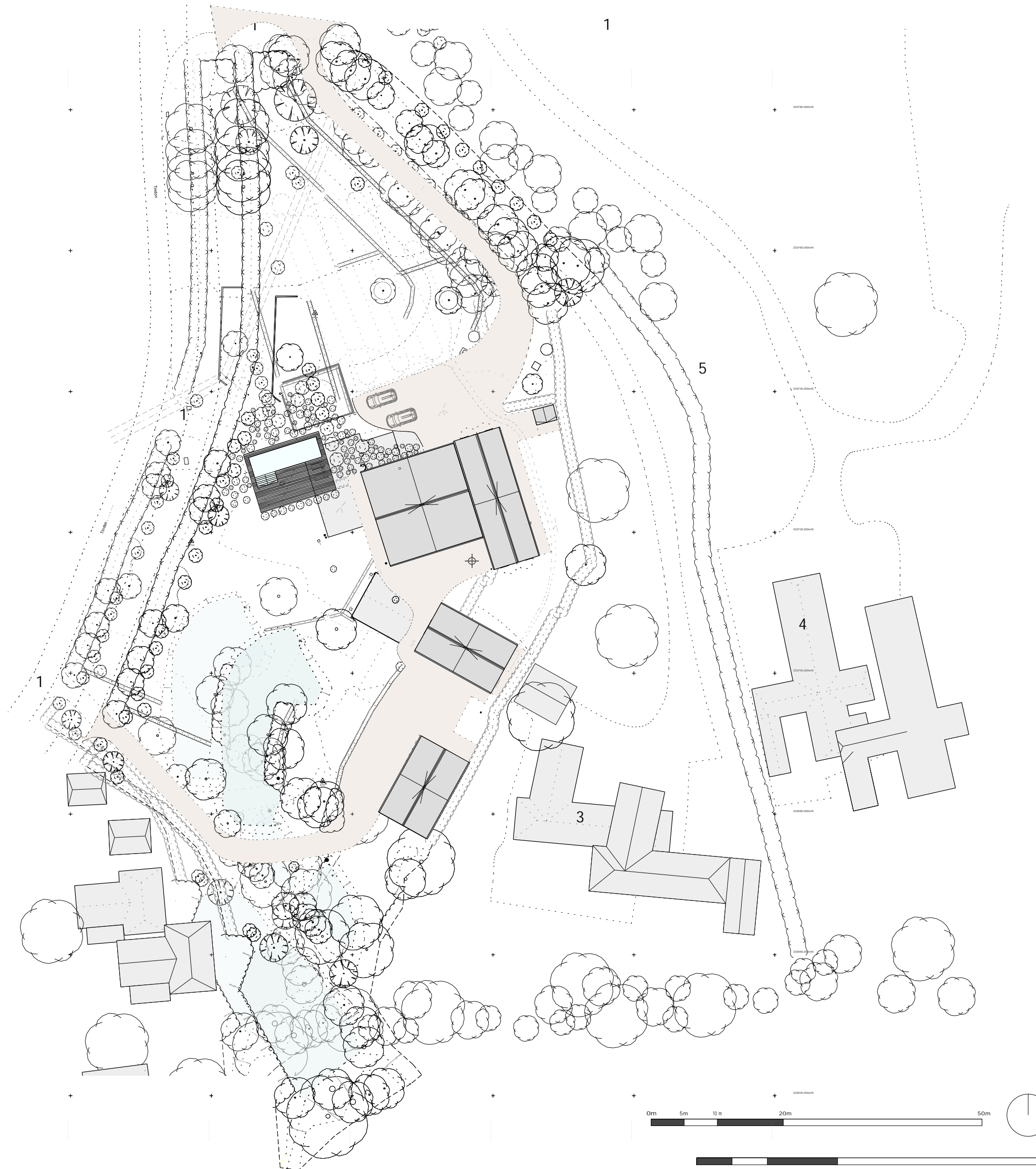
2. Converted agricultural storage building.



3. Grade II Listed Farmhouse



4. Converted traditional Essex Barn.

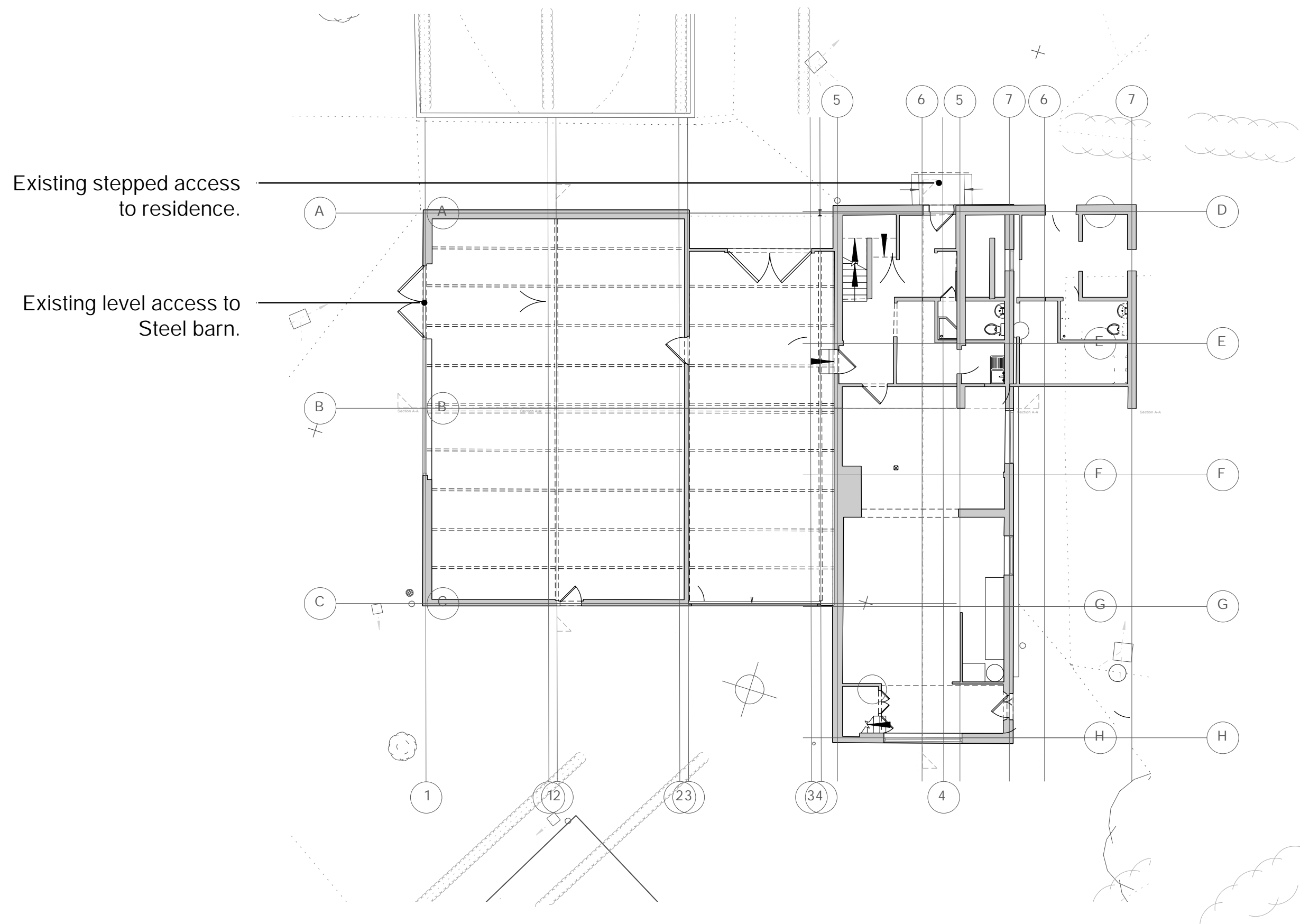


## Existing Site Plan

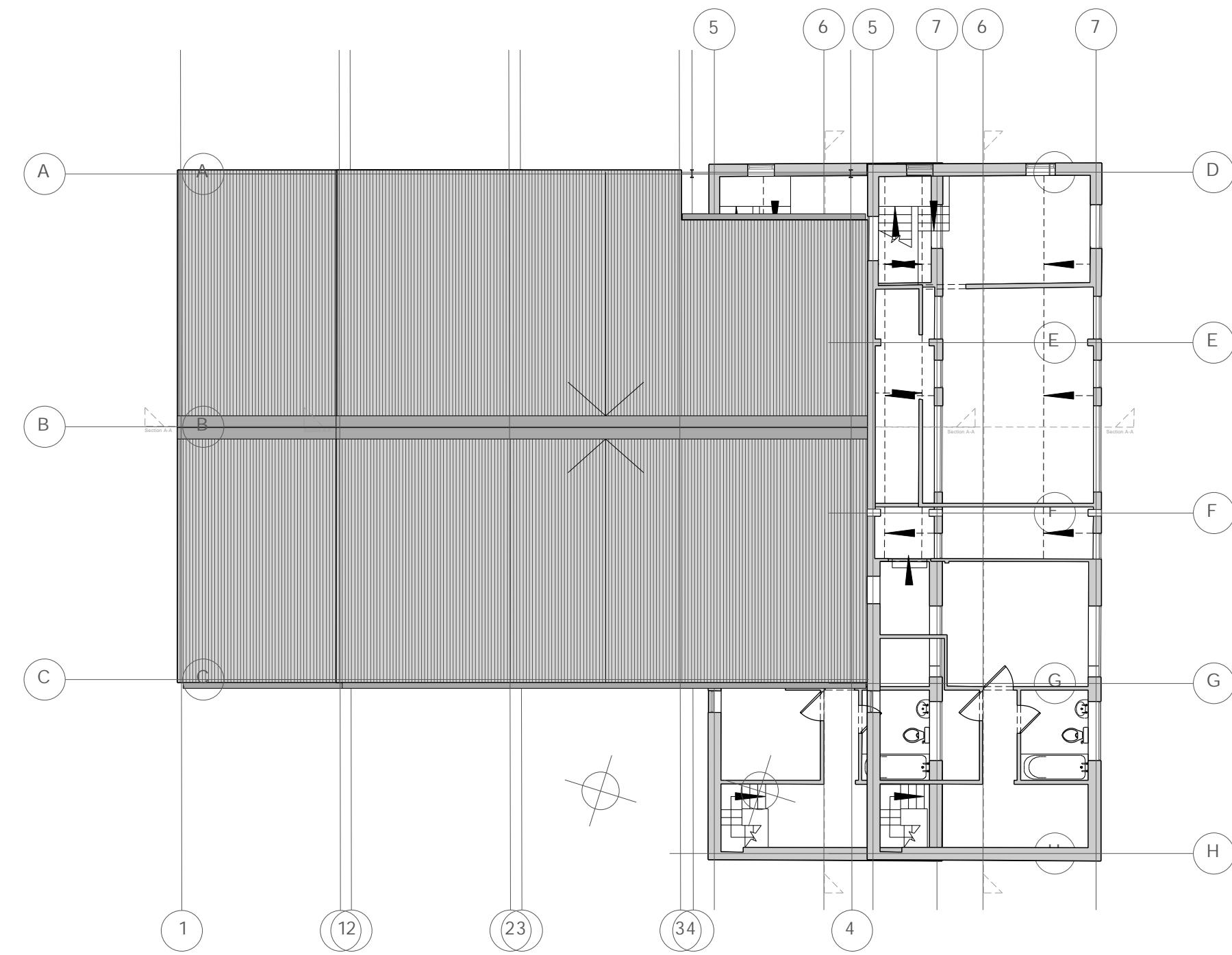
1. x3 Existing site access.
2. Converted agricultural storage building.
3. Grade II listed farmhouse with extension.
4. Converted traditional Essex Barn.
5. 3-4 meter evergreen Yew



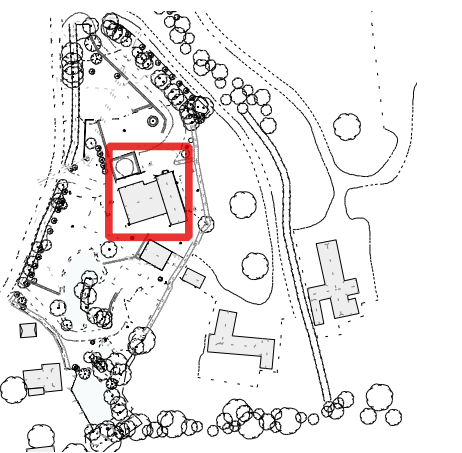
# EXISTING PLANS



Existing Ground Floor Plan

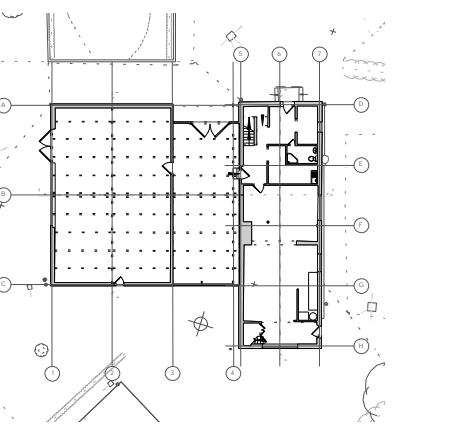
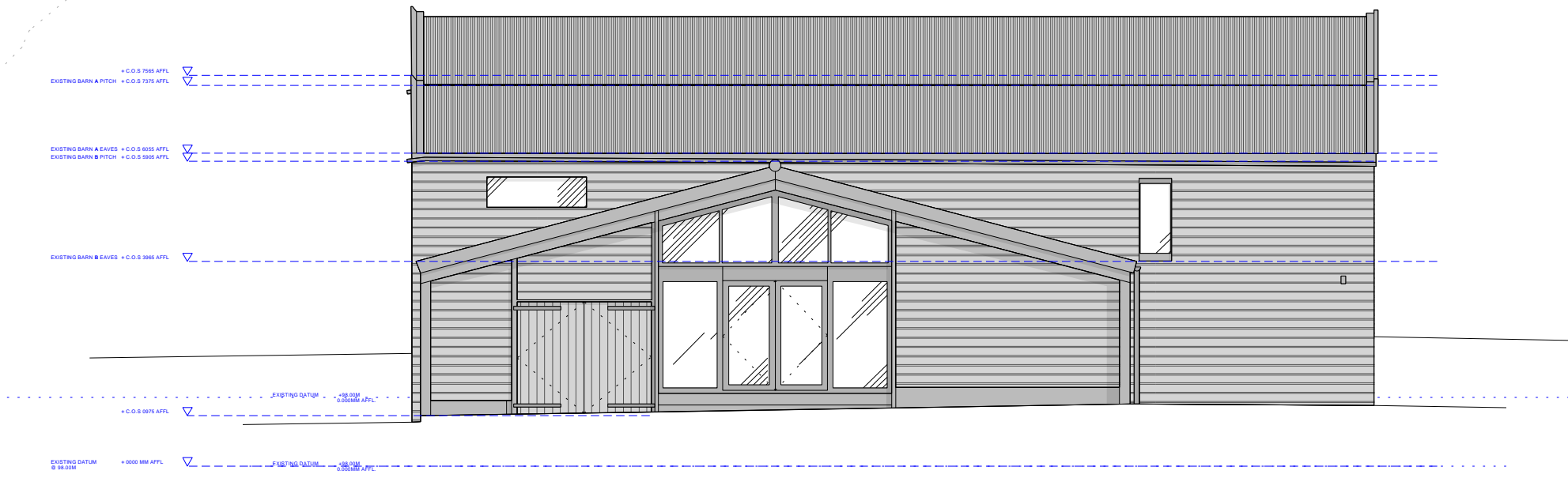
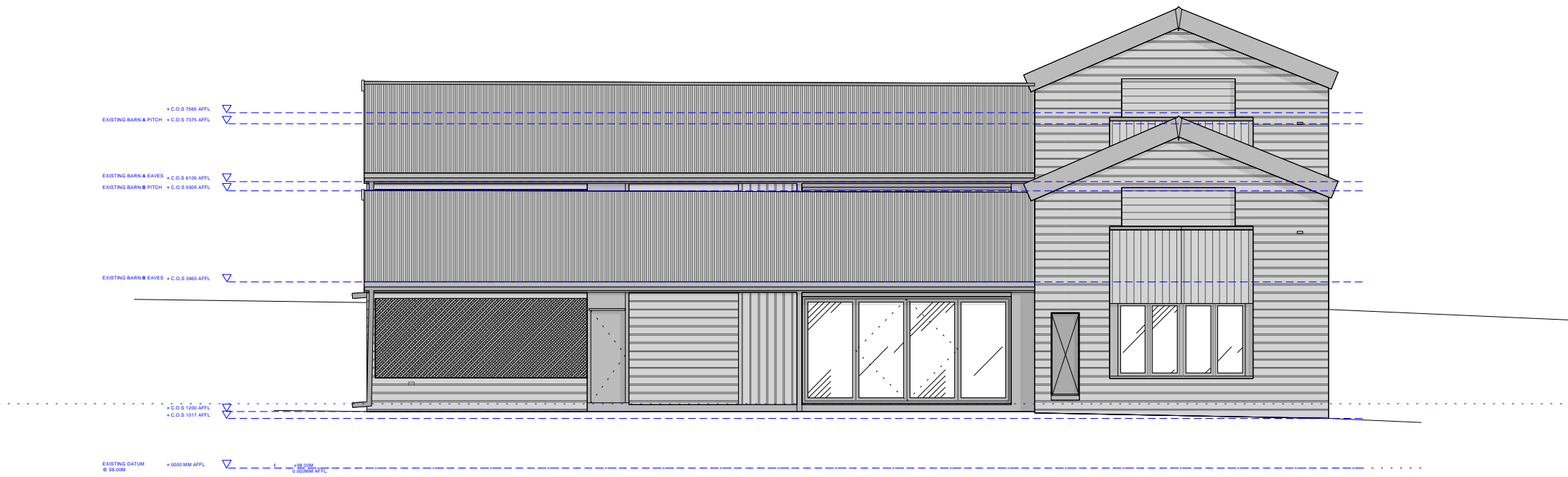
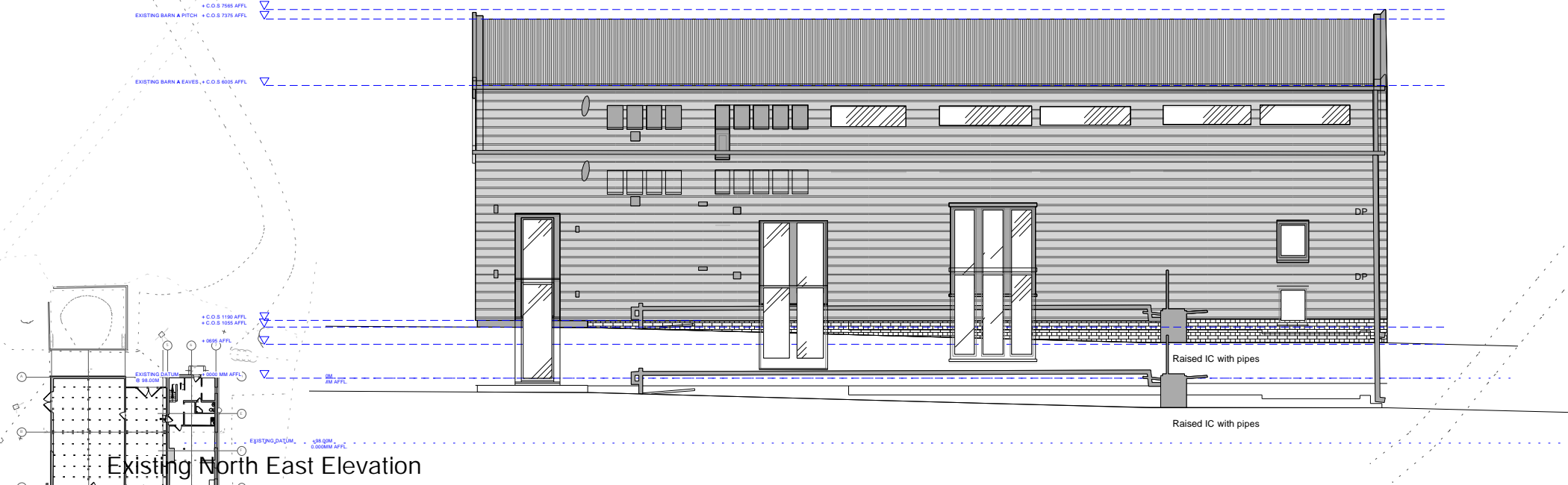
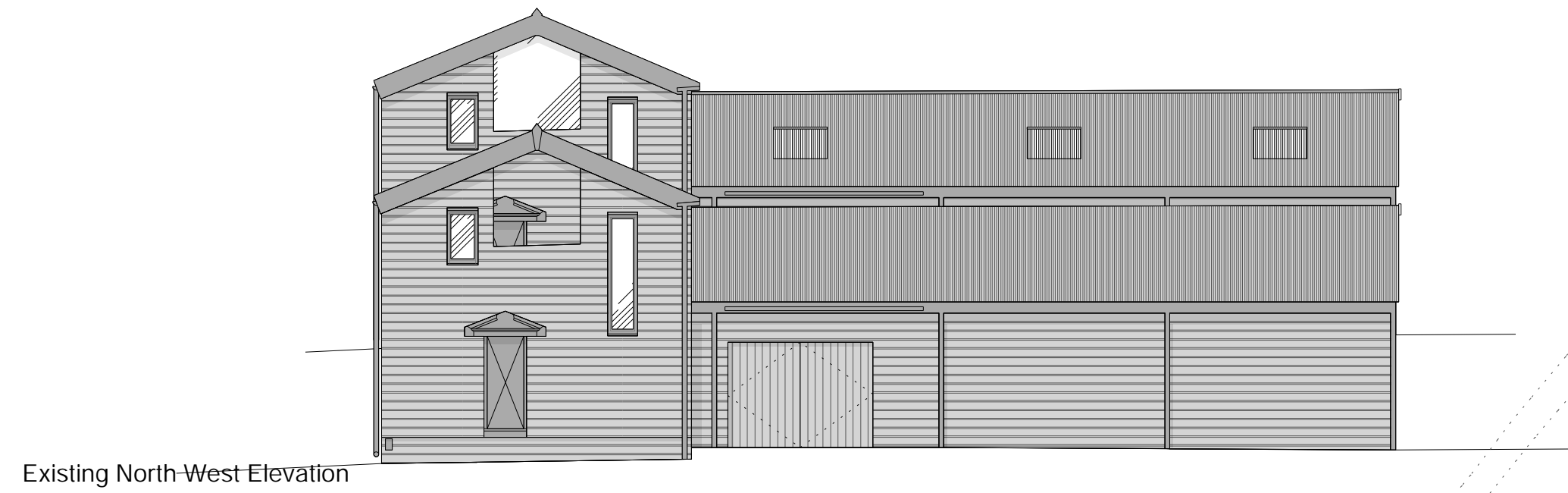


Existing First Floor Plan





# EXISTING ELEVATIONS





# EXISTING SITE PHOTOS



Outbuilding & Big Barn South Eastern Elevation



Western & Northern Elevation

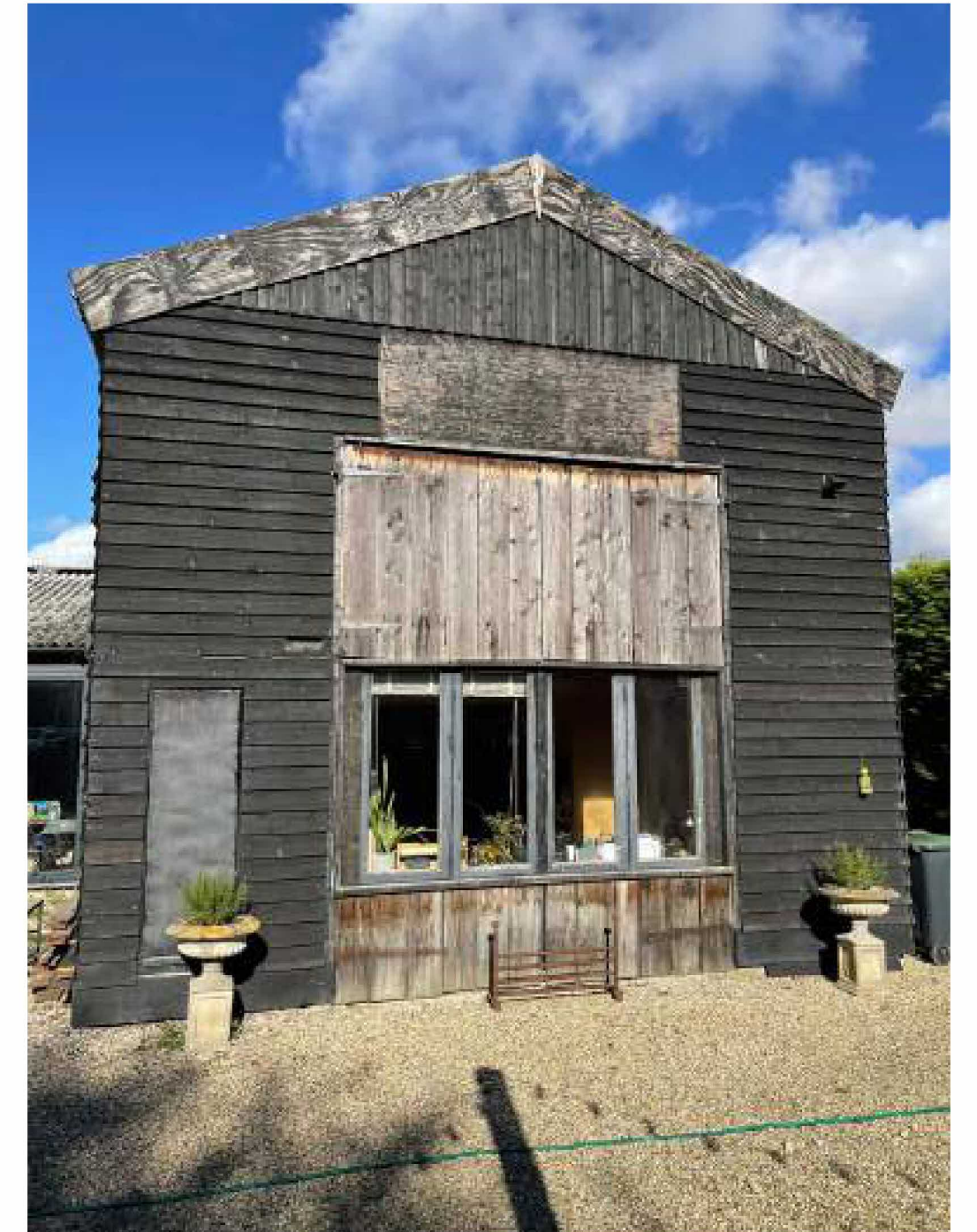


Outbuilding & Big Barn South Eastern Elevation:

Various cladding types can be seen to the main barns depending on what was available on site during the initial development.



Long Barn - North Eastern Elevation

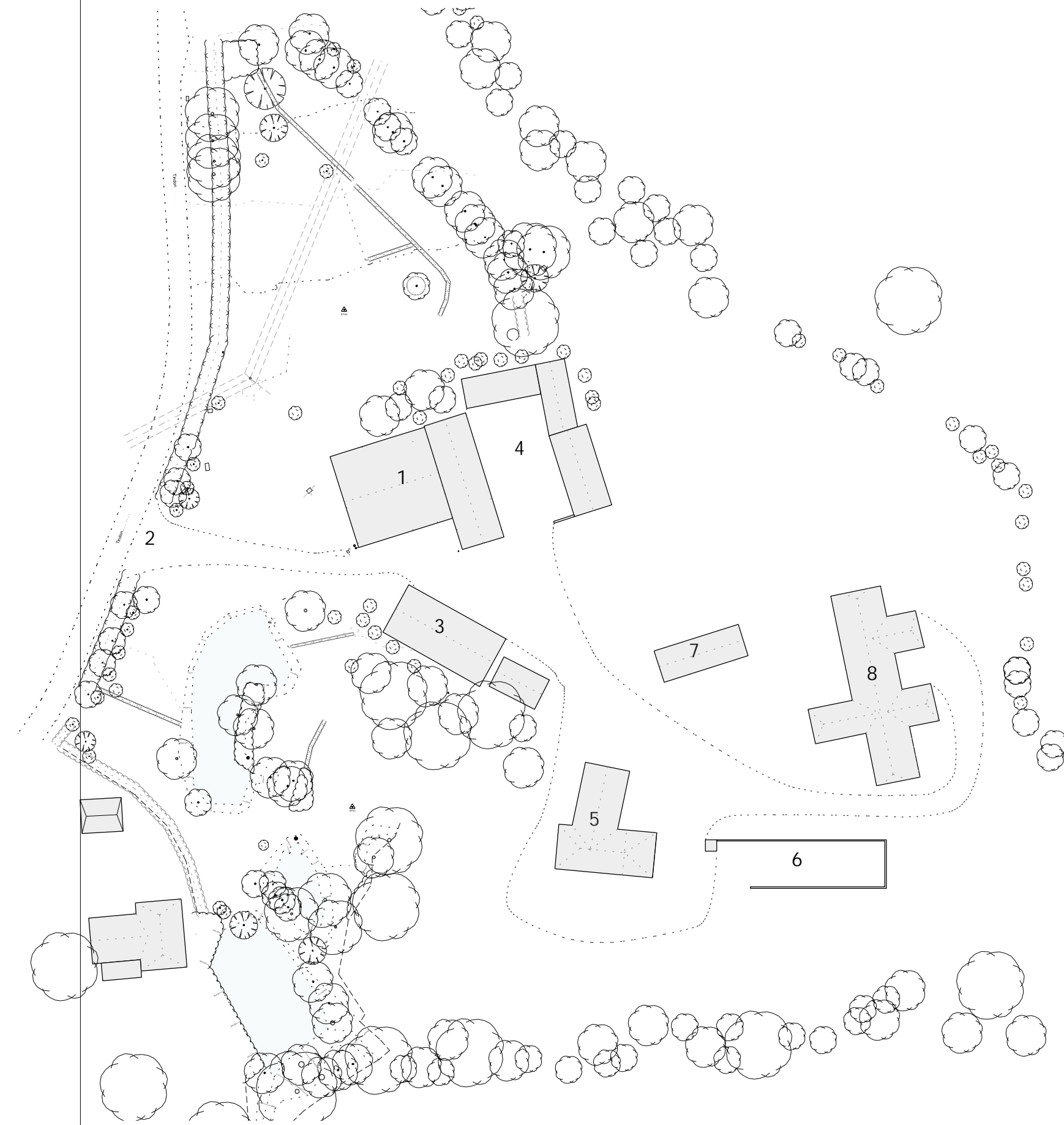


Long Barn - South Facing Gable End:

Partially open gable end to the double height barn. Again a patchwork of cladding types used in this location.

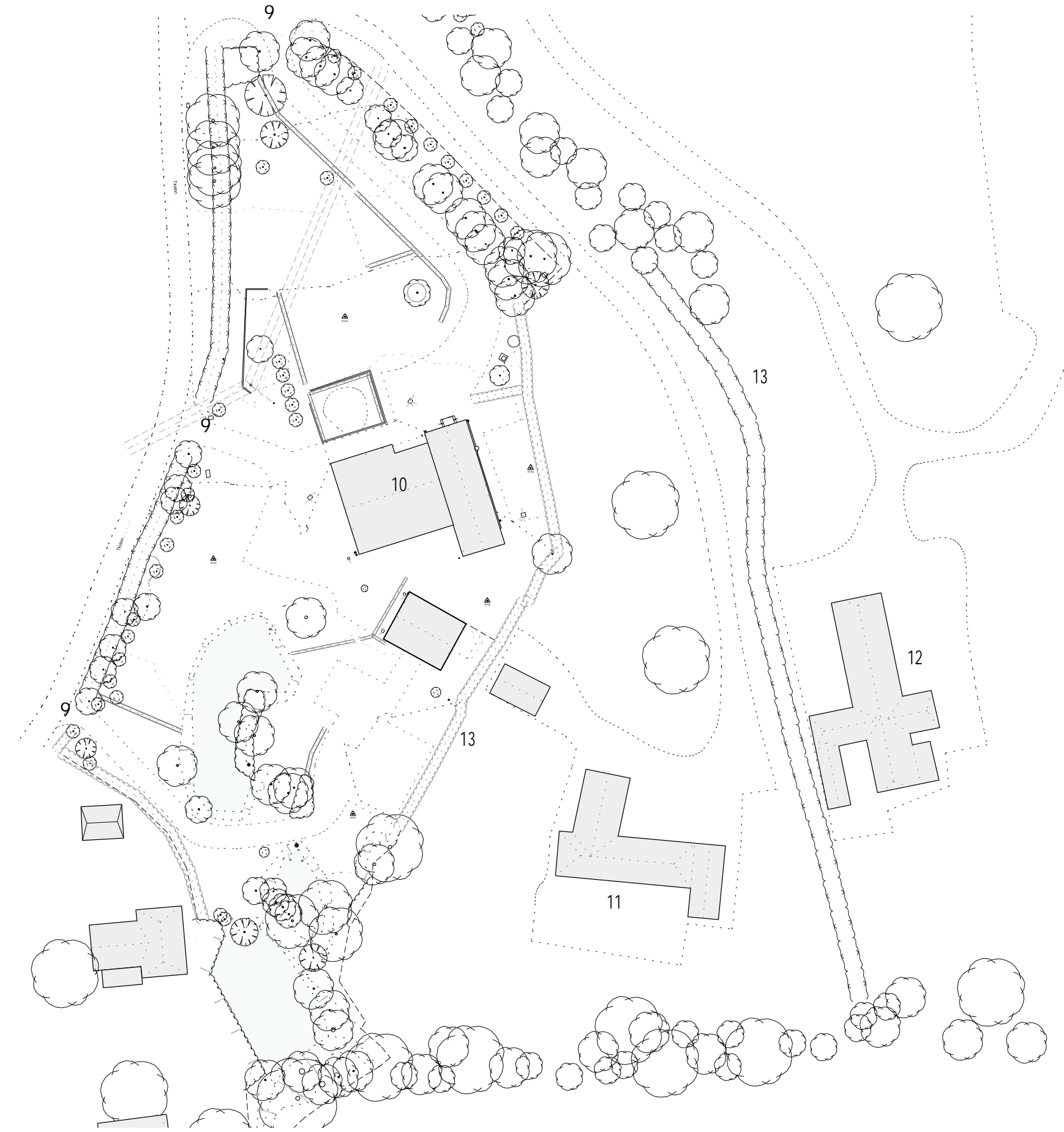


# FARMSTEAD DEVELOPMENT



Historic Site Plan (1971)

1. Black agricultural grain store. Open to south & eastern elevations.
2. Historic property access.
3. Single story vehicle store with shed.
4. Single story brick stable block.
5. Grade II listed farmhouse.
6. Walled kitchen garden.
7. Single story timber clad shed.
8. Timber clad traditional Essex barn.



Existing Site Plan

9. New property site access.
10. Converted agricultural storage building.
11. Grade II listed farmhouse with extension.
12. Converted traditional Essex Barn.
13. 3-4 meter evergreen Yew



HISTORIC FARMSTEAD SITE PHOTOS



Site Photo - 1971



Aerial Photo - 1971



Aerial Photo - 1970s



Aerial Photo - 1970s



Aerial Photo - 1970s



# FARMSTEAD DEVELOPMENT

The original farmstead as photographed in the 1970's comprised of a range of agricultural building forms of various ages, constructions and uses.

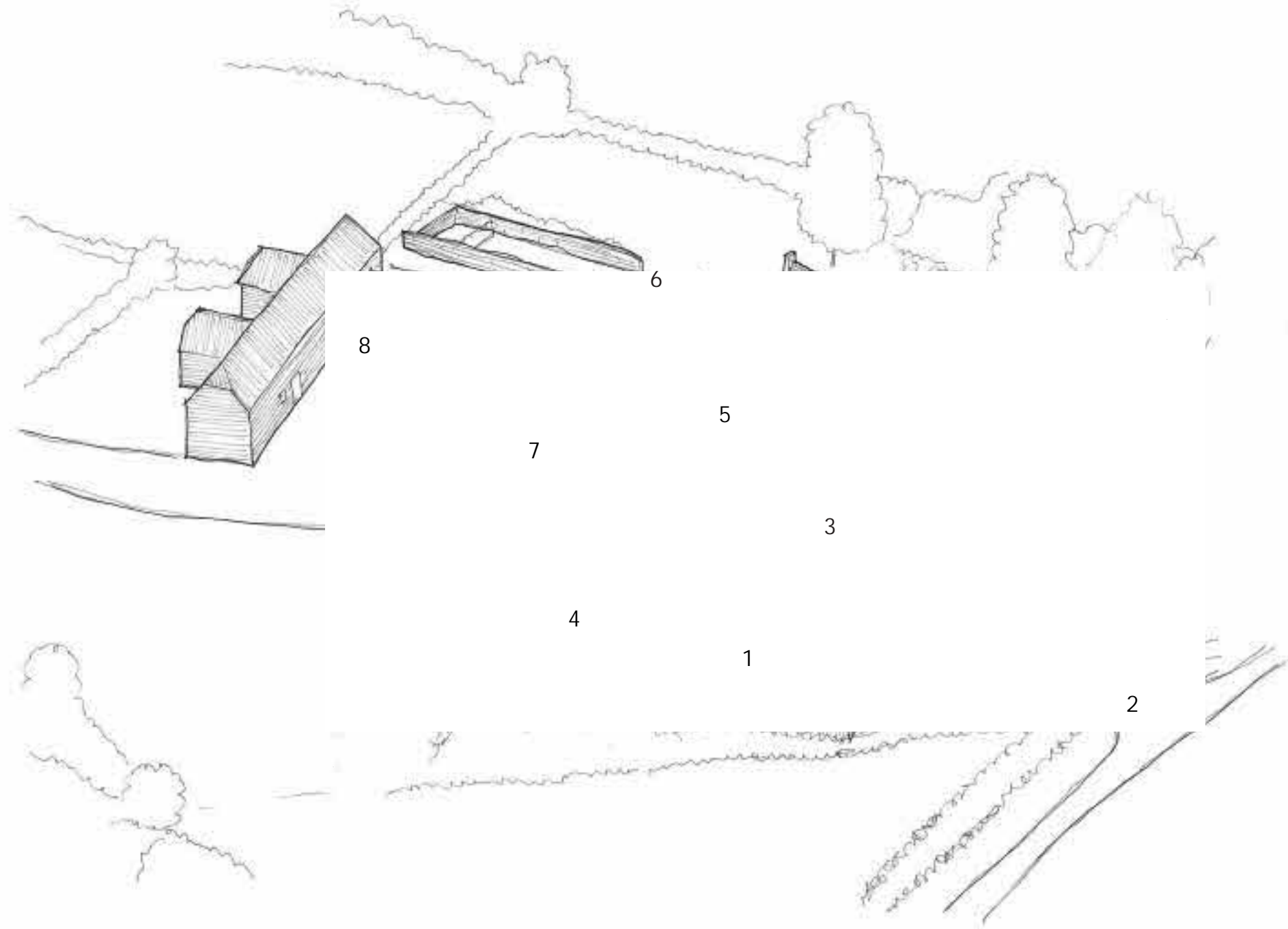
The site has since been divided up into a number of properties and all converted into residential dwellings. The Grade II listed farmhouse has undergone an extensive renovation and modernisation.

The traditional Essex barn has been converted, renovated and extended to become a large residential dwelling.

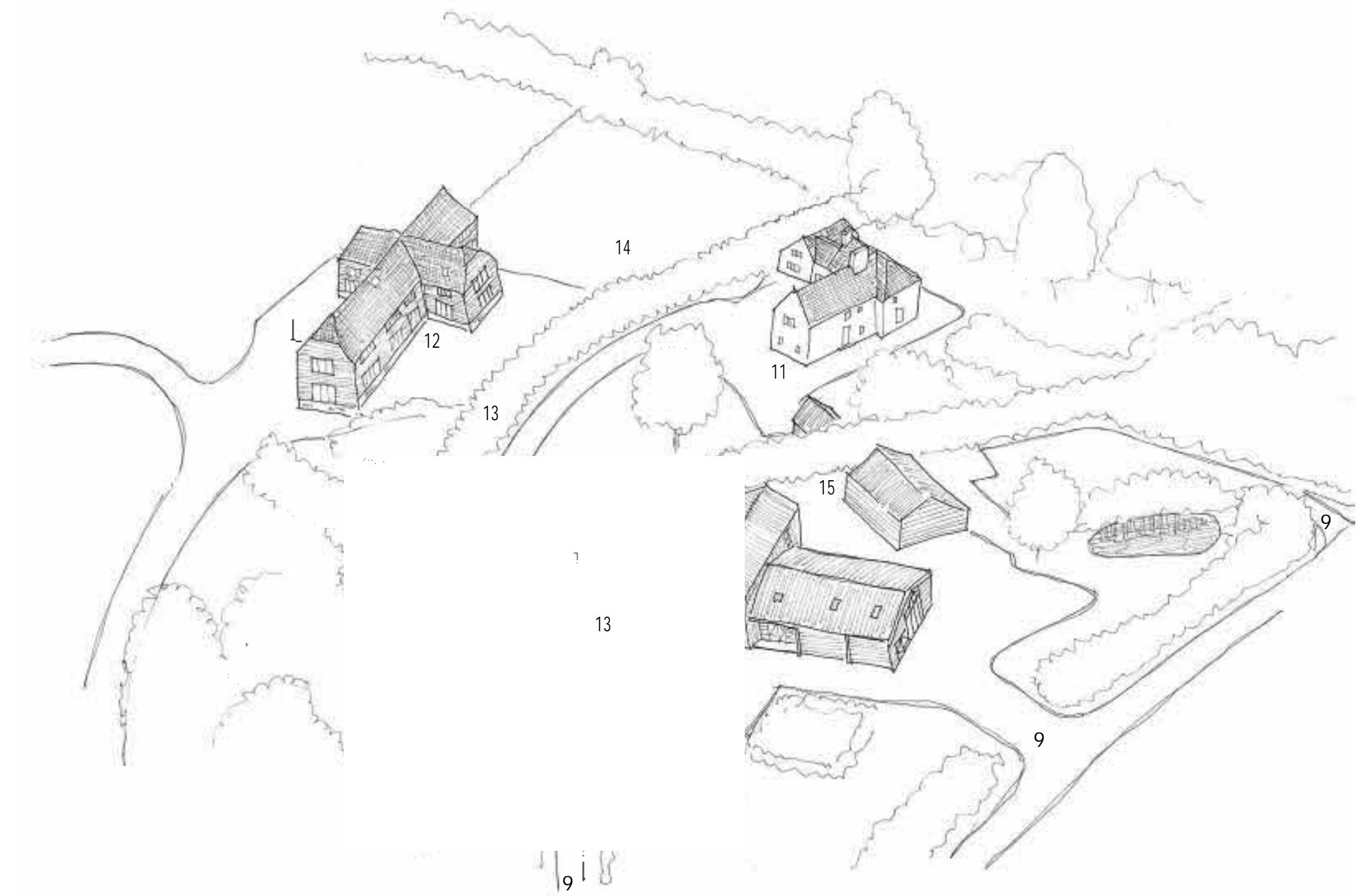
The Black agricultural storage building has been converted poorly into a residential building, with the a mixture of cladding and window types replacing the open façades and vertical timber cladding.

The single story vehicle store has been shortened and re-clad in a patchwork of timber cladding types.

The farmstead as a whole has been divided up into three separate dwellings separated by tall evergreen Yew hedges. In doing this there has been a reconfiguration of all of the site access, demolition of the Victorian walled garden and the brick stable block, as well as a shortening of the vehicle storage.



1. Black agricultural store. Open to south & eastern elevations.
2. Historic property access.
3. Single story vehicle store with shed.
4. Single story brick stable block.
5. Grade II listed farmhouse.
6. Walled kitchen garden.
7. Single story timber clad shed.
8. Timber clad traditional Essex barn.



9. New property site access.
10. Converted agricultural storage building.
11. Grade II listed farmhouse with extension.
12. Converted traditional Essex Barn.
13. 3-4 meter evergreen Yew.
14. Old location of Victorian walled garden.
15. Shortened and re-clad vehicle storage.



# HISTORIC ELEVATIONS

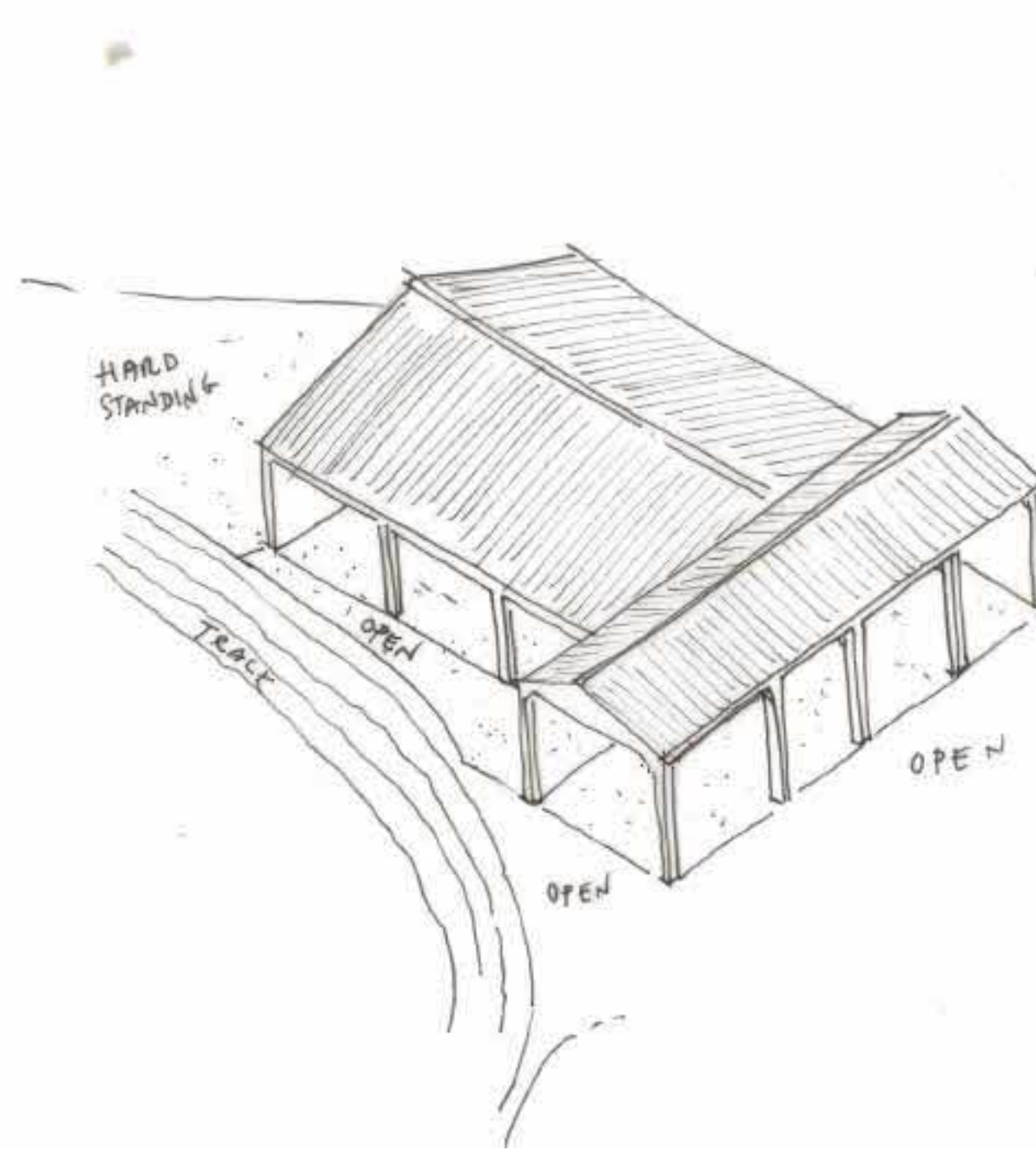
Using historic photos to examine the development of the site over time, we are able to identify the historic openings within the elevations. This research also showed that vertical hit and miss cladding was used on the barn previously and a was a major justification for the proposed cladding type.



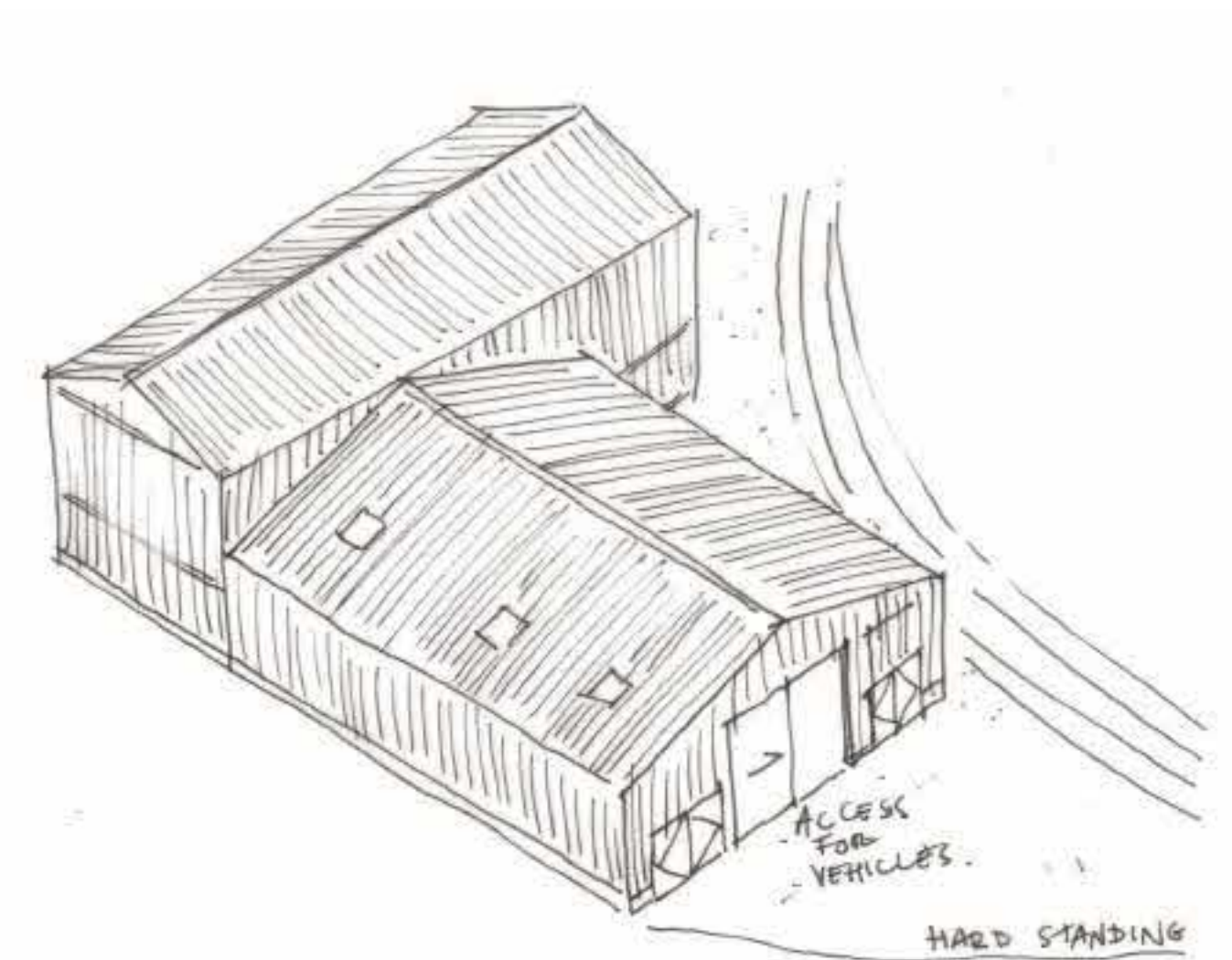
1970s Site Photos - North & Western Elevations



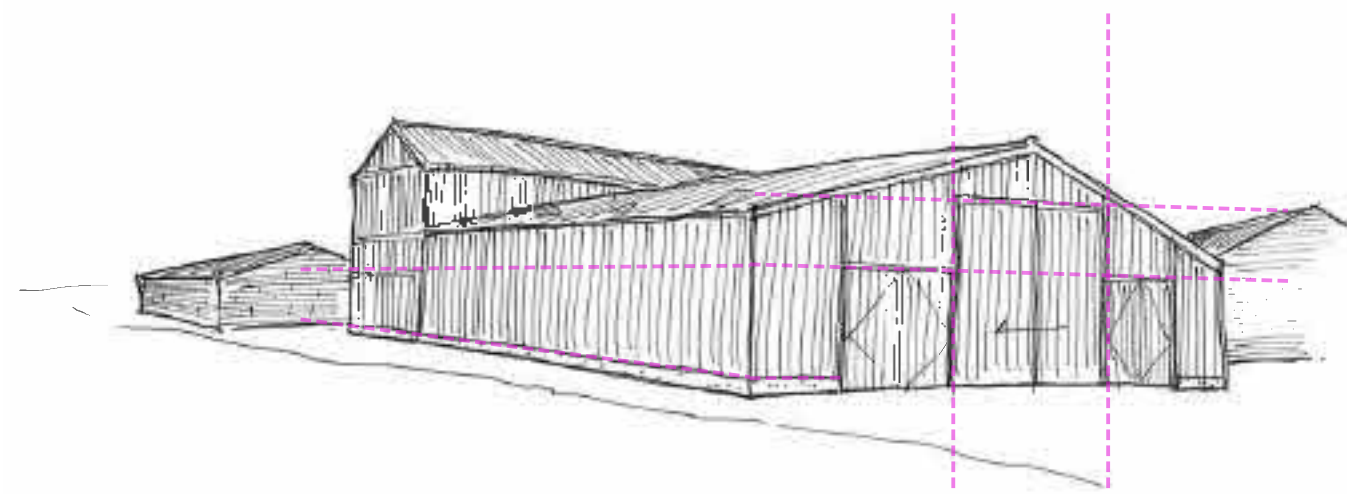
1970s Site Photos - South & Eastern Elevations



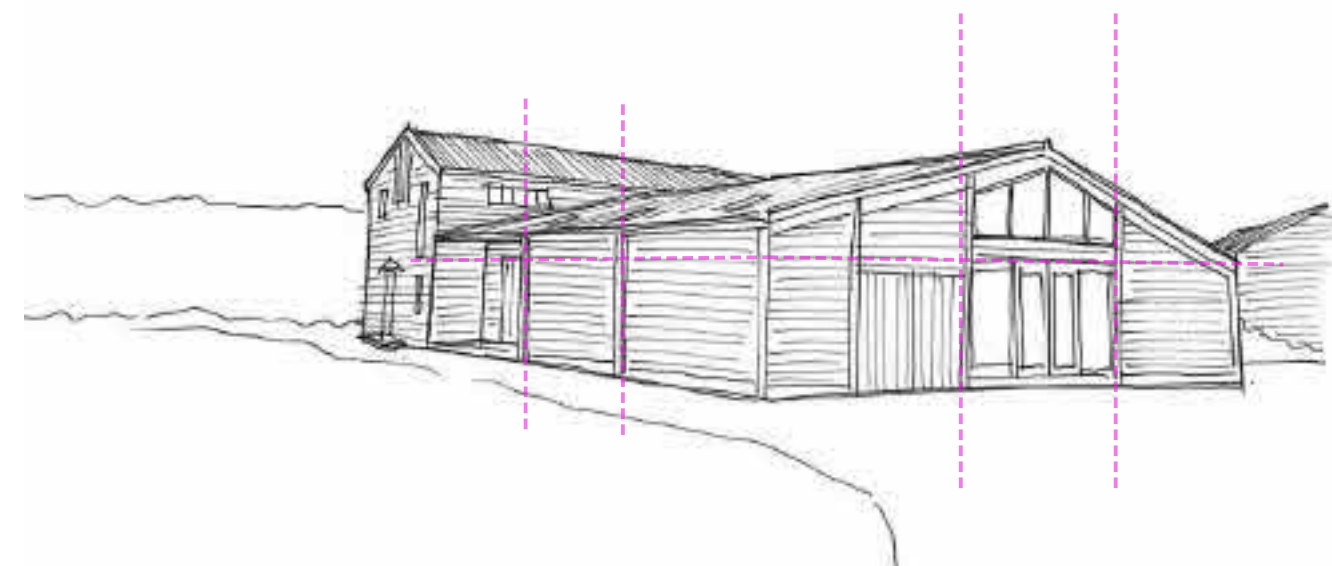
The South & Eastern elevations were open and exposed to the elements to allow easy access from the track and stable hard-standing. The open facade exposed the steel portal and concrete frame.



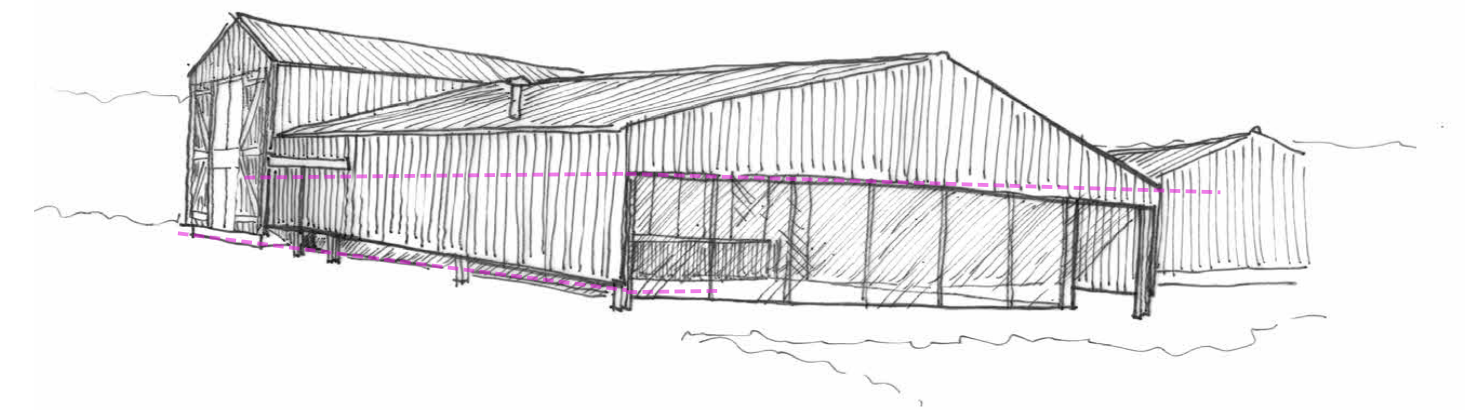
The North & western elevations are characterised by vertical timber or steel cladding. The big barns western gable end had a number of large sliding and pivot doors to allow secondary access. The corrugated roof also had a number of skylights giving light to the rear of the barn.



Original Barn Facade: Black vertical cladding with large sliding doors.



Existing Barn Facade: Patchwork of vertical and horizontal timber cladding. Patchwork of timber and metal windows. Partially exposed steel portal frame.



Proposed Barn Facade: Vertical hit & miss cladding to existing portal frame. New thermal envelope to be set within the big barn with a glazed wall to be set back from the gable end. Sliding agricultural timber doors and opening datum to be in line with original opening heights and traditional shelter barn aesthetic

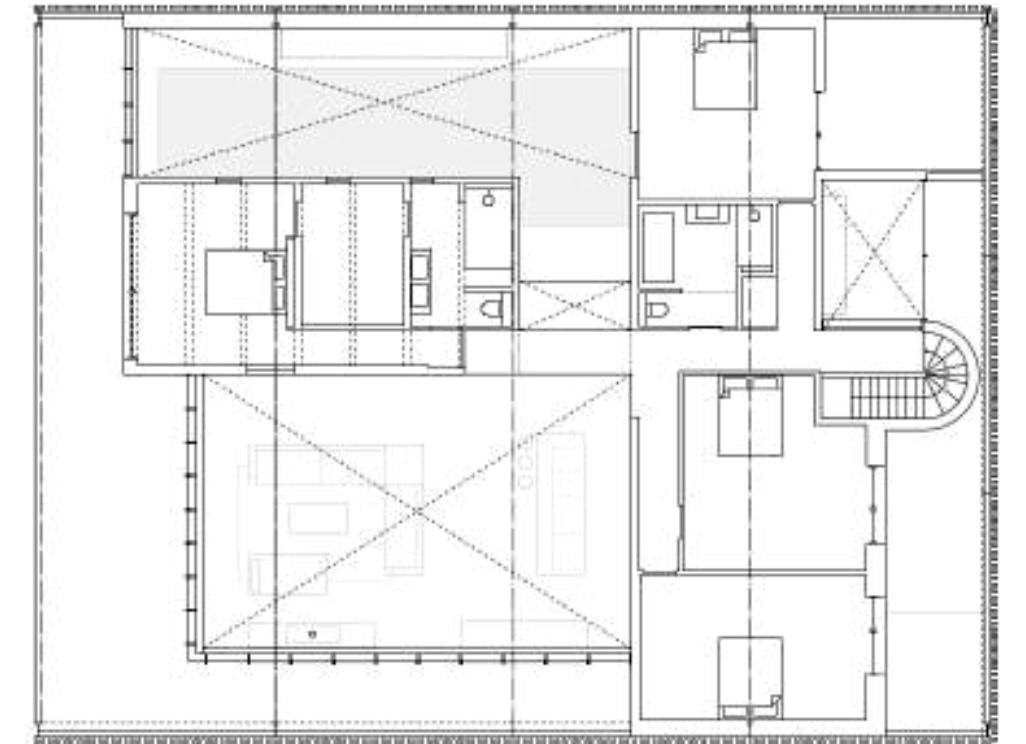
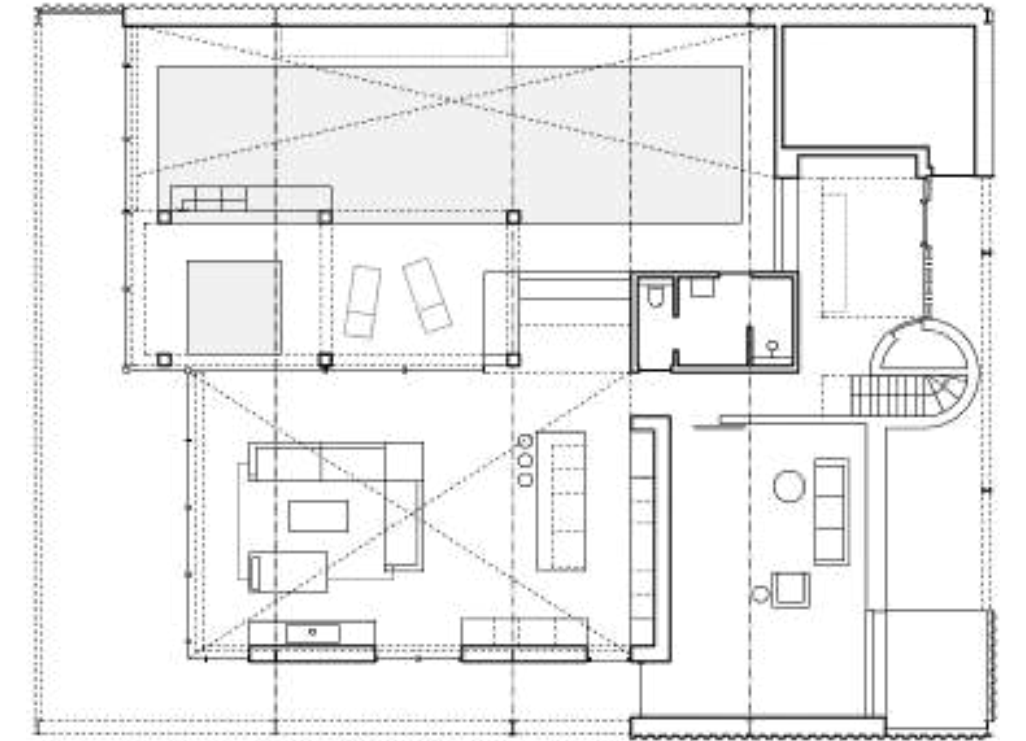


# BARN CONVERSION PRECEDENCE

31/44 Architects - Blue Sky Barn - Norfolk. 2019-2020

The scheme retains the existing steel portal frame with the treatment of the facade mimicking agricultural shelter barns aesthetic. Vertical timber louvres clad three of the elevations, with one gable end opened up and allows expansive views across the surrounding countryside.

The new dwelling structure sits within and separate from the existing frame, but additional subtle agricultural references in both form and materiality throughout.





# BARN CONVERSION PRECEDENCE

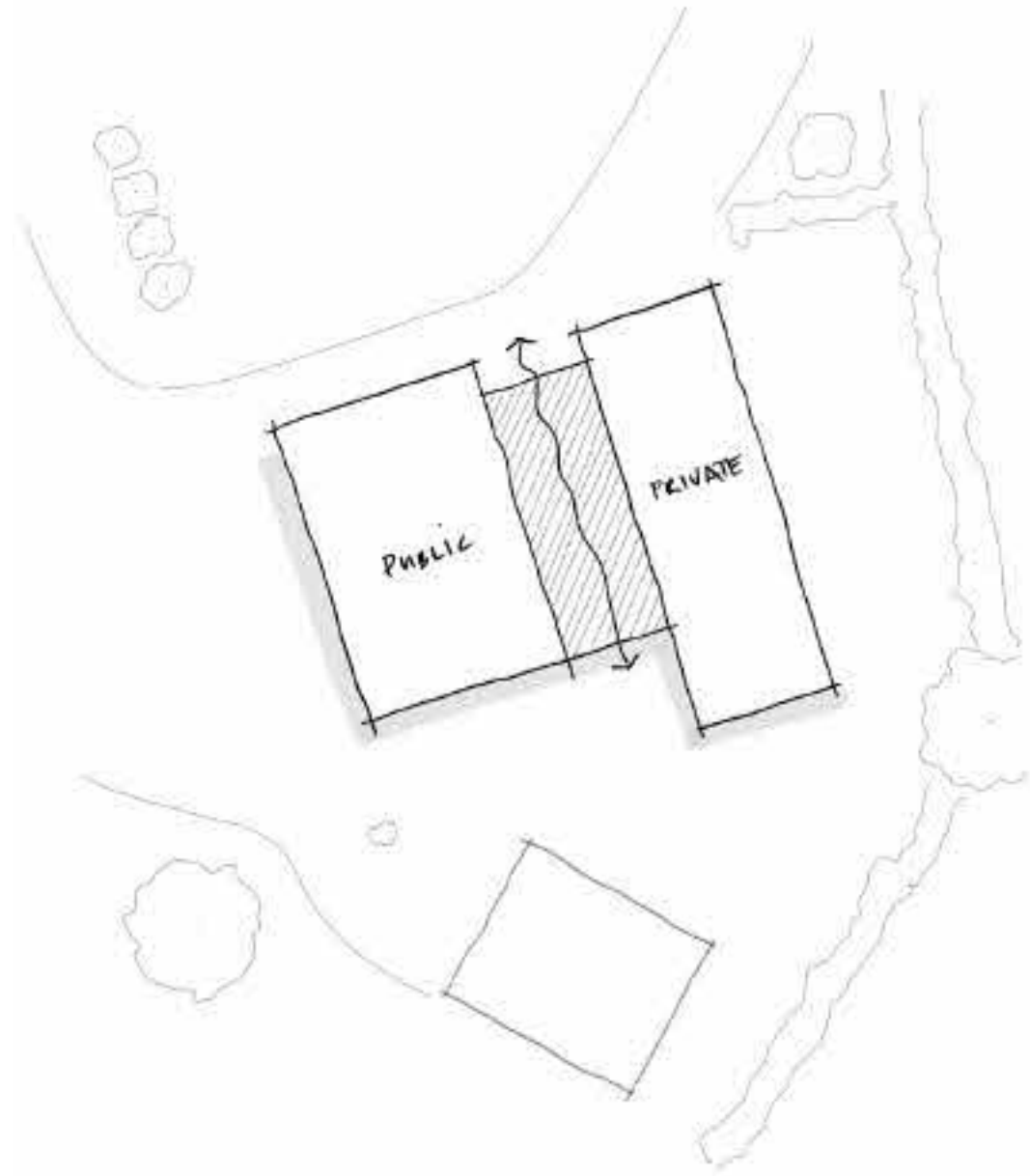
Thomas Randall - Page - Art Barn - Devon

Working within the frame of an existing agricultural site, the project sensitively introduces sculptural objects into the setting. The vernacular of the external envelope is kept as the sealed agricultural barn which could be opened up and reveal itself in surprising ways.





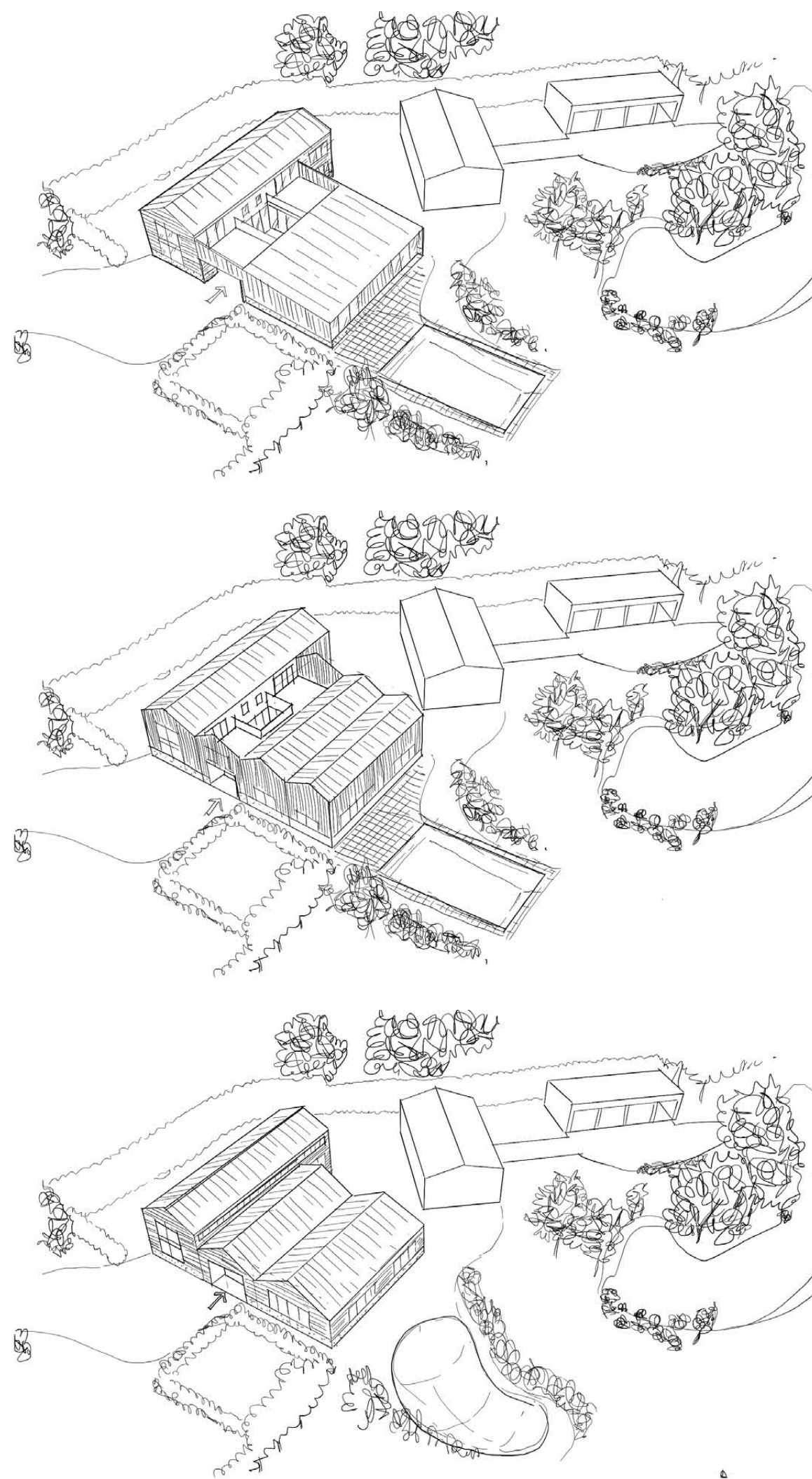
# DESIGN DEVELOPMENT - PRE-PLANNING FEEDBACK



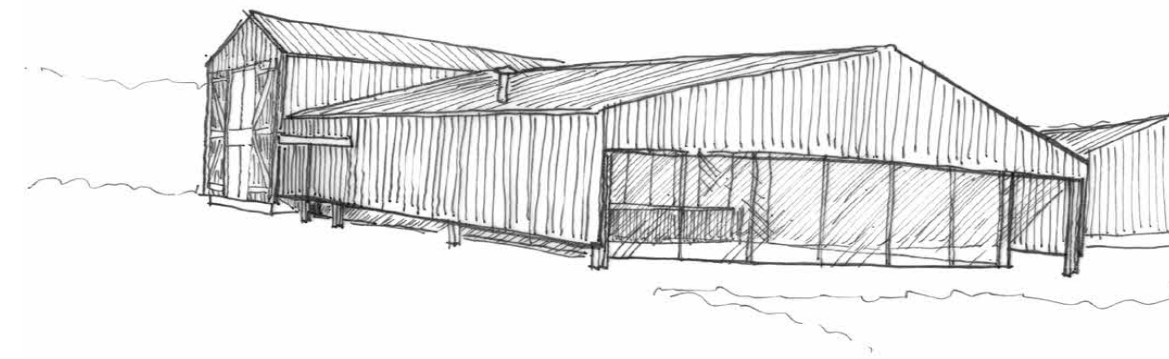
Creating a more public area within the dwelling was important to the client as well as allowing them to have a more private realm.



During the first pre planning meetings with the Uttlesford District Council, they raised concerns over the scale of the proposals on the site and wanted to prevent it from being too densely developed. They also highlighted that external terraces would be rejected as they are not in keeping with the agricultural barns.



After the first Pre-planning meeting with Uttlesford District Council (UDC), their requests that there was more of an 'agricultural aesthetic' led us to explore a variety of building forms within the site. At this stage the client was still requesting a roof terrace. As a result we explored possibilities of having a roof terrace concealed within behind a high parapet wall that continued the rhythm of the facade. We were again advised by UDC that any roof terrace was unlikely to be approved.



Based on this feedback and the emphasis that UDC placed on the importance of the 'Rural Aesthetic' we decided to revisit the possibility of creating the building form within the large span shelter barn. This would allow the external appearance to be very much in keeping with traditional shelter barns in terms of form, openings and materiality. It also allowed for larger openings to be set back at the gable end that were not immediately apparent from the road, allowing for vistas and ample light into the main living space.

This combined with other agricultural elements with shutters, large format sliding doors and exposed framework all add to the rural aesthetic of the proposal.



Following on from positive feedback in the second Pre-planning meeting with UDC, we presented them with x3 options for their comment. The options all followed the same concept of redeveloping the dwelling to match the existing volumes with the shelter barn aesthetic. The officers were keen to see a couple of options for the scale of glazing and openings at the gable end of the Steel frame barn as well as the materiality.

From their feedback Option A was seen as the most favourable to be accepted, but there was requests for additional information on the overall landscaping of the site.



The proposed scheme is to rebuild the existing dwelling including new walls, roof and fenestration, retaining the original concrete slab and portal frame with the creation of a new outdoor swimming pool. The proposal also aims to rebuild the old machine storage as a workshop and plant room.

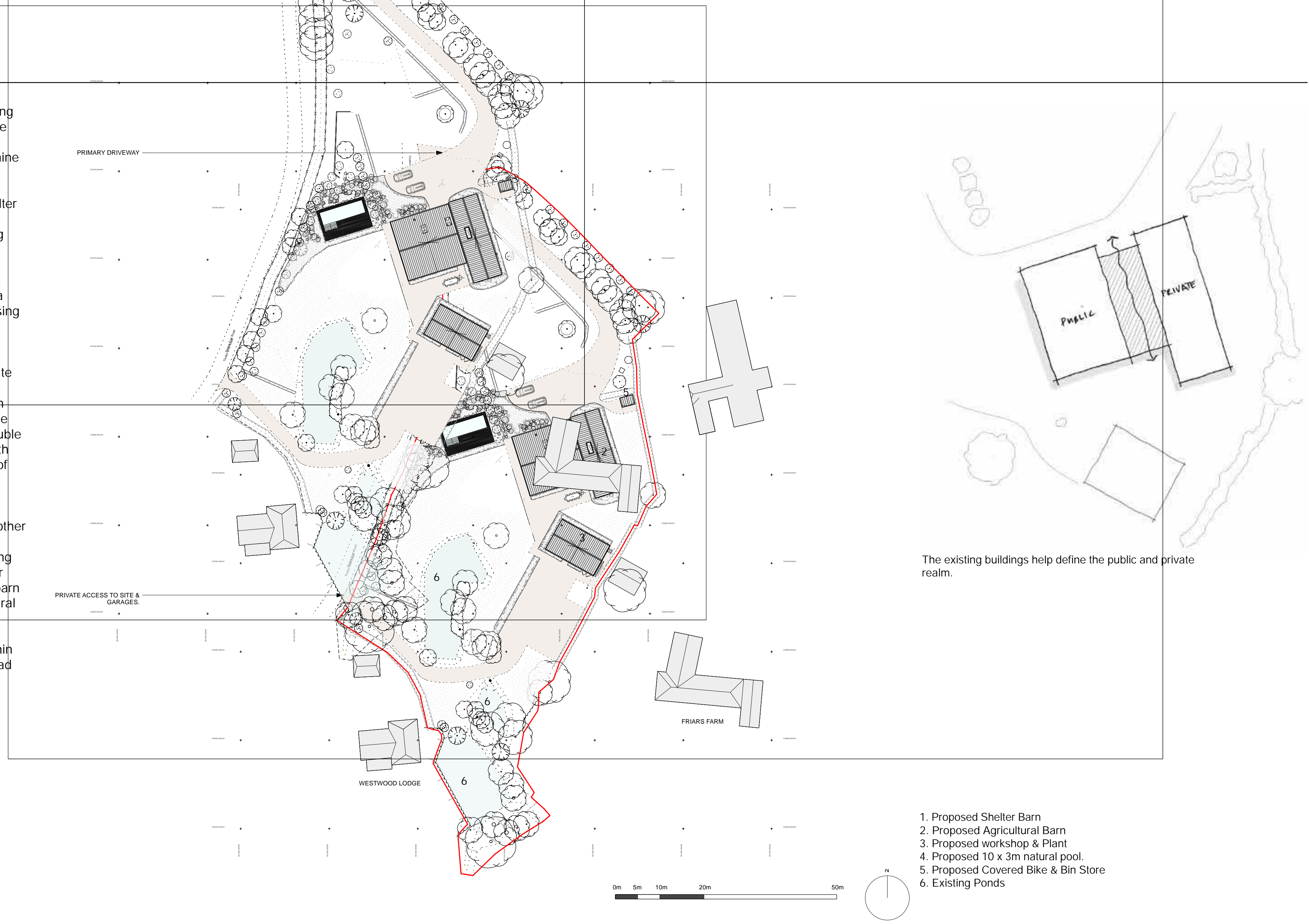
The proposal looks to retain and celebrate the agricultural shelter barns materiality and form whilst appropriately modernising the shell and services for a contemporary family home, utilising sustainable technologies in the running of the building.

Having looked back at the historic development of the site as a reference, the scheme aims to redevelop the existing barns in a way that is sensitive to the use, materiality and form. Modernising to meet current building standards and utilise sustainable technologies.

In order to create a range of scale of spaces that are appropriate and functional for a domestic environment the scheme divides the barns into two zones. The steel barn becomes an open plan kitchen, living and dining area that is the more public side of the property with views to the south west and the garden. The double height barn will house the more private rooms of the house with the bedrooms, bathrooms etc. This division allows for a range of scale of spaces within the existing built form.

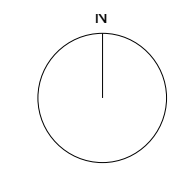
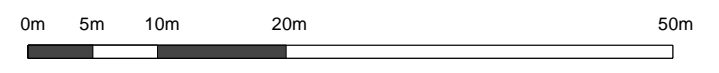
The location and scale of the opening has been carefully considered by looking at the historic openings within this and other similar agricultural barns of this type. The sliding glazed doors to the south west are set back to allow the hit and miss cladding and opening to reflect the buildings use as well as provide solar shading. The openings to the gable ends of the double height barn as well as the window shutters are also to reflect the agricultural aesthetic of the barns.

Additional planting to the site allows the scheme to bed in within the rural environment as well as to provide privacy from the road for the house and the pool.



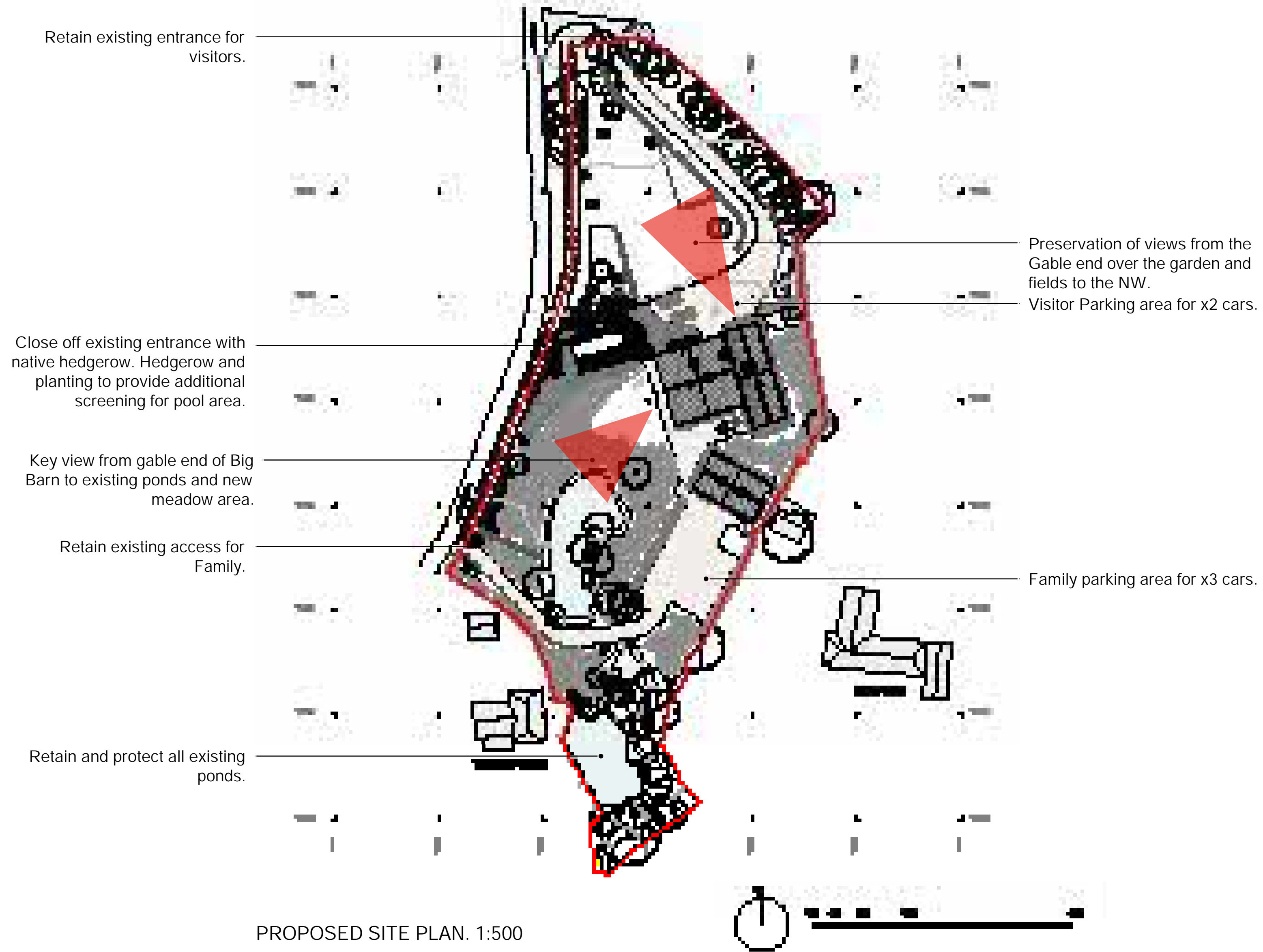
The existing buildings help define the public and private realm.

- 1. Proposed Shelter Barn
- 2. Proposed Agricultural Barn
- 3. Proposed workshop & Plant
- 4. Proposed 10 x 3m natural pool.
- 5. Proposed Covered Bike & Bin Store
- 6. Existing Ponds





# PROPOSED SITE ACCESSIBILITY



## Existing Site Access Photos.



Existing Northern Site Access - To be retained.



Existing Southern Site Access - To be retained.



Existing Western Site Access - To be removed.

## Key Views to SW and NW



Existing westerly view from gable end.



Existing north-westerly view from gable end.



# SITE DEVELOPMENT

The proposed dwellings will occupy the existing locations of the agricultural barns with the workshop area requiring a new area of slab to be poured. This small addition to the footprint will occupy an area that was historically developed and is currently an area of loose scrub and hard-standing of little ecological value.

The swimming pool was sited in the existing central entrance to reduce the area of new development required.

Overall the site as a whole has seen a slight decrease in the developed area (by -389 sqm). The majority of these gains have occurred due to a consolidation of the hard-standing areas, the removal of the central driveway and replanting existing areas of hard-standing. This, when considered with the Proposed Landscape Development Plan (drg 3900) leads to a net benefit in terms of total footprint area as well as habitat on site.

[REDACTED]

- [REDACTED]
- [REDACTED]
- [REDACTED]

[REDACTED]

EXISTING SITE DEVELOPMENT PLAN

Existing entrance to be retained.

Existing Entrance to be removed, replanted. Area to be replanted around proposed swimming pool.

Existing hard-standing parking area to be replanted.

Existing entrance to be retained.



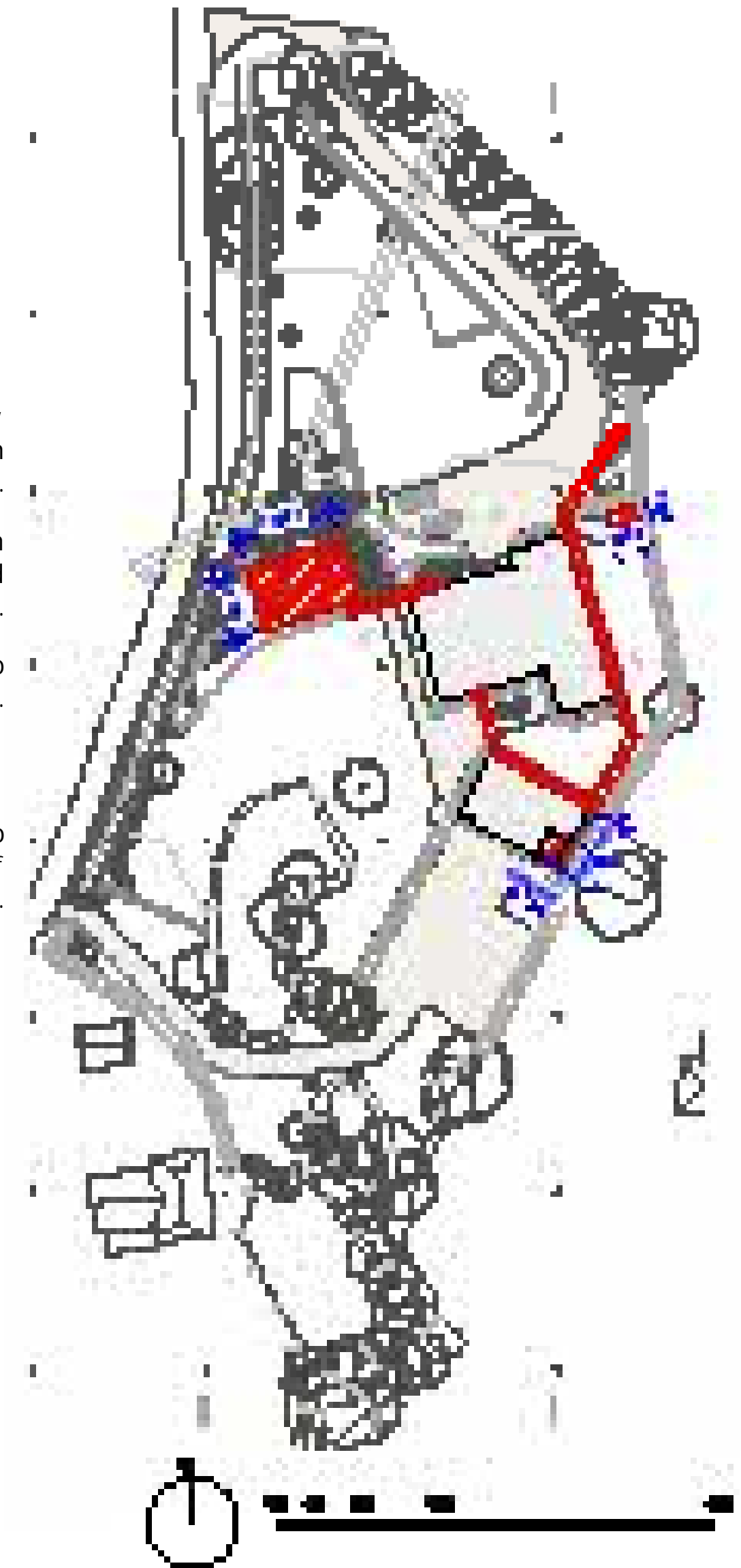
PROPOSED SITE DEVELOPMENT PLAN

Additional gravel area to allow for x2 parking spaces with turning circle.

New area of site development in place of existing driveway and hard-standing.

Proposed area of development to fall within existing concrete slab.

New area of development to fall within historic location of machine store.





# PROPOSED MATERIAL PALETTE

A limited palette is currently proposed that is sensitive to the building typologies of the existing barn. Black painted hit and miss cladding is proposed to the Steel Frame Barn with black painted horizontal weatherboarding to the Concrete Frame Barn. This is in line with the feedback received at the various pre-planning meetings.

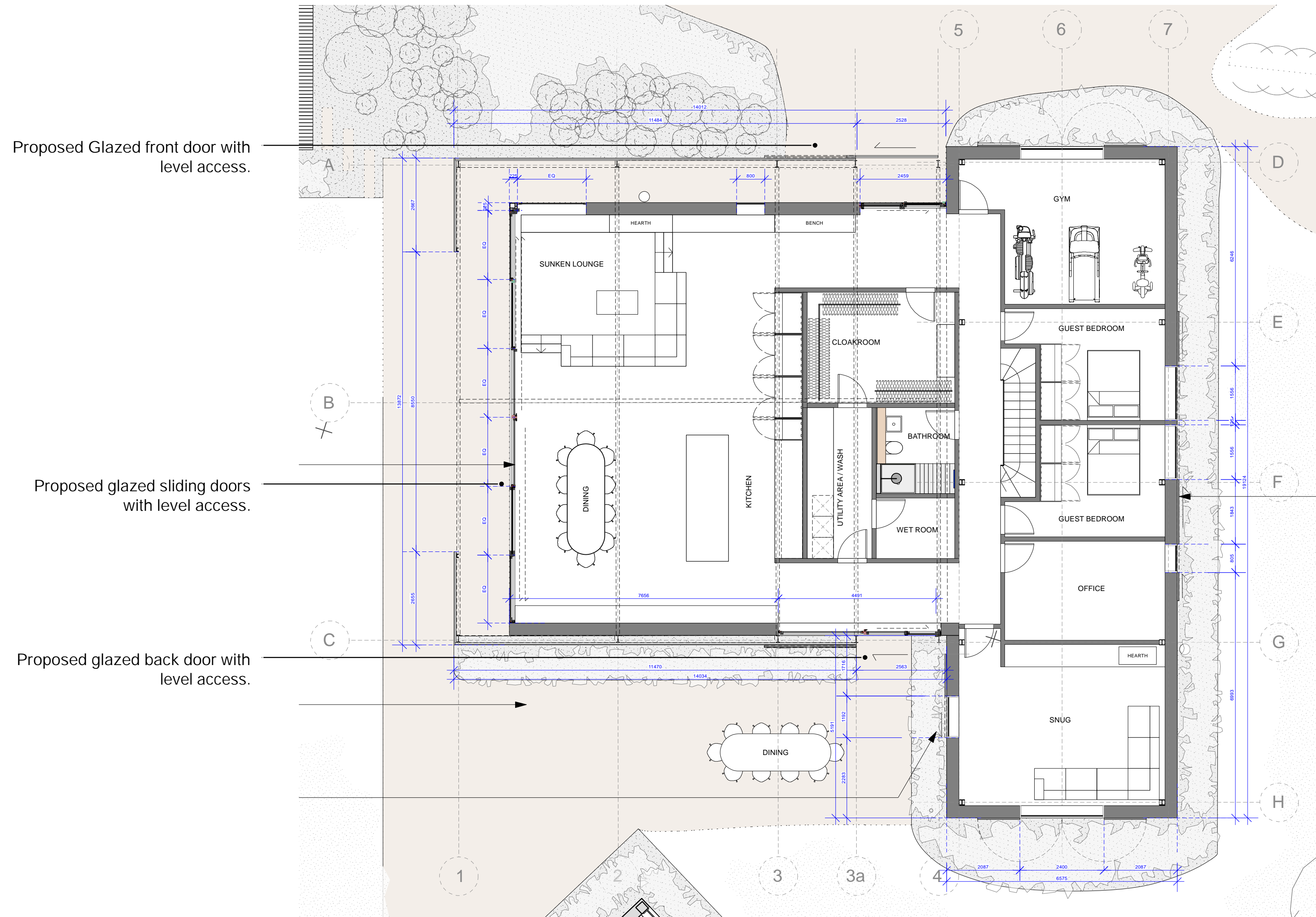
The concrete blocks and concrete upstand are nods to materials that are traditionally used within shelter barns. The intention is to elevate these with subtle detailing in the shuttering and the bond type used. The materials add to the shelter barn and rural aesthetic throughout.

The roof will match the existing with a Natural Cement Fibre Corrugated roof with the exposed steel to be painted in black intumescent paint.



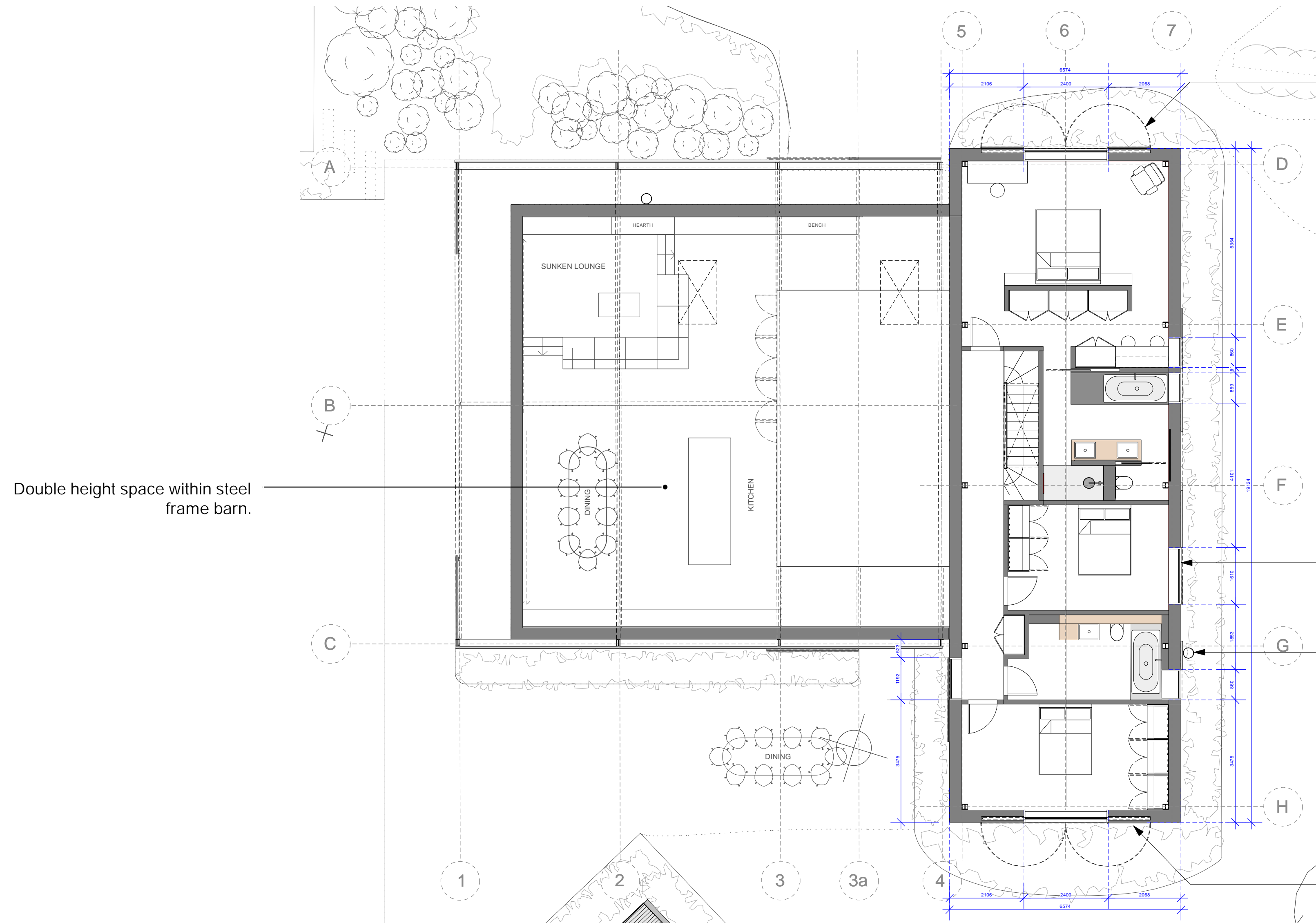


# PROPOSED GROUND FLOOR PLAN



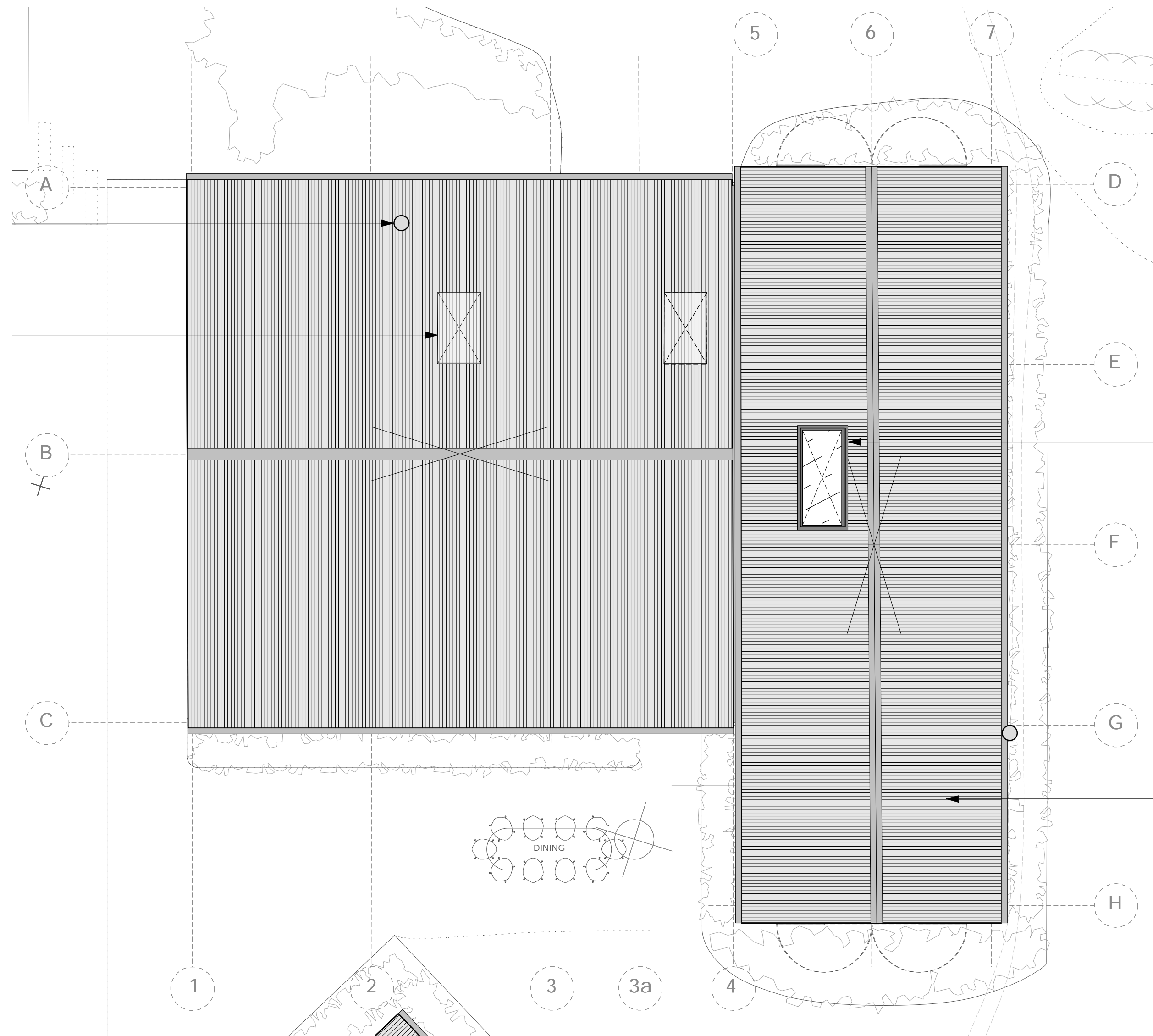


# PROPOSED FIRST FLOOR PLAN



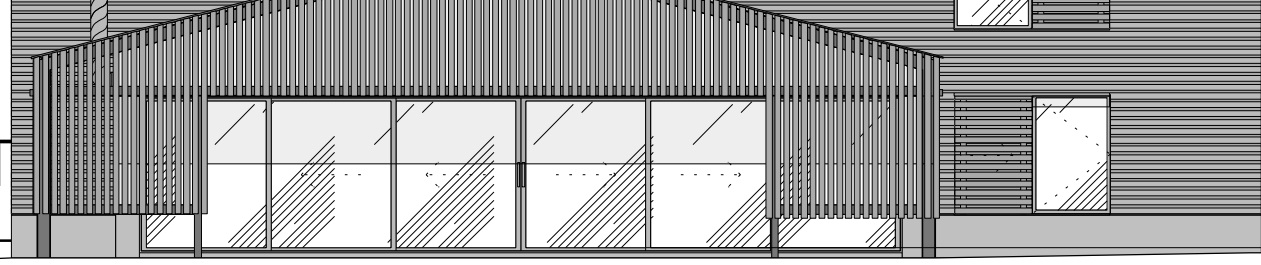


# PROPOSED ROOF PLAN

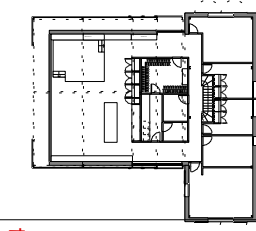




# PROPOSED ELEVATION

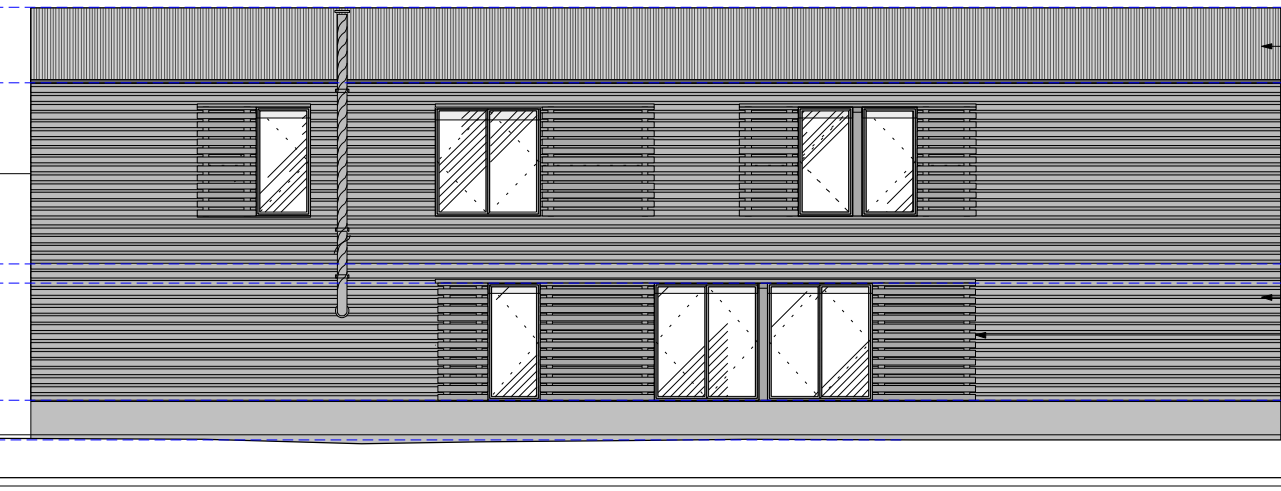


3



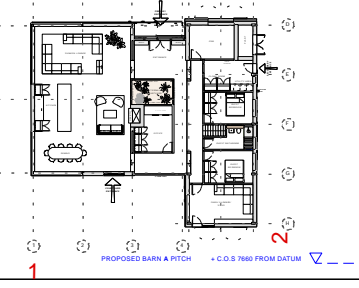
4

- PROPOSED BARN & PITCH + C.O.S. 100 FROM DATUM
- PROPOSED BARN & RAISE + C.O.S. 100 FROM DATUM
- BARN & FF FFL + C.O.S. 100 FROM DATUM
- BARN & CEILING HEIGHT FFL + C.O.S. 100 FROM DATUM
- PROPOSED CONCRETE SUPERSTRA + C.O.S. 100 FROM DATUM
- PROPOSED BARN FFL + C.O.S. 100 FROM DATUM
- DATUM @ B.S.M + 100 MSL FFL



Proposed North West Elevation

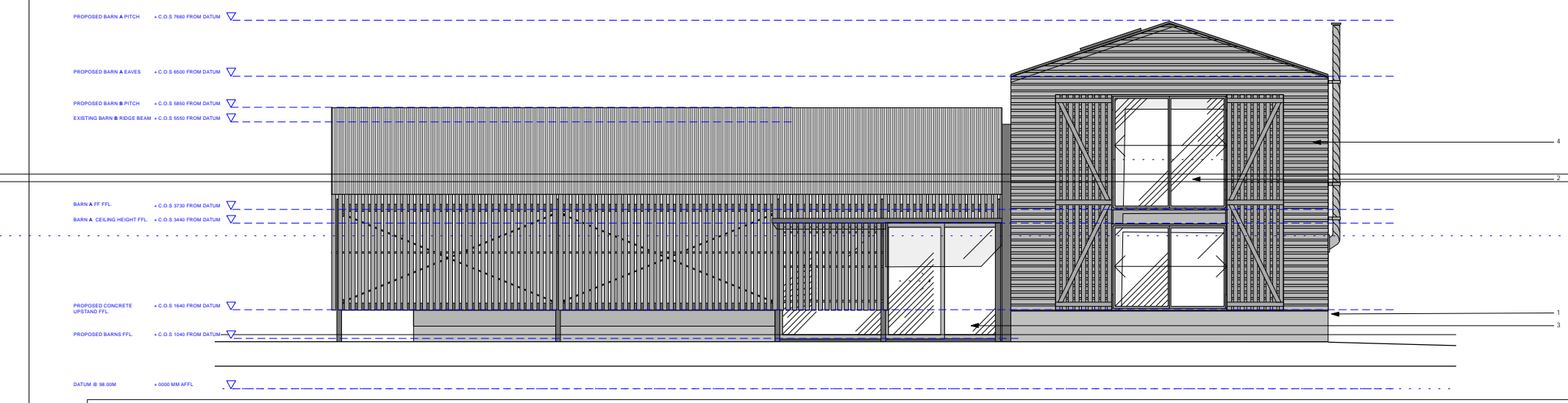
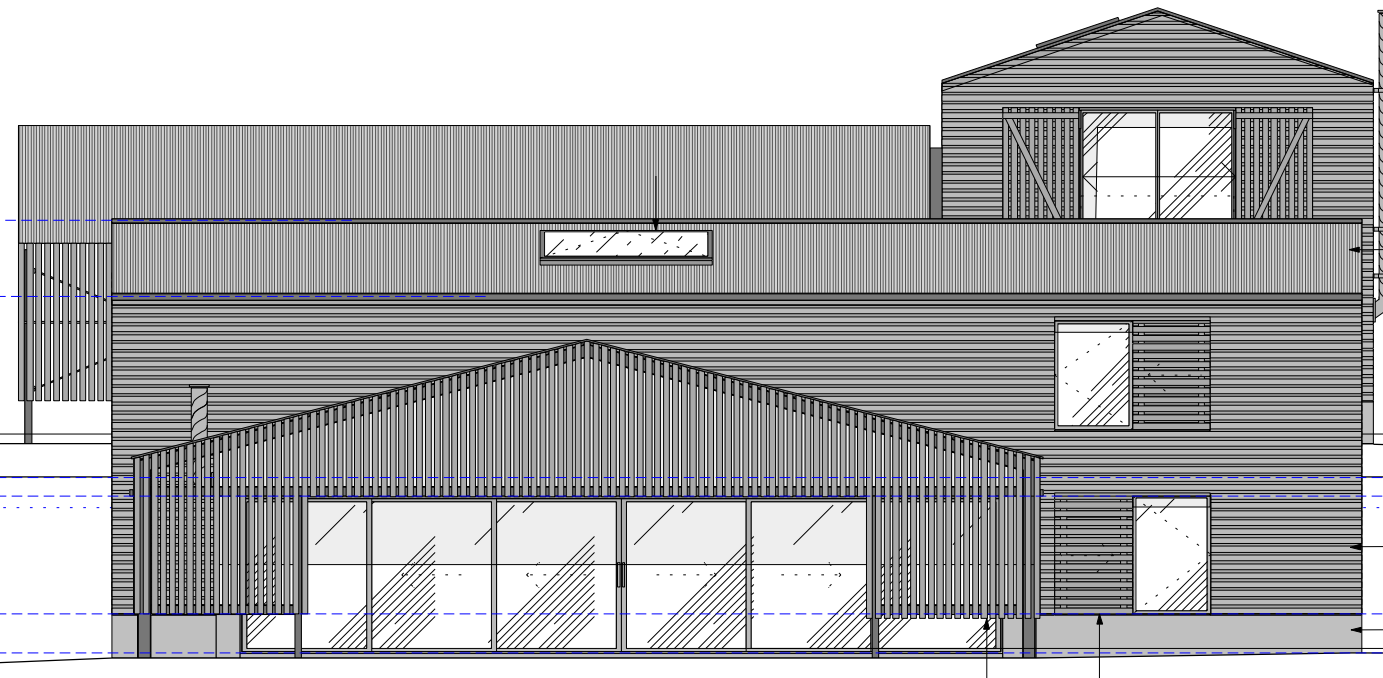
Proposed North East Elevation



1

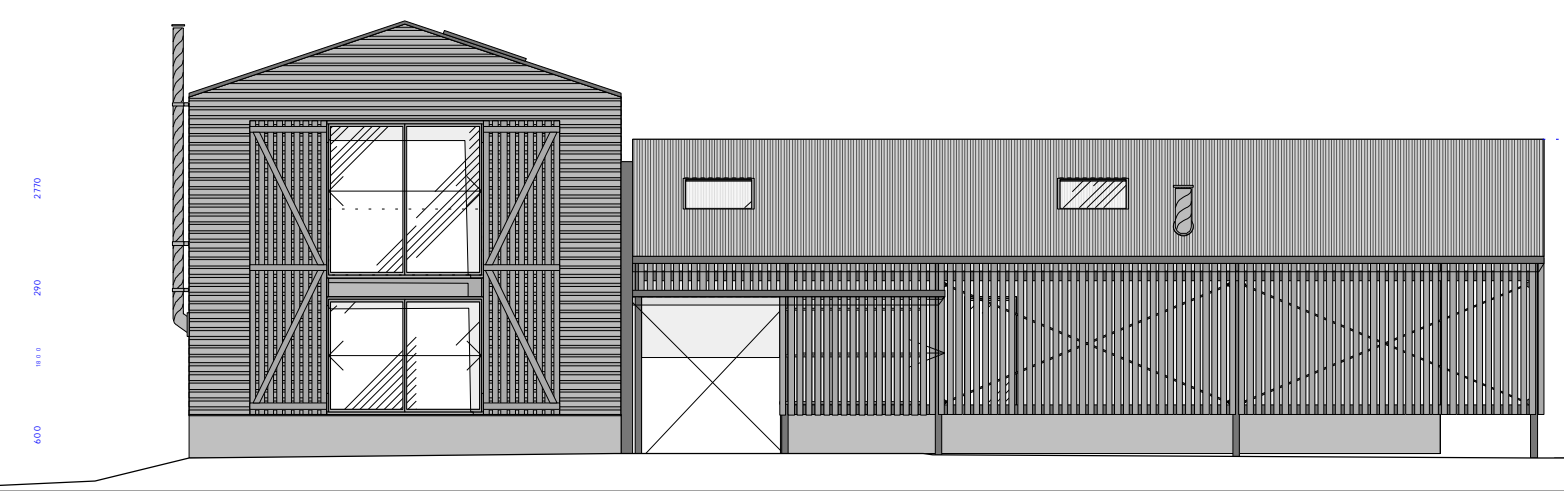
2

- PROPOSED BARN & PITCH + C.O.S. 100 FROM DATUM
- PROPOSED BARN & RAISE + C.O.S. 100 FROM DATUM
- BARN & FF FFL + C.O.S. 100 FROM DATUM
- BARN & CEILING HEIGHT FFL + C.O.S. 100 FROM DATUM
- PROPOSED CONCRETE SUPERSTRA + C.O.S. 100 FROM DATUM
- PROPOSED BARN FFL + C.O.S. 100 FROM DATUM
- DATUM @ B.S.M + 100 MSL FFL



Proposed South East Elevation

Proposed South West Elevation



TGF Barn



FRONT DOOR VIEW





GABLE END VIEW

Blacked timber hit and miss cladding

Glazing to be set back with cladding providing solar screening.

Sliding hit and miss shutters.





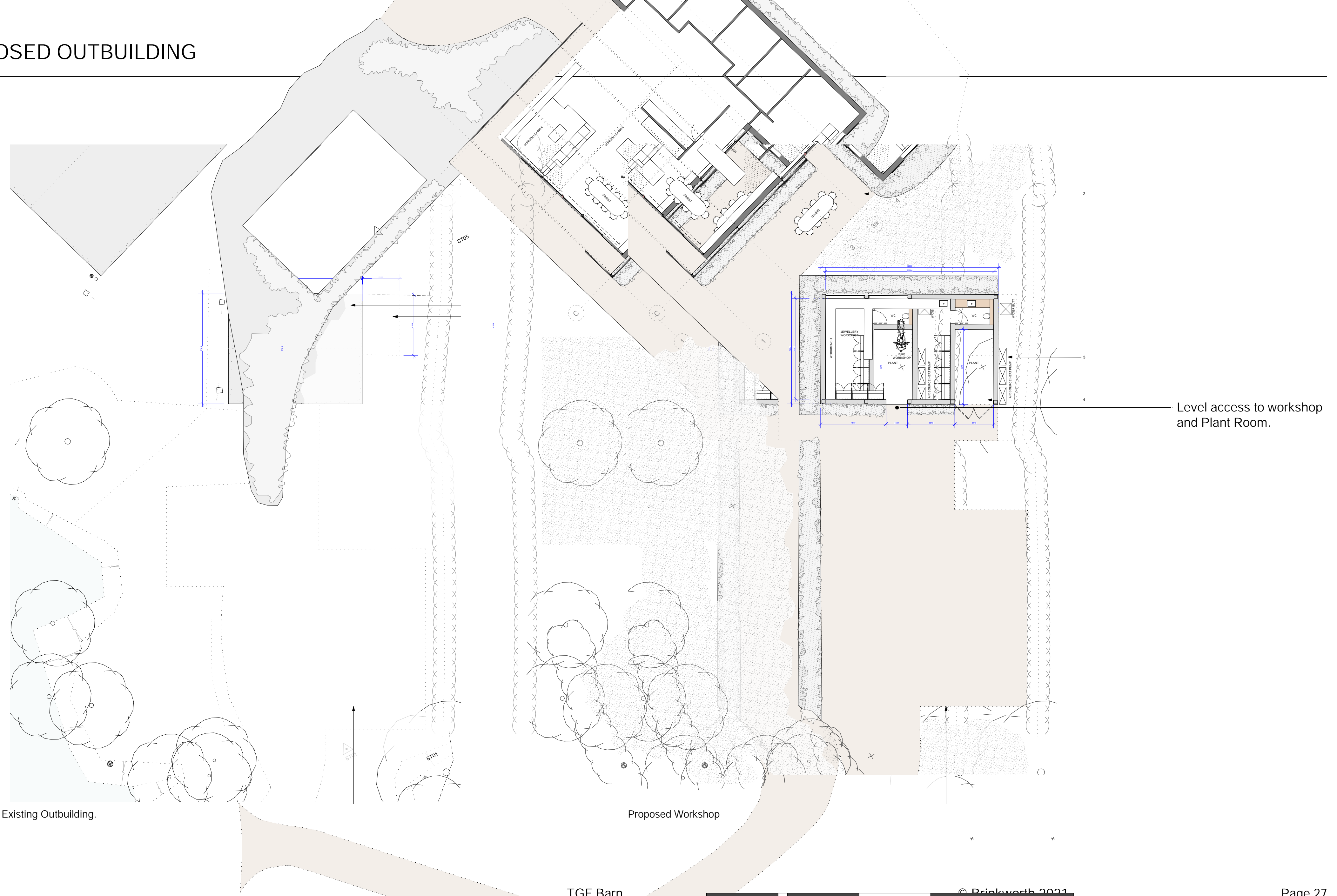
# DRIVEWAY APPROACH VIEW

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# EXISTING AND PROPOSED OUTBUILDING



Level access to workshop and Plant Room.

Existing Outbuilding.

Proposed Workshop

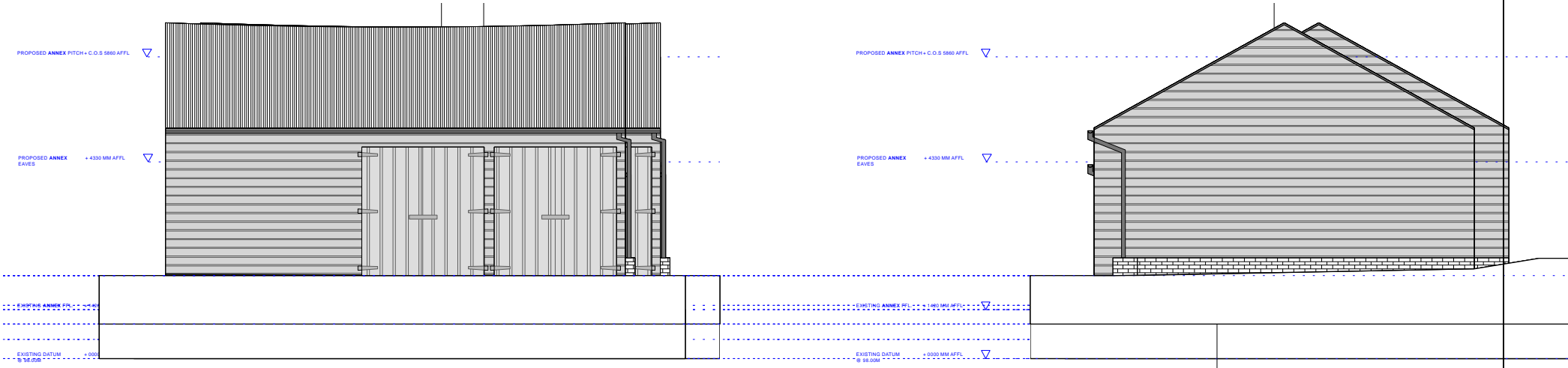
TGF Barn

© Drinkworth 2021



# OUTBUILDING ELEVATIONS

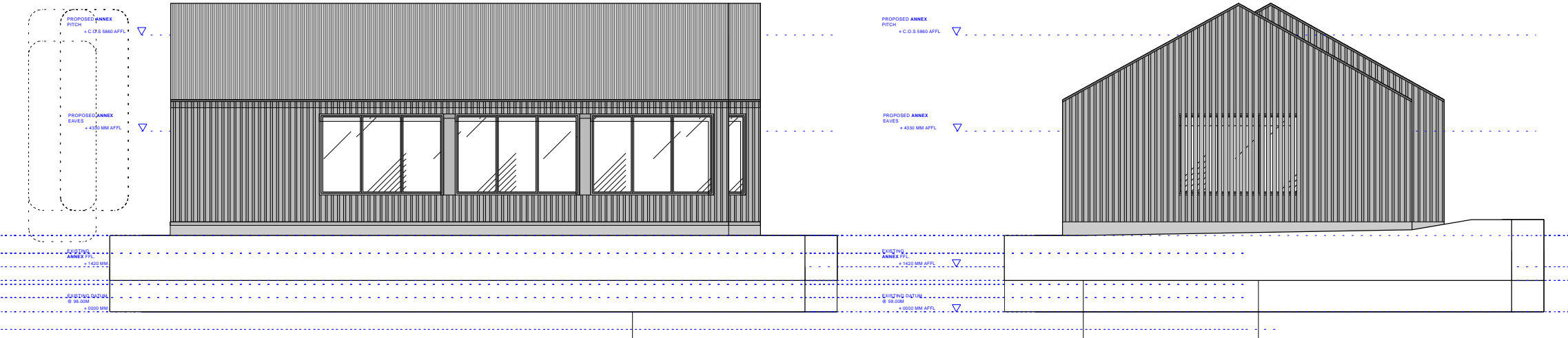
## Existing Workshop Elevations



Existing Northern Elevation

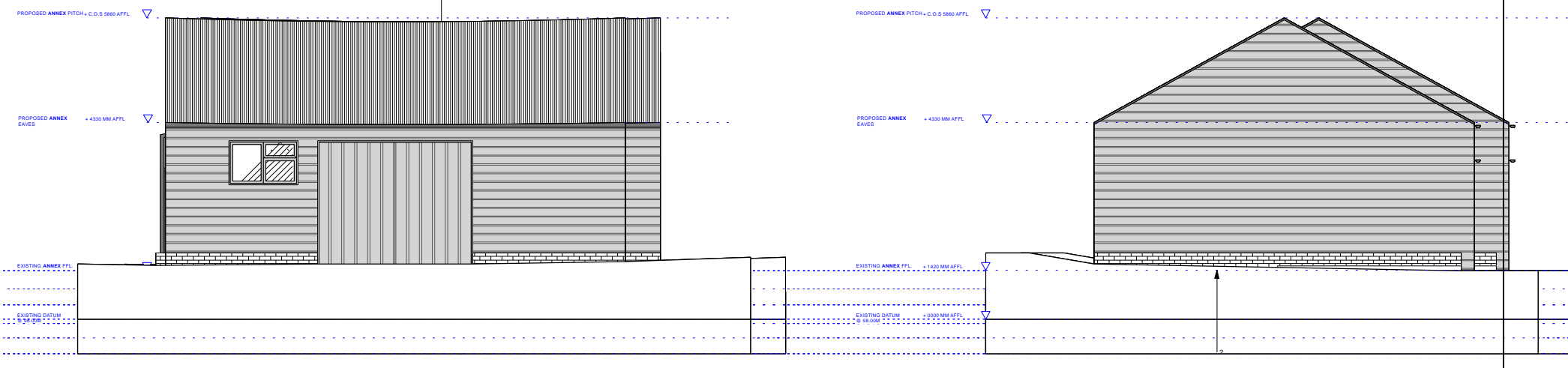
Existing Western Elevation

## Proposed Workshop Elevations



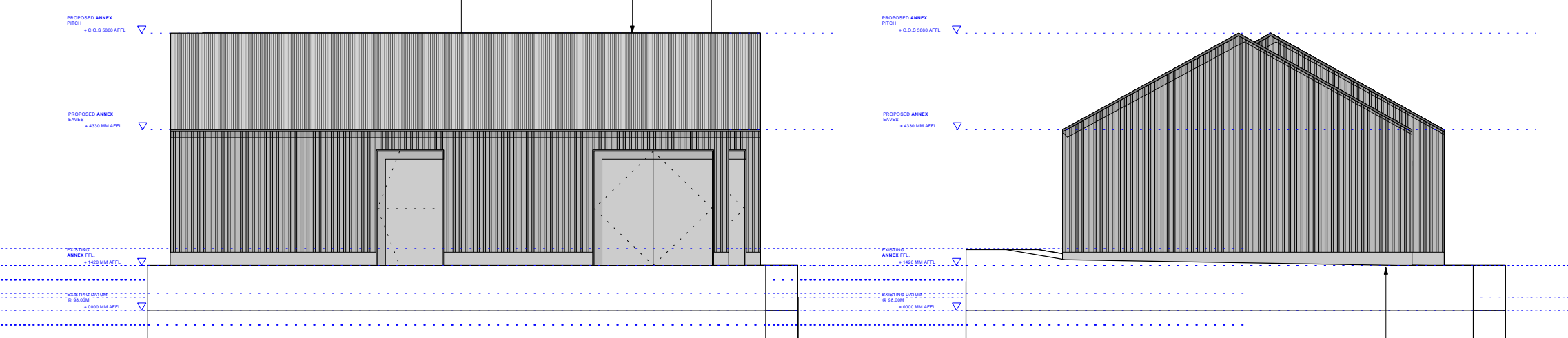
Proposed Northern Elevation

Proposed Western Elevation



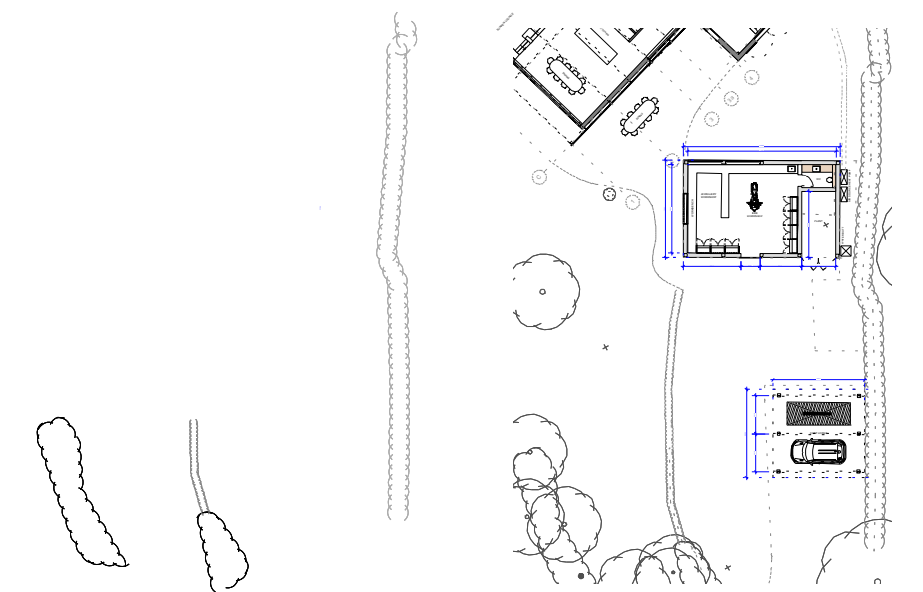
Existing Southern Elevation

Existing Eastern Elevation



Proposed Southern Elevation

Proposed Eastern Elevation





# TECHNICAL SUMMARY

## TRAFFIC MANAGEMENT AND SERVICING.

Due to the property being accessed by a private road, there should be no objections or concerns from Highways. The reduction in the quantity of driveways allows for a clearer hierarchy of the public entrance and the family access. The development will not increase the total traffic to the local area.

### Car Parking:

There is a reduction in the amount of proposed hard-standing, but there is still ample parking to the front for guests or servicing. Alternatively service vehicles can use the family parking area as it is adjacent to the plant room. The proposal maintains the amount of parking to x5 spaces.

### Accessibility:

The proposed dwelling has level access at the front, back and side doors. Internally there is a circulation stair to access the first floor of the concrete frame barn. The staircase will comply with Building regulations. There is also a provision of bedrooms and bathrooms with services that will help futureproof the home should the needs of the occupants change.

### Waste Collection:

The waste collection shall remain as existing. The bins are collected by the local council. The proposal does allow for a new covered refuge area with space for x3 bins.

## ENERGY AND SUSTAINABILITY.

### Flooding:

From reviewing the Environmental Agency (EA) Flood map for planning, the site is identified as being in a Flood Zone 01, with a low probability of flooding.

### Ecology:

The site sees a net loss in the amount of hard-standing and developed area. Although there is an increase in the concreted area by 80 SQM there is a net loss in the overall development by 389 SQM once the driveways and hard-standing has been taken into account. This combined with the proposed landscaping and pond management highlighted in the ecologists Mitigation Method Statement and Landscaping Plan (Drg. 3900) will lead to a net gain in habitat creation for the local wildlife.

### Transport:

There is currently no public transport due to the rural nature and the private road.

### Water:

Water saving fittings and appliances shall be installed to reduce the overall use and required hot water tank sizes.

Due to the reduction in hard-standing and no gain in the external built envelope, there will be a reduction in the volume of water run-off prior to the development.

The proposal will utilise waterbutts to recycle and reuse the rainwater for the irrigation of the garden.

### Building Fabric:

It is intended that the performance of the building fabric will incorporate relatively low U-Values and high air tightness to reduce the rate at which the building loses heat, preserving heat within the space and reducing the requirement for heating and cooling. This will be in line with current Building regulations.

The current building fabric is of a very low quality with extremely high U-values and a very poor thermal efficiency throughout. The final U-Values and air tightness will be reviewed in more detail as the design of the building fabric progresses, this will be done alongside a systems engineer to help incorporate the air source heat pumps into an appropriate system.

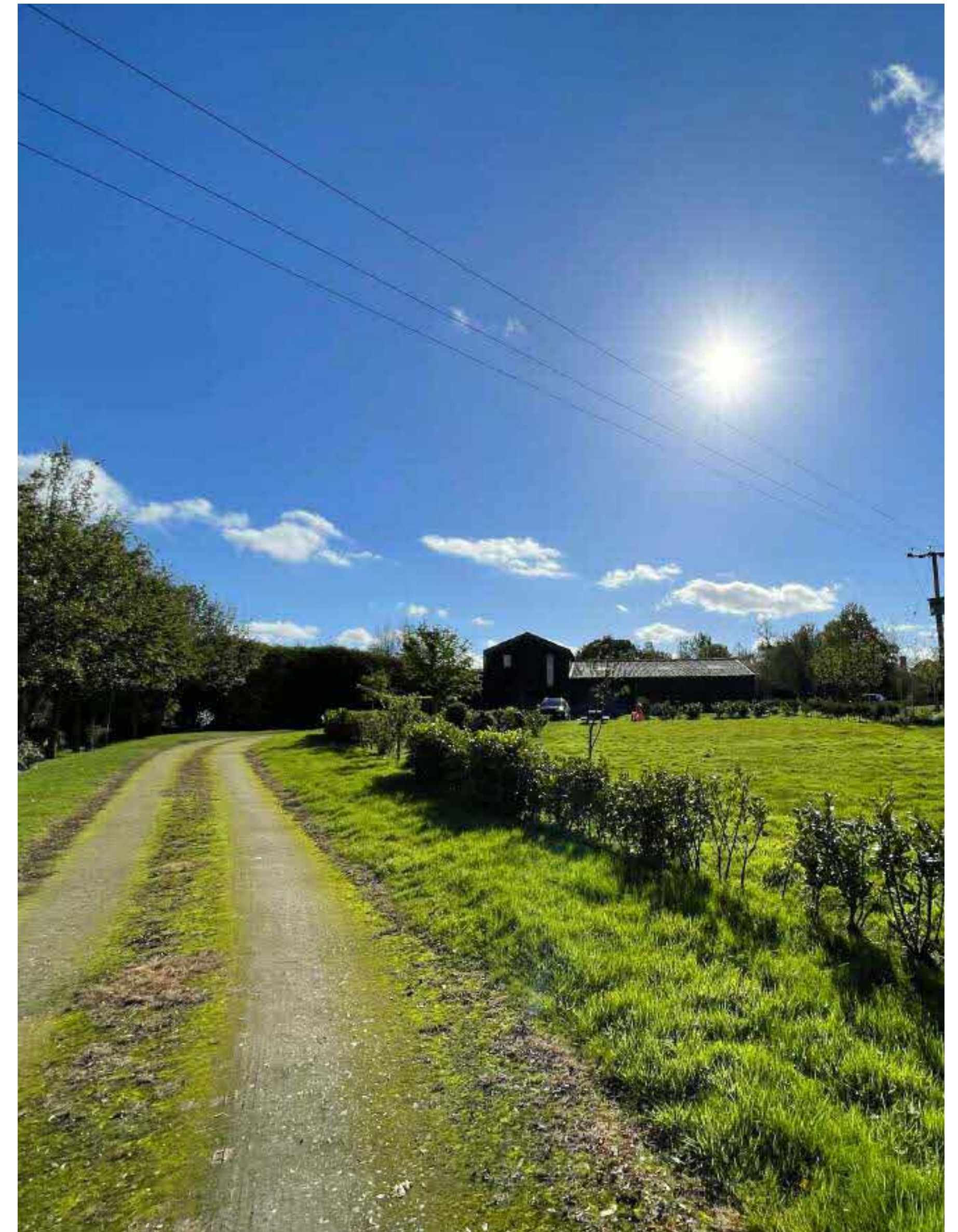
### Heating/ Cooling/ Ventilation:

The proposal includes three Air Source Heat Pumps to provide the house with adequate hot water, heating and cooling. The additional output will be used to heat the pool.

All bathrooms will have relevant mechanical ventilation with the double height barn benefiting from passive stack ventilation through the open-able roof light over the staircase void. Purge ventilation will be provided via open-able windows and doors throughout.

Underfloor heating is proposed throughout the whole of the ground floor with aesthetic radiators used upstairs in the bedrooms.

The glazed wall to the South-West Elevation of the steel frame barn has been set back with external solar shading in order to prevent solar gain occurring during the summer months within the barn and to reduce the quantity of visible glazing to the exterior of the building.





BRINKWORTH