

Design and Access Statement

Barn Cottage, Bledington.



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Introduction

This design and access statement has been prepared to support the planning application for amendments to the previously approved (17/04351/FUL converting the outbuilding to habitable accommodation), addition of linking structure, extension of porch roof, and oak frame box window.

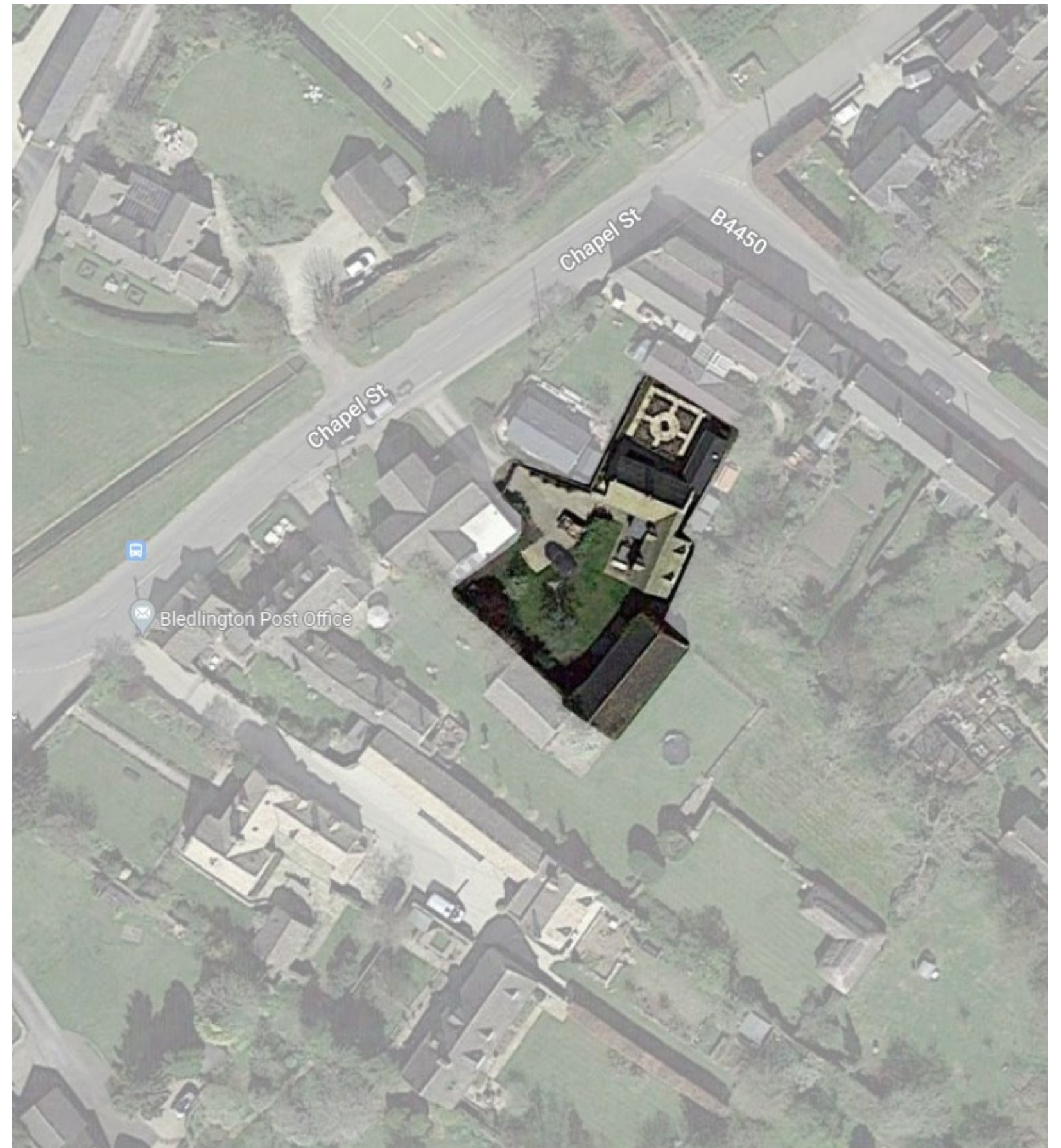
The property is located centrally in the village of Bledington, within the conservation area and AONB. The cottage is set back from the road, tucked between the village hall and outbuilding of the 'Old Post Office', as shown in the photograph below.

The following document is broken down into sections each addressing different elements of the application:

- Revisions to previously approved outbuilding conversion
- Proposed glazed link
- Small extension of porch roof to give cover
- Oak frame box window
- New rooflight to Master Bedroom
- Garden Store



Street Scene



Google Extract

Site Photographs



Existing front door



Kitchen extension (2005)



Single storey extension (2005) addressing landscaped courtyard



Existing outbuilding



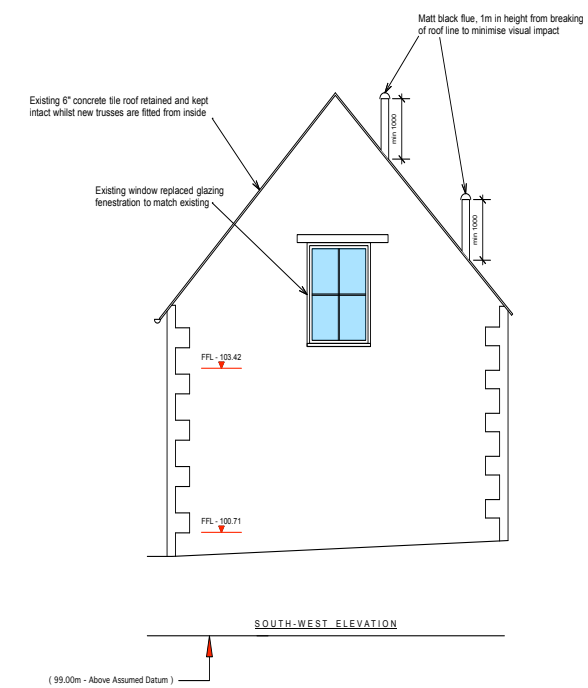
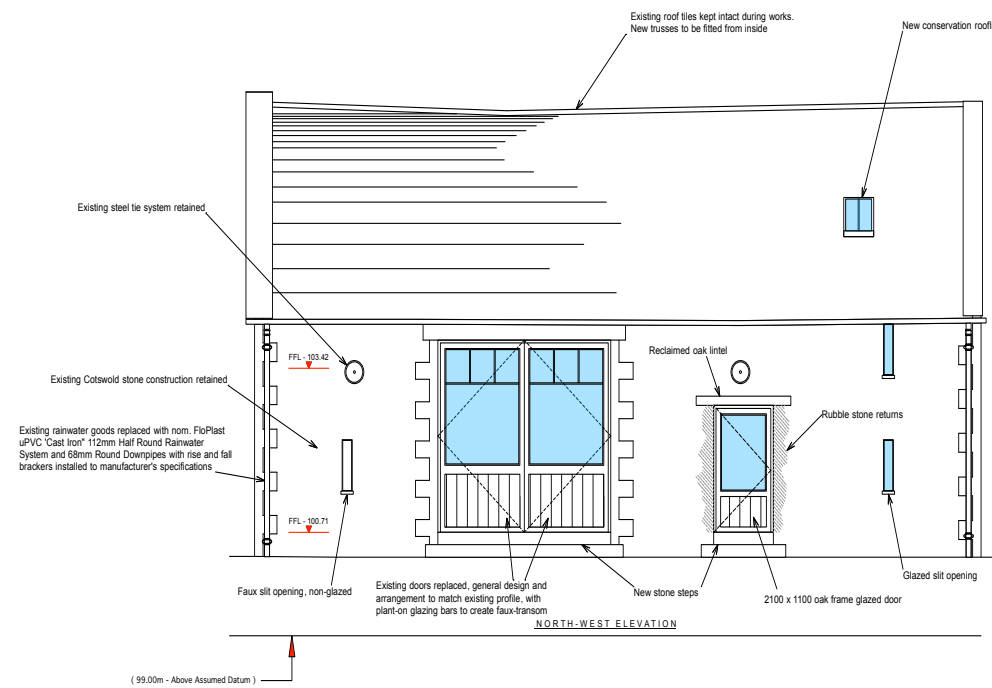
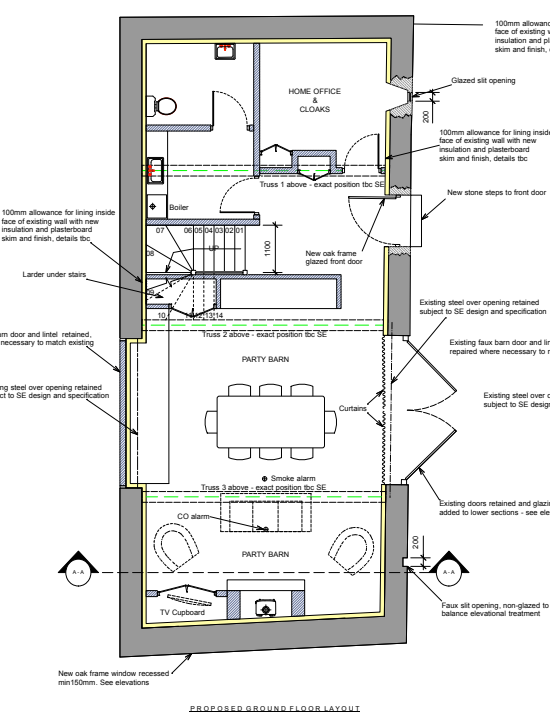
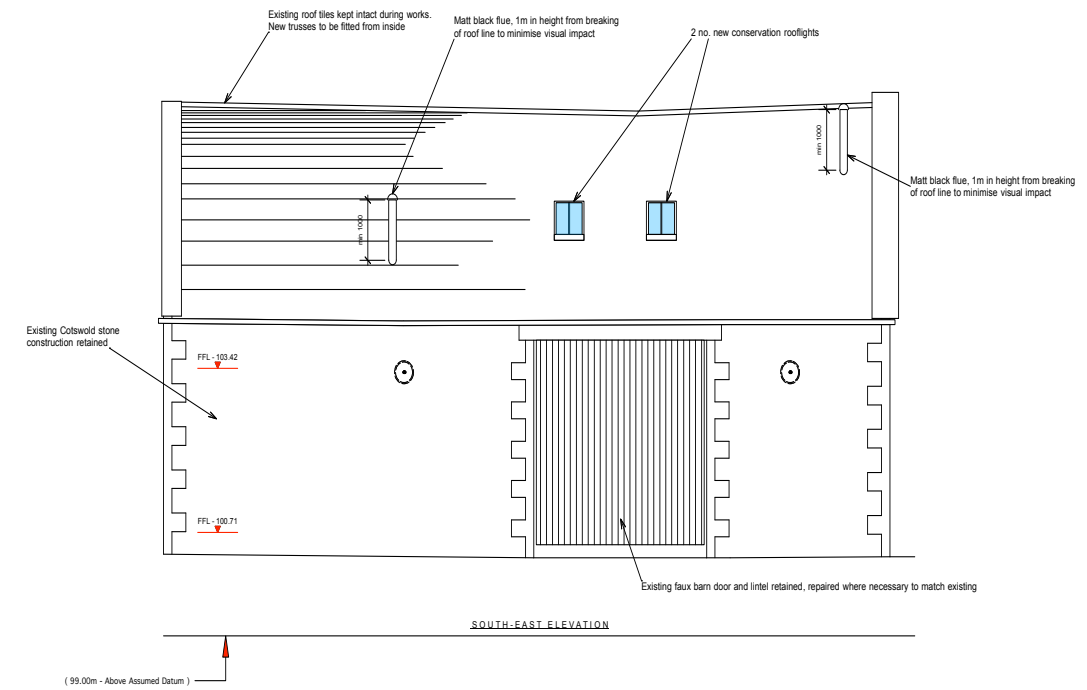
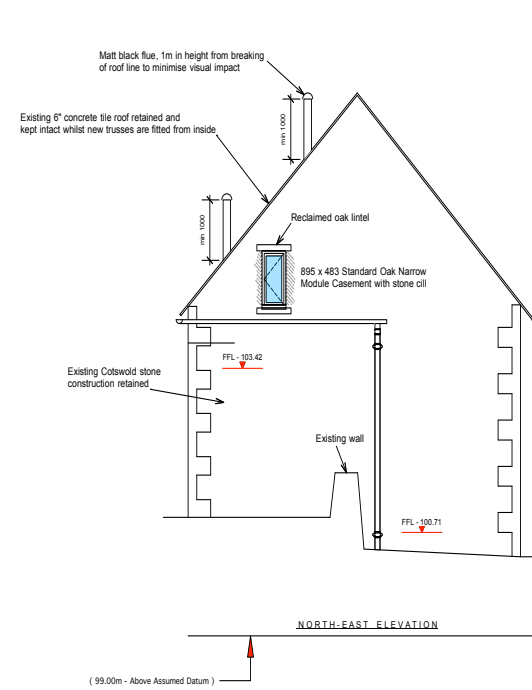
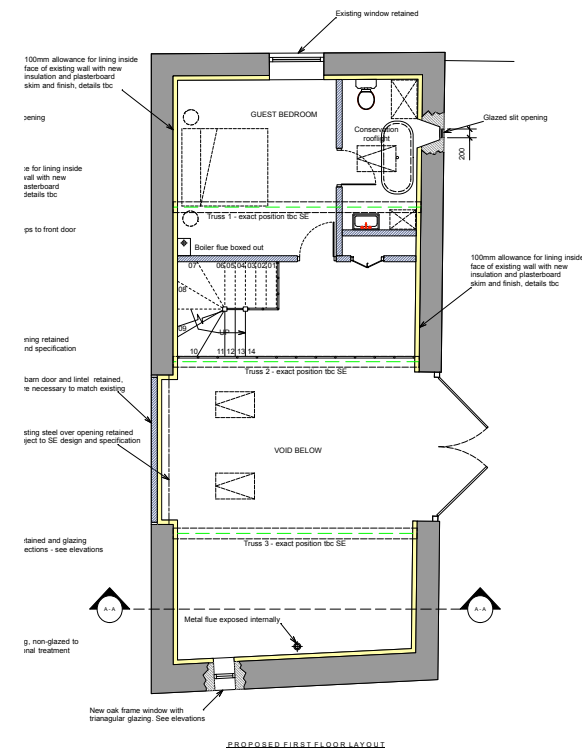
Cottage and outbuilding

Outbuilding Conversion

Previous consent has been granted for the sensitive conversion of the existing outbuilding (17/04351/FUL).

The scheme provided an open plan family space with a small guest room at first floor much like the proposals associated with this application. The submitted scheme does not proposed anymore bedrooms than the previously approved.

The drawings below show the previously approved scheme.



Outbuilding Conversion

Previous consent for the conversion of the barn into habitable accommodation 17/04351/FUL

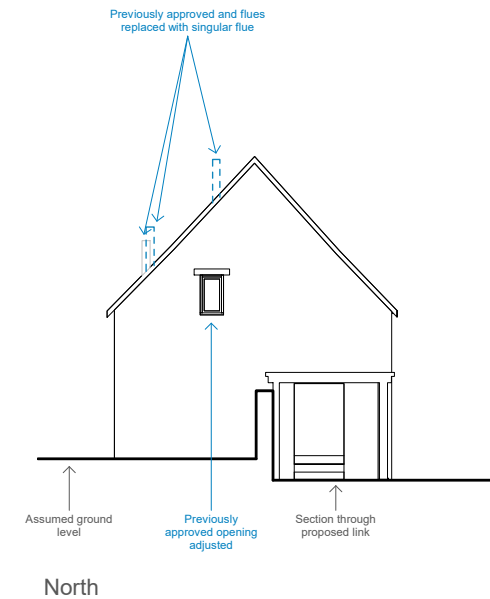
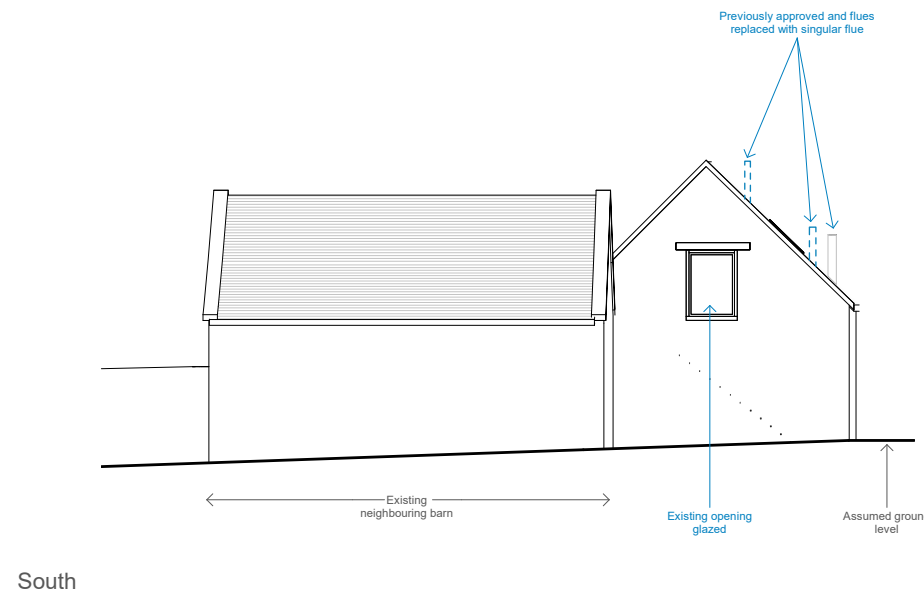
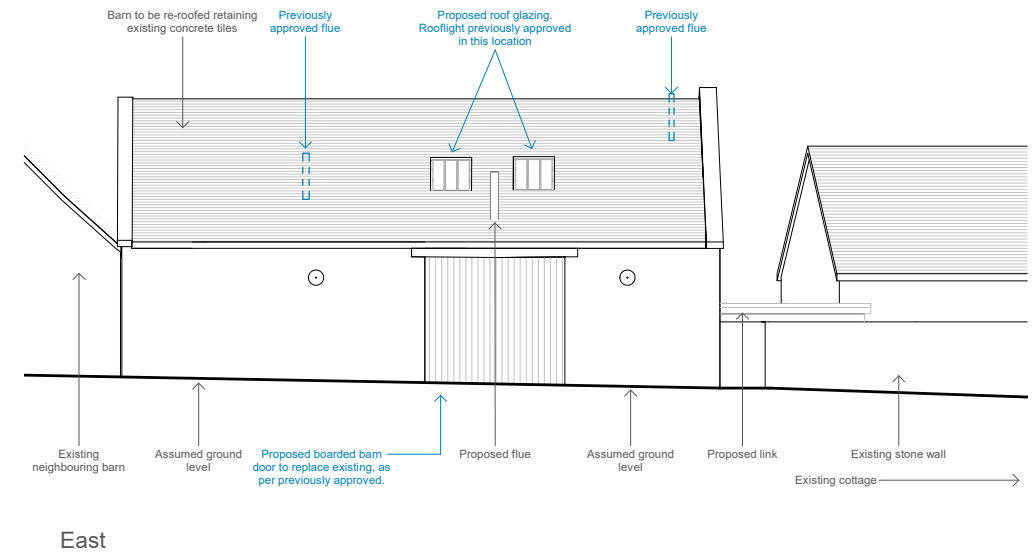
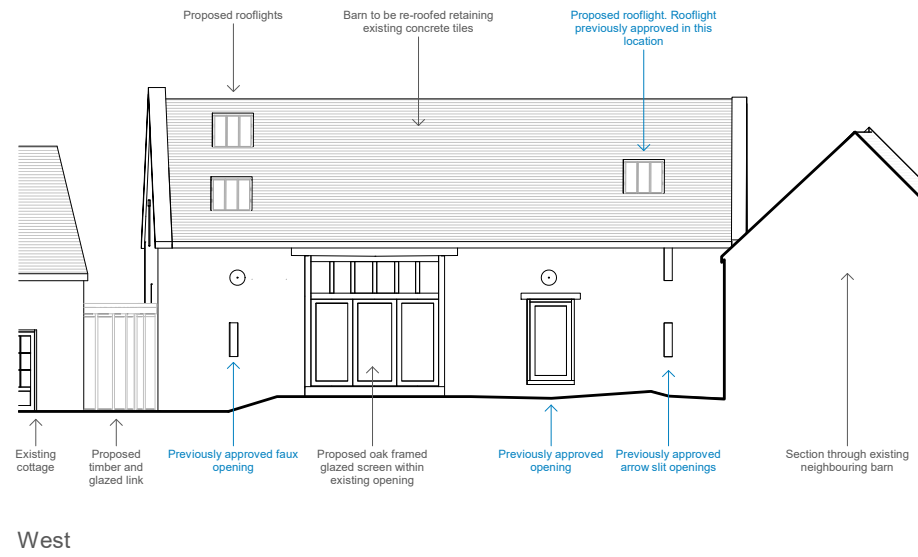
The proposed revisions contained within this application work with the existing and previously approved openings, with only one additional opening proposed. This forms the internal link, therefore would not be visible externally and does not affect the character of the principle front elevation.

As part of the conversion the existing failing trusses would be removed and replaced with three adequately sized and equally spaced trusses. Where possible existing purlins and rafters would be reused. The concrete tiles would also be, where possible, reinstated.

Externally the proposals retain the agricultural appearance of the barn with large undomestic openings, filled with a plain un decorative glazing. Oak frames and lintels would be left to weather.

Internally the space would retain its barn like feel with full height vaulted roof space.

A mezzanine at either end of the barn provides a guest room and study.



Planning

This drawing has been prepared for workstages up to planning application purposes only and is not intended "for construction". The "scale bar" should only be used to check the drawing has been reproduced to the correct size. No responsibility can be accepted for errors made by others in "scaling" from this drawing.

Scale 1:100 5m

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Planning

Proposed Elevations - Barn
Barn Cottage, Bledington.
Antje Gaensler & Demian Brasil
Scale: 1: 100@A2 Date: August 2022
Drawn/Checked: CB/DG Drg No: 3050-006

Rev:

Linking Structure

The application also seeks to add a lightweight timber and glass linking structure between the cottage and outbuilding.

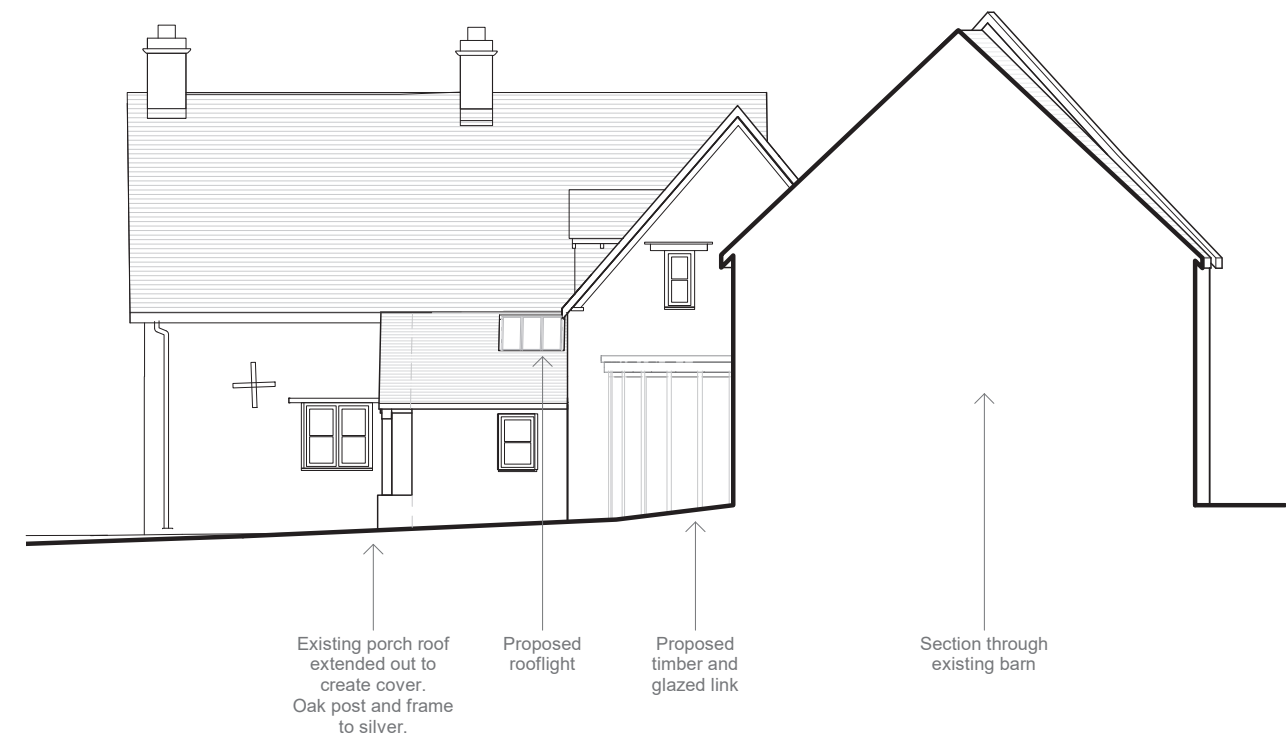
This compact structure would provide the family with a space for a breakfast table adjacent to the kitchen, giving a visual connection to the garden, something the existing cottage arrangement does not give the opportunity for. As well as forming a covered route into the outbuilding. The outbuilding would provide a modern open plan family living space, in contrast to the small cellular spaces within the cottage that would be preserved.

The family do not require annexed accommodation, a party barn, or holiday let, a separate, but want to use this space for family living, bringing the barn into the main dwelling, for which the link is essential. If the main living areas became annexed from the cottage, the project would become unviable for the family - as has proven in historically with the property.

Externally the link with regularly spaced oak supports flows to form a profile which relates to both the geometry of the cottage and the outbuilding. The proposed structure has been designed to not detract from, or touch, the principal elevations of both the cottage and outbuilding.

The historic map extract (1888 - 1913) shows how the cottage, pre extension, and barn(s) were historically linked/attached. This extract also shows a further structure off the front (west) elevation of the barn which has since been demolished.

The proposed link would be largely concealed from public view by the existing building geometry and planting, therefore posing minimal impact.



Proposed South Elevation



Historic Map Extract 1888-1913



Indicative 3D View

Porch Extension (1)

A small extension to the roof of the recently constructed (2005) porch is proposed to provide shelter when entering the property. An oak truss and post would sit on a small section of stone wall to create the additional cover. The short extension blue slate roof would then extend over these.

The front door would also be changed to provide additional light into the hallway as well as a proposed new rooflight. The slates removed when installing the rooflight would be used to extend the porch roof. The oak truss and frame would be left to weather naturally.



Oak Frame Box Window (2)

A proposed oak frame box window uses the existing opening in the recently constructed single storey extension to provide additional space. This part of the property had previously been used as a study, the new owners would like to use this as a flexible reception room and occasional guest suite. At present a bed just fits within the width of the gable wall, but there is little room for moving around the bed or any bedside furniture.

The extension would project a very small amount (450 mm) but provide just enough space to allow circulation around the foot of a bed.

The simplistic oak frame with large pieces of unbroken glazing provides an unfussy solution, one which does not compete with the historic elevation of the cottage - seen on the right of the photograph. Once the oak has weather the small extension would mellow into the background of the courtyard. The flat lead top would tuck neatly beneath the existing eaves and gutter.



Existing landscaped courtyard and doorset



Indicative 3D view showing small oak frame box window

Proposed Rooflight

The existing cottage, at first floor, has very low window head heights it is proposed that a new conservation style rooflight would be fitted in the master bedroom to provide additional light. This would be positioned above the existing purlin and would sit flush with reconstituted stone tiles.



North

Garden Store

A modest timber garden store is proposed to store garden equipment, logs, and cycles. The location of this is tucked into corner of the property, hidden from public view.



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