

FLINT ARCHITECTS

DESIGN AND ACCESS \ GLEBE FARM BARN

FEB 2023

GLEBE FARM BARN
PLANNING, FEBRUARY 2023

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INTRODUCTION

This Design & Access Statement has been prepared by Flint Architects in support of a proposed 4 bedroom residential dwellighthouse with associated parking amenity space provision and landscaping.

This statement considers the site, the existing stables, approved application 21/00096/REF and sets out the design considerations, and landscape features. The rationale for and details of the design are outlined together with a thorough assessment and appraisal of the scheme against relevant planning policies prepared by JPPC.

Situated in the village of Weedon, the existing stables are located on land owned by Glebe Farm, a detached family dwelling that is no longer a working farm. Although not in the conservation area, the site is in an Area of Attractive Landscape and so the proposal aims to make a positive contribution to the character and appearance of the area, whilst achieving an efficient layout to meet the needs of a modern family.

This document should be read in conjunction with the Planning Statement by JPPC, Carbon Analysis Report by Blew Burton, Flood Risk Assessment by Geoson and Ecology Report by Windrush.



FIGURE 1. VIEW OF THE EXISTING STABLES

SITE & CONTEXT

Glebe Farm Barn is a stable block situated within the land owned by Glebe Farm, a detached family dwelling. The site is part of Weedon village, a small settlement located on the outskirts of Aylesbury that accommodates a variety of architectural styles, including historic 16th Century homes, post-war terraced housing and more recently new residential development.

Over the past 25 years, the stable block has not been under the ownership of Glebe Farm and has been used as a private stables housing horses and tack.

The Site is accessed via a private lane off Northcroft, a road that connects back to the High Street; one of the main access roads through the village. The private lane currently serves Glebe Farm (a detached dwelling), The stable block (the proposed site) and is right-of-way to farm traffic. The lane is used regularly by the occupants of the house at Glebe Farm and up until recently, the tenants of the stables who accessed the site on a daily basis to tend to the horses.

Over the years, the site has become an unsightly mixture of low-quality outbuildings and storage areas comprising an overall cluttered appearance around the stables.

Although the single storey stable block is of sound masonry construction, it would be far more sustainable to replace the building in order to significantly reduce the carbon emissions of the building going forward.

The building is barely visible from the main house at Glebe Farm. There are no views of the site from surrounding public footpaths or from the village itself.

LEGEND

- Site Boundary Line
- Land Ownership
- 1 Site
- 2 Access
- 3 Glebe Farm
- 4 Northcroft



FIGURE 2. AERIAL MAP

CHARACTER OF LOCAL AREA

The site is within an Area of Attractive Landscape. The single storey nature of the building combined with the surrounding trees and shrub all hide the bulk of the building from view. In addition to this, the sloping topography allows views beyond the site to remain visible.

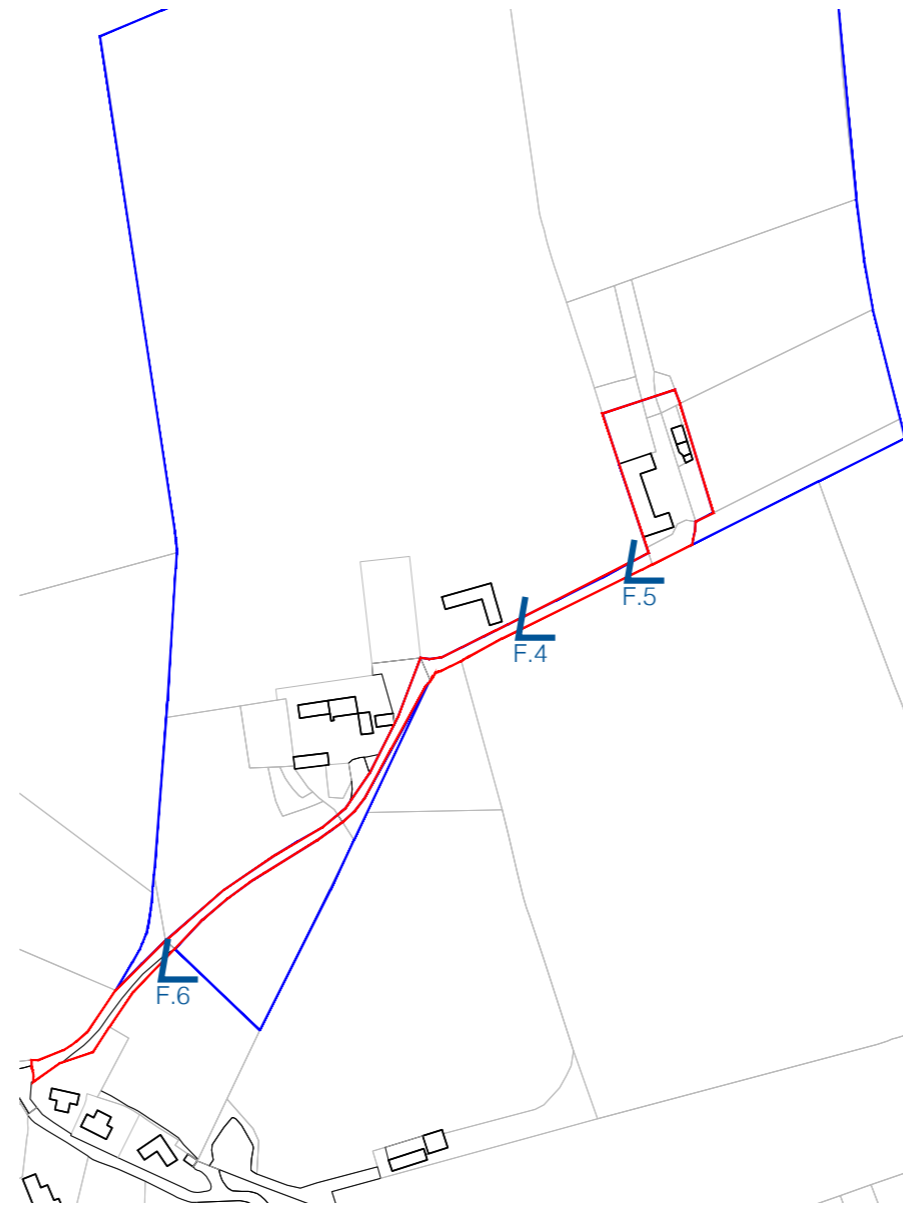


FIGURE 3. OS MAP



FIGURE 4. VIEW OF THE ACCESS LANE



FIGURE 5. VIEW OF SITE ACCESS



FIGURE 6. VIEW FROM THE ENTRANCE GATES ONTO THE LAND

EXISTING BUILDING

The existing stable block is of blockwork construction with a bituminous roof cladding and timber windows. There are accents of timber cladding on the gable ends and walls. Internally, the floors are concrete with blockwork walls and exposed timber roof trusses.



FIGURE 7. EXISTING EAST ELEVATION

BITUMEN / METAL CLAD ROOF

BLOCKWORK WALLS

TIMBER CLADDING

TIMBER CASEMENT WINDOWS

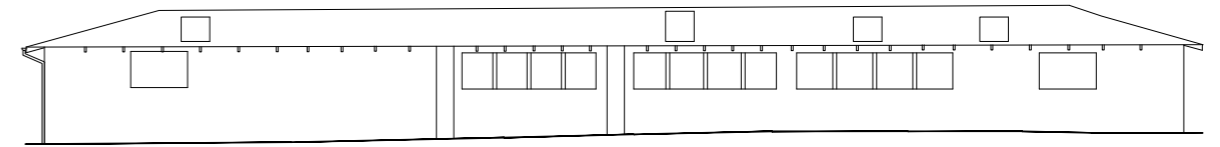
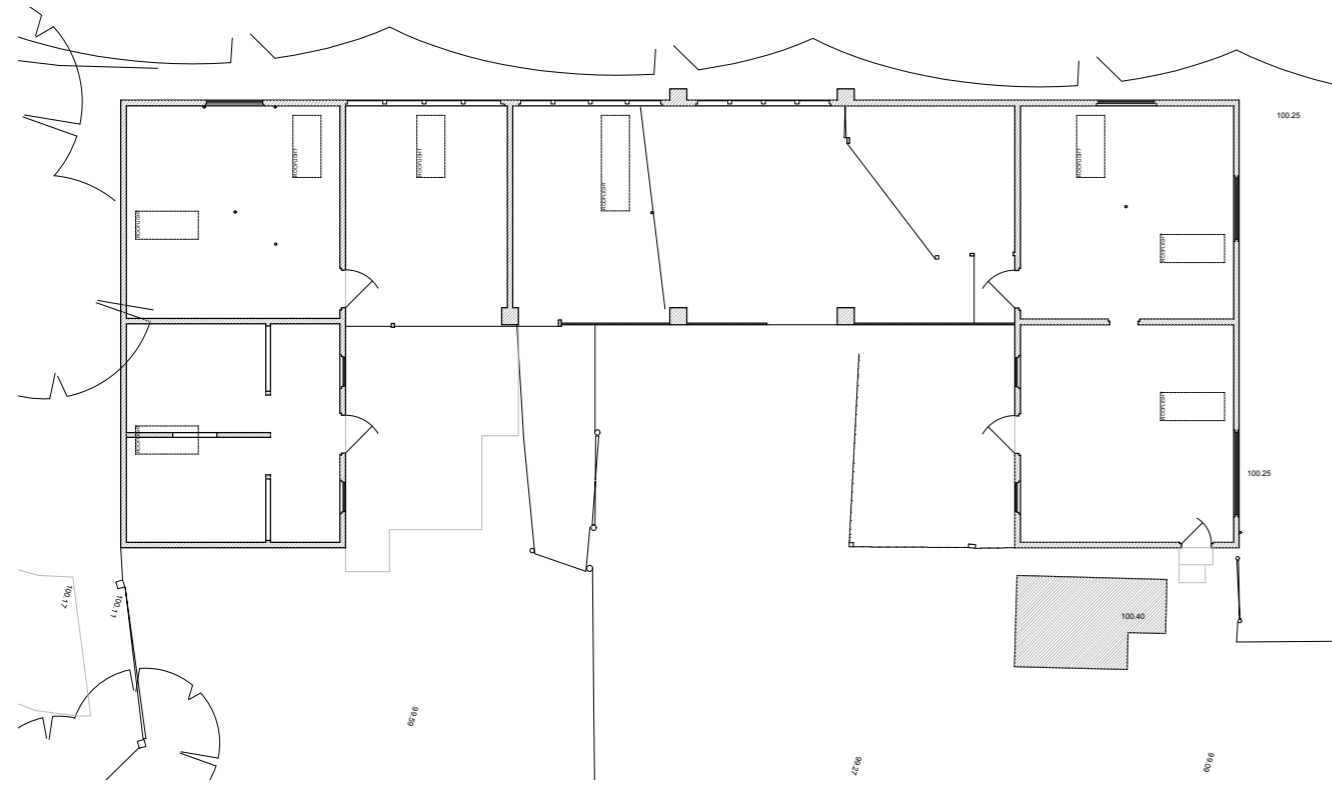


FIGURE 8. EXISTING NORTH ELEVATION

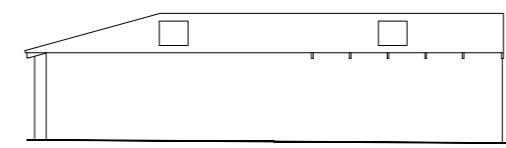


FIGURE 9. EXISTING SOUTH ELEVATION

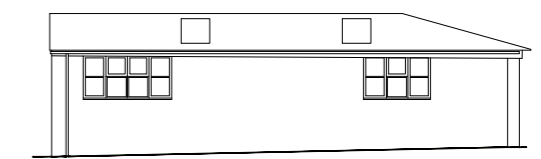
EXISTING PLAN & ELEVATIONS



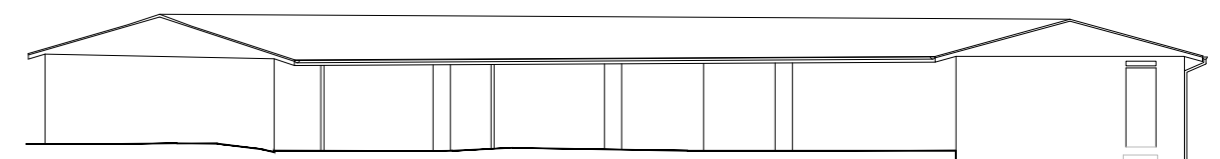
Existing West Elevation 1:100



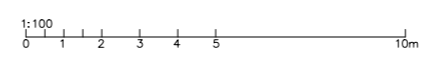
Existing South Elevation 1:100

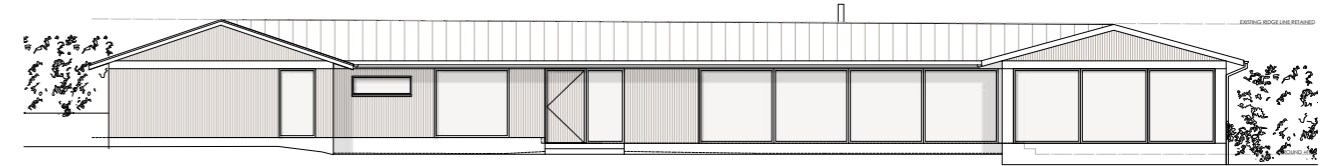
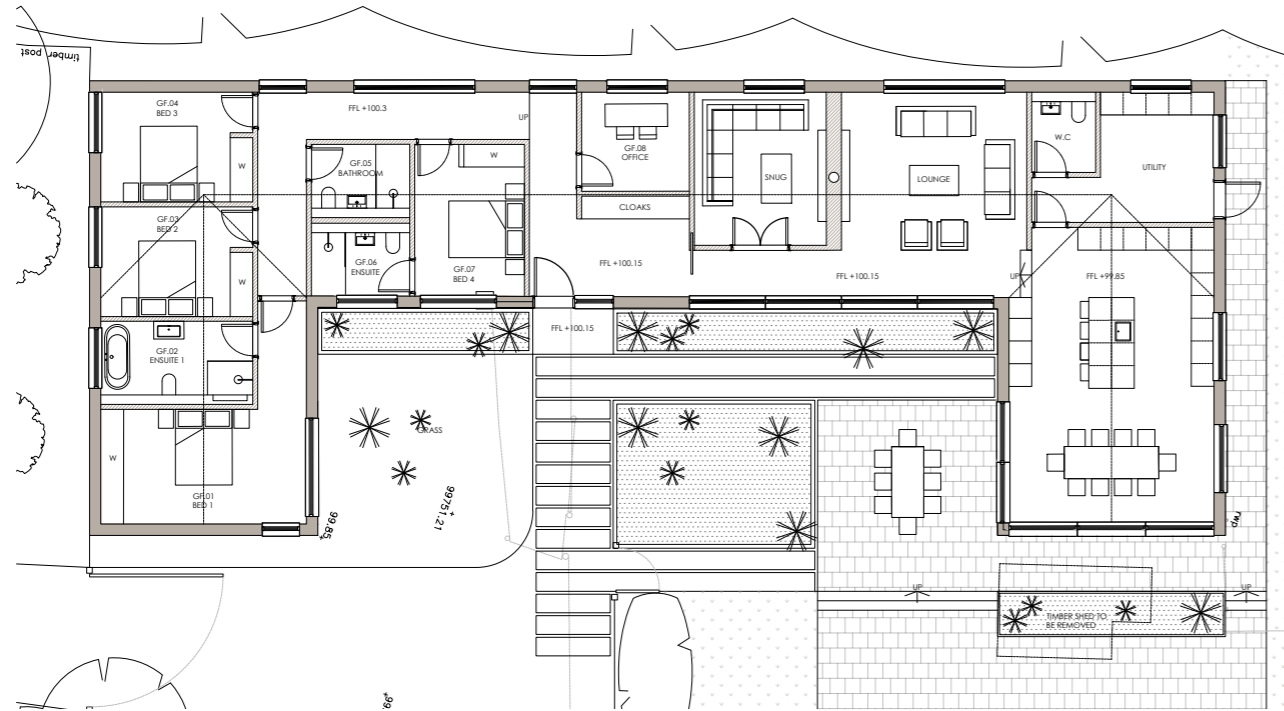


Existing North Elevation 1:100

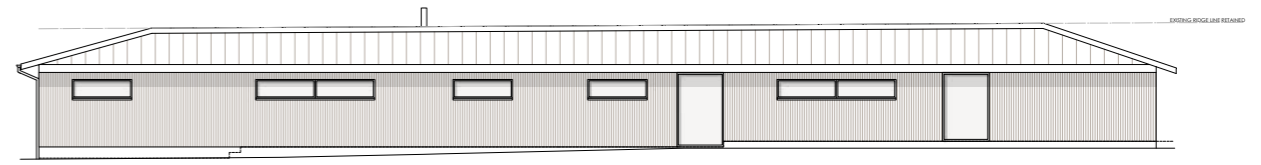


Existing East Elevation 1:100

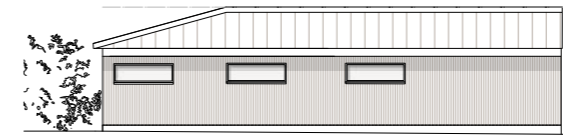




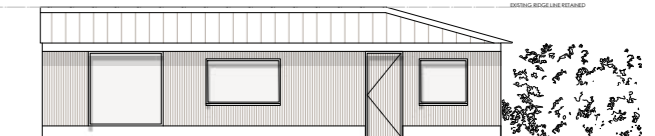
Proposed East Elevation
1:100



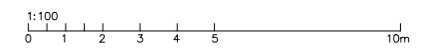
Proposed West Elevation
1:100



Proposed North Elevation
1:100



Proposed South Elevation
1:100



DESIGN CONCEPT

Following the form of the existing building, the single storey proposal references the architecture of a stable block. The key change to the overall form will see the roof raised to accommodate additional insulation to improve the thermal performance and quality of space for occupants. Reference images (fig 10 -13) give an indication of the proposed style

The external walls will be clad in untreated timber cladding. This will weather and silver helping to embed the building into the natural surroundings.

Metal roof cladding will replace the existing bitumen and metal cladding giving the building an agricultural aesthetic.

Windows and doors will be aluminium to match the roof covering.

Local stone will wrap the lower part of the elevation under the windows, referencing the unique 'Weedon Stone' and anchoring the building into the site.

A concrete plinth will run around the base of the building. This will act as a robust, weatherproof cladding at the foot of the building and will better accommodate the level changes across the site.



FIGURE 10. CONCRETE PLINTH DETAIL



FIGURE 11. VERTICAL CLADDING AND METAL ROOF



FIGURE 12. VERTICAL CLADDING AND METAL ROOF

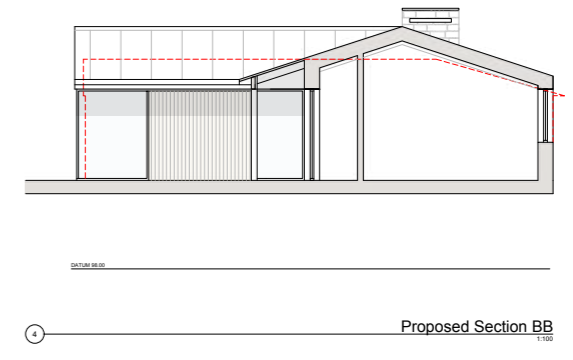
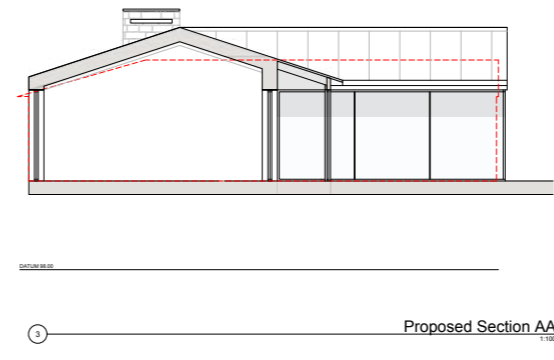
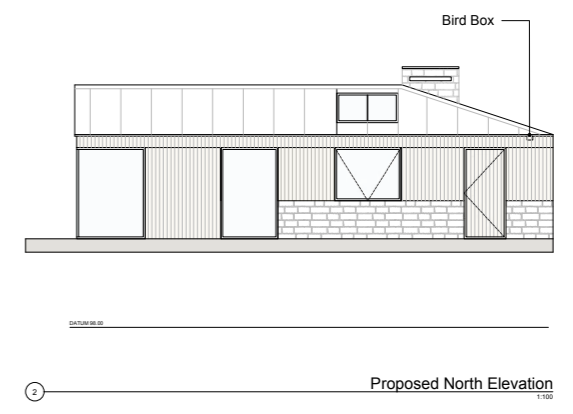
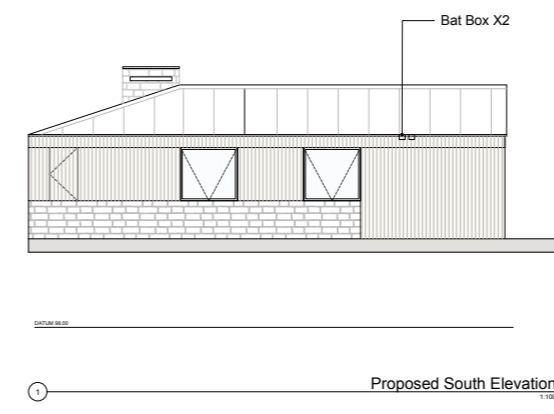
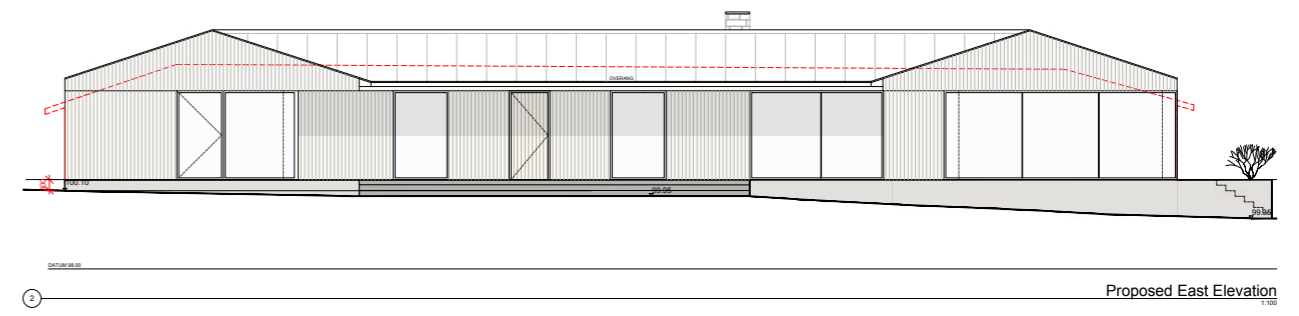
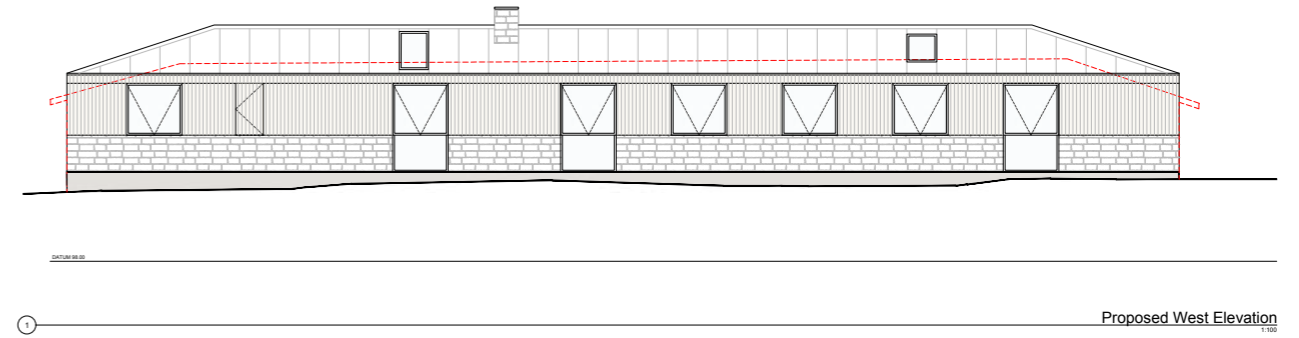


FIGURE 13. VERTICAL CLADDING AND ALUMINIUM WINDOW



FIGURE 13. MATERIAL PALETTE SITS COMFORTABLY WITHIN A RURAL LANDSCAPE

PROPOSED PLAN & ELEVATIONS



MATERIALITY

Proposed materials compliment the open agricultural setting.

TIMBER CLADDING



METAL CLAD ROOF



CONCRETE PLINTH



LOCAL STONE

