

DESIGN and ACCESS STATEMENT

for

**Conversion of 3 no. Redundant Barns into
3 no. Detached Dwellings**

at

**Lakehouse Farm Barns,
Finchingfield Road,
Hempstead,
Essex.
CB10 2PR**

for

Humphreys Homes Ltd.

June 2021

DESIGN AND ACCESS STATEMENT

Introduction

This application is a revised design to the planning and listed building approval dated 12th April 2019 – planning ref. UTT18/3481/FUL and listed building ref. UTT/18/3482/LB

The above applications are for the conversion of 3 no. barns into 3 separate dwellings. This Design and Access Statement is to support the full plans planning application for the conversion of these barns into dwellings.

The barns are located to the west of a relatively straight minor road between Helions Bumpstead and Finchingfield and on a almost level site.

The buildings have not been used for any meaningful agricultural use for a number of years.

Barn 1 - Grove Barn's original roof finish has been replaced with corrugated asbestos sheeting. The external walls have been repaired and there are some replacement studs and base plates throughout built off the top of a new brick plinth. The original main storey posts, collars, mid-rails and some original studs remain.

The floors are mainly dirt throughout.

Barn 2 - Eastcott Barn was blown down during the gales in 1985'ish and the external walls are 95% new studs with original storey studs in place. The original roof finish has been replaced with industrial metal sheeting and there are new studs and base plates throughout built off the top of a new brick plinth.

The floor is mainly dirt throughout.

Barn 3 - Hunters Barn roof has been replaced with new regular sized rafters built off a short wall constructed off the top of the original top wall plate. Both the ridge line and eaves are level. Most of the original studs and timbers are still in place. The floors are a mix of brick and concrete with the brick s to the floors missing in the most part.

On the whole all three barns appear to have been reasonably well maintained externally to protect the internal elements of the structure..

Project description:

The proposal is convert each barn into three dwellings. Grove and Hunters Barn will have 3 bedrooms each and Eastcott Barn will have 4 bedrooms. It is proposed to provide Grove Barn and Hunters Barn with detached covered cart shed style parking complete with lockable storage (for garden machinery, bicycles, etc.) and covered log store. Eastcott Barn is to have a lockable storage shed with the appearance of a stable type building.

It is proposed to install a window to the rear elevation of Eastcott Barn in order to provide a reasonable level of natural light and ventilation to the sitting room. The addition of this window will not be seen from the highway or any public access around this building.

Typically the external walls to all three barns and the cart sheds are to be re-clad with new timber feather edge horizontal boarding over battens, breathable insulation, sheathing ply fixed to face of existing studs. The internal wall finish is to be skim coat plaster to 12.5mm plasterboard fixed to face of existing studs and leaving the main storey posts exposed. Insulation is to be placed between the existing studs. All first floor rooms will have vaulted ceilings with existing roof trusses, main posts and collars left exposed throughout.

Grove Barn is proposed to have a large open plan dining hall with the area over to be vaulted up to the underside of the roof space.

Grove Barn will retain the characteristic feel of openness and character of a barn conversion.

Eastcott Barn is historically of little importance as the majority of the intermediate studwork has been replaced following gales in the 1985'ish, although the main storey timbers remain in place. It is proposed to have a large open plan living space with the area over the dining area to be vaulted up to the underside of the roof space.

Hunters Barn is basically a single storey building with ample height to provide rooms in the roof space. The kitchen/dining/living space is to be open plan with vaulted ceilings throughout. Existing tie beams are to remain in place. One end is to be divided off to provide a home office/guest bedroom with a reading area above as a mezzanine level with open studwork to act as guarding to prevent falling.

At the opposite end of the barn there is to be the main entrance hall with doors leading to a wc, family bathroom and bedroom. There will be a staircase leading up to a bedroom with en-suite bathroom. All tie beams will be retained and roof timbers exposed.

All barns will retain the characteristic feel of openness and warmth.

Design:

The conversion scheme will have the least affect on the historic structure of the buildings as is possible.

Where possible, light and ventilation is provided through existing openings with new window openings generally having a narrow vertical emphasis to resemble windows being installed between studs.

Eastcott Barn has no original studs and therefore there will be no loss of historic fabric. This barn is of less importance and, therefore, more capable of accepting sub-division required to form the habitable accommodation.

As is typical with farm buildings there is a large pair of doors over a "leap" giving access into the barn. This large original door opening in the south facing elevation is to have an inset glazed screen wall. The existing doors are to be repaired returned to their original condition and left in full working order in the open position.

Hunters Barn has more of the original structure in place but the amount of timbers to be removed will be kept to a minimum. Again light and ventilation will be gained through windows and doors installed using existing openings and between studwork. There are original openings in the east facing elevation and these will retain the existing doors in the open (and possibly working condition) position. Other new

openings will be in the west elevation that will not be seen from the highway/public view.

Grove Barn Where possible, light and ventilation is to be provided through existing openings with new window openings generally having a narrow vertical emphasis and are to be installed between the studs. New openings will be positioned where modern timber studs exist. The modern timbers may be removed in preference to original timbers, thus retaining the original historic timbers in place.

The large original door opening in the south facing elevation is to have an inset glazed screen wall. The existing doors are to be repaired returned to their original condition and left in full working order and pinned back in the open position.

The existing door to the north elevation is to become the main entrance door and the loft door opening above will be in-filled with glass to provide light and ventilation to the first floor bedroom. All existing door are to be left in full working order and pinned back in the open position.

Where limited local repairs are required to the historic timber framing members, these are to be in green, date stamped oak with replacement limited to the absolute minimum that is consistent with being able to achieve a satisfactory repair.

The existing corrugated asbestos roof finish is to be removed and disposed of by a licensed contractor. Currently there are no individual rafters between the main trusses of the existing roof structure. It is proposed introduce new rafters between the existing trusses in order to support the new slates, roofing battens, insulation etc.

There are a various mix of replacement and original timbers throughout the barn construction – this is mainly down to good maintenance by the previous owners.

Where limited local repairs are required to the historic timber framing members, these are to be in green, date stamped oak with replacement limited to the absolute minimum that is consistent with being able to achieve a satisfactory repair.

The roof slopes will have main timbers and trusses exposed and will be insulated using a breathable wood fibre insulation material which can be used over and between the rafters leaving the timber exposed to view.

The external walls are to be insulated part externally and part between studs, again allowing the timbers to remain exposed where appropriate.

All external joinery is to be stained black with existing doors being repaired and retained in the open position.

It is believed that the barns are capable of satisfactory conversion to Residential Use and that the conversion scheme proposed meets the policy of the local authority by:

- Ensuring that “their historic, traditional or vernacular form enhances the character and appearance of the rural area”
- Ensuring the “conversion works respect and conserve the characteristics of the building”.

The sound structural condition of the buildings is demonstrated in the Structural Statement.

Landscape and Enclosure.

The site currently has vehicular and pedestrian access to the south of **Eastcott Barn** into a gravel courtyard with grassed areas to the east and west. This access point will remain unchanged.

There is also an existing gated entrance to the north paddock area, this will be the main access point for **Grove Barn**. The gates are to be replaced with 5 bar timber field gates hung on oak gate posts and set back from the road to allow vehicles to park in front of the gates and clear of the highway.

Hunters Barn will require a new vehicular and pedestrian access point off Finchingfield Road – see site layout drawing below. Historically there used to be an access point here for farm vehicles to access the farmland surrounding the barns.

There is to be private amenity space / garden for each dwelling, generally bounded by post and rail fencing with mixed hedge planting to provide additional screening as the site evolves.

There is to be car parking provided within the boundary of each dwelling with a hard surface suitable for wheelchairs and disabled persons to be able to approach the main entrance points to the dwellings. Access doors are to have flush thresholds suitable for wheelchair access.

Hard and soft landscaping will incorporate the surface water drainage proposed for the previously approved conversion scheme – Uttlesford planning reference **UTT/18/3481/FUL and UTT/18/3482/LB** – including the provision of the swale.

ACCESS STATEMENT

Access to the buildings will be through existing door openings and also by new openings proposed in this application. The openings will have a minimum 900mm clear width with mobility thresholds.

Internally the floors will be level throughout the ground floor with internal door widths suitable for wheelchair access.

There will be ground floor bathrooms or shower rooms and bedrooms to be suitable for later transition to Lifetime Homes.

An accessible wc will be positioned on the ground floor of each unit.

There will be ample space externally for the provision of disabled parking and hard surface pathways linking with the main entrance door.

All requirements of Part M of the Building Regulations will be fully met.

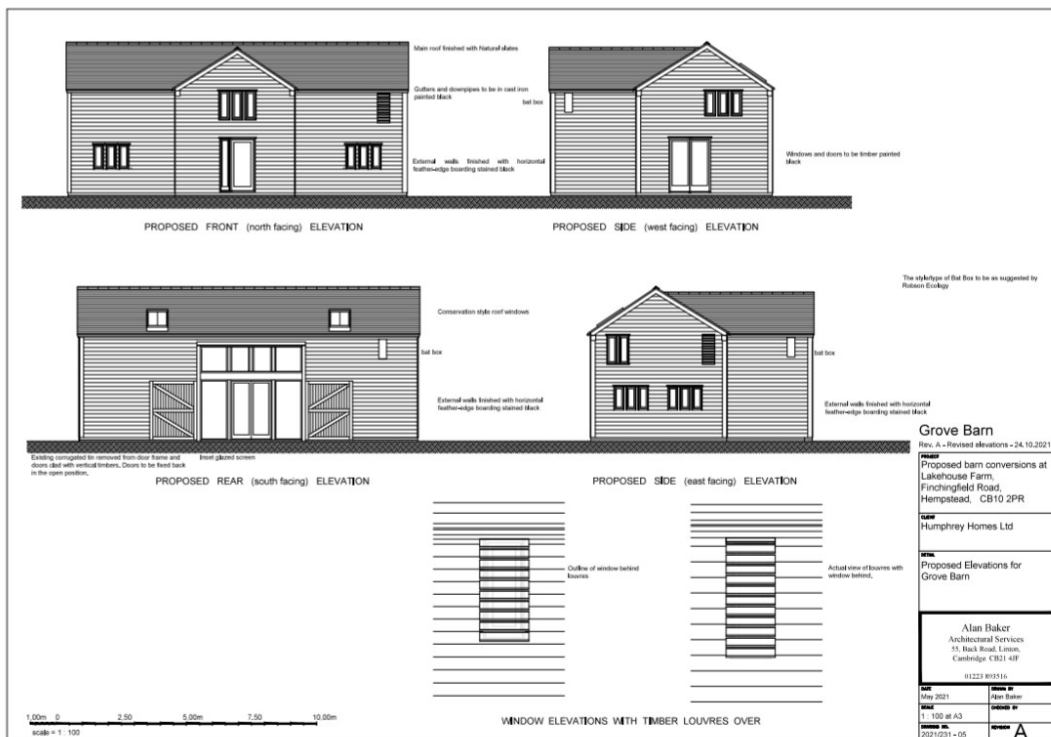
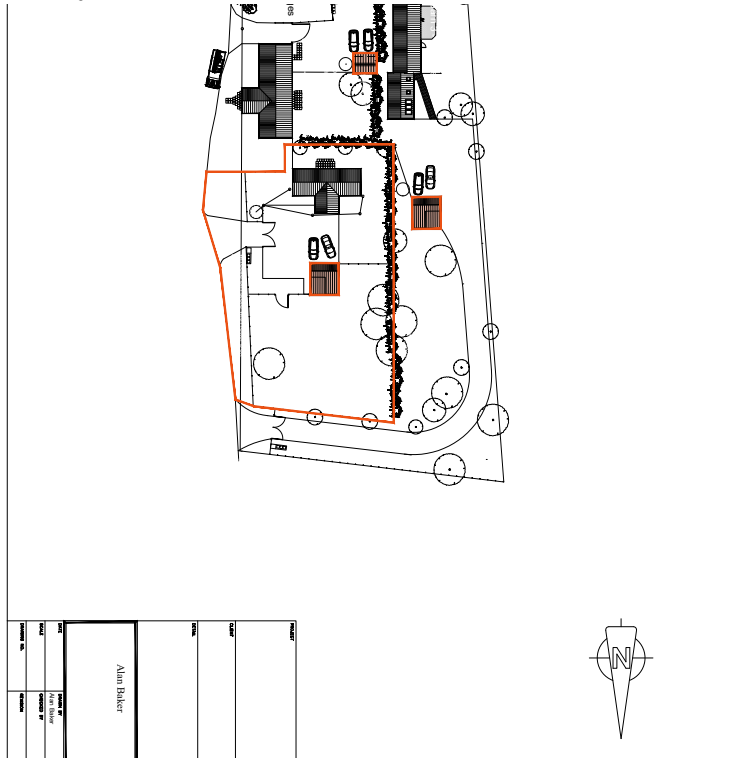
Conclusion

It is our opinion this revised application will retain the character and charm of the barns within the Essex countryside.

The barns will benefit from an alternative use to enable the buildings to conserve and maintain and remain as a physical feature within the curtilage of a listed building.

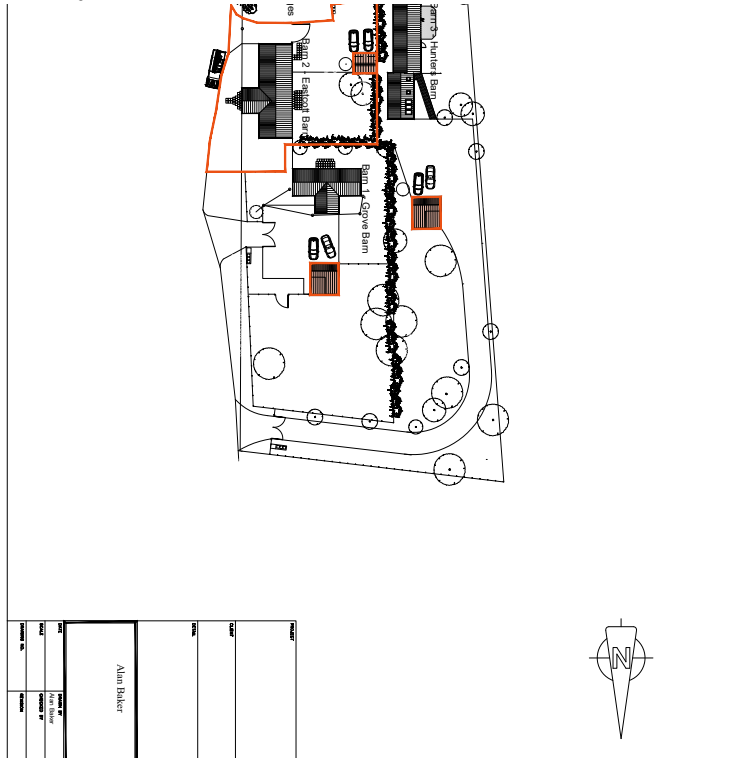
This design amends the previous conversion schemes proposed and approved over the years. Applications have been submitted and approved on each occasion in 2008, 2011 and 2019.

Site Layout Plan for Barn 1 – Grove Barn

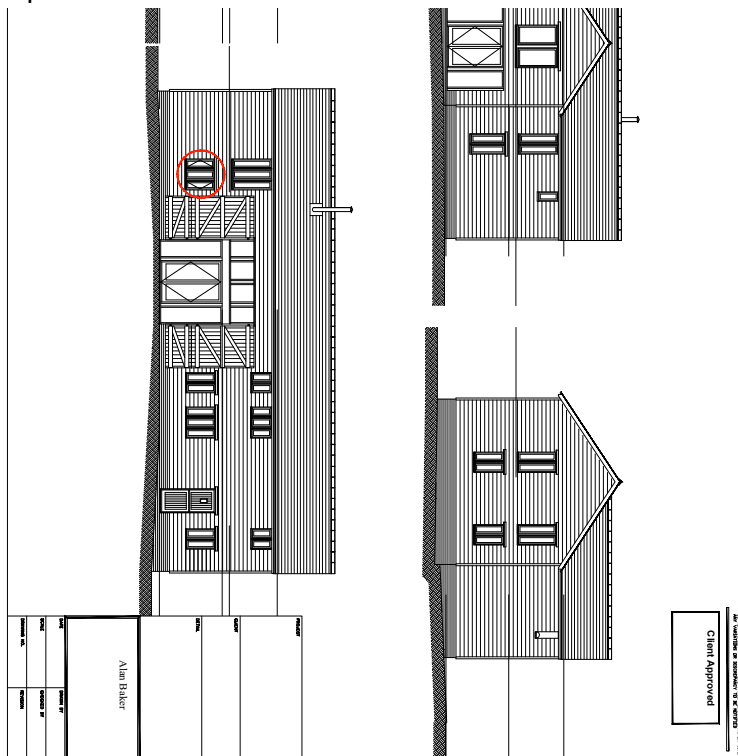


Proposed Elevations for Barn 1 – Grove Barn

Site Layout Plan for Barn 2 – Eastcott Barn

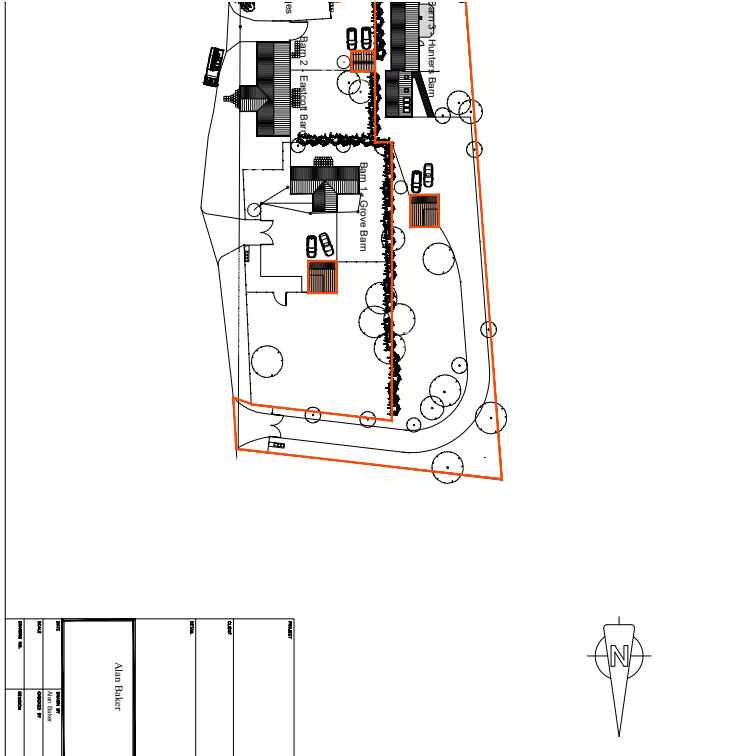


Proposed Elevations for Barn 2 – Eastcott Barn



Proposed new window circled in red

Site Layout Plan for Barn 3 – Hunters Barn



Proposed Elevations for Barn 3 – Hunters Barn

