



Design Statement

Project Name:

Furnace Barns,
Newent, GL18 1DD.

Project Number:

4023

Client:

Mr and Mrs Martin

Version 1.0 - October 2023 - RJ



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Design Statement

October 2023

1.0 Introduction

1.1 Purpose of the Document

RRA Architects have an established reputation for producing high quality architectural design, responsive to the inherently unique built and/or natural environment found in every project setting. In recent history, projects have been approved and built in Areas of Outstanding Natural Beauty, Conservation Areas and adjacent to scheduled ancient monuments.

This Design Statement has been prepared by RRA Architects on behalf of the applicant and is submitted in support of a full planning application for the conversion of Furnace Barns to provide one new residential dwelling with an ancillary annexe.

This document sets out the rationale behind the proposed new development and should be read in conjunction with the following:

- RRA Architects' planning drawings
- Planning Statement by McLoughlin Planning
- Heritage Statement by Robinson Wild Consulting
- Ecological Impact Assessment by Arbor Vitae Environment Ltd.



Site within the local context of Newent

NOT TO SCALE [Please refer to RRA Planning Set for scaled drawings]

1.0 Introduction

1.2 Site Context

Furnace Barns is located off Furnace Lanes, situated on the outskirts of Newent, separated by the Ell Brook. The site is located within a largely rural area and sits on the western edge of a cluster of agricultural buildings, some in use and some redundant.

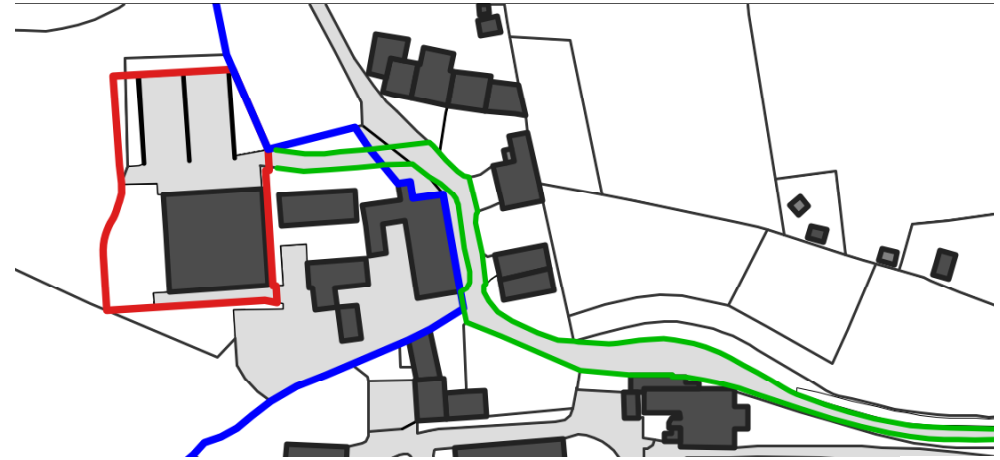
At the far east of the farmstead is a Grade II listed former charcoal store - list entry number 1078600. This is visually and physically separated from the application site by a number of structures including a steel framed Dutch barn.

Within the wider context, the site is surrounded on three sides by open fields, trees and hedges but with built form beyond. There are no public rights of way surrounding the site and access is only permitted via a private road off Furnace Lane.

The site of Furnace Barns has been in agricultural use for many years.

1.3 Current use and Planning history

Please refer to the planning statement written by McLoughlin Planning for an in-depth planning report including reference to previous Class Q Prior Approval applications.



Site Location and Block Plan
NOT TO SCALE [Please refer to RRA Planning Set for scaled drawings]



Proposed Site Plan
NOT TO SCALE [Please refer to RRA Planning Set for scaled drawings]

2.0 Design



Proposed Ground Floor Plan within Site Context
 NOT TO SCALE [Please refer to RRA Planning Set for scaled drawings]

2.0 Design

2.1 Summary of the Proposal

The proposal aims to provide a high quality and spacious family dwelling which references the rich agricultural history of the site, neighbouring farm and surrounding locality.

2.2 General Arrangement

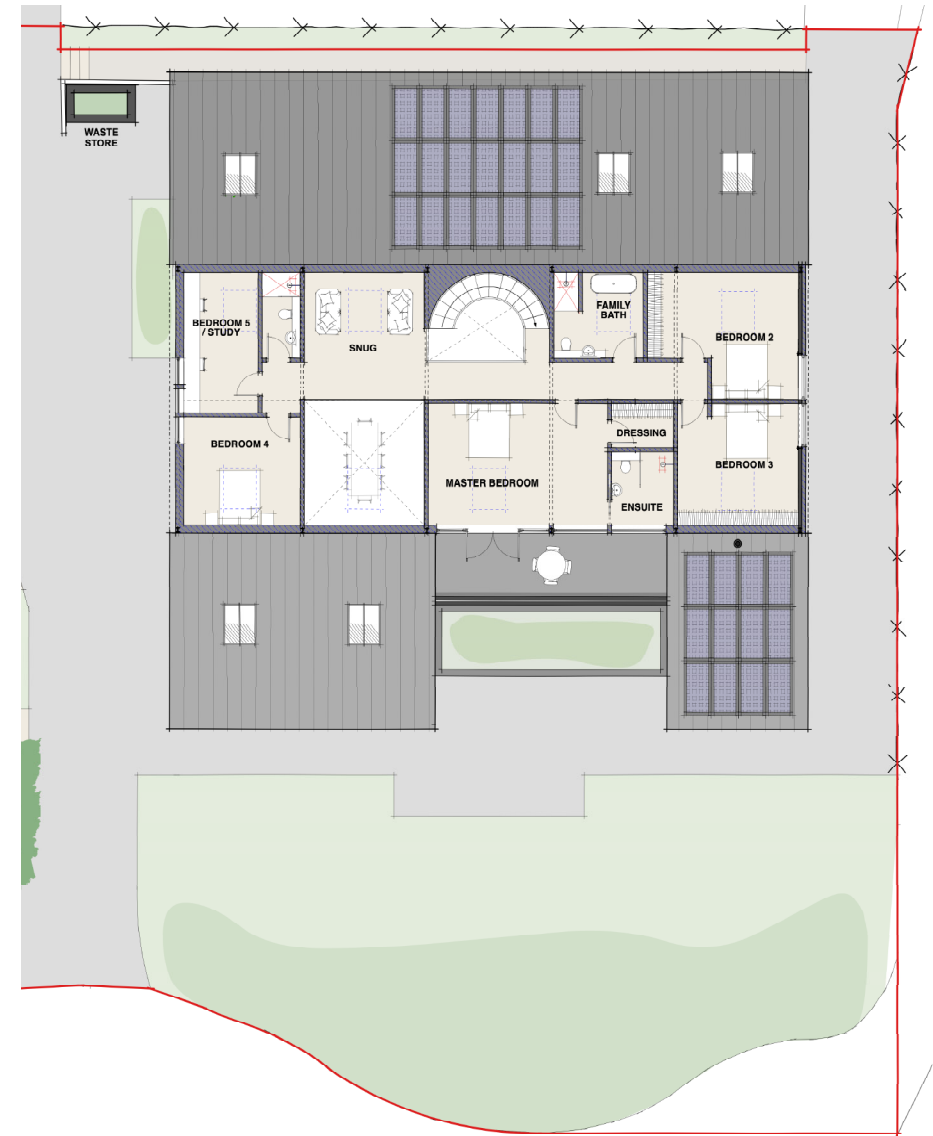
The main entrance within the north gable leads into a spacious entrance hall with a boot room and home office located at either side. A generous, well-lit open plan dining and living space is located at the centre of the barn providing views onto the countryside upon arrival, rooting the building to its context. This area is also used as the main circulation hub with ancillary spaces located off it, including the kitchen, lounge and featured staircase.

The lounge, bedroom and swimming pool are located to the south of the plan utilising the more private area of the site. An additional 4nr bedrooms are located at first floor, along with a study, which all benefit from the well-proportioned windows to maximise the amount of natural light and views over the countryside. A recessed terrace within the existing volume is proposed on the west elevation, providing a covered external space at ground floor and a small terrace space off the main bedroom.

2.3 Access

The proposed development uses an existing established access previously used for agricultural vehicles. The existing access connects the proposal to Furnace Lane whilst retaining privacy through the use of landscaping and planting. The immediate area to the north of the barn is strategically zoned to separate the car parking spaces and approaches to the entrance through landscaping.

The dwelling has been allocated 4nr parking spaces for the main dwelling and ancillary annexe. The scheme also provides a secure cycle store adjacent to the parking and a secure waste storage discretely located towards the edge of the site curtilage.



Proposed First Floor Plan

NOT TO SCALE [Please refer to RRA Planning Set for scaled drawings]



2.4 Design Rationale

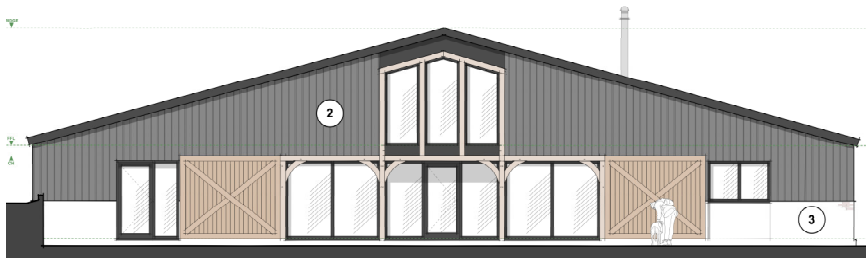
It has been important to produce a high quality scheme in order to ensure that the proposal is sensitivity implemented with into the surrounding landscape.

A sympathetic design rationale has been adopted which makes reference to the rural surroundings and agricultural character of the neighbouring buildings through materiality and design characteristic.

The scale and form of the existing building is preserved, and the approach makes use of the large-scale existing openings to bring natural light into the depth of the floor plan. Window openings along the side elevations (east and west) are more modest in scale however the proportions are still reflective of the utilitarian character of the site.

The main living spaces - kitchen, living, lounge - are positioned at the western edge of the plan which has the most private aspect; these front onto a shared terrace which is enclosed on three sides to maximise privacy from neighbouring buildings to the north and south. Light spill from these family areas has been mitigated through the use of sliding timber shutters, a deep roof overhang and vertical timber louvres, with the recessed plan also helping to bring light further into the centre of the plan.

Whilst the external character of the barn is largely unchanged, with cladding set above a masonry plinth, design features such as oak framing, sliding barn doors and the recessed terrace aid in introducing architectural interest to the large, flat elevations.



Proposed North Elevation

NOT TO SCALE [Please refer to RRA Planning Set for scaled drawings]



Proposed South Elevation

NOT TO SCALE [Please refer to RRA Planning Set for scaled drawings]



Proposed East Elevation

NOT TO SCALE [Please refer to RRA Planning Set for scaled drawings]



Proposed West Elevation

NOT TO SCALE [Please refer to RRA Planning Set for scaled drawings]



2.5 Materials

Materiality has been carefully considered to prepare a cohesive design that sits comfortably within the surrounding context. The coordination between material and form of the barn reinforces a contemporary agricultural design approach that resonates with the other agricultural buildings in the area.

A considered material palette has been chosen consisting of reclaimed brick, vertical timber cladding, box profile roof sheets and oak framing. The materials are derived from a distinctive utilitarian aesthetic to respond to the local vernacular but in a high quality, contemporary manner.

For detailed material information please reference RRA's Planning Drawing Set.

2.6 Renewable Energy

The proposed dwelling has been designed to be as energy efficient as possible, carefully considering the position and orientation of the main internal spaces and opportunities to maximise solar gains through the reuse of the large existing openings.

The covered terrace and recessed plan incorporated within the west elevation assists with solar shading in the summer, thus reducing the energy consumption needed to cool the building during the warmest part of the day. Sliding external barn doors within the north facade allow the areas of north-facing glazing (created through the reuse of existing openings) to be reduced which can in turn reduce heat loss.

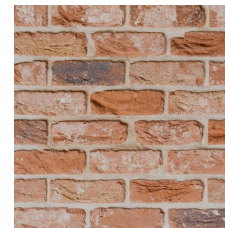
The existing barn will be wrapped in an external insulated skin to mitigate cold bridging and maximise thermal performance, exceeding levels set out within the current building regulations standards. Additional energy efficient systems are incorporated within the proposed scheme including a domestic rainwater harvesting system and solar PV as a renewable energy source.

Precedent Images



'Modern Barn Form' designed by Tane Cox of Red Architecture and photographed by Larnie Nicolson.

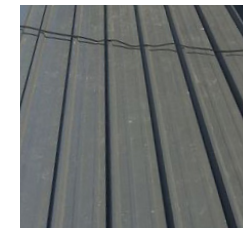
Material Palette



Reclaimed Brick



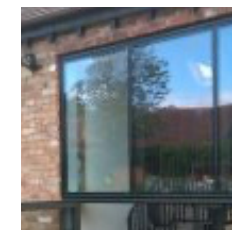
Vertical Timber Cladding



Box Profile, Corrugated Roof



Oak Framing



Powder Coated Aluminium Fenestration