

The proposals to convert the existing barn and stables at Shepherds Fold Rowington to a residential dwelling have been designed in accordance with the design guidelines set out in the Warwick District Council Historic Building Guidance Document Agricultural Buildings and Conversion – Barns.

The following table sets out the design guidance and how the proposals respond to these guidelines.

Roofs	
Retain the roof profile and form as far as possible – breaks in roof line should be avoided.	The roof profiles remain as existing.
Avoid disrupting the visual appearance of the roof by roof lights. They should be modest in size, located flush with the roof pitch and restricted to the absolute minimum and located preferably in the bottom third of the roof slope and related to the scale of the building.	It is proposed to insert 2no roof lights into the rear slope of the roof in both the barn and the stables. Both rooflights are set within the bottom third of the roof slope.
Walls	
Retain the original walling material wherever possible: making good, repairing, or reinstating as necessary.	Repairs to the original brick walling will be undertaken as necessary.
Retain the geometric patterns of air vents often associated with brick barns	All existing features are to be retained as part of the proposals.
Ensure that any new rainwater goods are kept to the absolute minimum, are of metal construction and are painted an appropriate dark colour.	Rainwater goods will be replaced as necessary and will be of metal construction.
Interiors	
Ensure that a substantial part of the main interior void – at least one third – remains open to its full height.	The majority of the barn building [approximately two thirds of the area] will remain open to its full height. All parts of the Stable buildings will remain open to its full height.
Ensure that original framing members – roof truss, tie beams, bracing members etc. are retained in situ.	The two existing roof trusses located either side of the central space within

	the barn are to be retained within the proposals.
Don't compartmentalise the interior void.	The proposals retain and utilise the existing spaces.
Don't remove original internal walls or partitions unless structurally necessary.	No structural walls or partitions are being removed as part of the proposals.
Don't cut existing roof trusses or remove original bracing timbers or ties. This is more important if the integrity of the original building is to be retained.	The existing opening within the barn is being utilised to access the first-floor area to avoid the need to cut the existing trusses.
Don't lower the original floor level.	The proposals allow for the existing floor level to be retained.
Wagon Doors	
Where good doors remain, they can be retained as shutters allowing opening to be used as a light source, or sealed in situ if daylight is not a problem	Doors to be removed as these openings are the main source of daylight.
Consider the detailing of any new screen inserted into the barn door carefully – the original door frame should be retained if possible. A strong vertical emphasis should be retained.	The new hardwood frames are set back into the openings and have a strong vertical emphasis.
Doors	
Restrict the amount of new openings to the absolute minimum.	It is proposed to introduce one new door opening in the rear wall of the store attached to the barn. No new openings are proposed in the external walls of the Stables building.
Re-use existing door openings wherever possible.	The proposals make use of the existing openings within the structure.

