



**Open
Design
Studio**



Oldhouse Farm Design & Access Statement

To be read in conjunction with application documents and drawings.



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The Barn at Oldhouse Farm





1.0 Introduction



1.0 Introduction

1.1 Purpose of the document

This Design and Access Statement has been produced by Open Design Studio on behalf of the applicant and describes the proposed scheme to convert a modern barn to an exemplary level. The conversion to a high quality family home will successfully reuse the industrial details of the existing barn, whilst being relatable to its natural surroundings.

This document supports the existing and proposed drawings which, together, form a full planning application made to Chichester District Council.

This application provides full details of the proposed conversion to residential use following a design-led process that has been undertaken closely with the client to create a home that reflects their aspirations to provide a beautiful environment for their family.

Site address:

Oldhouse Farm
Itchenor Road
Itchenor
Chichester
PO20 7DH



Existing photograph - Oldhouse Farm access & yard



1.0 Introduction

1.2 Project Team

Design Team - Open Design Studio

Architects and designers based in Chichester, West Sussex, working across the UK. We design places and spaces that suit the life you want to live.

Open Design Studio enjoys a growing reputation for delivering responsive, carefully considered and research-inspired architecture, design and strategic thinking that puts people at the centre of the creative process.

We strive to understand the specific needs of each project and believe in the value of working together through the entire course of a project, from inception through to delivery.

We believe in a studio approach to design and architecture, which places you at the core of the creative process. Only by doing this can we capture your aspirations and vision and turn them into the places and spaces that suit the life that you want to live.

An open conversation starts the process. Ideas emerge. And design follows, right down to the finest detail. We aim to make our shared journey both stimulating and enjoyable, culminating in outstanding buildings and spaces for living which are well-designed, thoughtful and quality-driven.

Info:

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Principal

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2b Northgate, Chichester, West Sussex PO19 1BA



Photographs - Open Design Studio selected projects



1.0 Introduction

1.3 Project Team

Planning - Smith Simmons & Partners

Based in North Street, within the historic city of Chichester, our boutique office provides an inspirational setting for our Planning and Architectural practice. Our Planning department is headed up by Kerry Simmons.

Our planning team has a sound understanding and practical knowledge of all aspects of town and country planning. We work with our clients and local planning authorities to successfully navigate the complex and challenging planning system to secure viable planning permissions and to deliver high quality development.

We are accomplished planning advisers, highly skilled in appraising sites and land development potential and planning prospects. Professional integrity underpins our approach to every aspect of the planning system including planning policy, development management, planning law and enforcement, neighbourhood planning and public consultation, to ensure we provide our clients with high level quality expert advice.

We have a sound understanding of the planning system with a strong transferable skill set, which we apply daily to the full sphere of development enquires from small scale development to major strategic land promotion, ranging from residential and commercial development to farm estate and diversification.



Photograph - 32 North Street, Chichester



1.0 Introduction

1.4 Project Team

Historic Building Consultant - Ian Wightman

Ian originally trained in modernist design before becoming a design consultant for a practice in Oxfordshire. He has been working in West Sussex since 2007, both in the public and private sectors.

Ian was Senior Historic Buildings Adviser for Chichester District Council for over 10 years, as well as adviser to the South Downs National Park and Arun District Council.

In 2018 Ian became an in-house heritage consultant for an architectural practice where he wrote The Whole Estate Plan for West Dean Estate. In August 2020 Ian became an independent consultant based in Chichester.

Ian has vast experience throughout West Sussex and the South Downs and has been fortunate to be involved some outstanding historic houses such as Petworth, Uppark, Stansted, Woolbeding Gardens and West Dean College. He has also advised on a number of modernist buildings such as the Chichester Festival Theatre and houses by Patrick Gwynne, Edward Cullinan and Marcel Breuer.

Ian advised on work to Sea Lane House by Marcel Breuer in 2013 and Vista Point by Patrick Gwynne in 2015.



Private Client Project with Open Design Studio



2.0 Vision



2.0 Vision

“To convert a modern barn to an exemplary level, creating a high quality family home.

The conversion will successfully reuse the industrial details of the existing barn, whilst being relatable to its natural surroundings. “



2.0 Vision

To convert a modern barn to an exemplary level, creating a high quality family home; the conversion will successfully reuse the industrial details of the existing barn, whilst being relatable to its natural surroundings.

The project is comprised of the conversion and alteration to existing barn buildings in conjunction with two small outbuildings carefully integrated new native landscape.

The project will seek to make use of the existing variegated and angled roof-line to provide a sense of height and space.



CGI visual - View 01

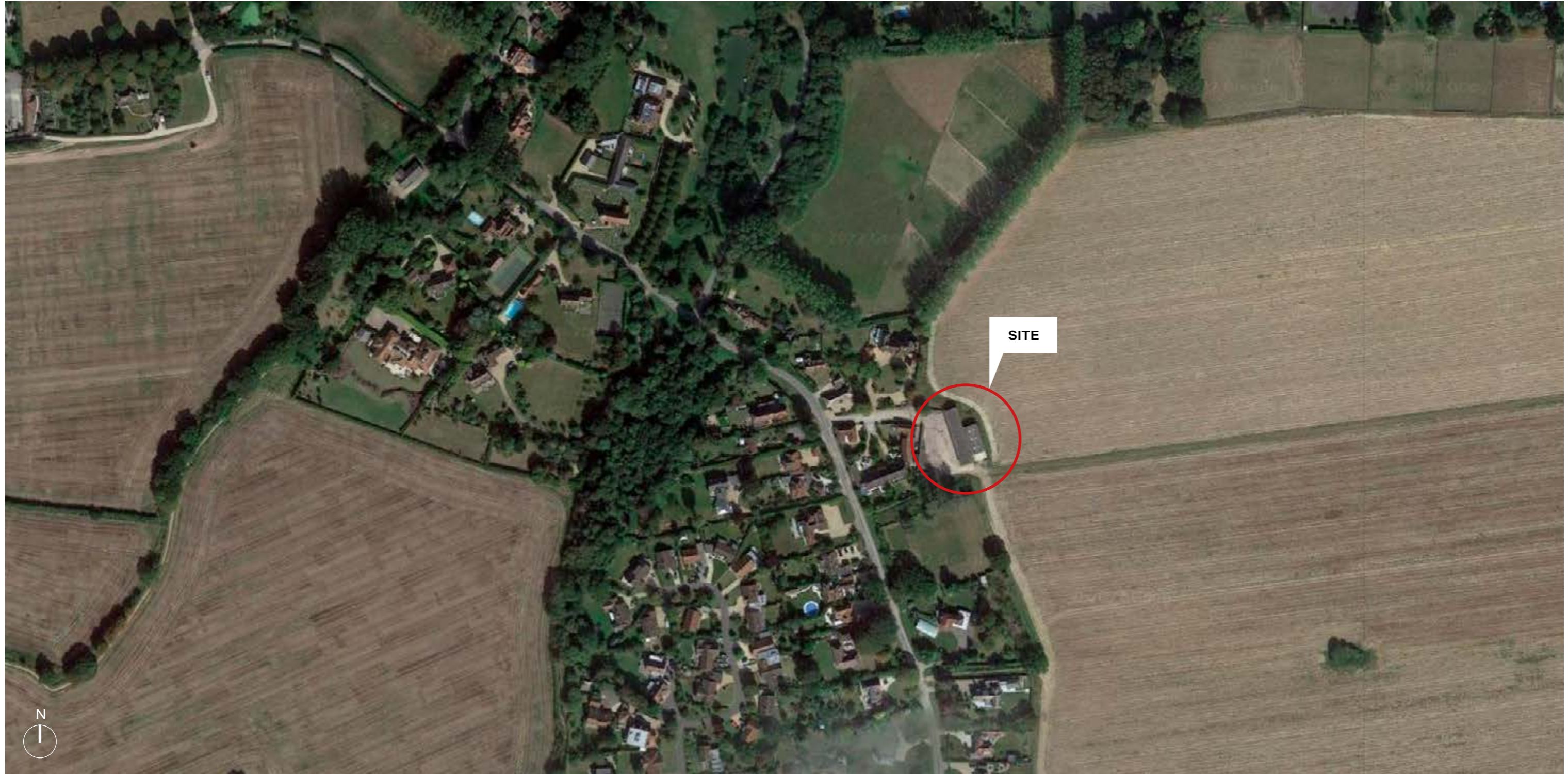


3.0 Assessment



3.0 Assessment

3.1 Location



The application site is situated at
Oldhouse Farm, West Itchenor, PO20 8DR

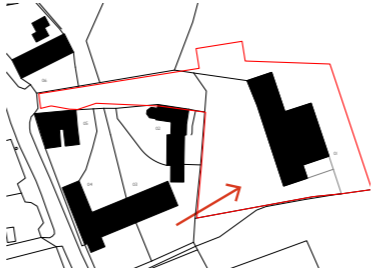


3.0 Assessment

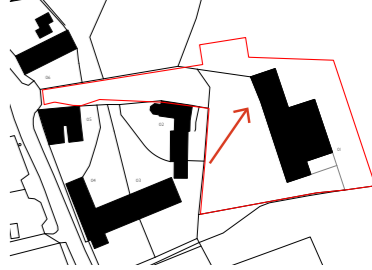
3.2 Location - Site Overview



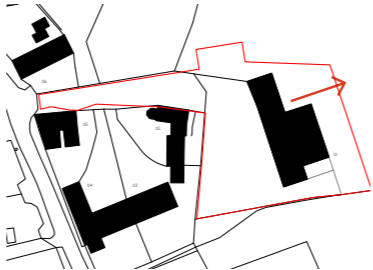
Existing view from Public Footpath facing west side of building



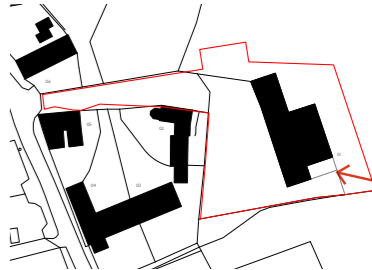
Existing view of west facing facade



Existing view from north east facade



Existing view facing east side of building







3.0 Assessment

3.3 Location - Access



Primary access to the site is via the private access route just off the main road. There is secondary access along a public footpath across the neighbouring land to the east. Field access for management of the neighbouring farmland will be retained via the north of the site.

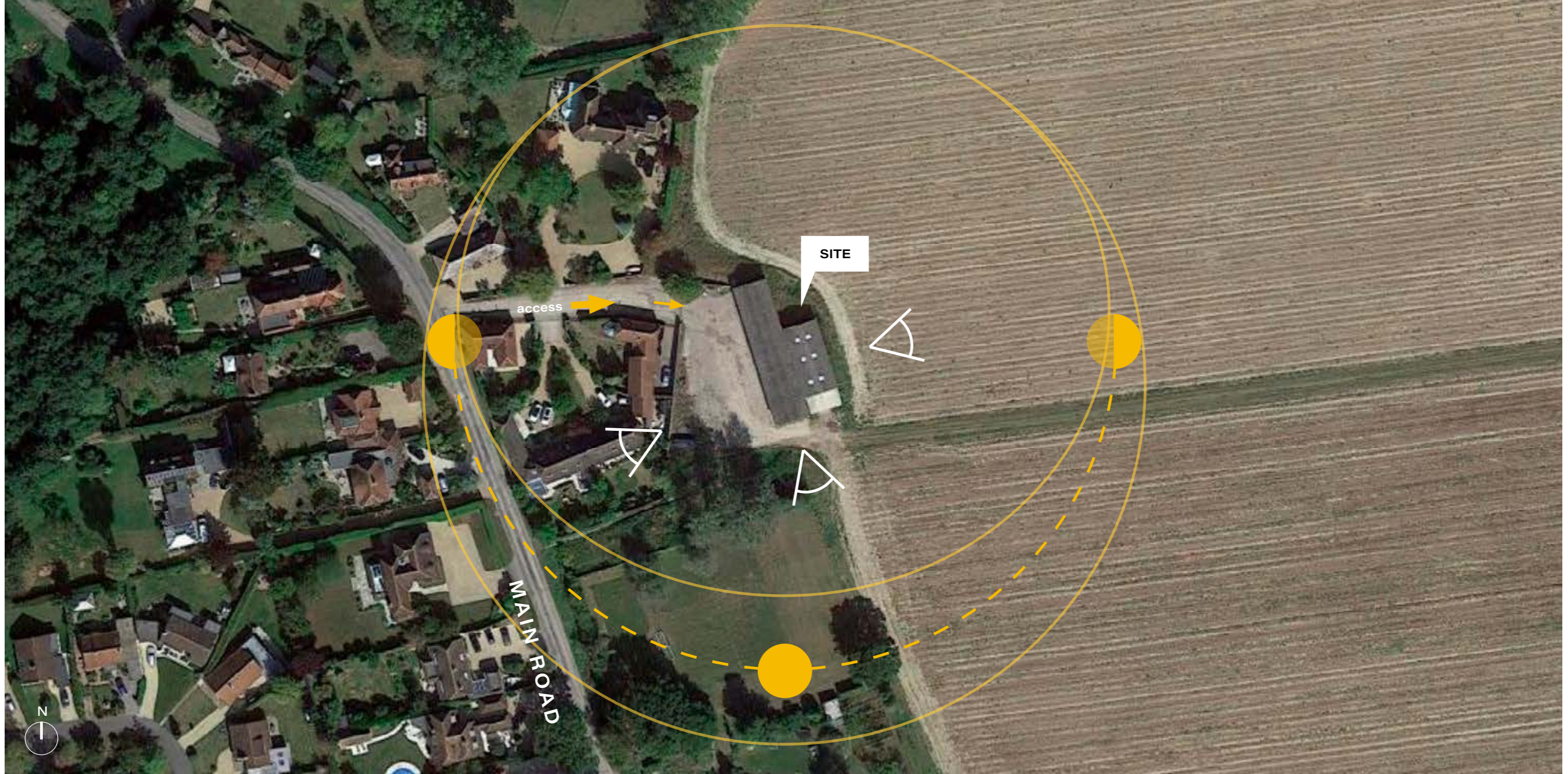
Key:

-  Field access
-  Roads / Pathways



3.0 Assessment

3.4 Site Analysis - Opportunities





The orientation of the site provides high levels of light to the east and south facing façades as they are exposed to the open field landscape with limited overshadowing, especially during the morning to early afternoon.

The neighbouring properties and landscape from the south west to the west slightly reduce the levels of light at the perimeter of the site, however the building elevations receive high levels of sunlight.

The distribution and layout of existing buildings provide valuable privacy and coverage from the Main road, with a private access route to the site.

Key:

-  Sunpath
-  Lighting Access

3.0 Assessment

3.5 Site Analysis Constraints - Weather



The primary access to the site is via a private access route from the west. This access is also utilised by neighbouring properties.

The adjacent public footpath provides a east-west pedestrian access route, which creates a lack of security to the site.

The site is exposed to existing farmland and leaves the existing buildings exposed to prevailing weather conditions.

The current orientation of neighbouring properties on the west side and lowered brick walls allows for views into the site creating a lack of privacy.

The open boundary of the site on the east side is exposed to the wider Area of Outstanding Natural Beauty landscape setting, where artificial light emittance is a key consideration for the design proposals.



3.0 Assessment

3.6 Site Analysis - Viewpoints



The site is highly visible to the east with limited natural coverage. On the north east, in the distance nearing the Chichester Harbour, there is a row of properties with southward views into the adjacent field. However, these properties have limited views of the site due to existing mature and tall trees and planting.

- Key:
- Native Hedges
 - Weather exposure
 - Neighbouring properties



3.0 Assessment

3.7 Site Analysis - Public Footpaths



The site is surrounded by multiple linking public footpaths, including the Salterns Way, making the existing building more exposed from various points. However, with the regularity of native hedges at the edges of the footpaths this limits some of the main external views on to the site.

Key:

- Native Hedges
- Salterns Way
- Weather exposure
- Public Footpaths



3.0 Assessment Summary

3.8 Existing Buildings

This area of West Itchenor is connected by multiple public footpaths and cycle paths which are regularly in use. Most of them link in order to connect and make up some of the Salterns Way, leading to the harbour and the city of Chichester.

The existing buildings are visible from a number of the more rural and exposed footpaths near to the site. This is especially noticeable in the open fields and farmland that overlook the ongoing views. However, existing native hedges and planting do create some screening to the site.

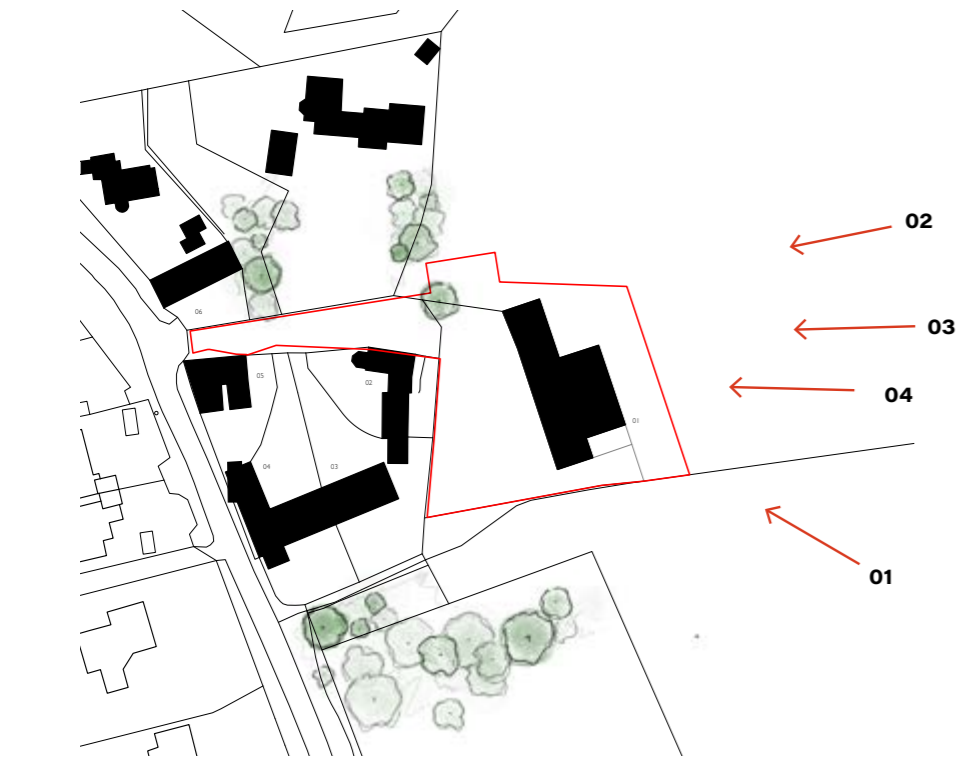
— Application Boundary



View 01: View of south & east-facing façades



View 02: Distance view of east-facing façades



Key plan



View 03: View of east-facing façades of adjoining barns



View 04: View of adjoining barns approaching from the east via public footpath



3.0 Assessment

3.9 Site History

The site is situated on the east side of Itchenor Road, which consists primarily of properties built in the 1930's. Many of the properties are set well back from the main road with wide grass verges and mature boundaries.



Historic map circa 1885 - 1900



Historic map circa 1892 - 1914



Historic map circa 1892 - 1914



Historic map circa 1955 - 1961



3.0 Assessment

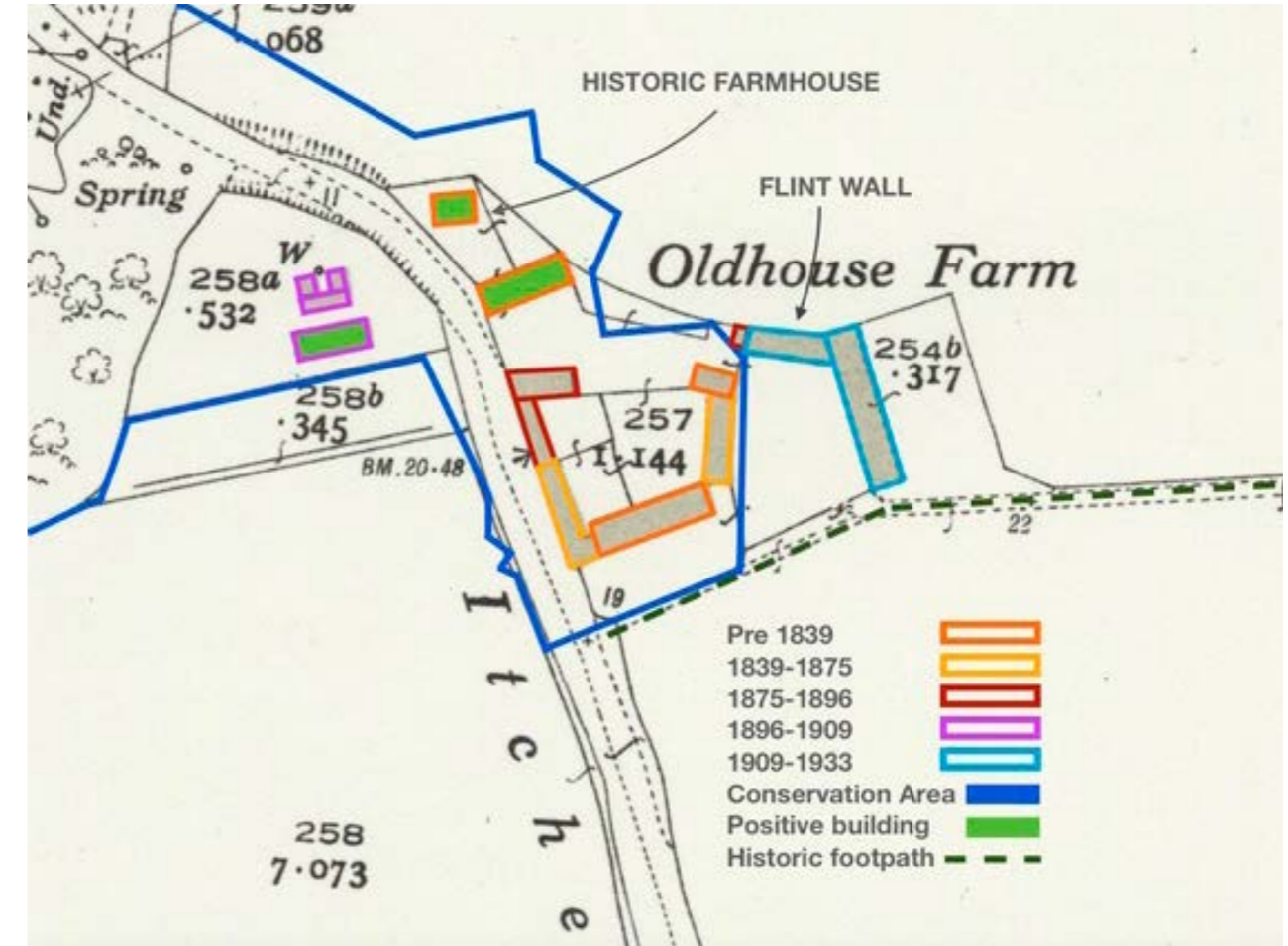
3.10 Heritage Statement - Ian Wightman



West Itchenor Tithe Map Of 1839

The settlement pattern of villages and field systems on the coastal plain developed during the medieval period with important manorial sites giving rise to field enclosure and woodland management. Others appeared later in the 19th century as the demand for produce increased and resulted in numerous dispersed farmsteads. As agriculture developed and modernized throughout the 18th, 19th and 20th centuries, the landscape around these has been subject to significant change with much larger open field systems created.

Old House Farm dates from at least the early 19th century and is evident on the West Itchenor tithe map of 1839. The farmhouse is situated just to the north of the yard which is a loose courtyard plan originating from an 'L' shape; the most common type in West Sussex. This evolved during the late 19th century as barns were lost and replaced. By 1896 a more formal layout had been established, no doubt in line with advances in farming practices. Throughout the 19th century an enclosed area to the east of the barns is evident on historic mapping and its northern boundary retained in the form of a flint wall.



OS map of 1934 with historic phasing and conservation area designation overlaid

Sometime between 1909 and 1933 the barn that is the subject of this application first appears on OS mapping and is constructed on the eastern boundary of the farmstead with a small area of land to the east extended into. At this time the farm was still very much a semi-isolated farmstead however had developed into a regular multi-yard plan with two yards side-by-side in an 'S' formation. During the 20th century the main building has been altered with concrete blockwork and a prefabricated steel barn erected alongside.

Despite the early origins of the farmstead none of the buildings are listed, however the former farmhouse and two buildings to the west which appear in early 20th century, have been identified as 'positive buildings' within the West Itchenor Conservation Area Character Appraisal (2010).

West Itchenor Conservation Area was originally designated on the 4th February 1976 and was largely confined to the northern end of the village and the hard. During a review in 2010 a character appraisal was produced with a proposal to extend the conservation area. This included a large area to the south which captured the medieval church of St Nicholas, the village pond and Old House Farm. This extension also included positive buildings from the early 20th century.



3.0 Assessment

3.11 Heritage Statement - Ian Wightman



The concrete block walls are visible from within the conservation area.

At its most southern end, the extended boundary of the conservation area wrapped around the buildings of Old House Farm to capture the 19th century phases, though not the yard to the east. The barn was excluded as it did not contribute to 'architectural interest', though if it had been included, it would clearly have been considered a 'negative building' with the hope that it would be enhanced in the future.

As well as the extension of the conservation area, a further recommendation of the 2010 character appraisal was the protection of views in and out of the area to conserve the open expanses which create an important setting for the conservation area. A recommended action of this was that the council:

'will endeavour to ensure that all proposals for new development in or around the West Itchenor Conservation Area (as amended) protect or enhance existing views.'

This of course was targeted at the threat of infilling from new housing, but it also suggests that where development can, it should also enhance our experience of the conservation area and its rural setting.



View from the historic footpath on approach to the conservation area

Access into the conservation area and experience of it is normally from the road, but equally can also be from public footpaths. The footpath directly to the south of Old House Farm which heads eastwards is an access and exit point for the conservation area but also a continuous route into the village since at least the mid-19th century.

Views of the flat, open landscape are immediately apparent on passing the farm, but also the barn which is currently an eyesore due to its concrete block and modern fabrication. The barn is equally a negative structure within the immediate setting of the conservation area, as it would be had it been included within the boundary.



3.0 Assessment

3.12 Heritage Statement - Ian Wightman



Historic flint wall which enclosed the east yard to the north

Within the building group of the former farm, the access to the modern barn across an historic yard, still renders the barn a legible part of the broader farm group. It is connected by the yard which formed the 'multi-yard' but also the historic flint wall to the north which runs east-west. In the early 20th century a further barn existed here helping to form the multi-yard layout which is not especially common though does exist on the coastal plain.

The proposal here to develop the barn offers the potential to remove what is currently an eyesore within the setting of the conservation area whilst retaining the legibility of the farm's later development. From a heritage perspective the reinvention of the barn in a manner that retains an agricultural typology and muted appearance in the landscape is likely to have a positive impact on the conservation area. The barn is visible from the road within the conservation area and within the former farm group and its concrete blockwork is clearly a negative feature when seen against the more traditional buildings in the foreground.



View of overall building in-situ

Similarly views in and out of the conservation area from the footpath are compromised by the building which now appears overtly industrial and unsympathetic due to its construction. The proposed design retains the barn form, but introduces a materiality that is softer and more sympathetic to the nearby historic group. As such, it is also more subservient to them.

The test of a development within a conservation area or its setting, is whether the proposal preserves or enhances the heritage asset and in our opinion we believe that the scheme proposed here is successful in achieving this. It does not block further the views of the open countryside as it is already in-situ and can only enhance people's experience as they pass it on their walks. This is of benefit to the conservation area and its setting and the appreciation of the immediate landscape around the village.



3.0 Assessment

3.13 Existing Buildings

The site comprises of the following existing buildings:

- 01 Oldhouse Farm
- 02 Spinney Barn
- 03 Kilindi
- 04 Goose Barn
- 05 Badger Barn
- 06 The Studio
- Application boundary



Existing site plan - not to scale



3.0 Assessment Summary

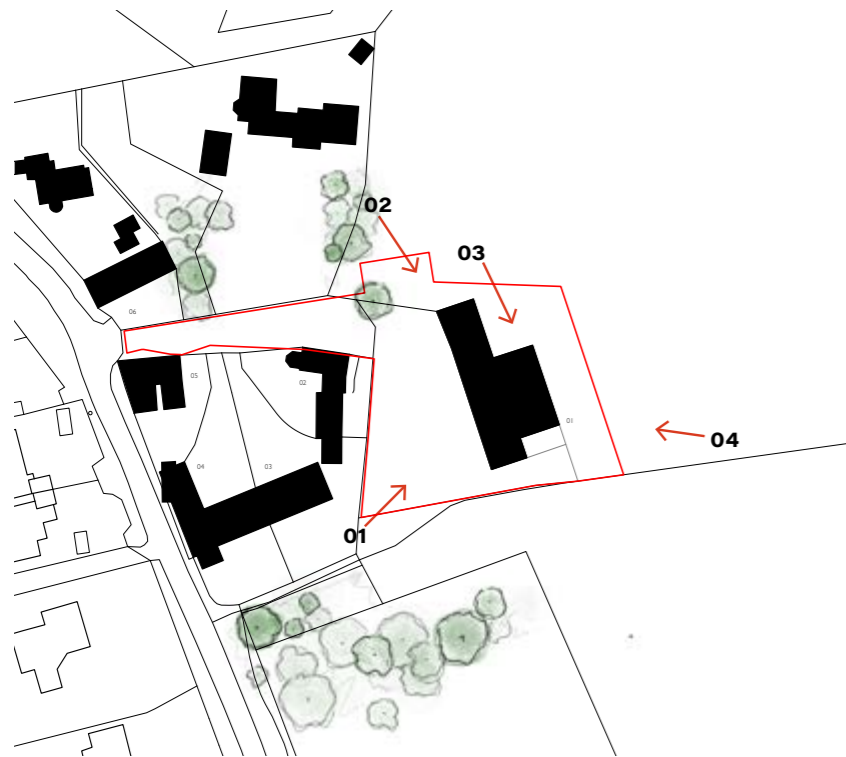
3.14 Existing Buildings



View 01: View of West Facing facade



View 02: View of North Facing facade



Key plan



View 03: View of North Face of adjoining barn



View 04: View of connected barns approaching from the East on Public footpath




3.0 Assessment

3.15 Existing Buildings & Site Analysis - Landscape Character

The landscape is made up of variegated planting at a range of heights and sizes. The planting is evident at the south west and west boundaries of the site.

The lighter landscaping wraps around the perimeter of the fields on the east, leaving it much more spacious and exposed providing a high level of natural light.

The denser areas of landscaping build-up with the presence of neighbouring property boundaries, alongside an existing brick wall. The boundary planting does not fully obstruct views into the site.

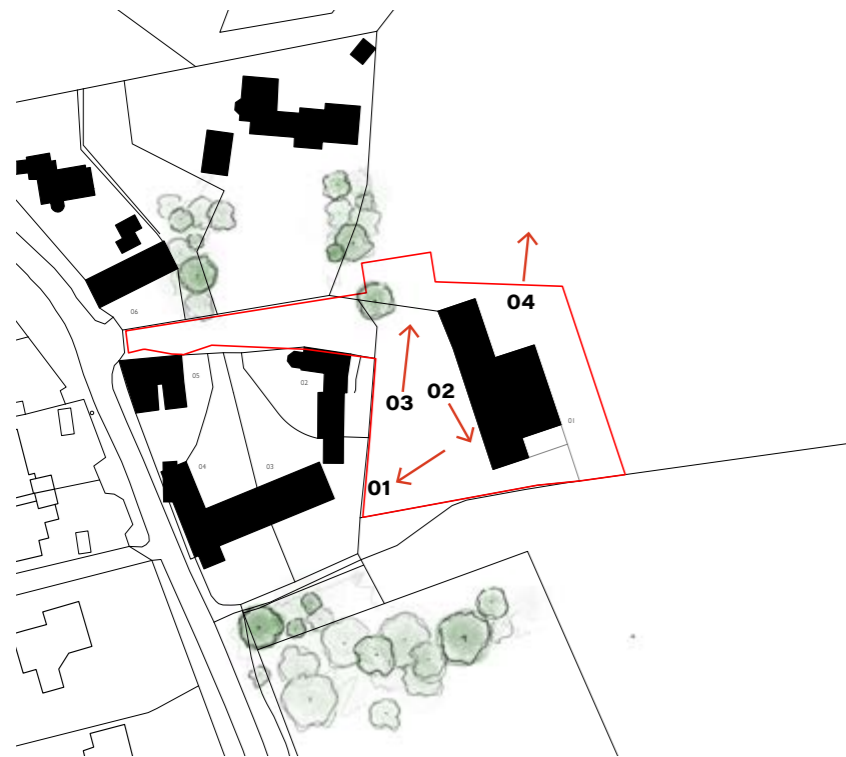
 Landscaping



View 01: Existing view from Public Footpath facing west side of building



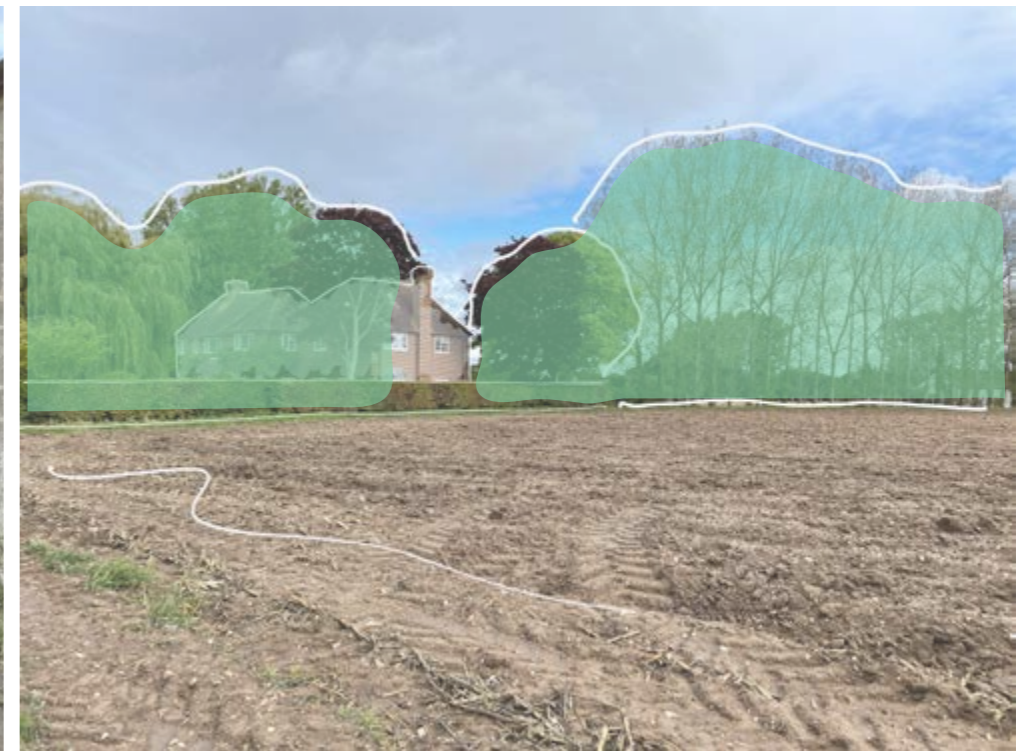
View 02: Existing view of north facade facing west



Key plan



View 03: Existing view facing north west side of building



View 04: Existing view facing east side of building



3.0 Assessment

3.16 Existing Buildings



Overview photograph of west facade behind public footpath

Key:

- 01 Original Oldhouse Farm standing structure
- 02 Public Footpath

Notes:

The south elevation of the existing building enjoys high levels of natural light. However, the outlook is to the adjacent public footpath, leaving it more exposed and visible to people.

3.0 Assessment

3.17 Existing Buildings



Overview photograph of West facade from public footpath approach

Key:

- 01 Original Oldhouse Farm standing structure
- 02 Public Footpath

Notes:

The west facade of the building is long and to some extent, hidden away/. The existing geometries of the site and the lowered brick wall of the neighbouring property create a yard environment.



3.0 Assessment

3.18 Existing Buildings



Overview photograph of east facade along Public Footpath

Key:

- 01 Oldhouse Farm barns
- 02 Kilindi

Notes:

The adjoining barn features large sliding metal panel doors with exposed head rail. The building enjoys north, east and southern aspect. The existing smaller building form creates smaller yard areas to the south and north.



3.0 Assessment Summary

3.19 Existing Building Openings

The adjoining barn on the south east side of the site has two identical openings on the north and south elevations. The existing openings comprise two symmetrical sliding doors that match the adjacent walls, almost disguising them.

At the interface with the adjoining main barn, there is a change in materiality that is crude in detail, however the finishes and make-up of rudimentary details are representative of how the structures have been adapted and extended over time.

This area offers a good opportunity to bring natural light into this area of the site where the orientation of the building benefits from east and south aspect.



View 01: view of Public footpath heading east



Key plan



View 03: view of existing building from site south-west



View 04: view of existing building from site south-east



3.0 Assessment Summary

3.20 Existing Building Openings

On the north elevation of the adjoining barn the building features an existing sliding door opening of equivalent scale and materiality.

This area of the building is much more enclosed and with a north-facing aspect; it creates a more private space in this corner of the site and the existing opening provides easy access into the building.



View 01: view of Public footpath heading east



Key plan



View 03: view of existing building from site south-west



View 04: view of existing building from site south-east



3.0 Assessment Summary

3.21 Existing Building Openings

The west elevation features an original sliding door opening, which is consistent in scale with the structural grid and blockwork bays. This large single sliding door stands out in comparison to the adjacent materials with a patina of galvanised metal and old paint work.

This opening provides a lot of character with simple detailing and industrial mechanisms, which demonstrate a nice contrast to the masonry elements of the existing building.

This opening is exposed to natural light during the later hours of the day, especially in the evening.



View 01: view of Public footpath heading east



Key plan



View 03: view of existing building from site south-west



View 04: view of existing building from site south-east



3.0 Assessment

3.22 Existing Buildings - External Character



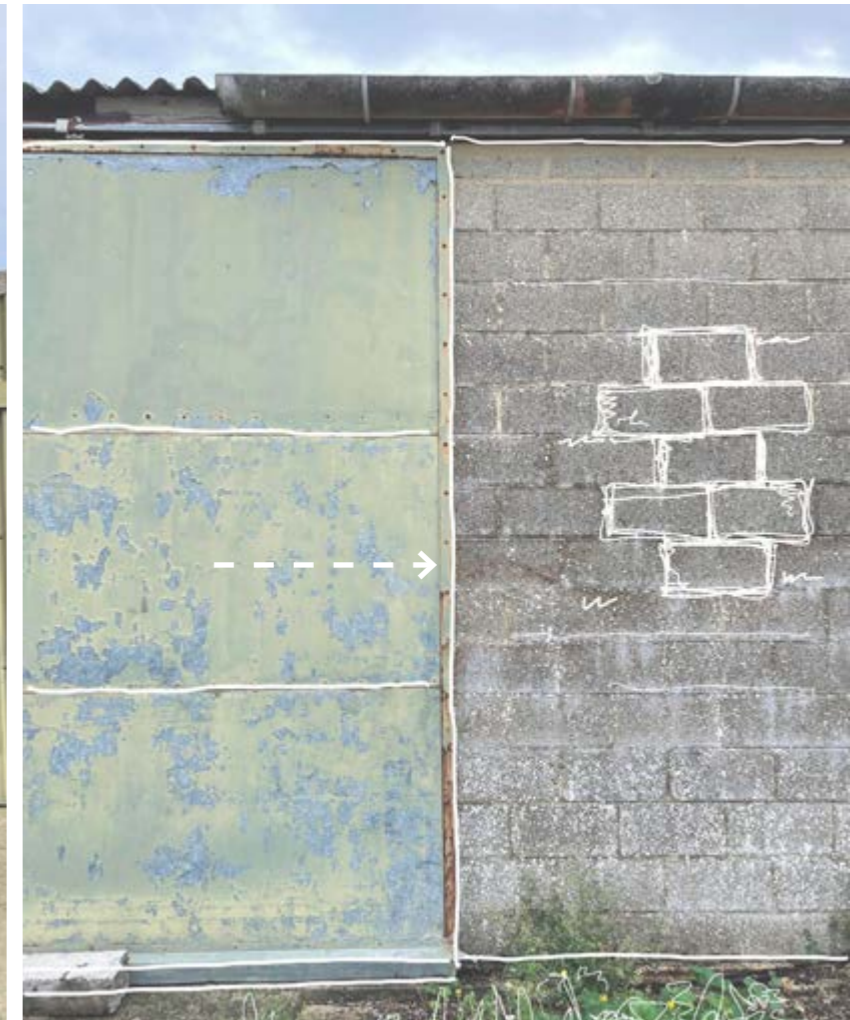
01 RETAIN & ENHANCE

Proposals must retain and enhance agricultural character of the existing buildings. The design proposals will visually enhance and strengthen the existing pitched roof forms.



02 AGRICULTURAL MATERIALS

The existing site utilises rudimentary agricultural materials and details including corrugated metal and box profile steel sheets for the external cladding.



03 REINSTATE OPENINGS

The existing site incorporates traditional metal sliding doors that conceal large openings, which can be reused.



3.0 Assessment

3.23 Existing Buildings - Internal Character



04 MIXED MATERIALITY

There are a mix of materials both internally and externally, which create a relatable yet varied appearance. The existing structural grid and frame have potential to be reused to provide continuity in appearance both externally and internally.



05 OPENING DETAILS

Internal details of the sliding doors demonstrate interesting textures and grid formations. This opening will be enhanced to ensure for easy access and capture the essence of the traditional barn design and its historic connotations.



06 RHYTHM

The structural brick columns and supporting steel beams inside the barn produce a regular linear rhythm to the building, emphasising its elongated plan form thereby creating a heightened sense of place and atmosphere.



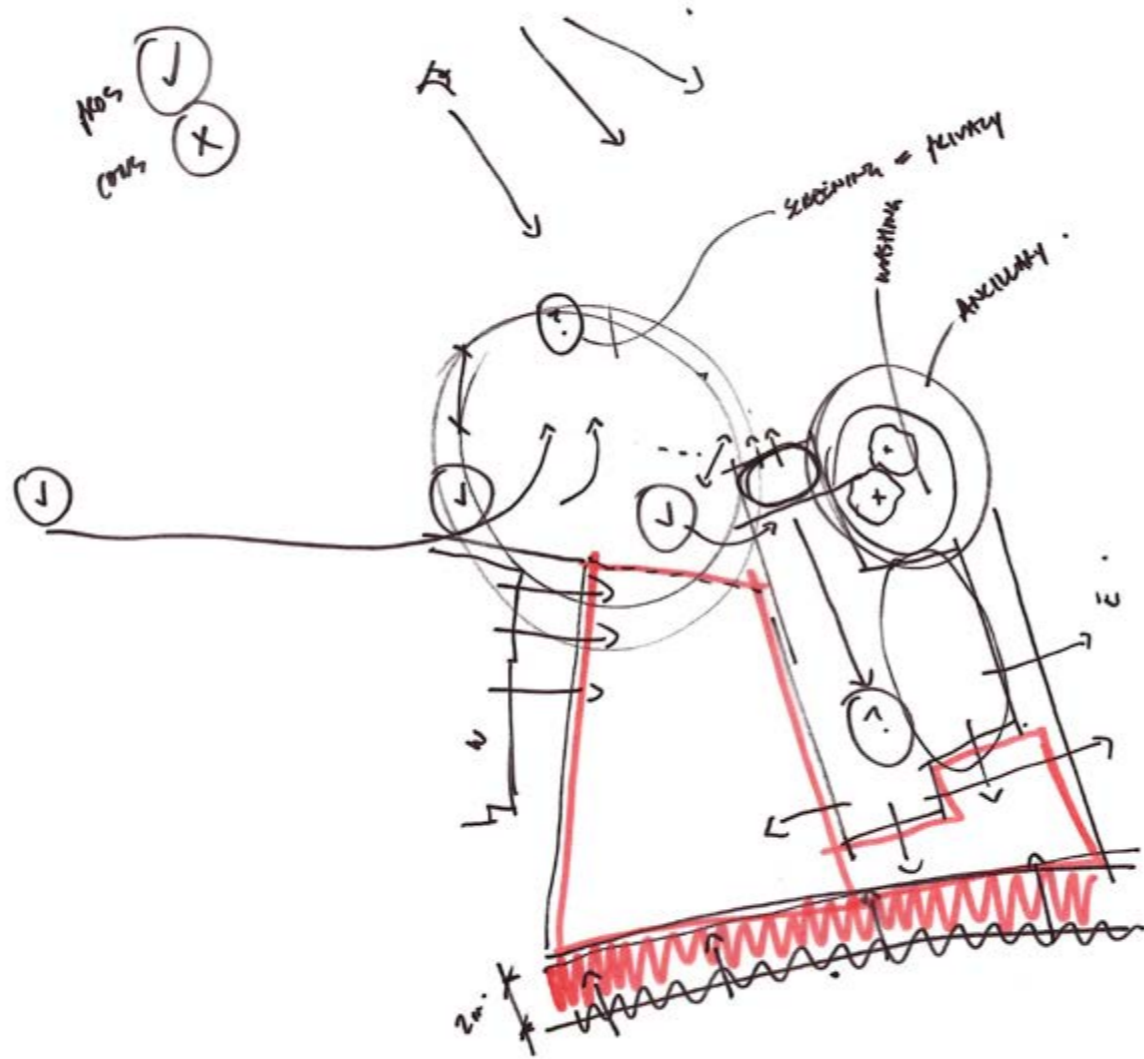
4.0 Evolution



4.0 The Evolution

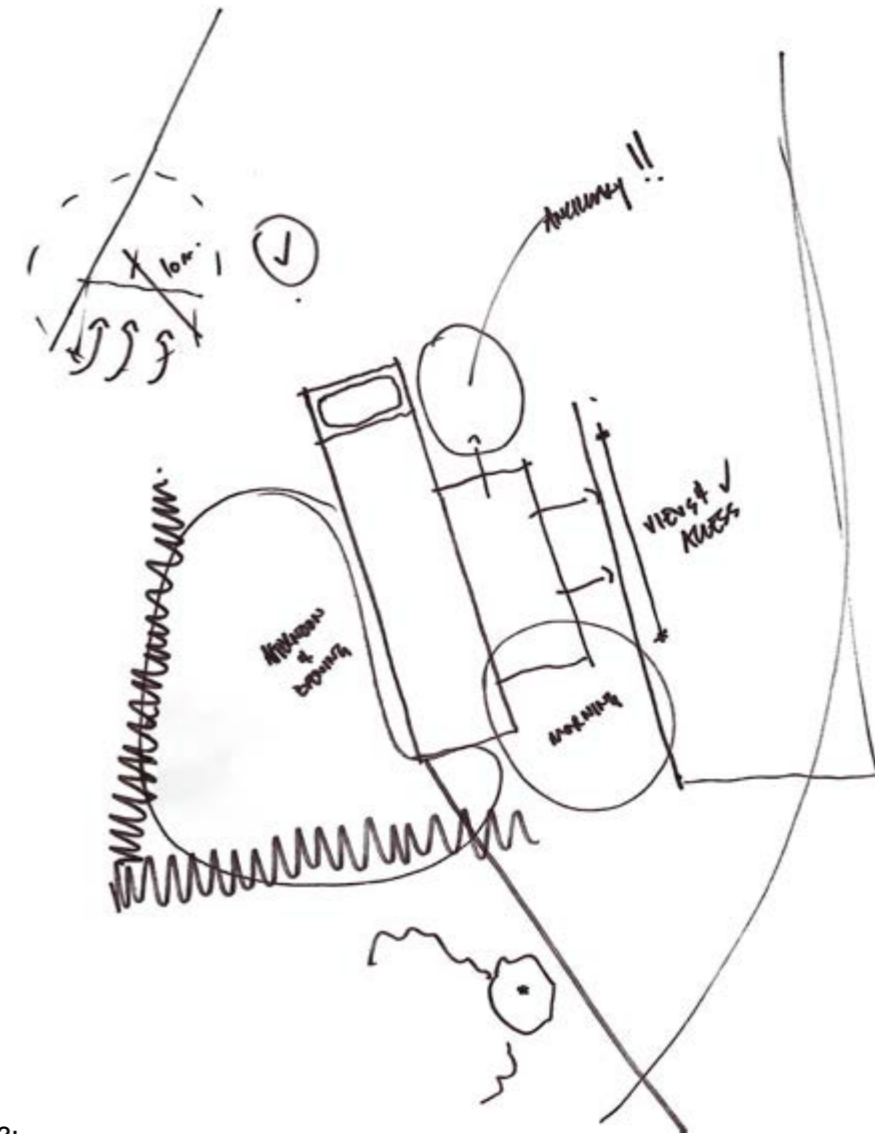
4.1 Initial Concept

Initial sketches show the evolution of the initial ideas for the plan layout, including connection to the external landscape features around the building. Through an iterative process of sketching the concepts for living, created a modest response to the site and the existing buildings which provides a high quality and exemplar living environment.



Sketch 01:

Early sketch exploring the internal spatial re-arrangement in relation to proposed new native boundaries



Sketch 02:

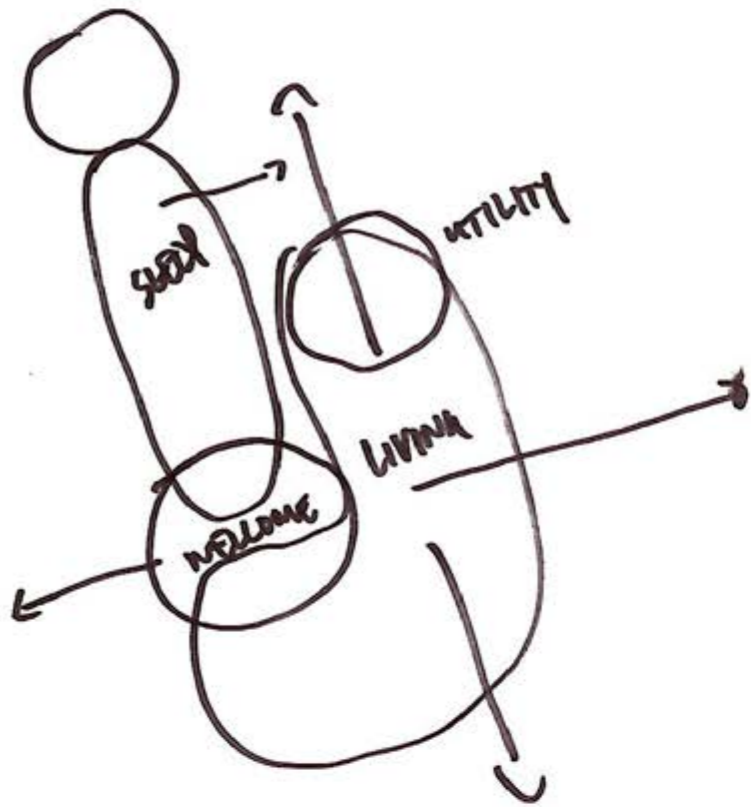
Early sketch exploring the orientation of the site and buildings to test potential natural light, views and vistas



4.0 The Evolution

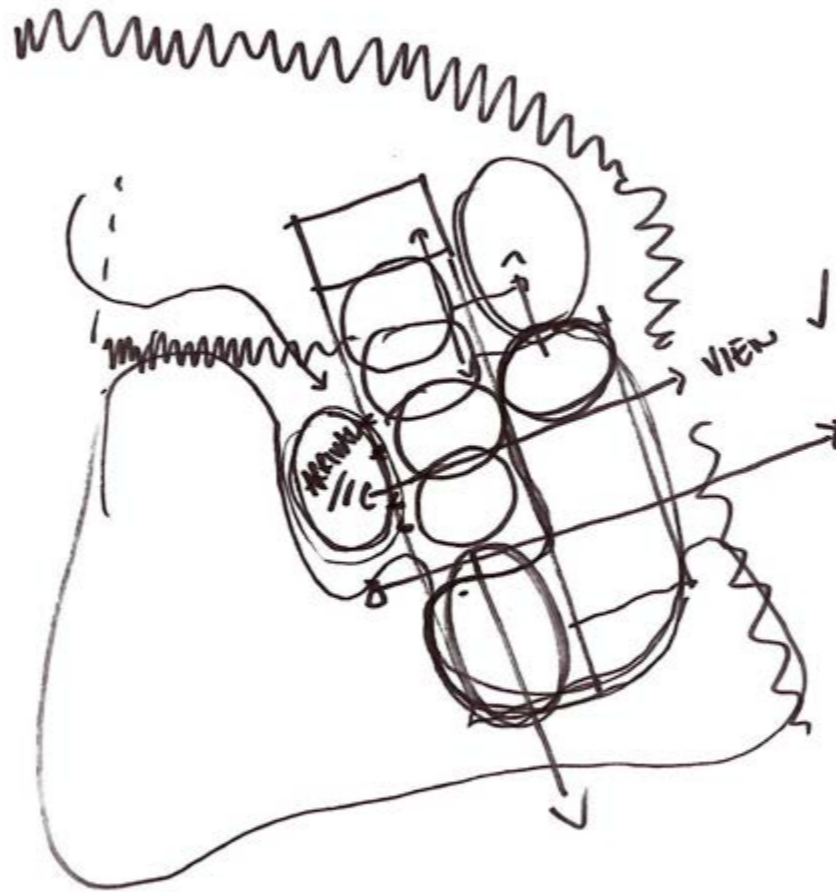
4.2 Initial Concept

Initial sketch ideas show the development of the internal spaces in relation to the external elements and natural environment, including how they can relate to the sunpath to bring in high levels of natural light to the internal spaces throughout the day.



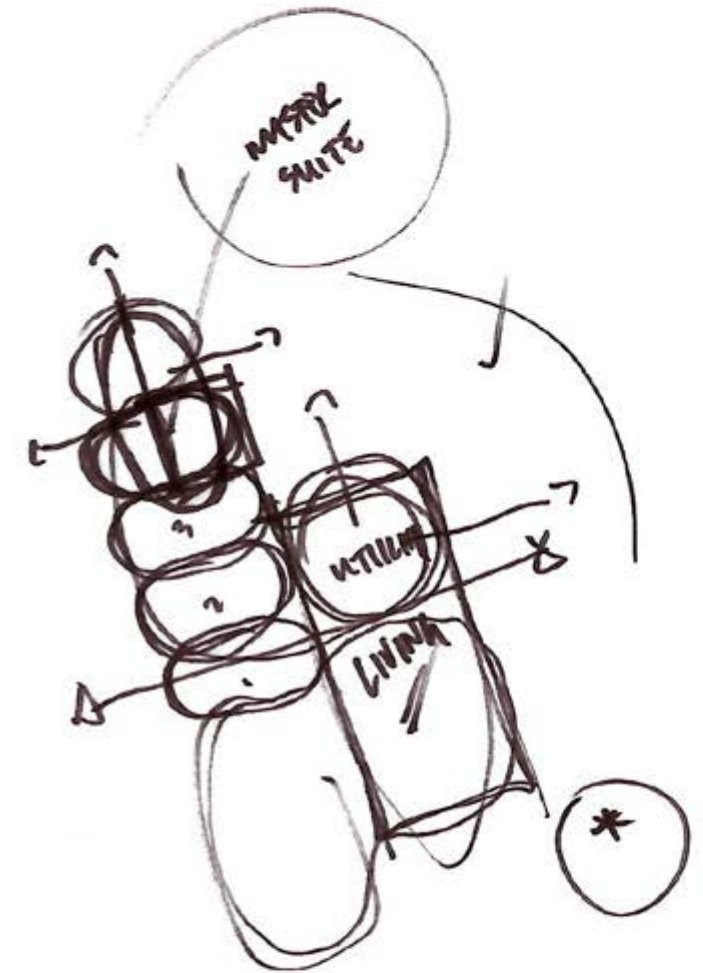
Sketch 03:

Early concept sketch of the key axis of the site and resultant living and sleeping accommodation



Sketch 04:

Early sketch exploring the layout with the potential boundary and access points on the site



Sketch 05:

Early sketch exploring a further spatial arrangement option testing specifically the orientation of bedrooms views



4.0 The Evolution

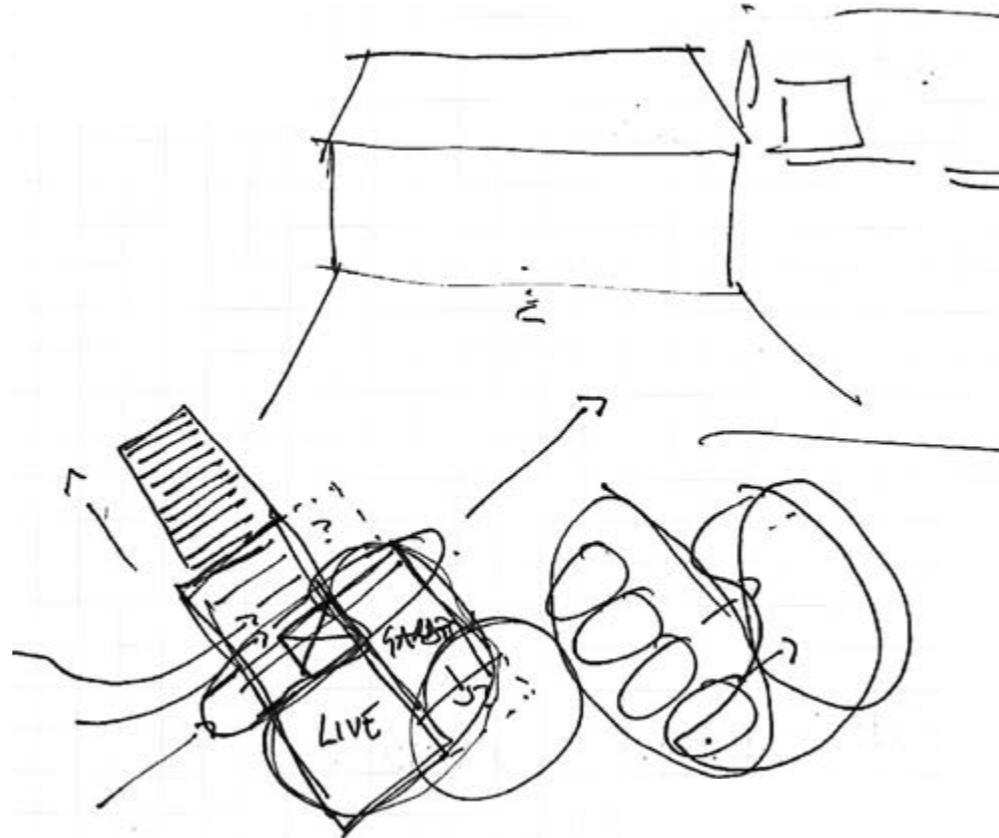
4.3 Initial Concept

Initial exploratory three-dimensional sketch concept ideas to review and test the existing building scale to inform our preferred concept design direction.



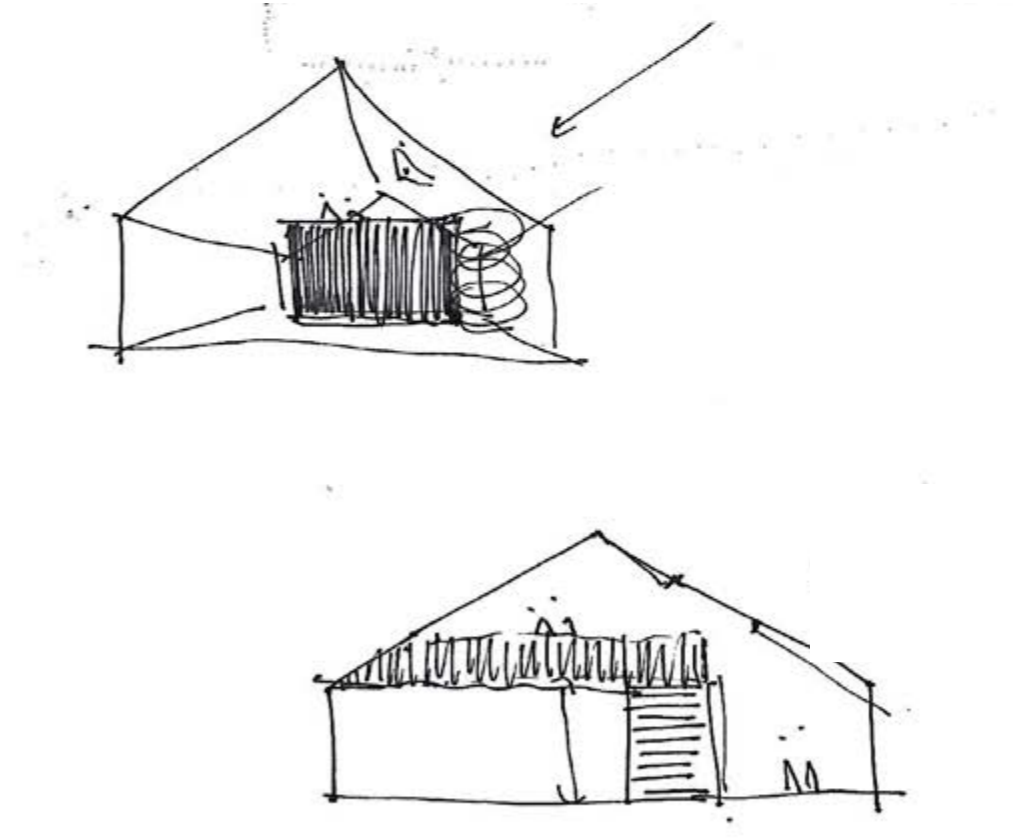
Sketch 06:

Early 3 Dimensional sketch exploring potential change in levels and utilising the height of the barn



Sketch 07:

Exploring further potential layouts in comparison to the existing three-dimensional structure



Sketch 08:

Early sectional sketches exploring the idea of a change in level or mezzanine level



4.0 The Evolution

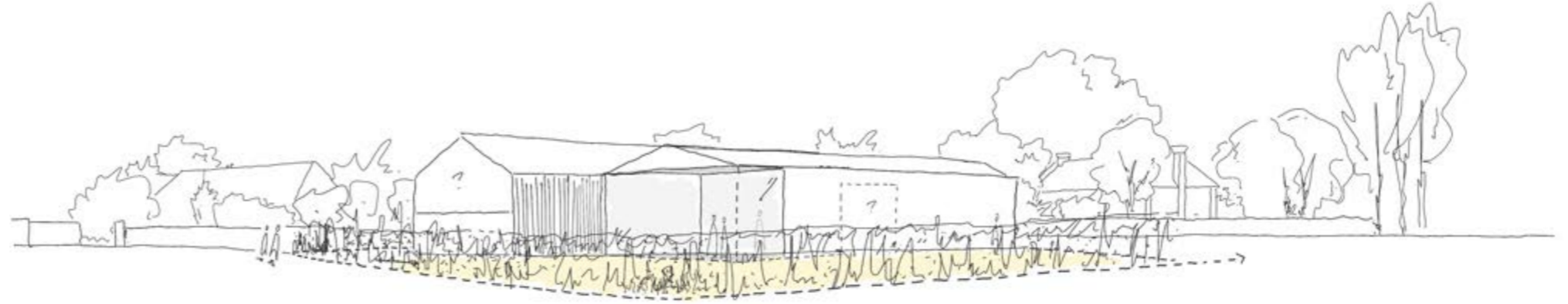
4.4 Design Direction 01

Design direction 01 explores the potential for a large living space within the existing and adjoining east barn, in conjunction with a utility space which makes use of the north-facing elevation.

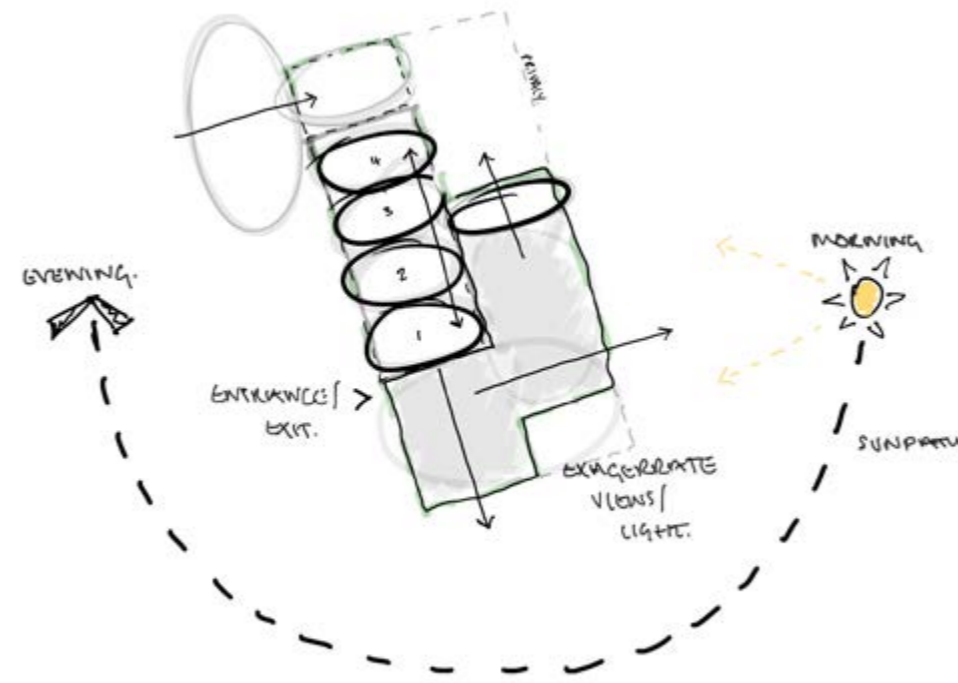
This design direction places emphasis on the east barn for living and tested the potential to manipulate the geometries and scale of the building to create a covered outdoor space. This would be achieved by reducing the internal habitable space at the south east corner of the barn to provide external space that can be used throughout the year.

The internal layout of direction 01 places bedroom spaces on the west elevation, inserted in a regular rhythm which relates to the original structural grid of the building.

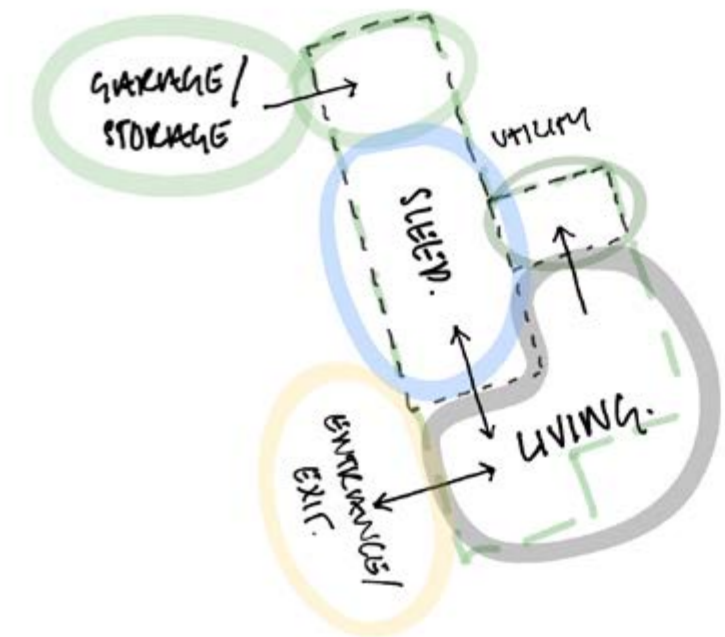
The proposal results in two distinctive areas for living and sleeping carefully informed by the orientation of the building on the site to maximise natural light and reduce potential for overheating.



Concept Sketch view



Concept Sketch plan



Simplified Concept



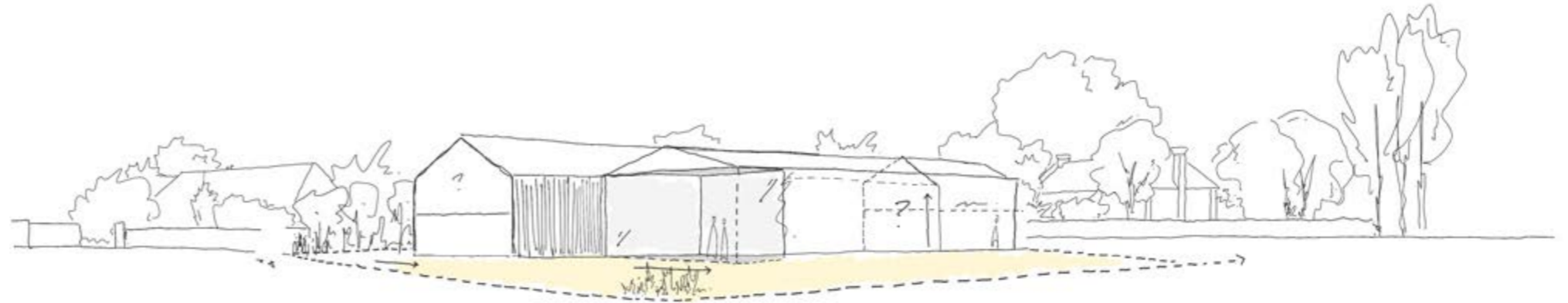
4.0 The Evolution

4.5 Design Direction 02

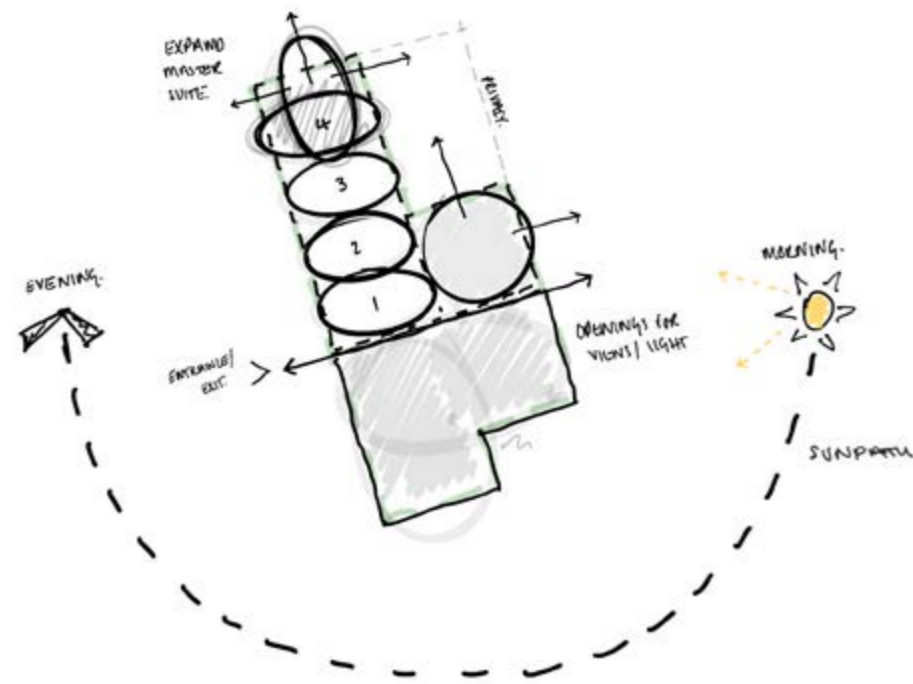
The second design direction evolved from the initial ideas explored in design direction 1 with an improved layout that will work harder for modern family living.

The layout extends the sleeping area across the north elevation of the eastern adjoining barn to provide improved separation between living and sleeping areas. In addition, placement of the master bedroom in this location provides the opportunity for a dual aspect space which maximises the east-facing orientation of the site.

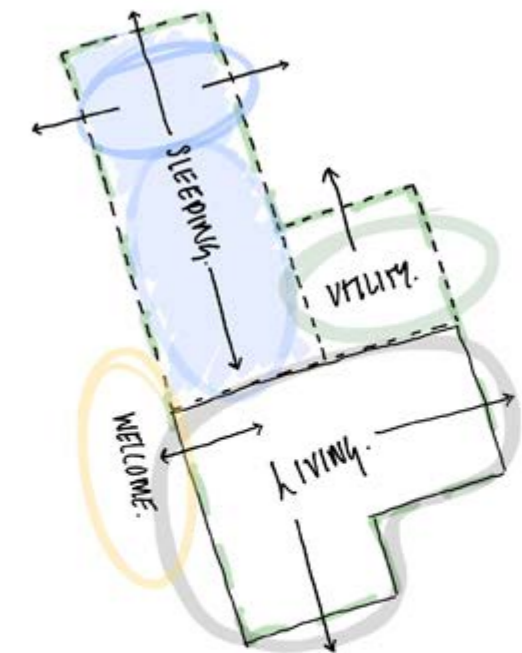
Due to the overall balance and orientation of the internal accommodation Design Direction 02 is the preferred layout.



Concept Sketch view



Concept Sketch plan



Simplified Concept



4.0 The Evolution

4.5 Design Direction 03

The third design direction explores the inclusion of two small outbuildings within the overall site strategy and a swimming pool alongside a SUDs attenuation pond.

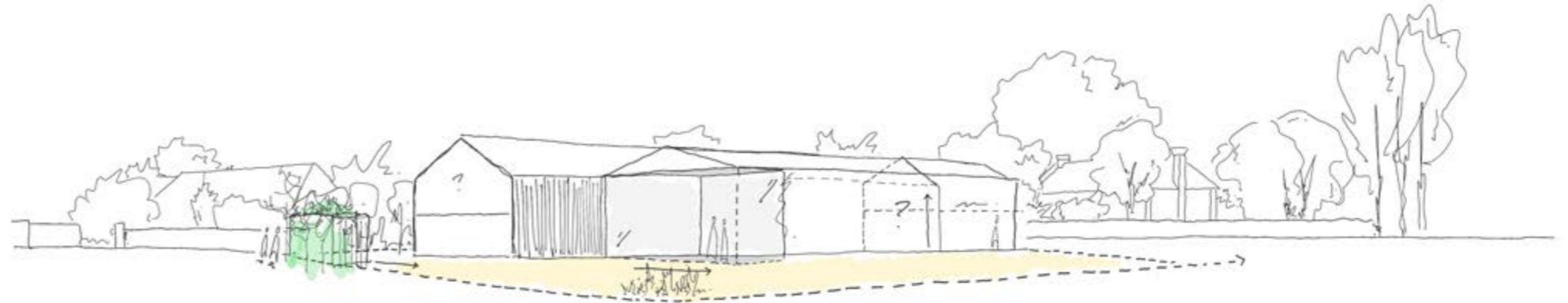
Maintaining a similar layout to option 02, the third design direction includes two small out buildings to accompany the main barn and provide a garage and a pool house. The garage is located near the entrance and along with the refurbished barn envelopes the site. The form of the garage outbuilding has the same pitched roof language as the main barn but is a much smaller single storey building.

The garage building is positioned and orientated to retain an open view through to the fields behind the refurbished barn as you approach the main entrance gate to the property. The garage building will provide some open covered parking and a secure double garage as well as secure storage for bicycles.

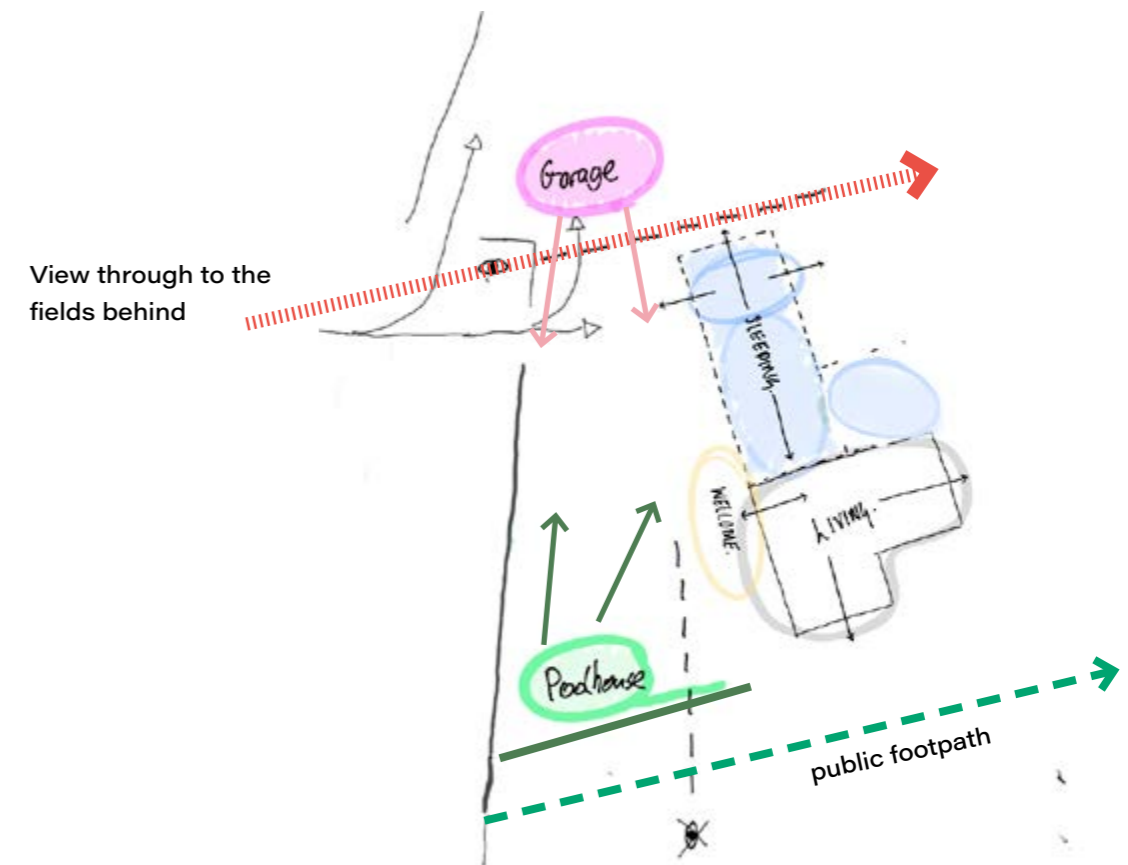
A second outbuilding is located at the southern end of the site and orientated to look back into the garden. The structure here offers an opportunity to create some privacy between the public footpath and the garden.

The pool house building provides plant and storage for a centrally located swimming pool. The pool house in contrast to the garage and barn is designed to be its own little structure within the natural landscaping of the site like a small hidden sculptural jewel.

Both outbuildings will be made of the same material pallet as the refurbished barn. To ensure that the barn remains the primary structure on site, the other two buildings although reflecting the barns material pallet will have their own distinct character and sit on a separate grid. The poolhouse's position will be used to add further privacy, while enhancing the view from the neighbour by adding a green roof and screening from the public eye. The garage will be set back in order to maintain sight lines through the property and a series of roofs will be tested in order to understand what will compliment the view through and the houses form.



Concept Sketch view



Concept sketch plan



5.0 Design Principles

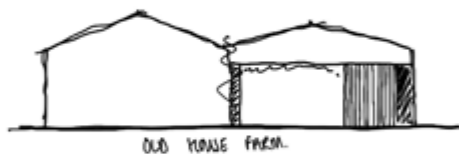


5.0 Design Principles

01

'Hidden In Plain Sight'

- Light touch manipulation to existing structure
- Retain and enhance agricultural details & features
- Keep in touch with natural environment
- Uplift the relationship with agricultural character
- Compliment the existing external environment



02

'Living in a Natural Environment'

- Respect the natural surroundings
- Consider natural soils and landscape conditions
- Compliment the rural landscape character
- Respect wildlife and create opportunities for new habitats
- Create new natural native hedgerows



03

'Creative Re-use'

- Reuse the existing building
- Reuse important 'found' agricultural features
- Exaggerate the original layout and rhythm of the structure
- Enhance existing materials and recycle wherever possible
- Supplement industrial details with new
- Showcase existing structural framework



04

'Bioclimatic / Biodiverse'

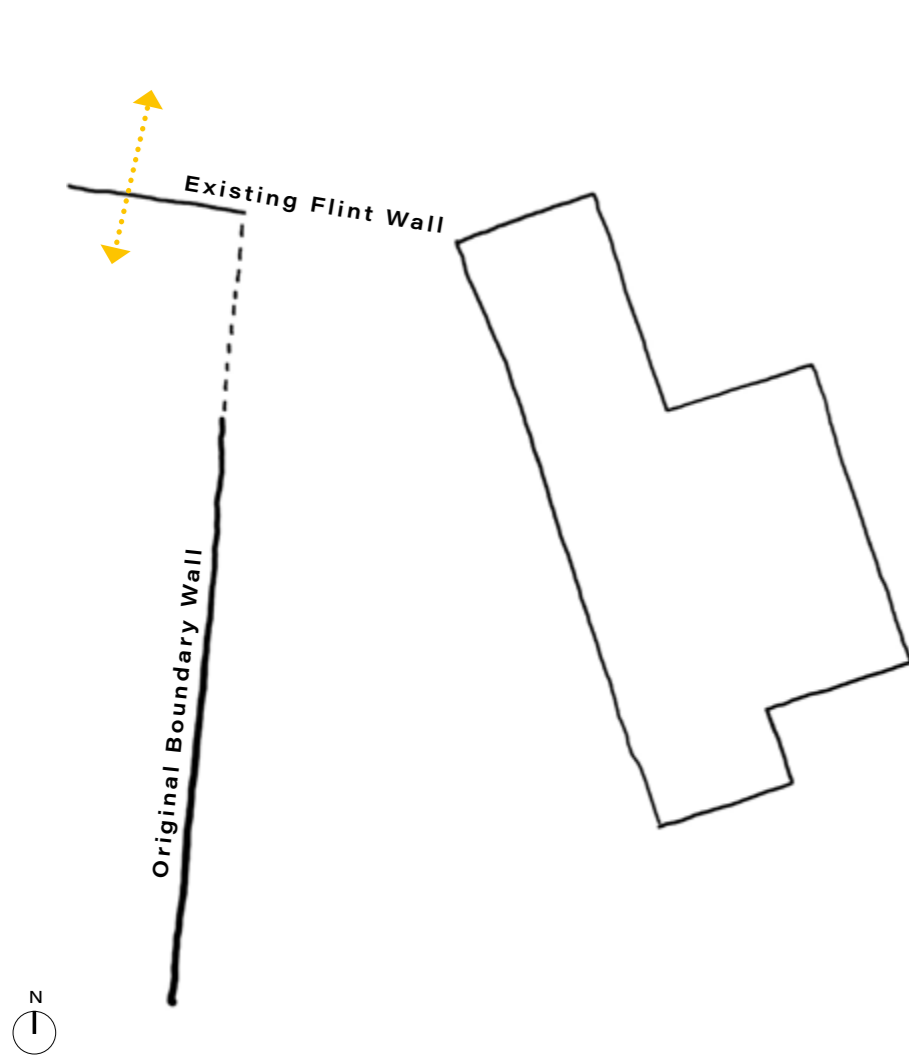
- Fabric first with opportunities to adapt the external envelope
- Create biodiversity net gain across the site
- Carefully remove and replace harmful existing materials
- Utilise the building orientation to harvest and store energy
- Be energy efficient





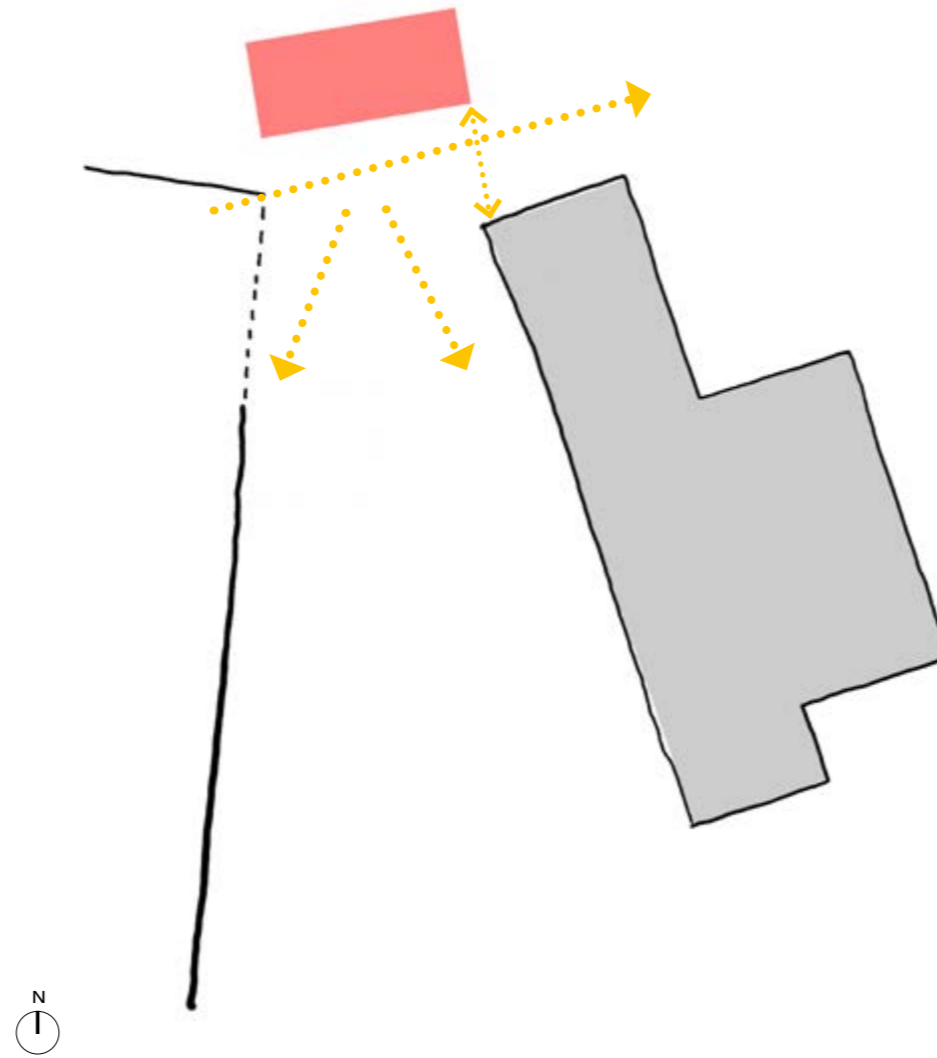
5.0 Design Principles

5.1 Key site wide design moves



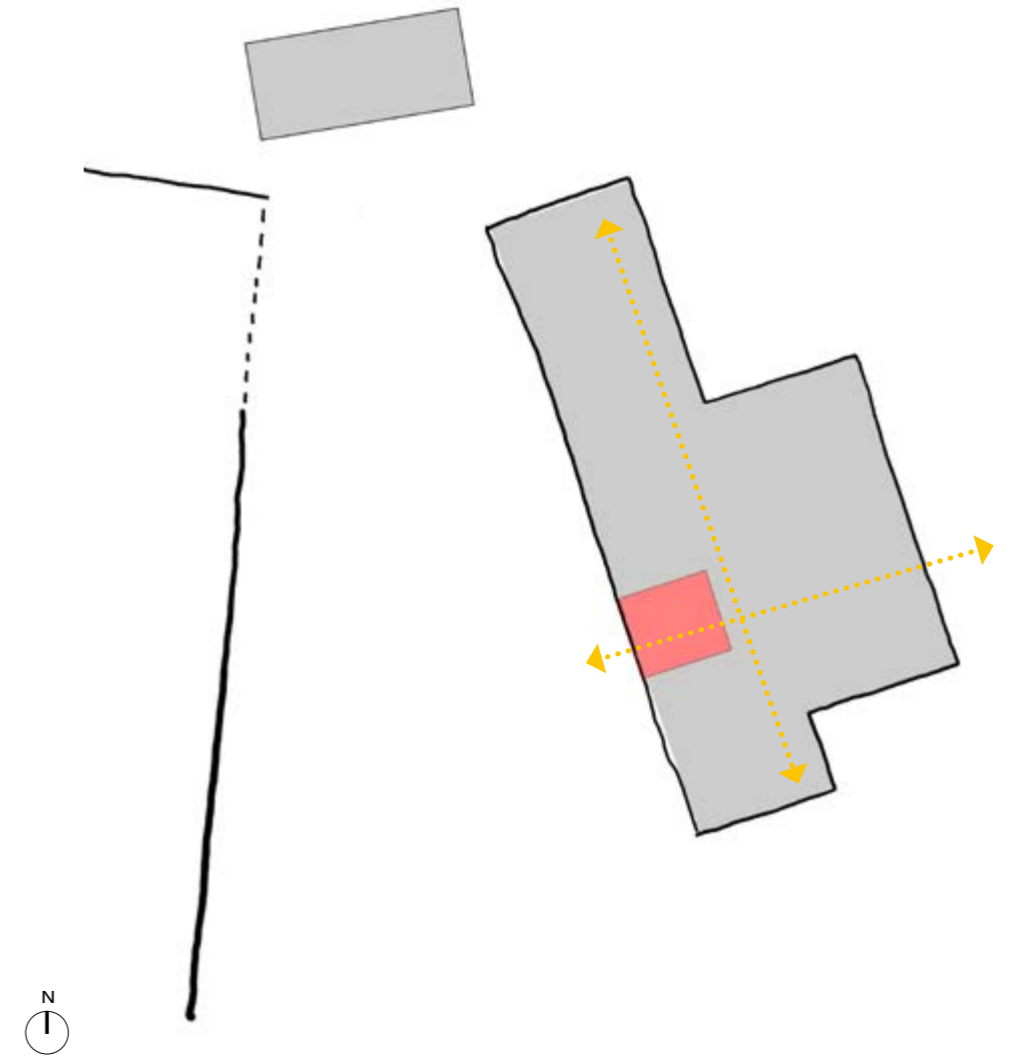
DESIGN MOVE 01:

- Provide continuous field access for local farming adjacent to existing site boundary



DESIGN MOVE 02:

- Provide primary parking adjacent to existing entrance gates facing into site
- Ensure parking does not block view from the road
- Orientate alignment in order to ensure the structures are not read as one.



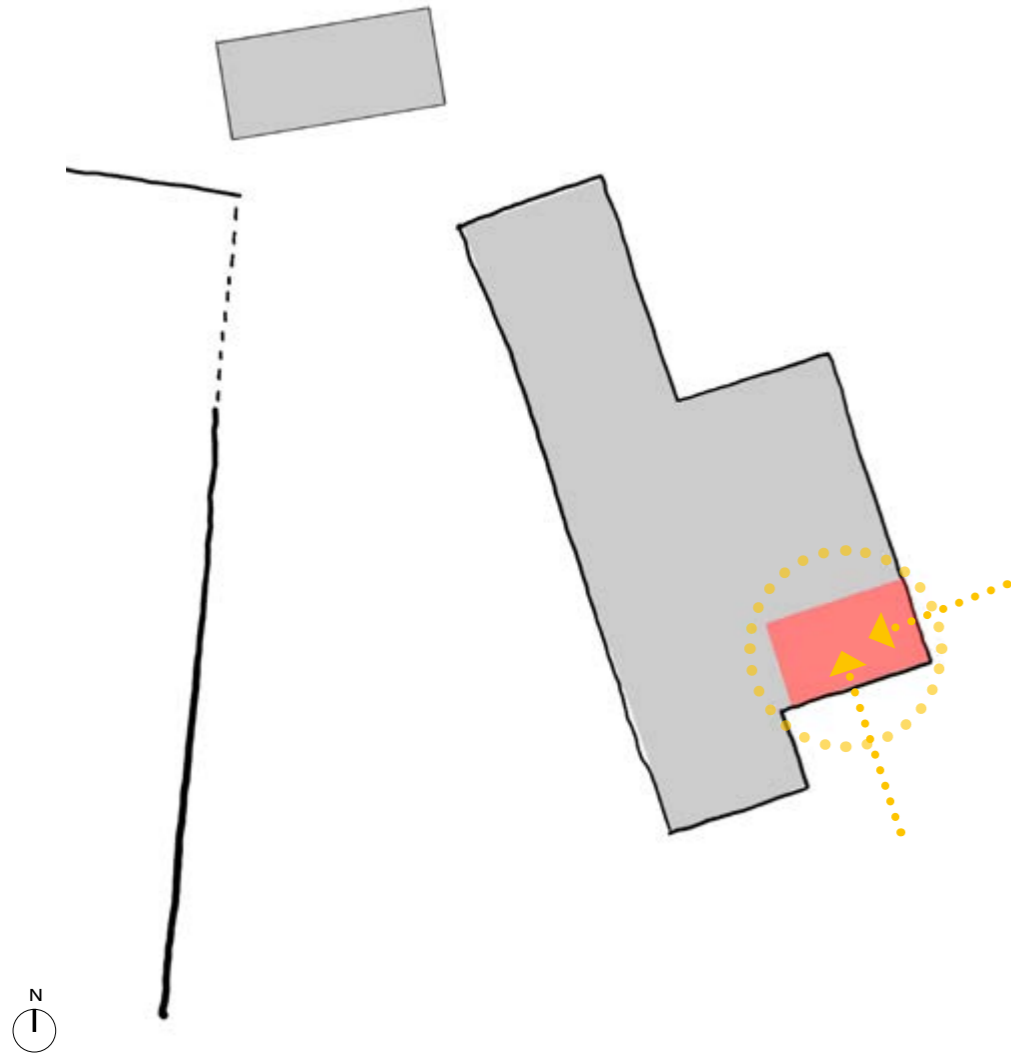
DESIGN MOVE 03:

- Original sliding entrance door shifted south by one bay along west facade
- Create axial connections and views through the building



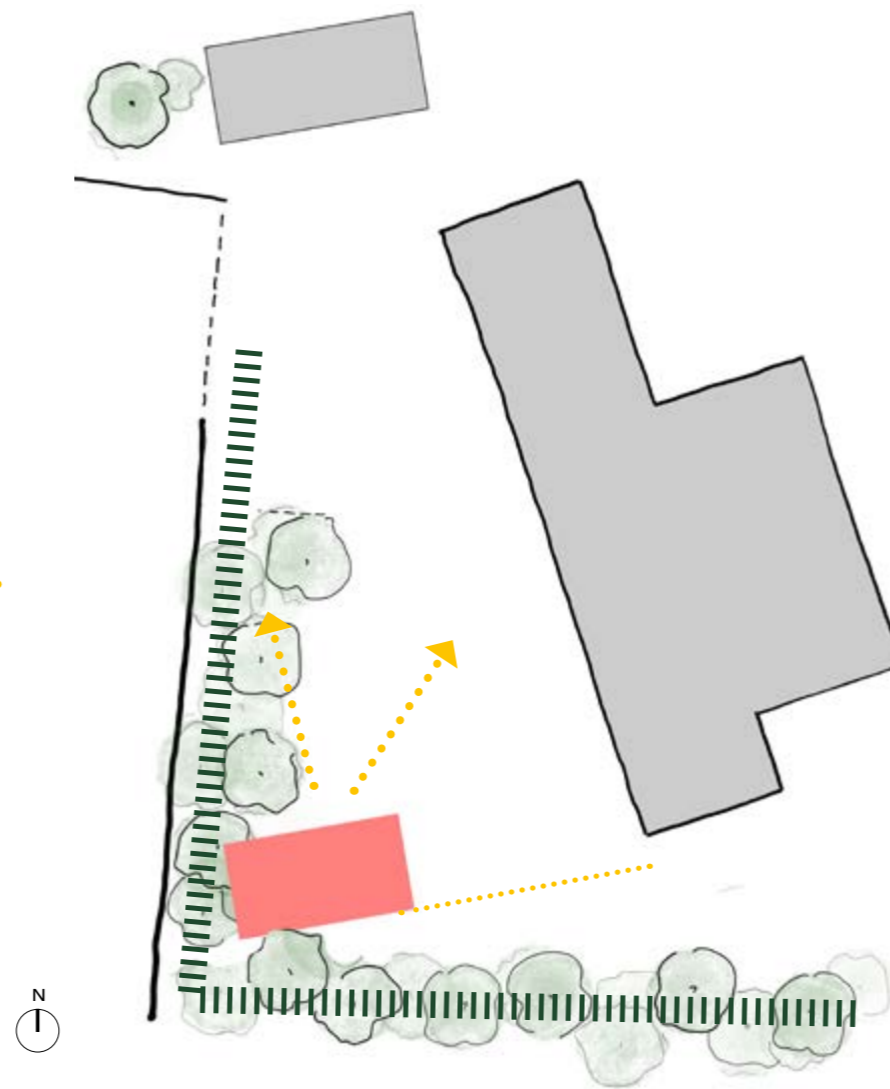
5.0 Design Principles

5.2 Key site wide design moves



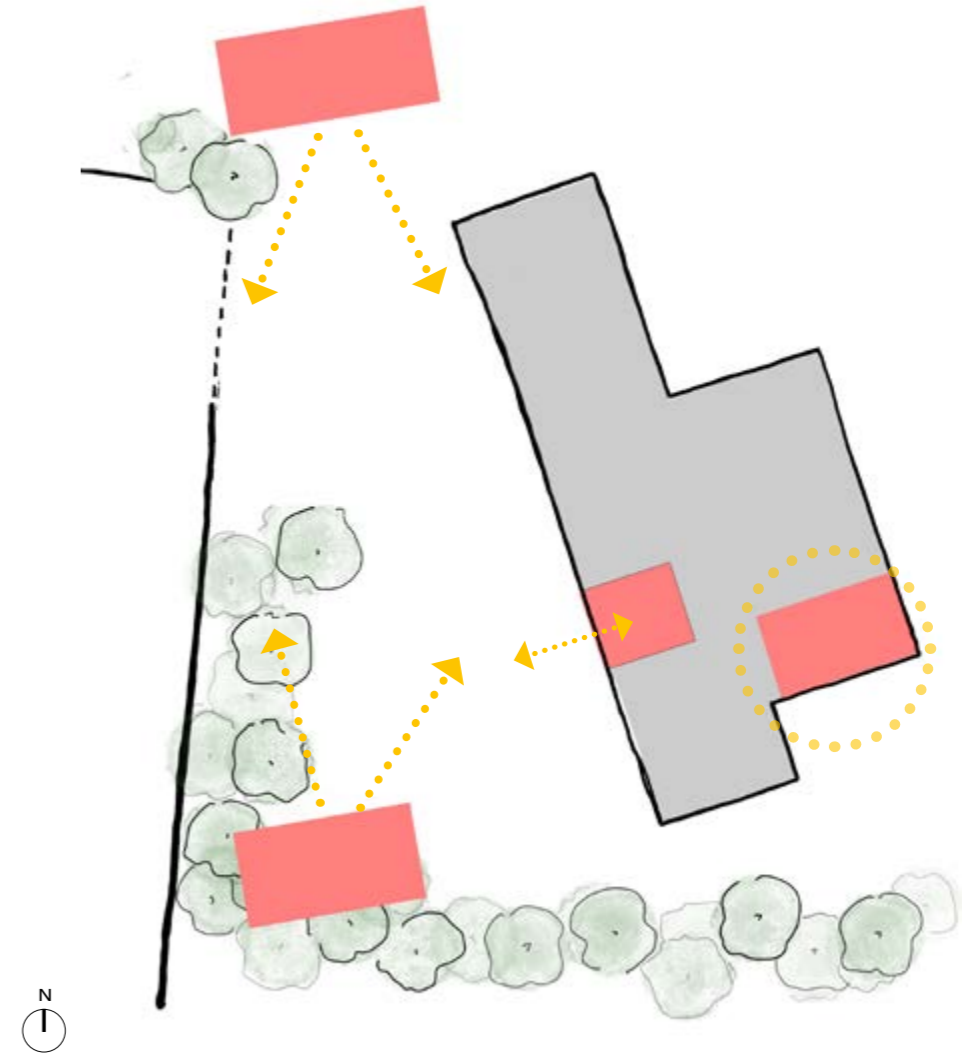
DESIGN MOVE 04:

- Cut into south east building corner to maximise natural light intake
- Creates a covered private outdoor garden/living space to enjoy internal and external environments throughout the year



DESIGN MOVE 05:

- New native landscape boundary to create privacy from public footpath
- Tree planting to provide privacy from neighbouring property
- Low lying single storey pool house outbuilding on the southern boundary facing back into the site gives additional privacy from footpath



DESIGN MOVE SUMMARY



5.0 Design Principles



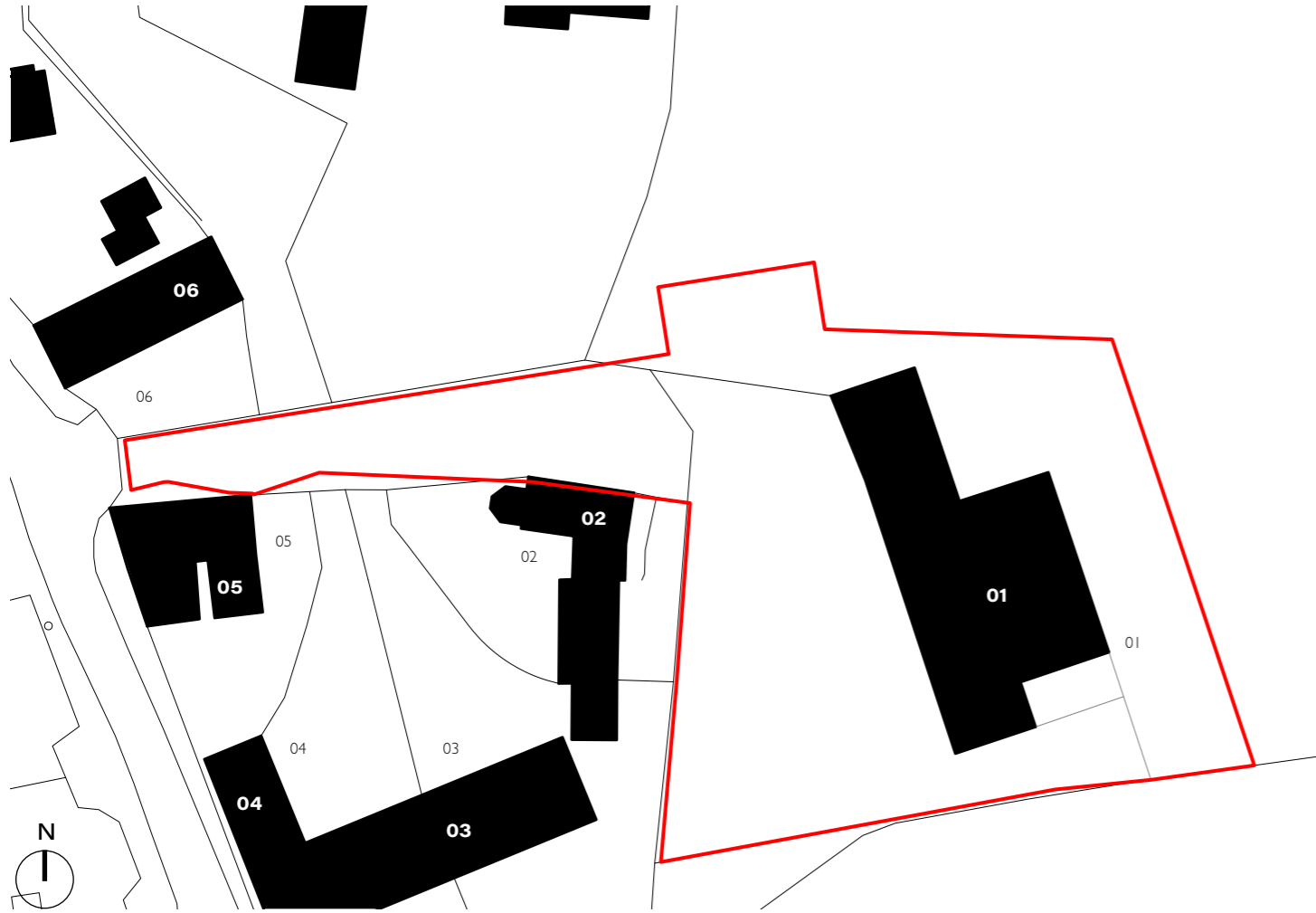


6.0 Use, Layout & Amount



6.0 Use, Layout & Amount

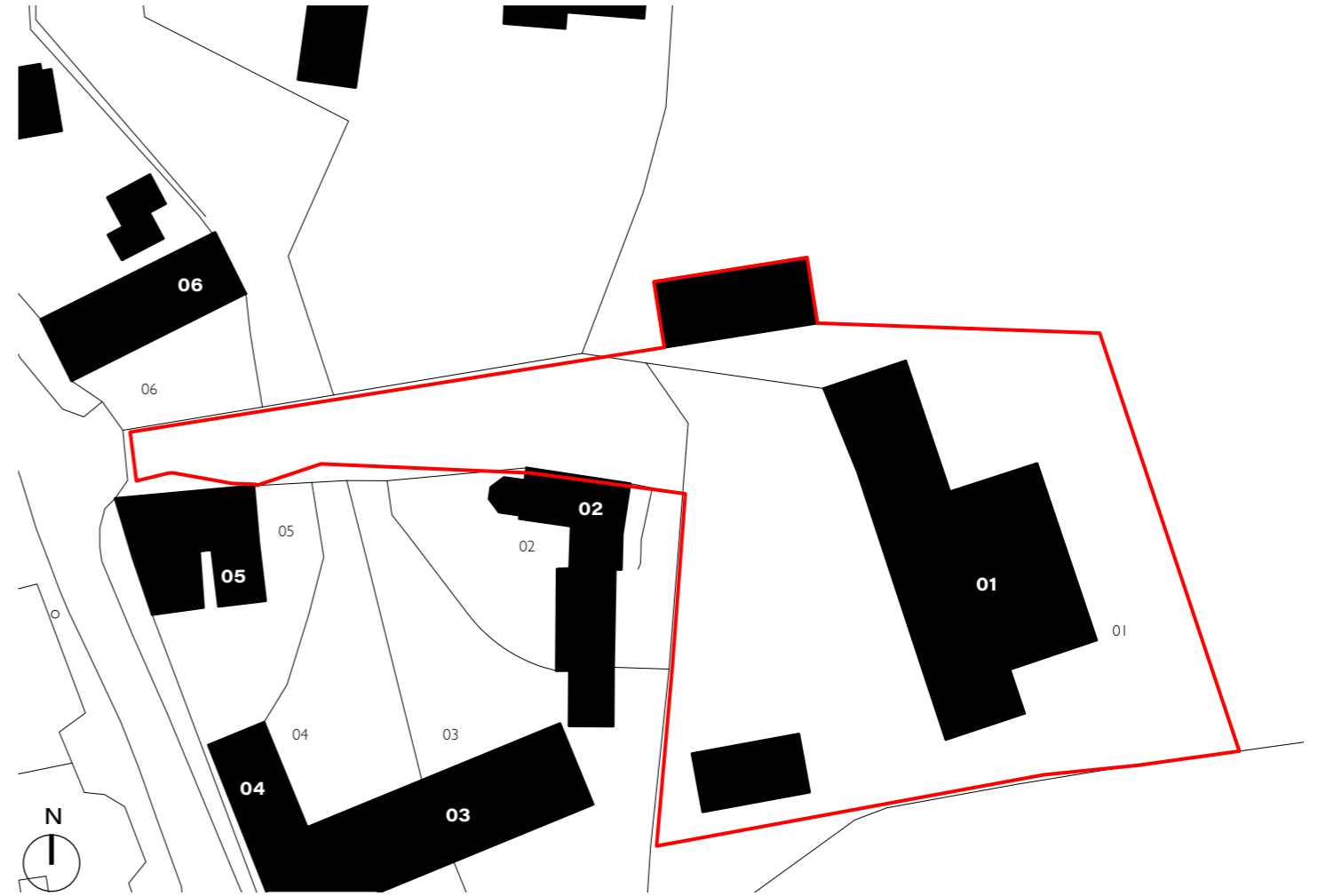
6.1 Building Uses



Existing Site Plan

Existing building uses:

- 01 Oldhouse Farm
- 02 Spinney Barn
- 03 Kilindi
- 04 Goose Barn
- 05 Badger Barn
- 06 The Studio



Proposed Site Plan

Existing building uses:

- 01 Oldhouse Farm
- 02 Spinney Barn
- 03 Kilindi
- 04 Goose Barn
- 05 Badger Barn
- 06 The Studio



6.0 Use, Layout & Amount

6.2 Landscape Layout

The landscape layout has been designed as a naturalistic and native backdrop which enhances the rural character of the existing site and surroundings.

The layout creates a number of zones for grassland wild flower, recreation and ornamental planting, which are enclosed with a post and rail boundary and native mixed species hedgerows. The new boundary treatment will provide an enhanced sense of security and privacy to the site and the adjacent properties and the public.

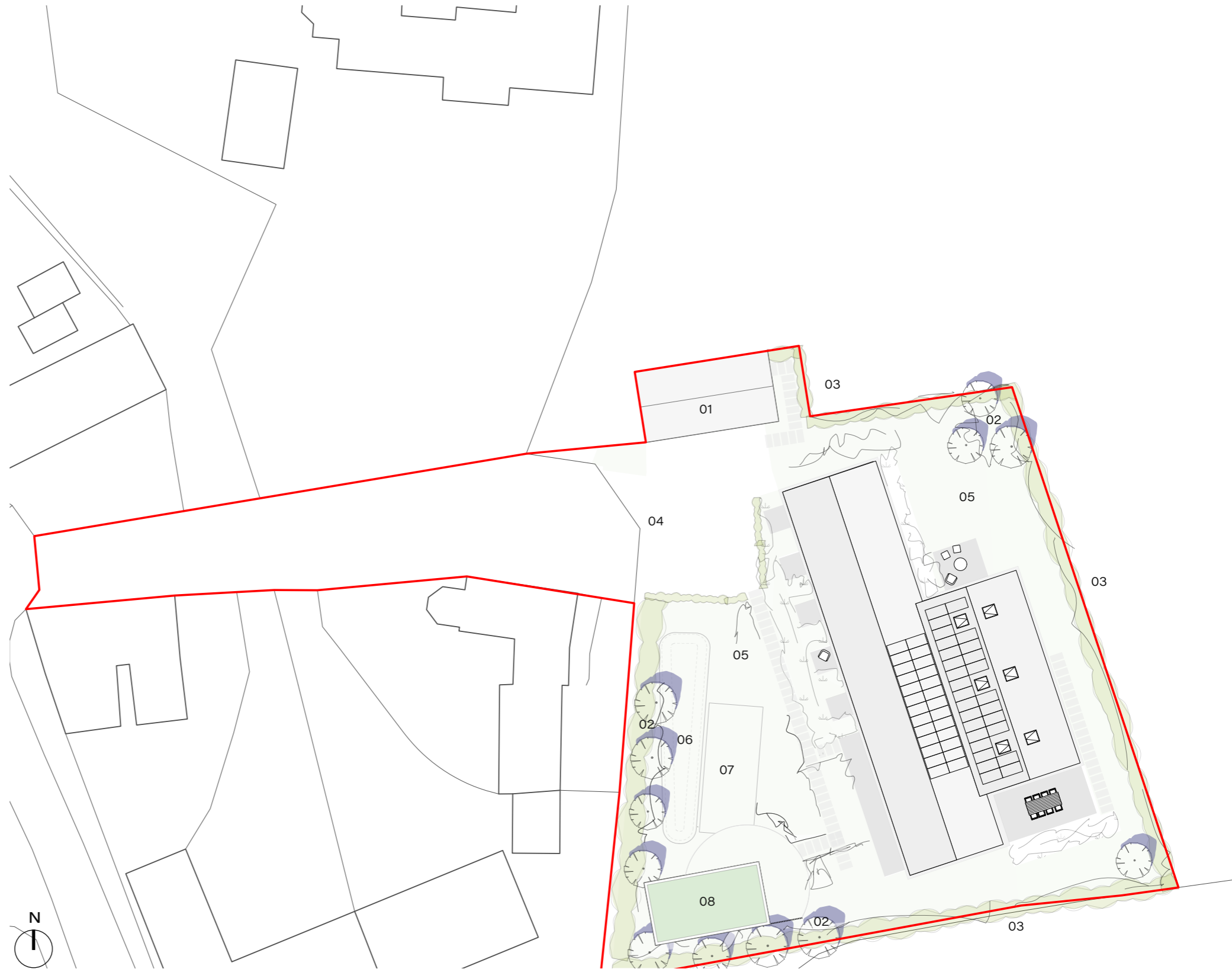
Proposed grassland and native planting areas are more intensive at the south, east and north side of the building and lighter on the north, still allows for existing views into the farmland from the private access road.

External seating areas and formal garden hard landscaping are omitted in favour of a softened external appearance, which is relatable to the adjacent farmland. The garage outbuilding, refurbished barn, existing brick boundary wall, pool house and tree planting create a sense of enclosure from the neighbouring properties and public footpath.

A attenuation SUDs pond that runs parallel along the west brick wall is planted in native reeds and provides additional biodiversity as well as an outlook for the bedrooms and living spaces facing into the garden and natural back drop for a new swimming pool.

Key

- 01 Garage outbuilding
- 02 Tree planting
- 03 Native hedgerow & mixed planting
- 04 Existing access
- 05 Recreational garden
- 06 SUDs attenuation pond
- 07 Swimming pool
- 08 Pool house outbuilding



Proposed Landscape Site Plan - Not to Scale



6.0 Use, Layout & Amount

6.3 Refurbished Barn Layout

The layout has been arranged with careful consideration of the building orientation to maximise the enjoyment of the east, south and west aspect.

The existing structural grid of the building provides a regular rhythm to the layout of spaces along the west elevation of the building. The proposed layout ensures that all spaces enjoy good levels of natural light at the appropriate time of day.

Spaces such as, bathrooms, utility spaces and storage are positioned centrally, thereby, ensuring that the habitable rooms for living, sleeping and working are positioned where light is at a premium.

The living spaces, including the kitchen, are arranged to ensure that they enjoy eastern morning light with good connectivity to the outdoor covered space for year-round use.

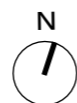
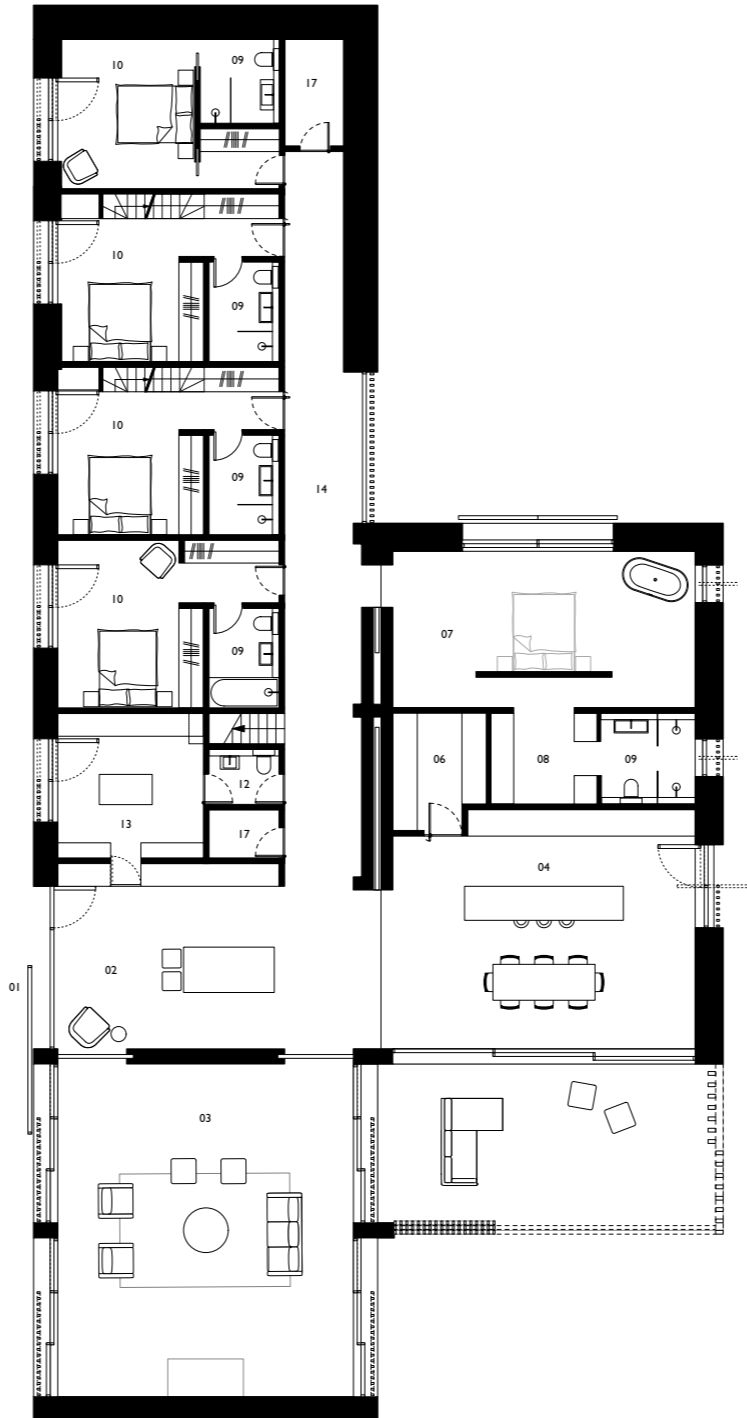
The master ensuite is situated more privately at the north of the east barn with beautiful views of the surrounding fields and landscape.

Further bedrooms are arranged to make full use of the original structural rhythm of the building. Located on the west side of the building they will enjoy proximity to the garden and landscape planting and afternoon and evening light.

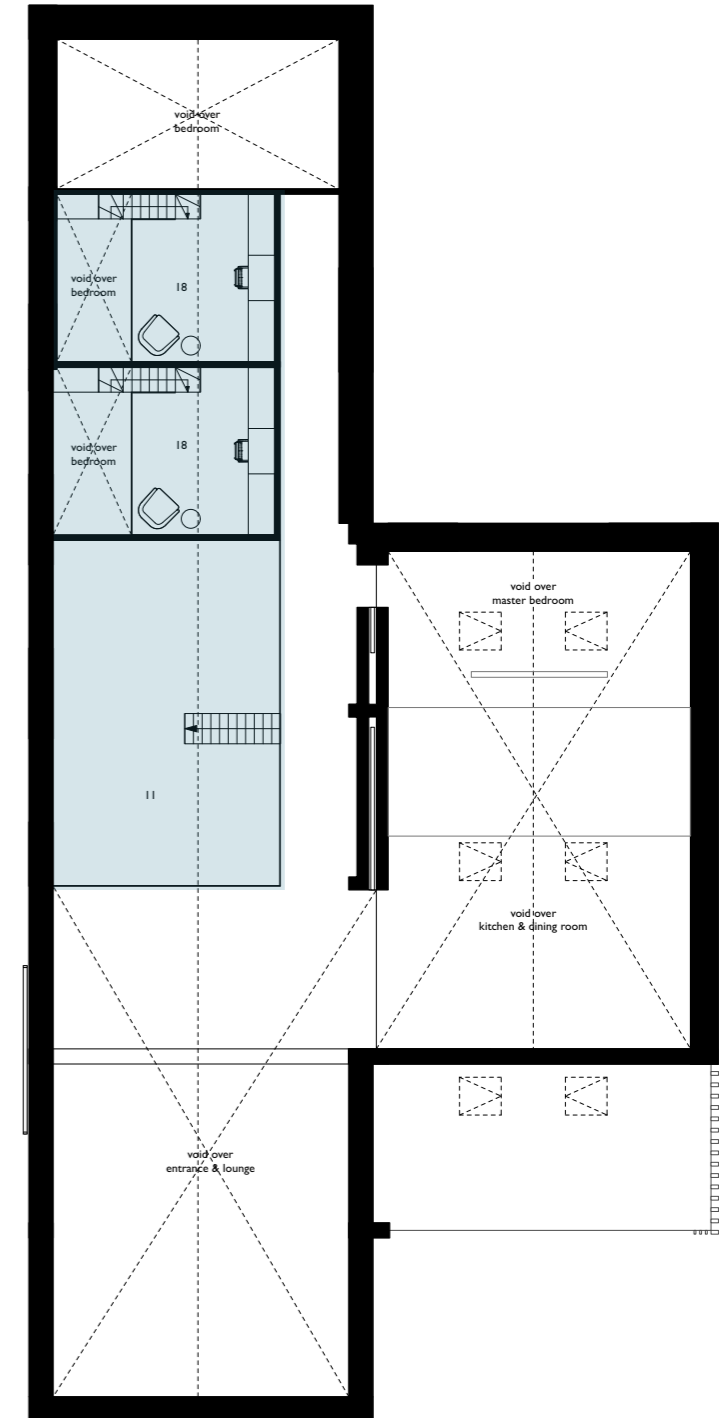
Within two of the bedrooms a mezzanine deck provides a snug/study zone above. A mezzanine level adjacent to the entrance provides a home studio looking out onto the living spaces.

Key

- 01 Sliding entrance door
- 02 Entrance hall
- 03 Lounge space
- 04 Kitchen / dining space
- 05 Outdoor living space
- 06 Utility room
- 07 Master bedroom
- 08 Master dressing room
- 09 Ensuite bathrooms
- 10 Bedrooms
- 11 Home studio
- 12 Cloakroom
- 13 Boot room
- 14 Hallway
- 15 Garage
- 16 Replacement rooflights
- 17 Plant & storage room
- 18 Bedroom mezzanine
- 19 Photovoltaic panels



Proposed Ground Floor Plan



Proposed Mezzanine Floor Plan



6.0 Use, Layout & Amount

6.4 Garage Outbuilding

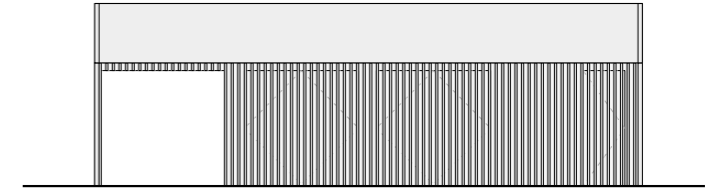
A single storey garage outbuilding is located near the entrance of the site set back from the existing barn. This provides a covered open bay parking space and secure double garage facing into the site. To the east a storage room provides secure space for bicycles and gardening tools and equipment. Two access doors are provided to the store room; one for direct access to the bicycles and the other for the storage area.

The form and material palette of the garage relates to the refurbished existing barn with a pitched roof, natural timber cladding and metal roof to match. The scale of the garage is considerably smaller than the existing barn to ensure this new outbuilding remains subservient to the existing barn.

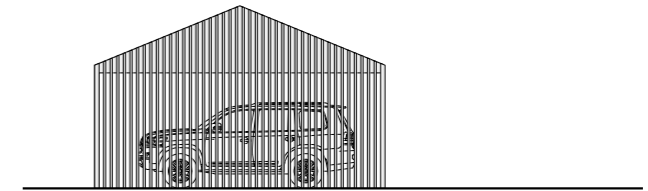
Various roof formations and scales were explored and the low lying pitched roof provides a good relationship with the existing barn on approach whilst retaining the refurbished existing barn as the main building within the site and approach.



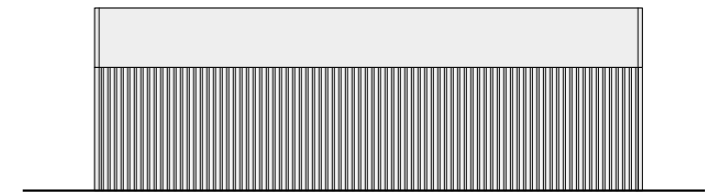
Roof Plan



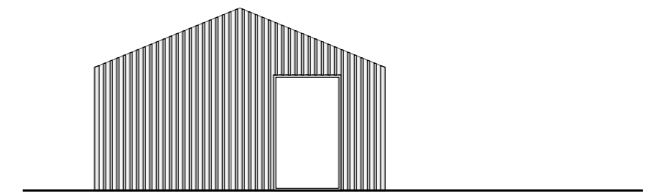
South Elevation



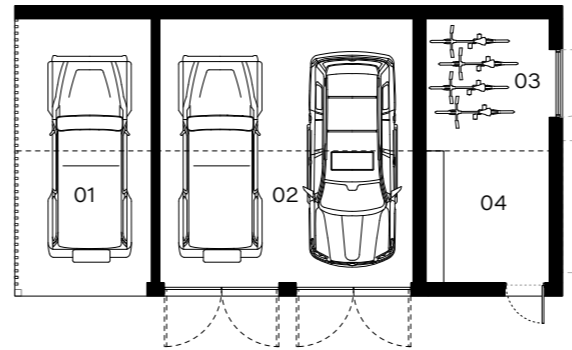
West Elevation



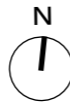
North Elevation



East Elevation



Floor Plan



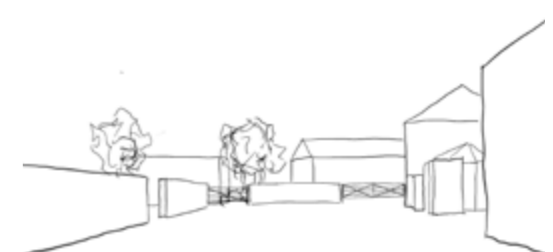
Roof form options explored:



Taller pitched roof



Reduced pitched roof



Flat roof

Key

- 01 Open bay car port
- 02 Double garage
- 03 Secure bike storage
- 04 Storage
- 05 Log store



6.0 Use, Layout & Amount

6.4 Pool House Outbuilding

A low lying single storey outbuilding is nestled into the southern boundary of the site and faces back in towards the site. The pool house outbuilding provides storage a plant facilities for a swimming pool, WC and changing spaces as well as a covered seating area.

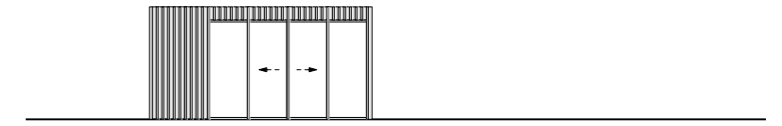
In contrast to the garage building the pool house is designed with a flat roof to sit apart from the existing barn to become a found structure within the landscape.

The height of the pool house is taken across from the top of the barn fenestration. The pool house is clad in natural timbers in the same size and rhythm as the screens of the barn's fenestration.

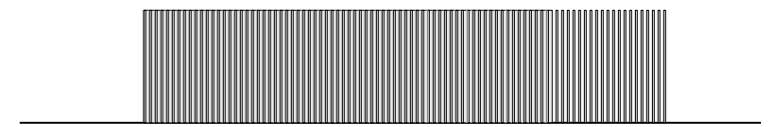
A wildflower roof further contributes to the additional bio-diversity provided by the scheme on site and screens the pool house from neighbouring properties. Along the southern elevation the timber cladding is continued as a fixed screen to increase privacy between the garden and the public footpath.



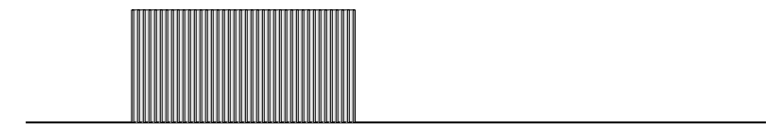
Roof Plan



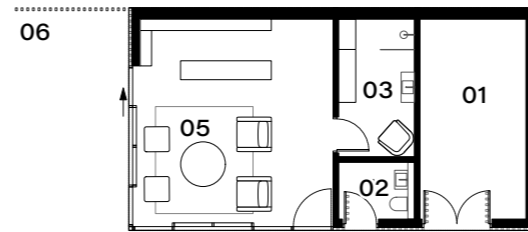
East Elevation



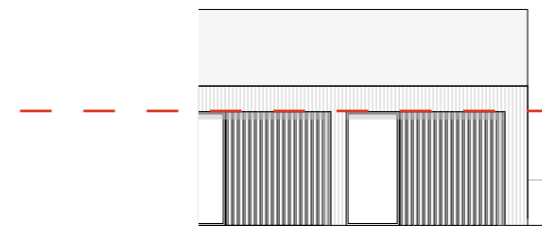
South Elevation



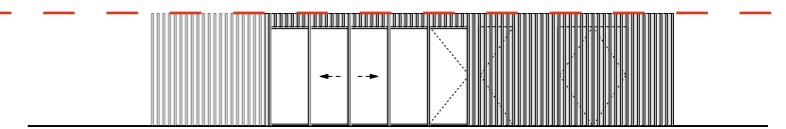
West Elevation



Floor Plan



Refurbished Barn



North Elevation

Key

- 01 Plant room for pool
- 02 WC
- 03 Shower/changing room
- 04 Daily use accesses door
- 05 Seating Area
- 06 Timber privacy screen
- 07 Wildflower green roof

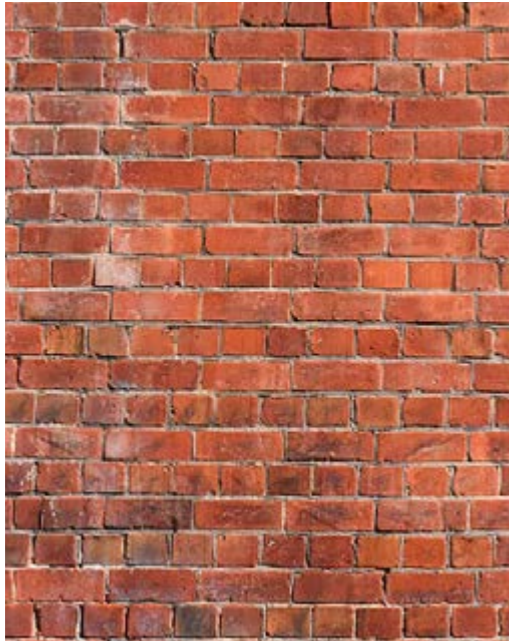


7.0 Appearance Quality & Character



7.0 Quality & Character

7.1 Existing Materials



EXISTING
Red Brickwork



EXISTING
Concrete Blockwork



EXISTING
Corrugated Metal



EXISTING
Box profile Steel



EXISTING
Galvanised steel

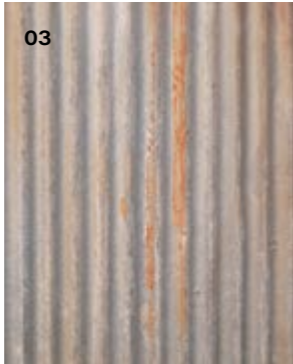
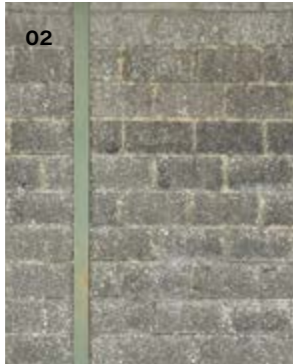
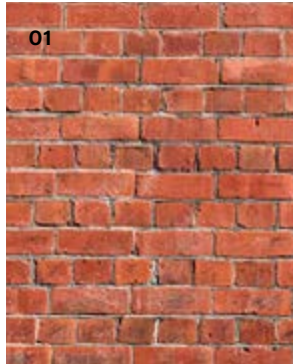


7.0 Quality & Character

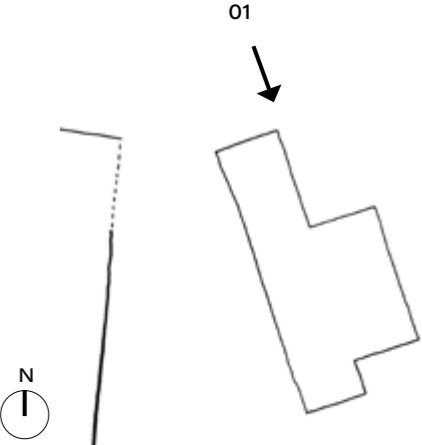
7.2 Existing Elevations



ELEVATION 01
North Elevation



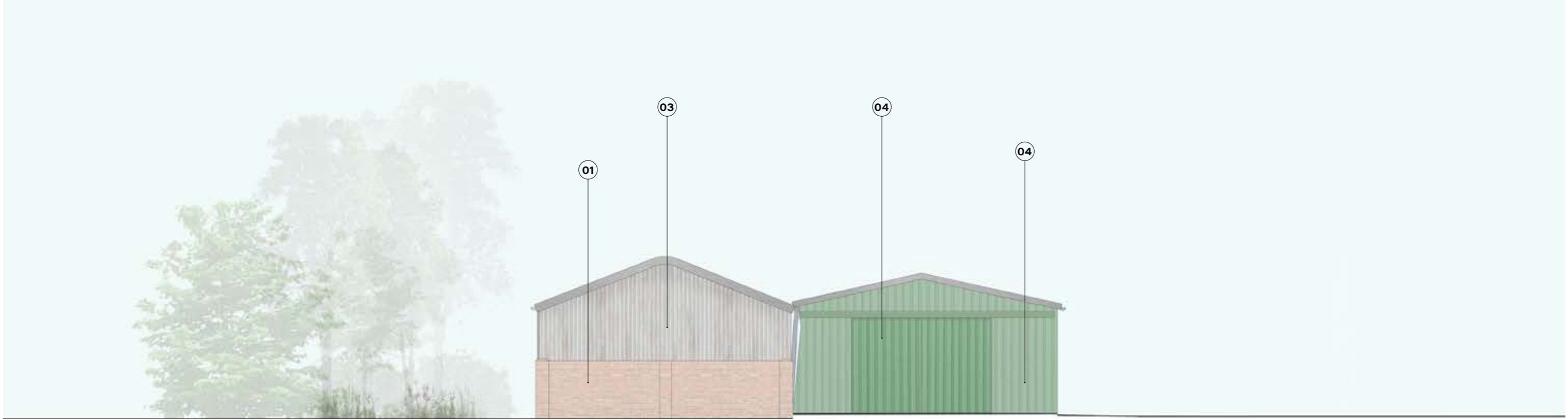
- Key
- 01 Red Brickwork
 - 02 Concrete Blockwork
 - 03 Corrugated Metal
 - 04 Box profile steel
 - 05 Galvanised steel





7.0 Quality & Character

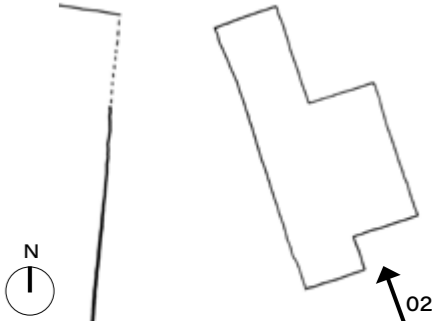
7.3 Existing Elevations



ELEVATION 02
South Elevation



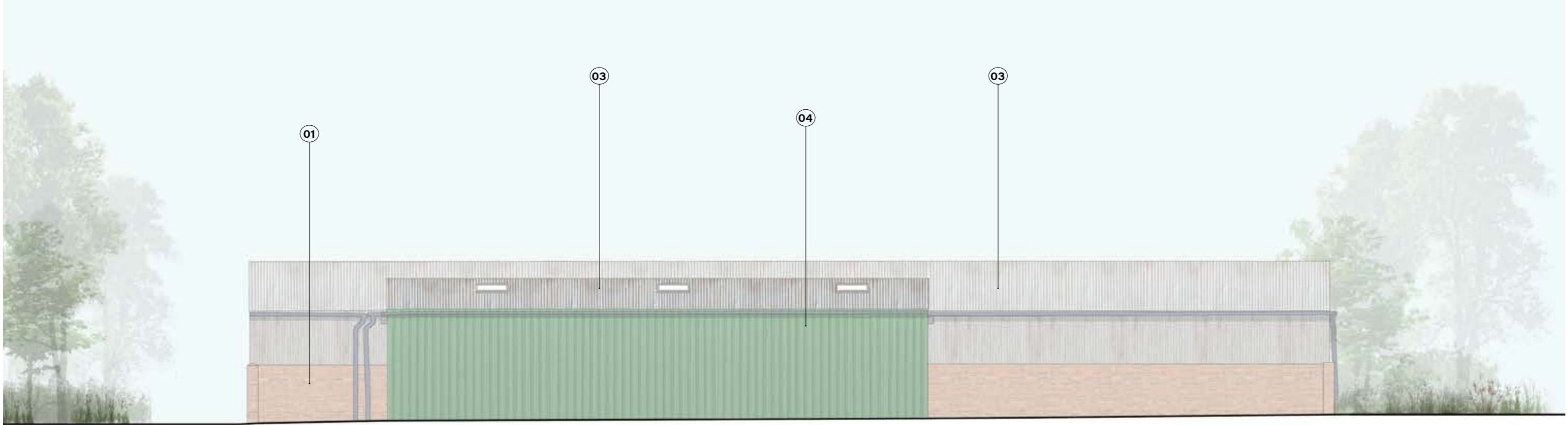
- Key
- 01 Red Brickwork
 - 02 Concrete Blockwork
 - 03 Corrugated Metal
 - 04 Box profile steel
 - 05 Galvanised steel





7.0 Quality & Character

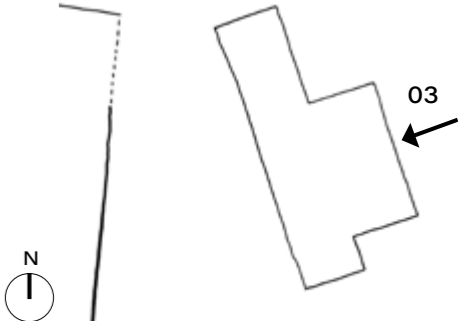
7.4 Existing Elevations



ELEVATION 03
East Elevation



- Key
- 01 Red Brickwork
 - 02 Concrete Blockwork
 - 03 Corrugated Metal
 - 04 Box profile steel
 - 05 Galvanised steel



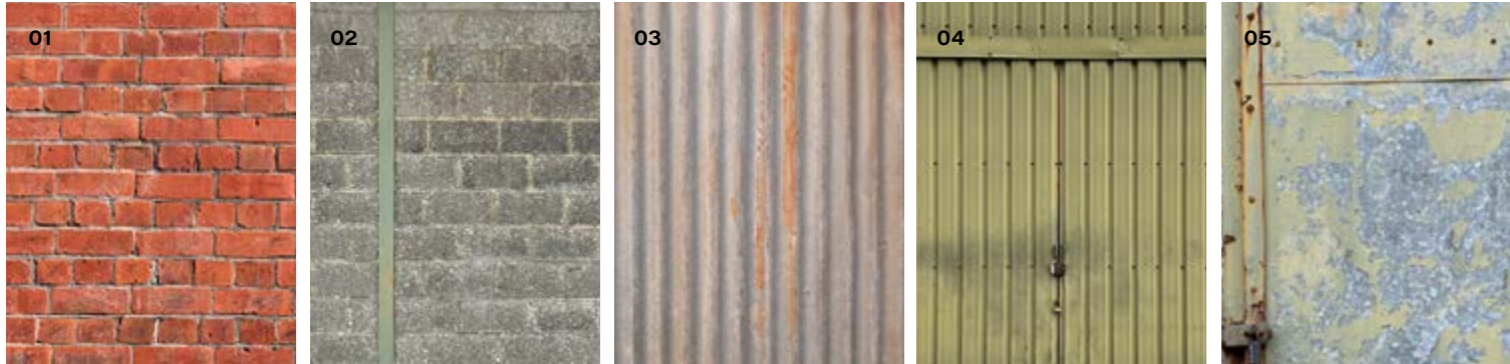


7.0 Quality & Character

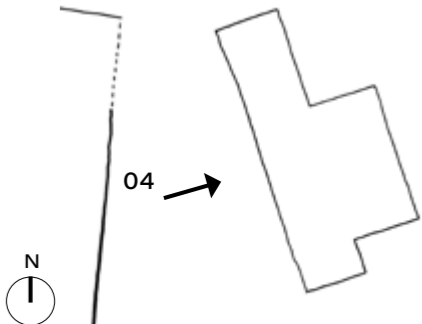
7.5 Existing Elevations



ELEVATION 04
West Elevation



- Key
- 01 Red Brickwork
 - 02 Concrete Blockwork
 - 03 Corrugated Metal
 - 04 Box profile steel
 - 05 Galvanised steel





7.0 Quality & Character

7.6 Proposed Materials - External



PROPOSED EXTERIOR
Natural Timber Planks



PROPOSED EXTERIOR
Black Metal Reveals



PROPOSED EXTERIOR
Corrugated Metal Roof



PROPOSED EXTERIOR
Glazing & Fenestration

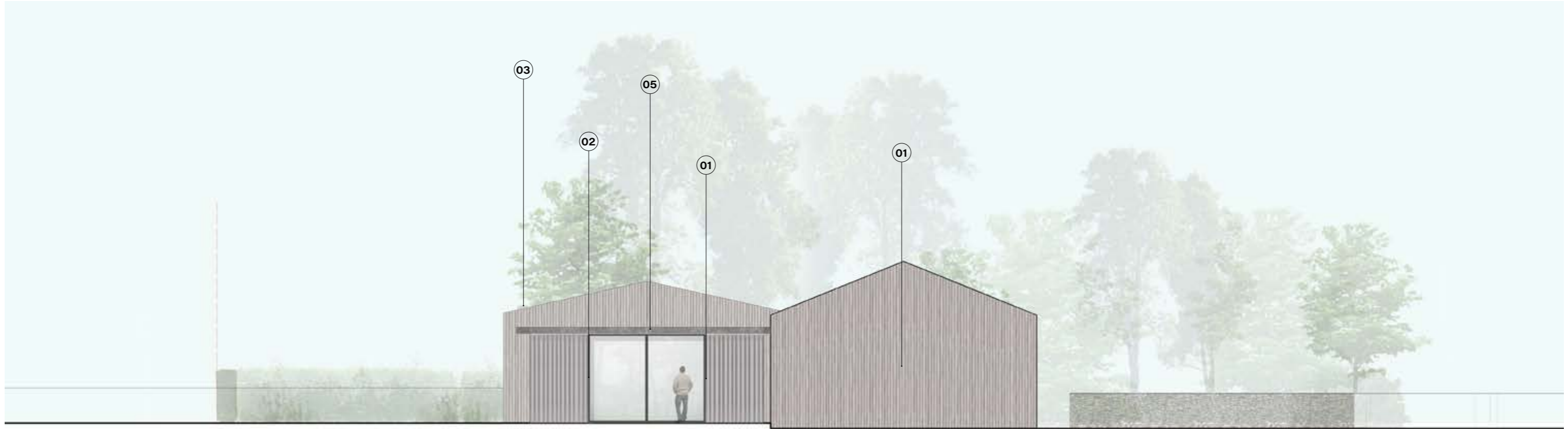


PROPOSED EXTERIOR
Rusted Steel

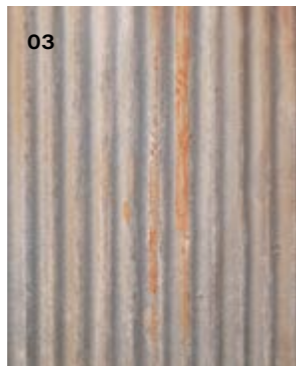


7.0 Quality & Character

7.7 Proposed Barn Elevations

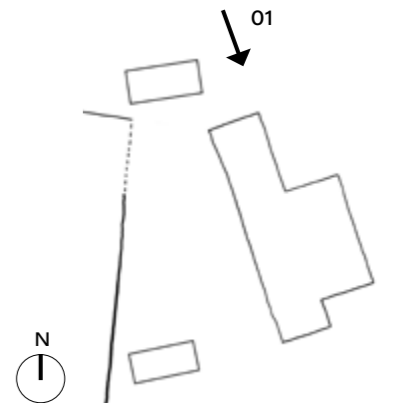


ELEVATION 01
North Elevation



Key

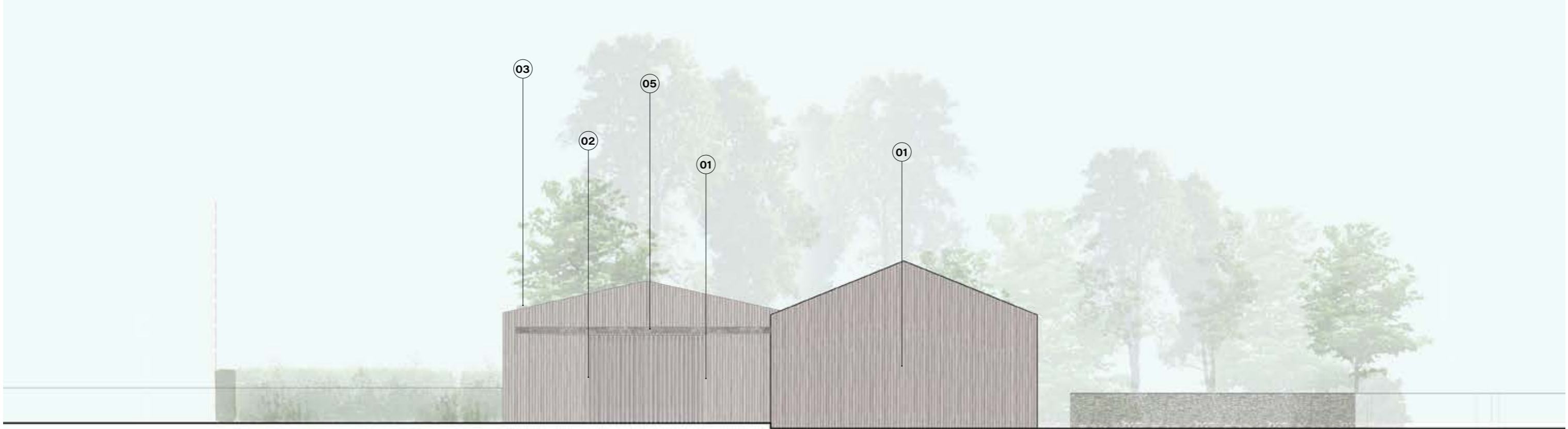
- 01 Natural timber planks
- 02 Black metal reveals
- 03 Corrugated metal roof
- 04 Glazing & fenestration
- 05 Galvanised steel



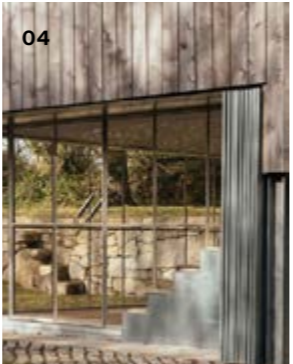
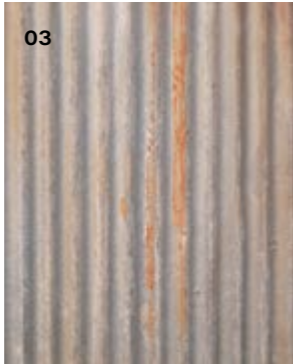


7.0 Quality & Character

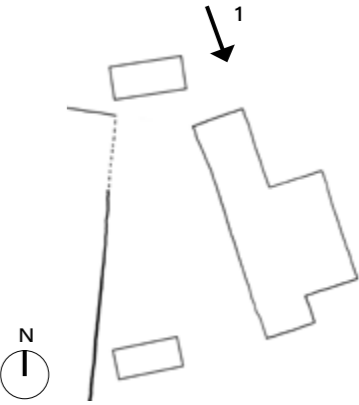
7.8 Proposed Barn Elevations



ELEVATION 01
North Elevation



- Key
- 01 Natural timber planks
 - 02 Black metal reveals
 - 03 Corrugated metal roof
 - 04 Glazing & fenestration
 - 05 Galvanised steel



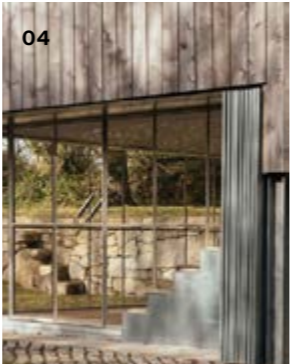
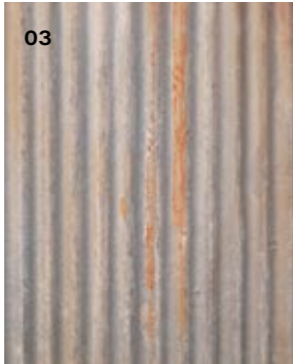


7.0 Quality & Character

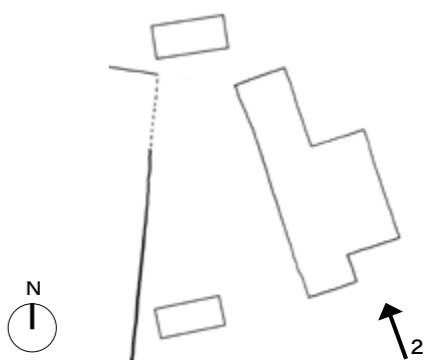
7.9 Proposed Barn Elevations



ELEVATION 02
South Elevation



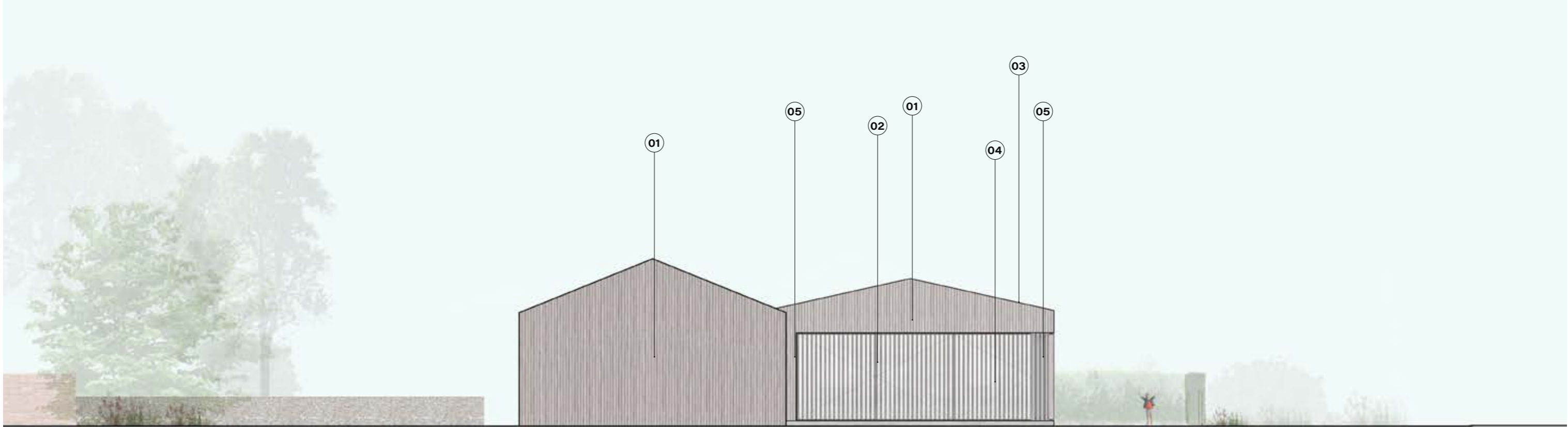
- Key
- 01 Natural timber planks
 - 02 Black metal reveals
 - 03 Corrugated metal roof
 - 04 Glazing & fenestration
 - 05 Galvanised steel



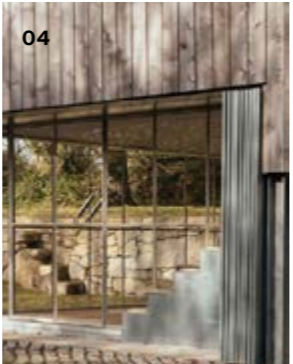
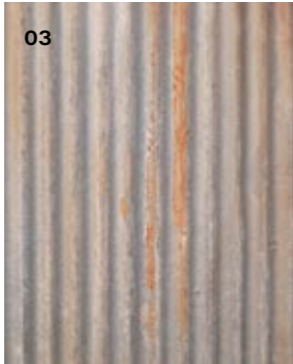


7.0 Quality & Character

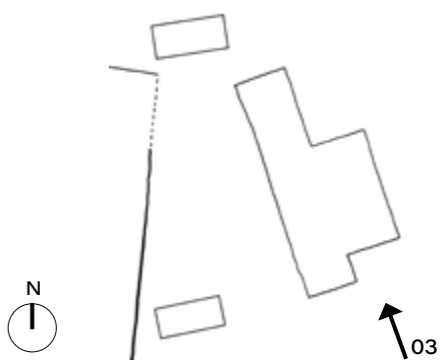
7.10 Proposed Barn Elevations



ELEVATION 02
South Elevation



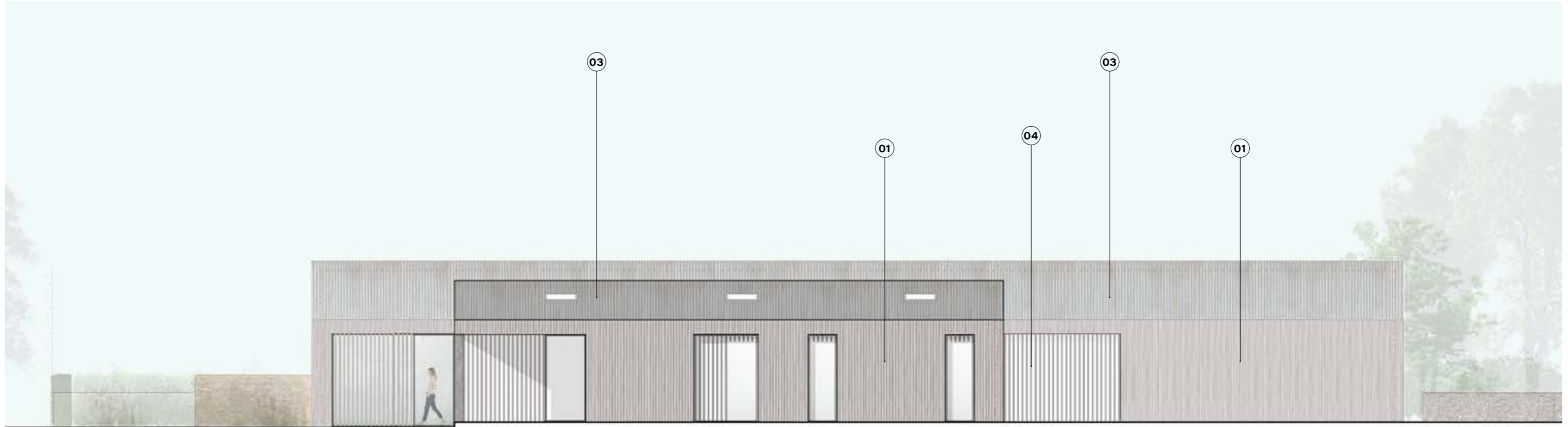
- Key
- 01 Natural timber planks
 - 02 Black metal reveals
 - 03 Corrugated metal roof
 - 04 Glazing & fenestration
 - 05 Galvanised steel



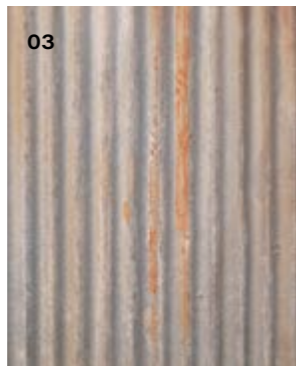


7.0 Quality & Character

7.1 Proposed Barn Elevations

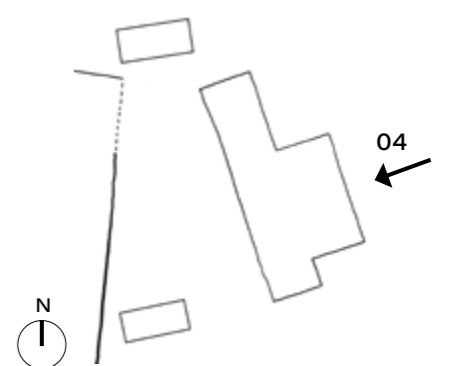


ELEVATION 03
East Elevation



Key

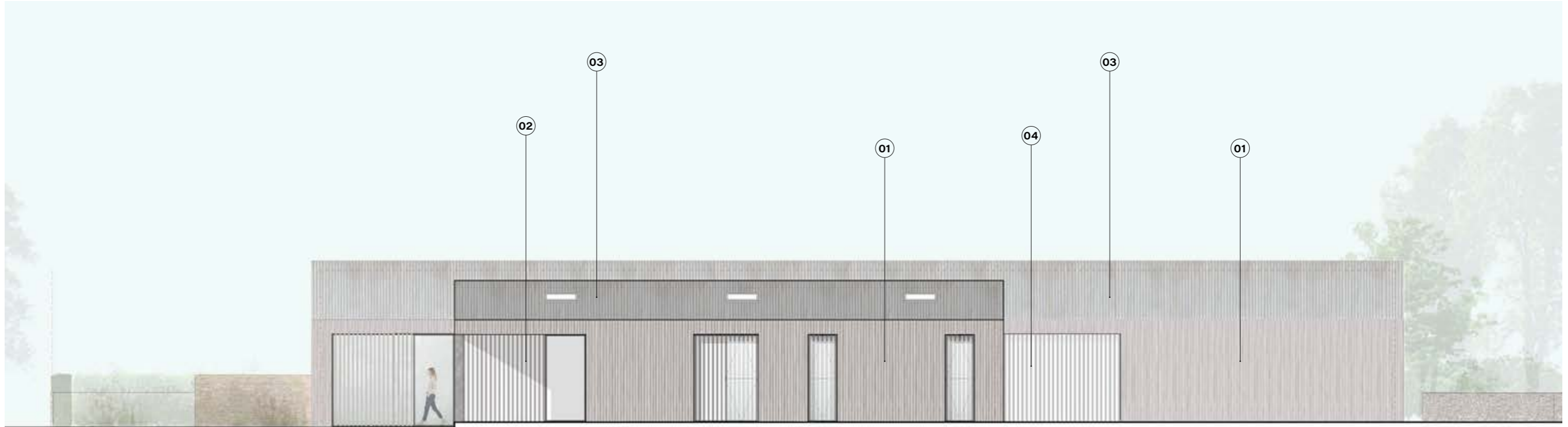
- 01 Natural timber planks
- 02 Black metal reveals
- 03 Corrugated metal roof
- 04 Glazing & fenestration
- 05 Galvanised steel



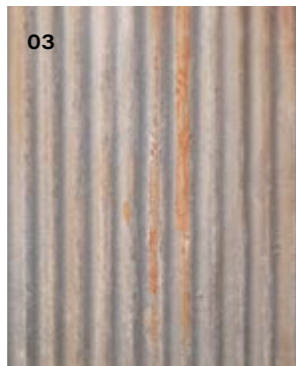


7.0 Quality & Character

7.12 Proposed Barn Elevations

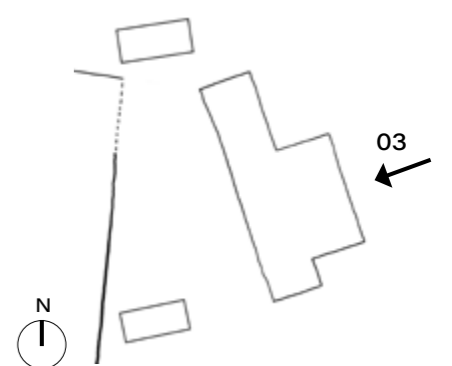


ELEVATION 03
East Elevation



Key

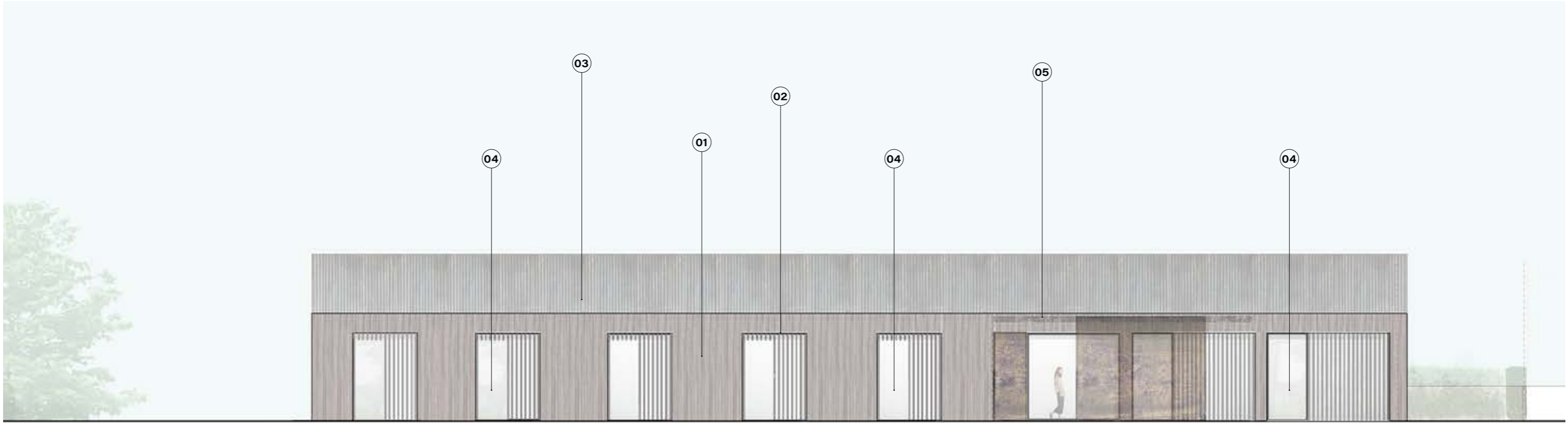
- 01 Natural timber planks
- 02 Black metal reveals
- 03 Corrugated metal roof
- 04 Glazing & fenestration
- 05 Galvanised steel



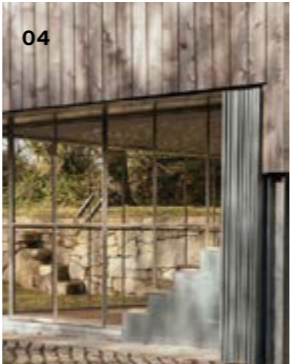
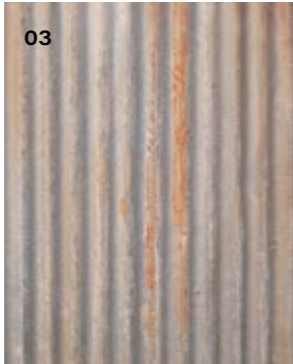


7.0 Quality & Character

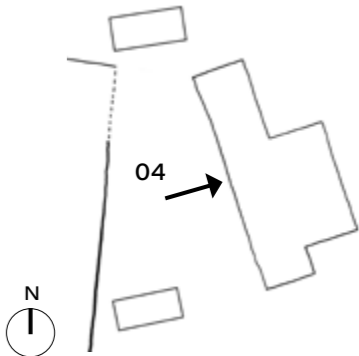
7.13 Proposed Barn Elevations



ELEVATION 04
West Elevation



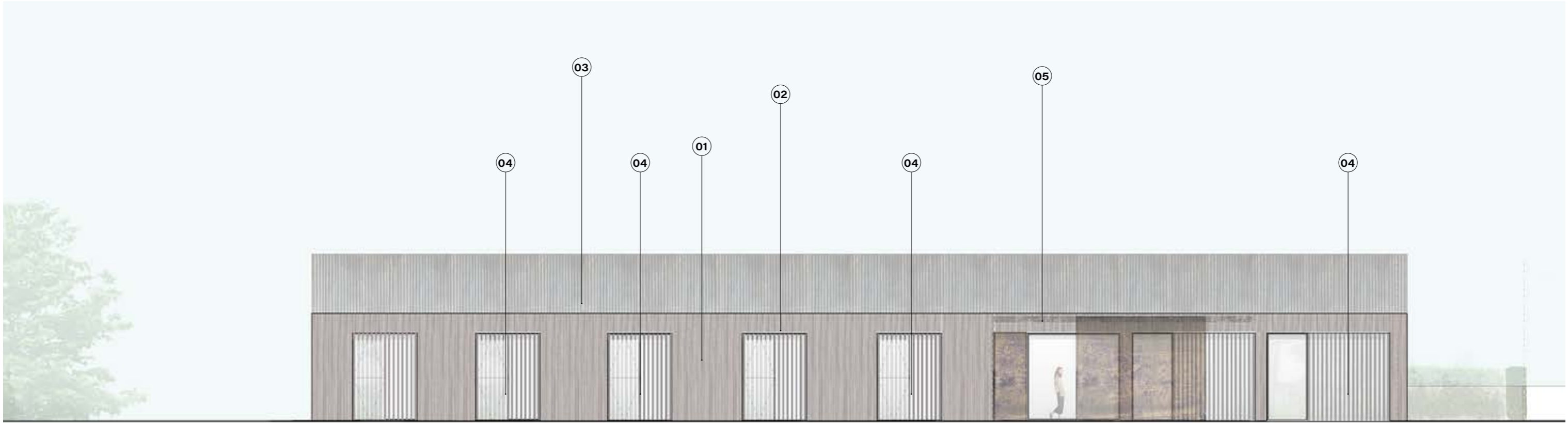
- Key
- 01 Natural timber planks
 - 02 Black metal reveals
 - 03 Corrugated metal roof
 - 04 Glazing & fenestration
 - 05 Galvanised steel



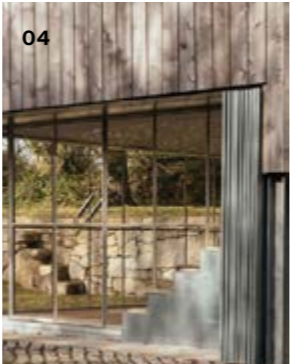
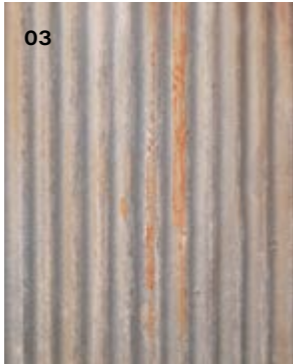


7.0 Quality & Character

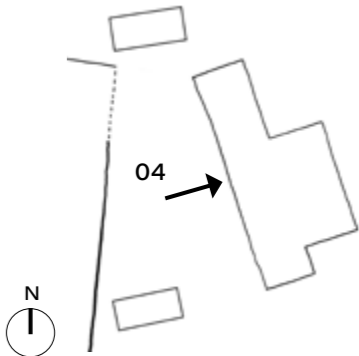
7.14 Proposed Barn Elevations



ELEVATION 04
West Elevation



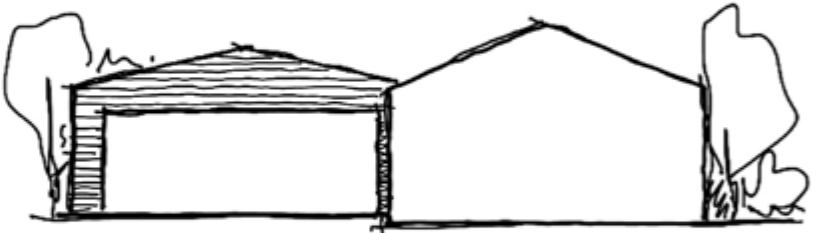
- Key
- 01 Natural timber planks
 - 02 Black metal reveals
 - 03 Corrugated metal roof
 - 04 Glazing & fenestration
 - 05 Galvanised steel





7.0 Quality & Character

7.15 Appearance - Modern Industrial Agriculture



Precedent - Sustainable Aesthetic



Precedent - Adaptability

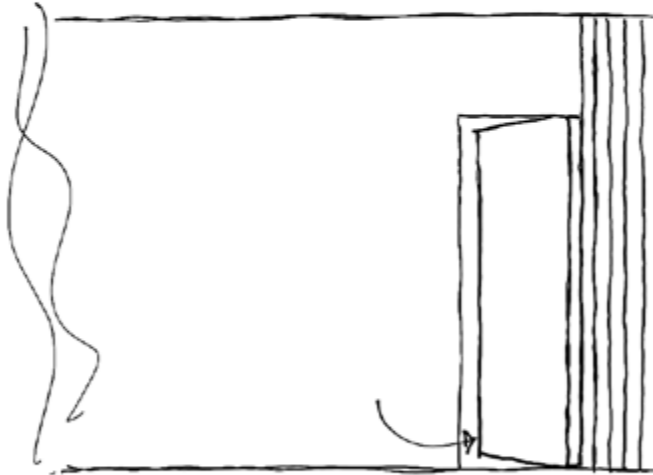


Precedent - Detailing



7.0 Quality & Character

7.16 Appearance - Entrance



Precedent - Use of existing openings



Precedent - Internal views

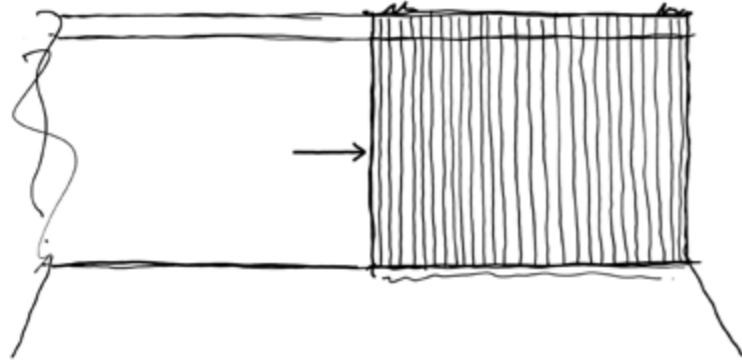


Precedent - Exposed rails & fixings



7.0 Quality & Character

7.17 Appearance - External Doors



Precedent - concealed doors



Precedent - agricultural pivot doors

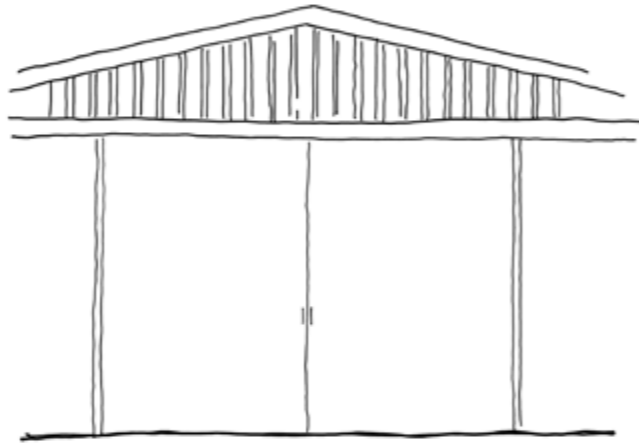


Precedent - sliding external doors



7.0 Quality & Character

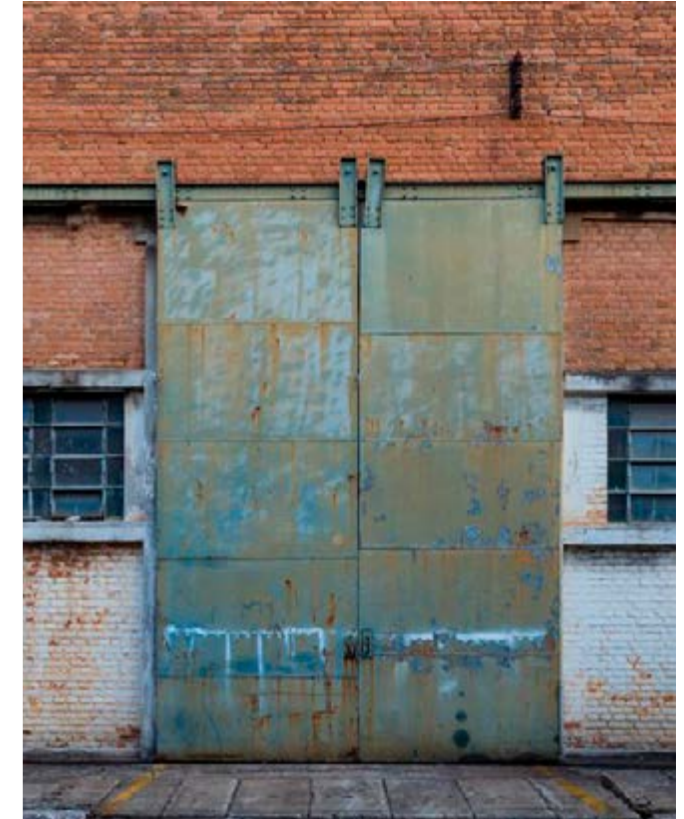
7.18 Appearance - Agricultural Material Re-use



Precedent - concealed doors



Precedent - agricultural pivot doors

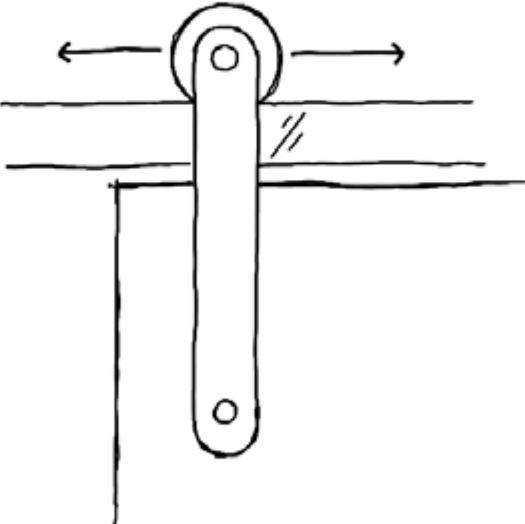


Precedent - sliding external doors



7.0 Quality & Character

7.19 Appearance - Agricultural Detailing



Precedent - existing forms vs new forms



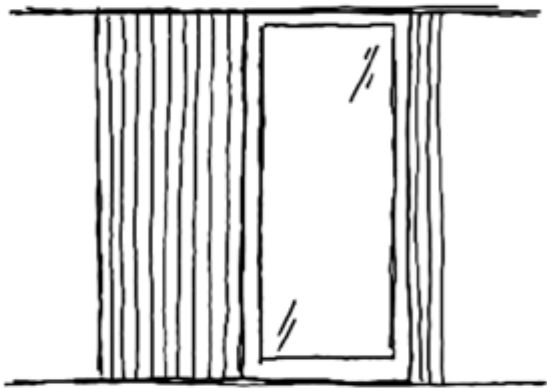
Precedent - lightweight old to new connection



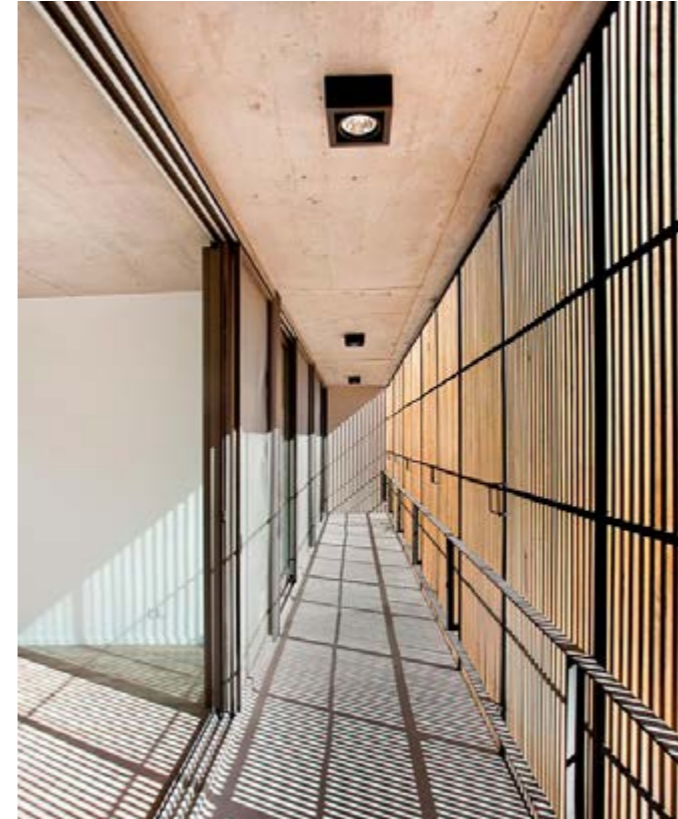
Precedent - practical and economic materials

7.0 Quality & Character

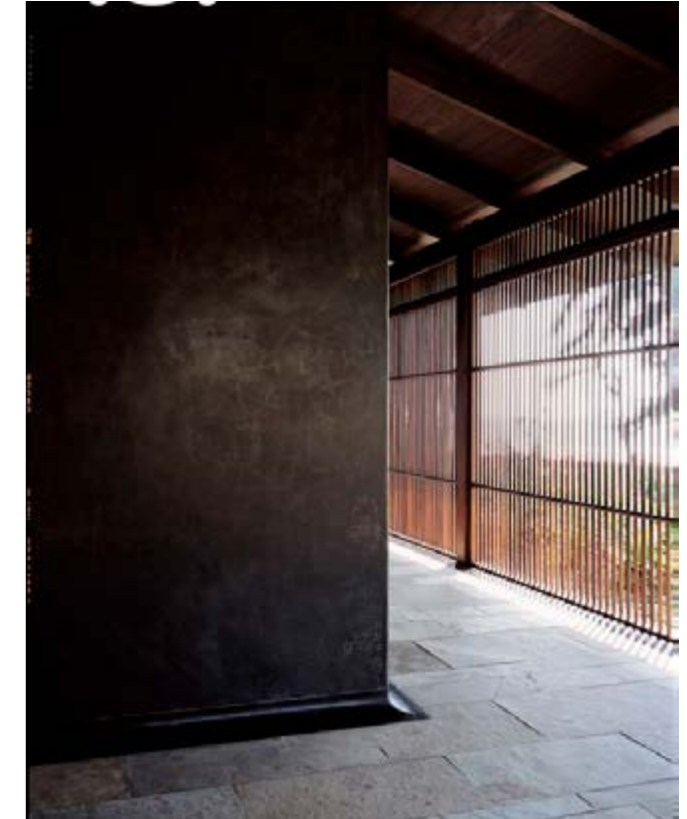
7.20 Appearance - Fixed Windows / Openings



Precedent - existing forms vs new forms



Precedent - lightweight old to new connection

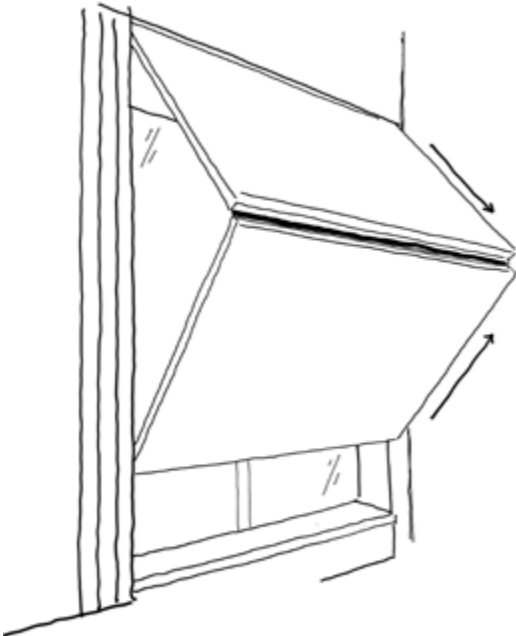


Precedent - practical and economic materials



7.0 Quality & Character

7.21 Appearance - Light Shutters / Openings



Precedent - existing forms vs new forms



Precedent - lightweight old to new connection



Precedent - practical and economic materials



7.0 Quality & Character

7.22 Proposed Materials - Internal



PRECEDENT INTERIOR
Timber fenestration



PRECEDENT INTERIOR
Mild steel & exposed structure



PRECEDENT INTERIOR
Steel details



PRECEDENT INTERIOR
Aged metal



PRECEDENT INTERIOR
Stone tiles



7.0 Quality & Character

7.23 Details - Window Study 01

This drawing illustrates the openable louvred window type.

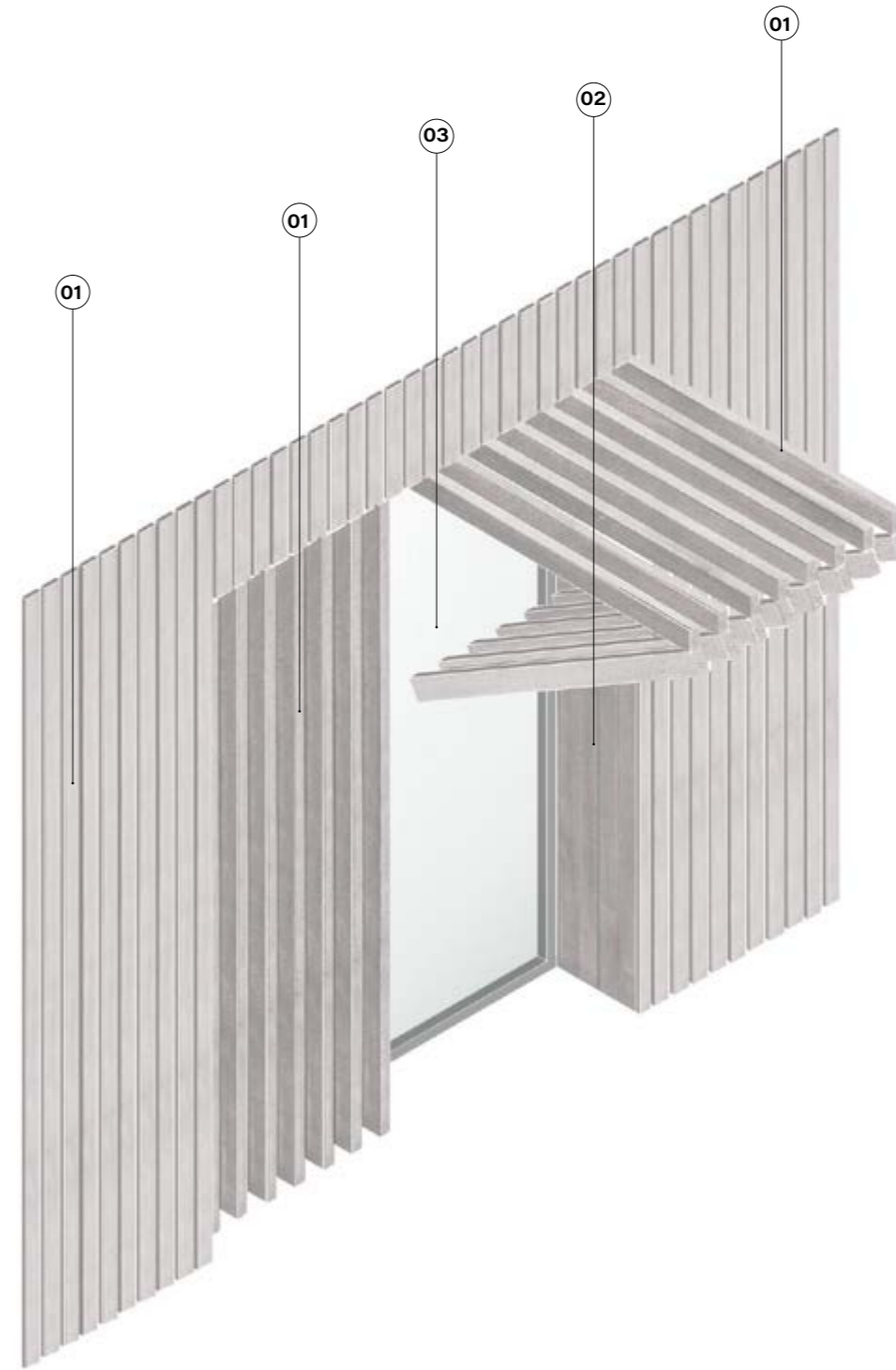
Used in conjunction with an openable window and fixed window assembly, the openable element can be moved vertically to provide views and access, thereby creating a projecting 'canopy' to the window.

Key

- 01 Natural timber planks
- 02 Natural timber reveals
- 03 Glazing & fenestration
- 04 Aged metalwork



Elevation Key



Illustrative Bay Study



7.0 Quality & Character

7.24 Details - Window Study 02

This drawing illustrates the fixed window type with vertical louvre screen.

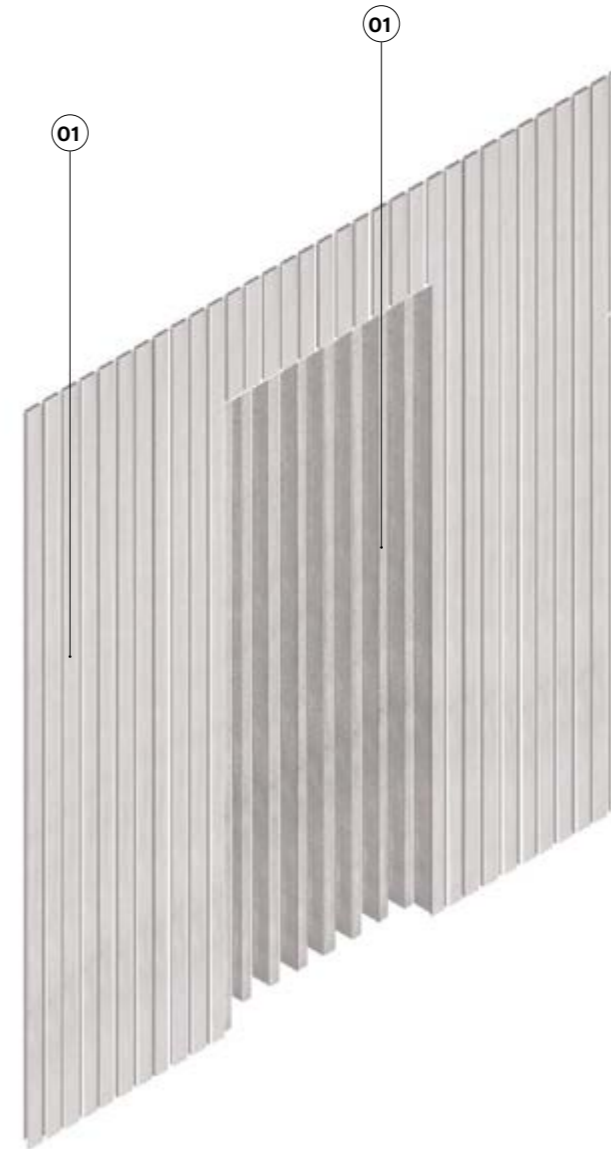
The fixed window is offset deep into the reveal and features vertical louvres, which are finished flush with the external timber cladding to create a continuous appearance.

Key

- 01 Natural timber planks
- 02 Natural timber reveals
- 03 Glazing & fenestration
- 04 Aged metalwork



Elevation Key



Illustrative Bay Study



7.0 Quality & Character

7.25 Details - Window Study 03

This drawing illustrates the fixed and sliding window assembly.

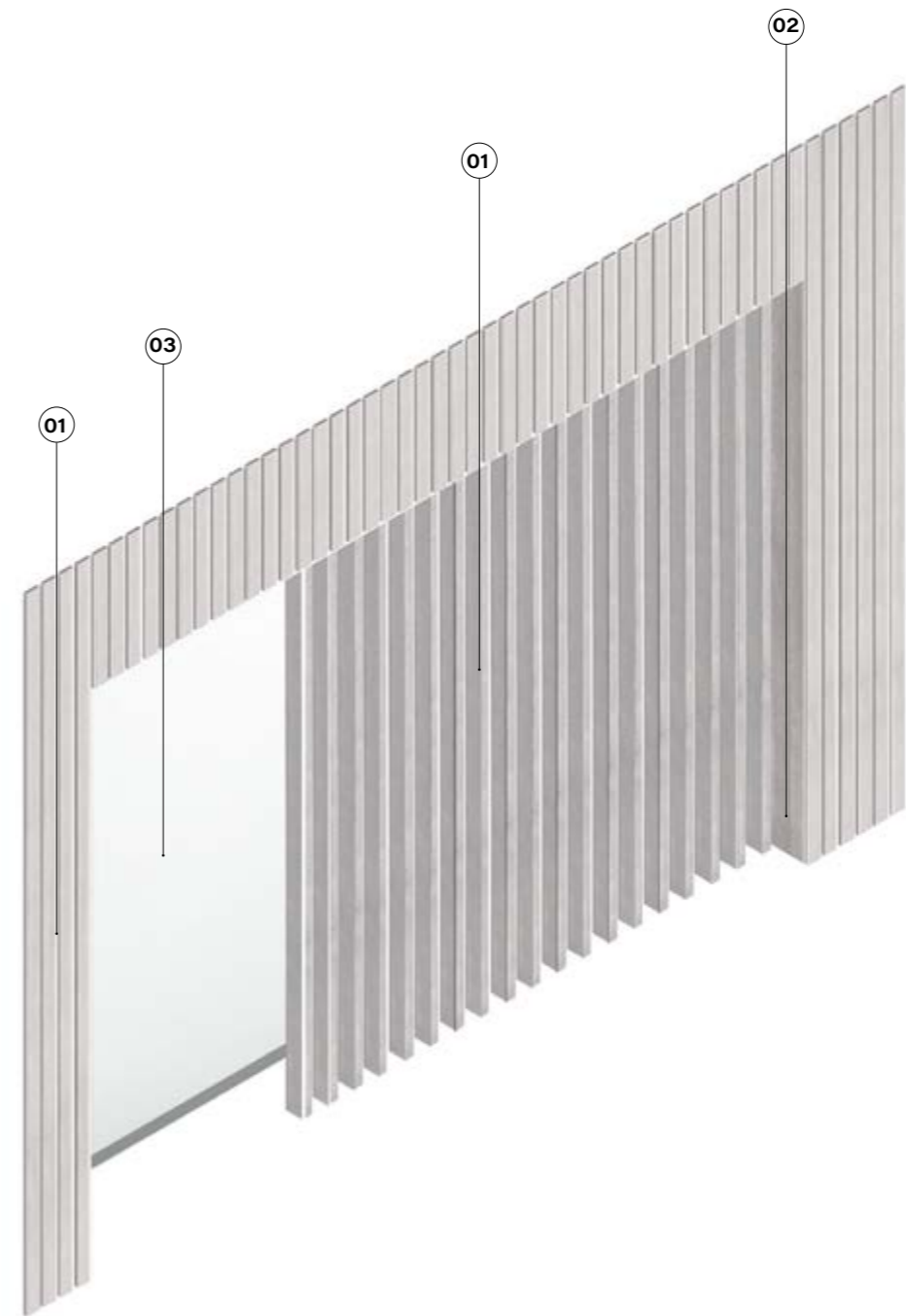
Sliding windows are offset deep into the window reveal, behind a series of vertical timber louvre screens.

Key

- 01 Natural timber planks
- 02 Natural timber reveals
- 03 Glazing & fenestration
- 04 Aged metalwork



Elevation Key



Illustrative Bay Study



7.0 Quality & Character

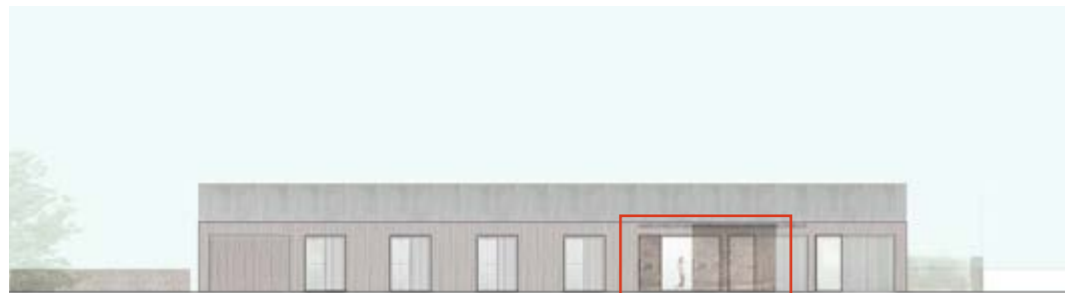
7.26 Details - Door Study 01

This drawing illustrates the main entrance door and fixed window assembly.

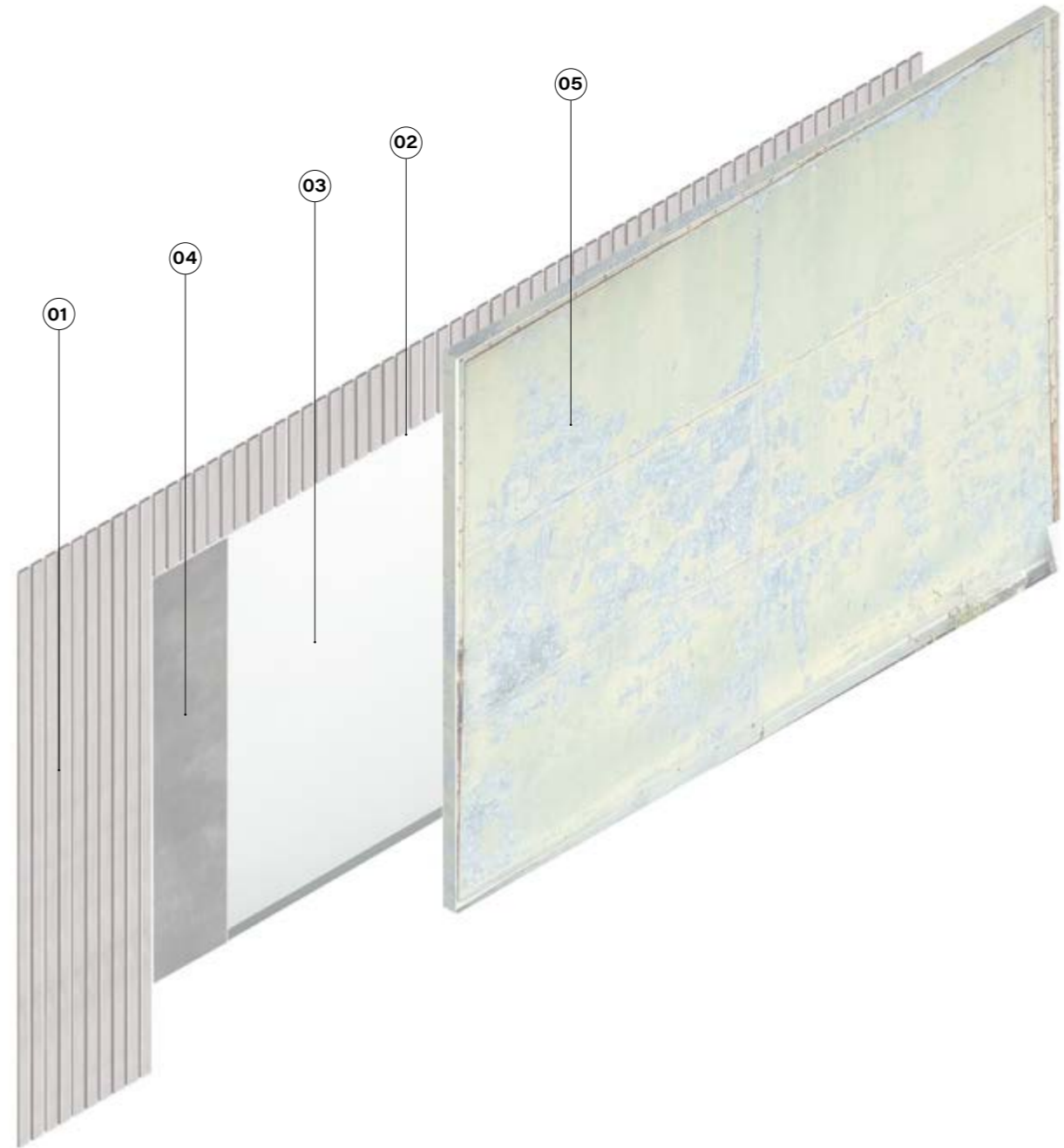
The original barn door is retained and reused in conjunction with a new fixed window and solid front entrance door assembly. The original barn door is reused in conjunction with galvanised steel fixings to create a sliding door which, in the closed position, provides a secondary level of security to the main entrance. At the same time, providing visual continuity with the external appearance of the existing barn.

Key

- 01 Natural timber planks
- 02 Natural timber reveal
- 03 Glazing & fenestration
- 04 Aged metal
- 05 Original metal door



Elevation Key



Illustrative Bay Study



7.0 Quality & Character

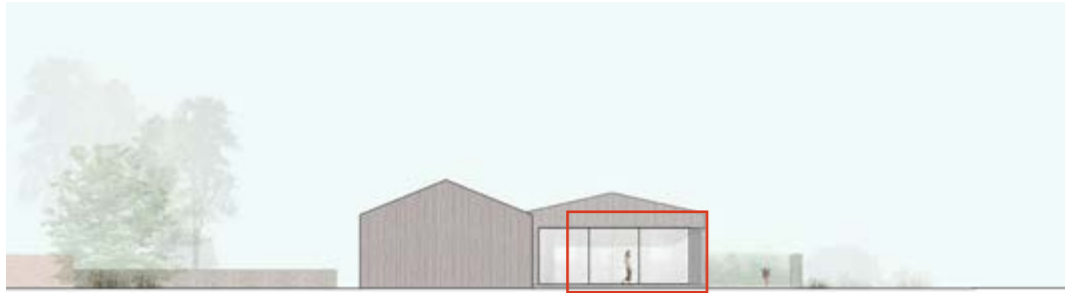
7.27 Details - Door Study 02

This drawing illustrates the sliding glazed door and timber louvre screen assembly.

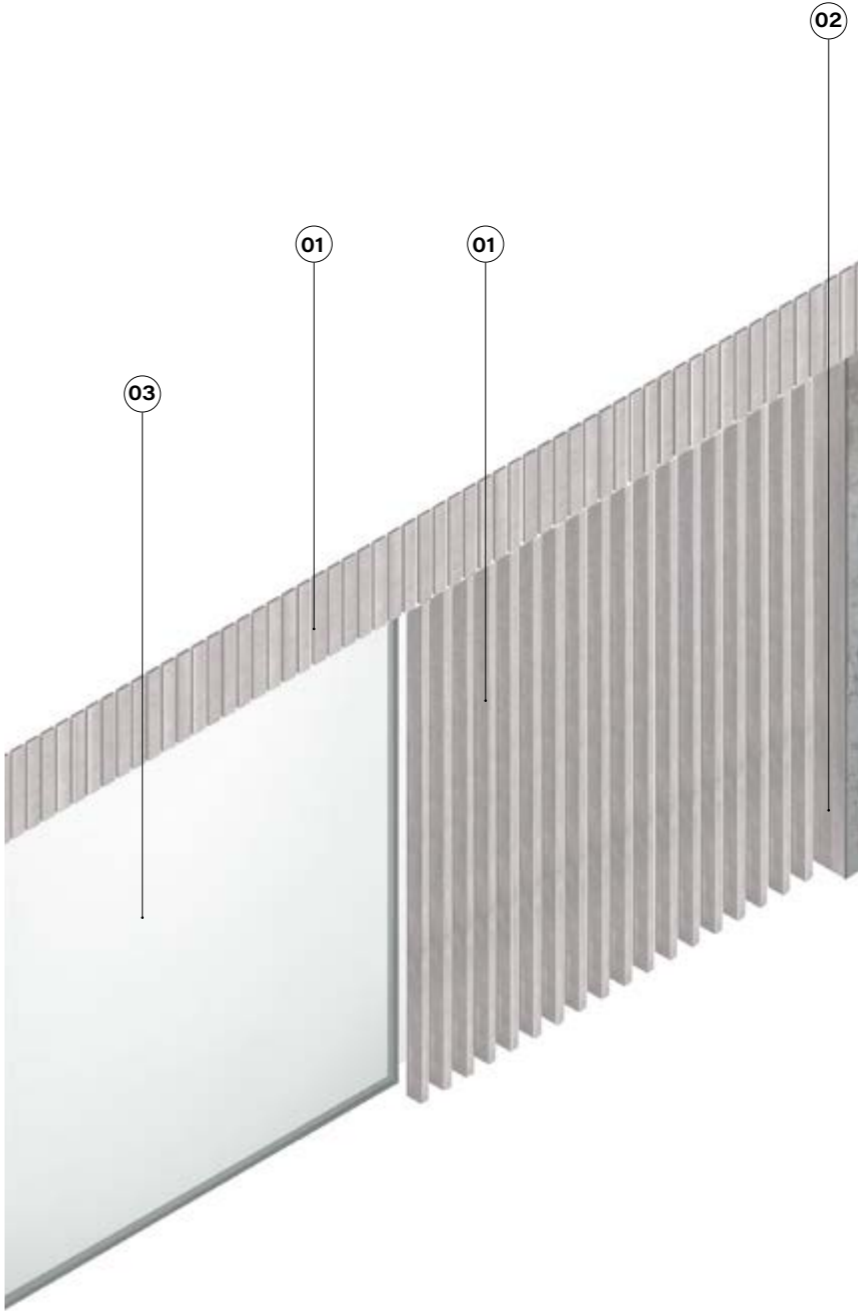
The assembly includes a pair of sliding glazed doors that work in conjunction with a pair of externally mounted sliding and folding timber doors. The timber doors are solid in appearance, however they have a profile which is consistent with the appearance of the timber louvres that feature elsewhere in the proposals.

Key

- 01 Natural timber planks
- 02 Metal reveals
- 03 Glazing & fenestration



Elevation Key



Illustrative Bay Study



7.0 Quality & Character

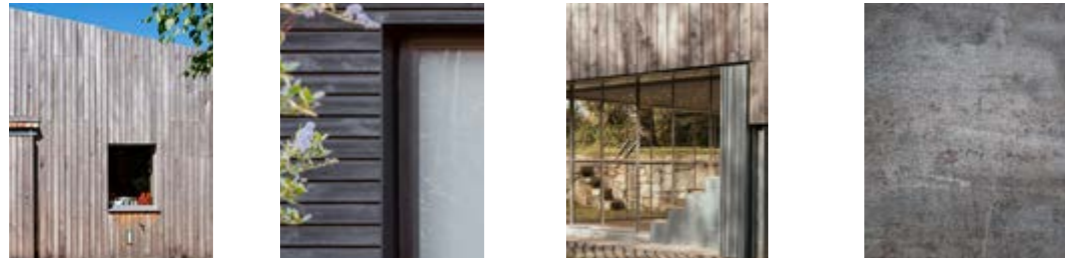
7.28 Details - Door Study 03

This drawing illustrates the sliding glazed door and timber louvre screen assembly.

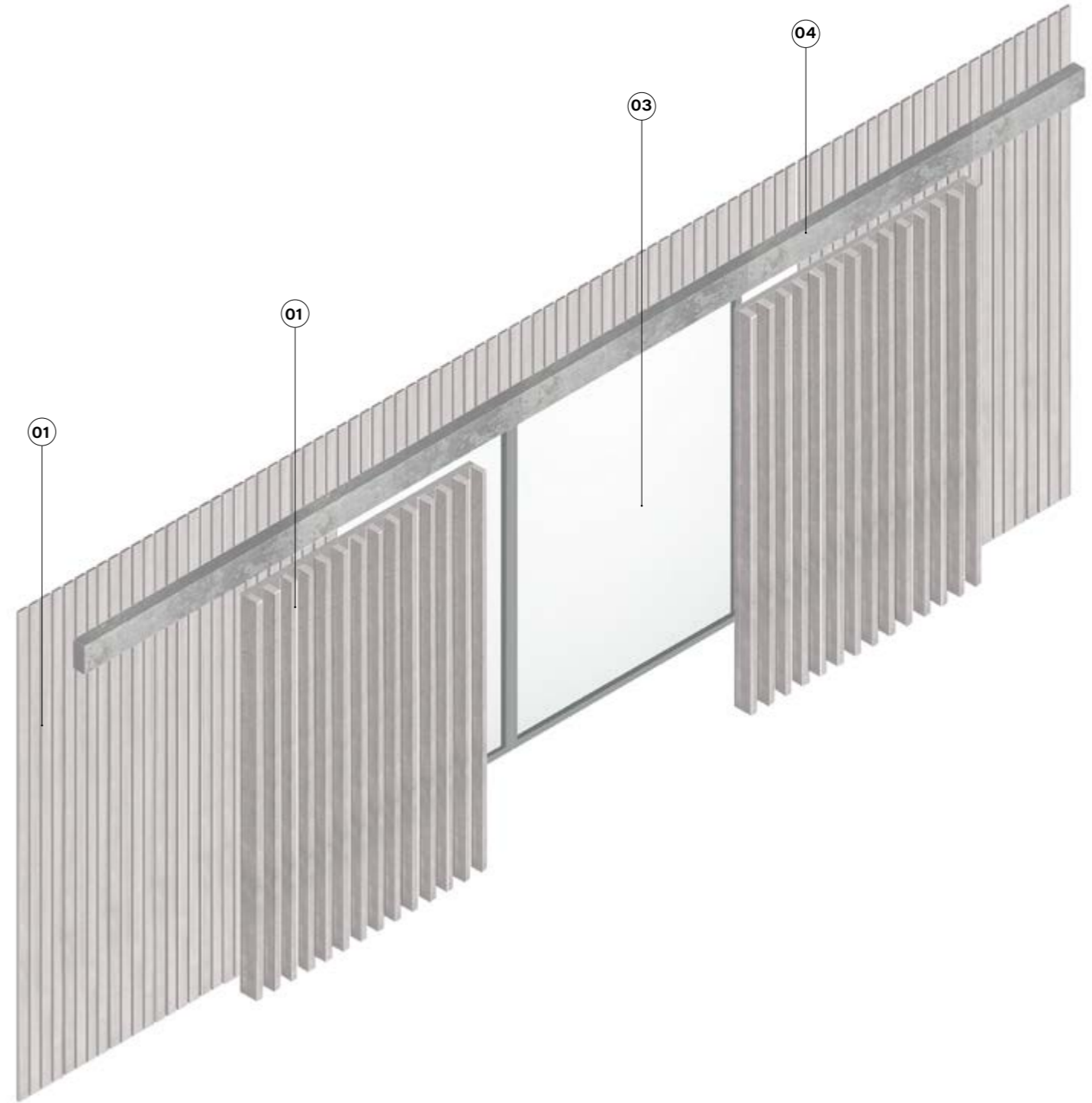
The assembly includes a pair of sliding glazed doors that work in conjunction with a pair of externally mounted sliding timber doors. The timber doors are solid in appearance, however they have a profile which is consistent with the appearance of the timber louvres that feature elsewhere in the proposals.

Key

- 01 Natural timber planks
- 02 Natural timber reveal
- 03 Glazing & fenestration
- 04 Aged metal



Elevation Key

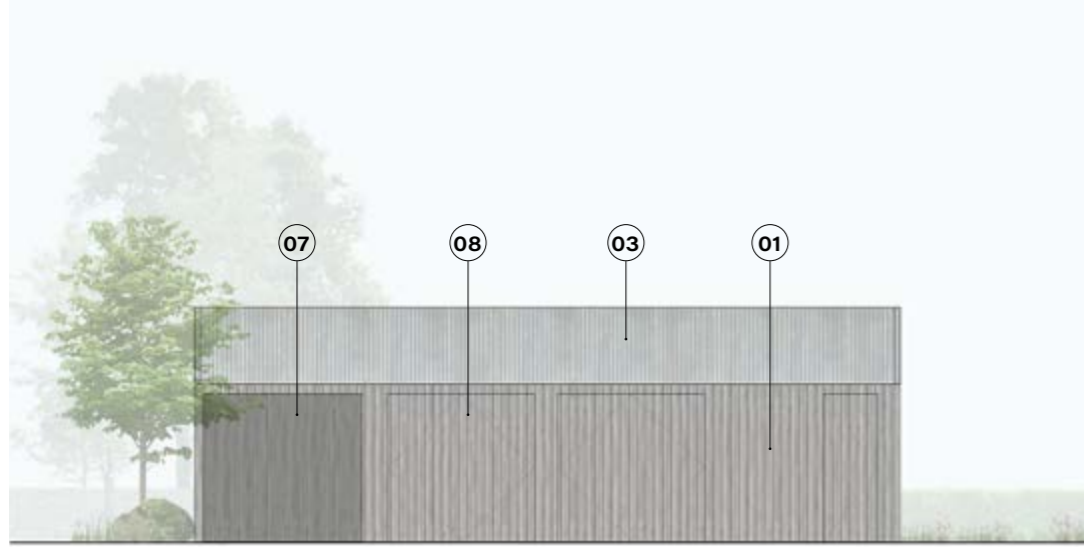


Illustrative Bay Study



7.0 Quality & Character

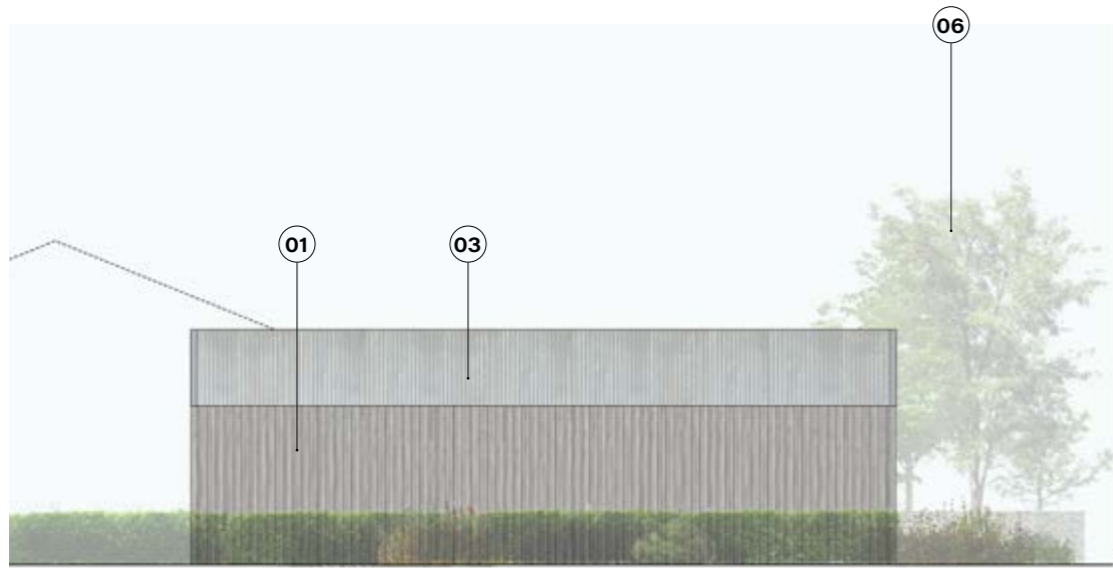
7.29 Proposed Garage Elevations



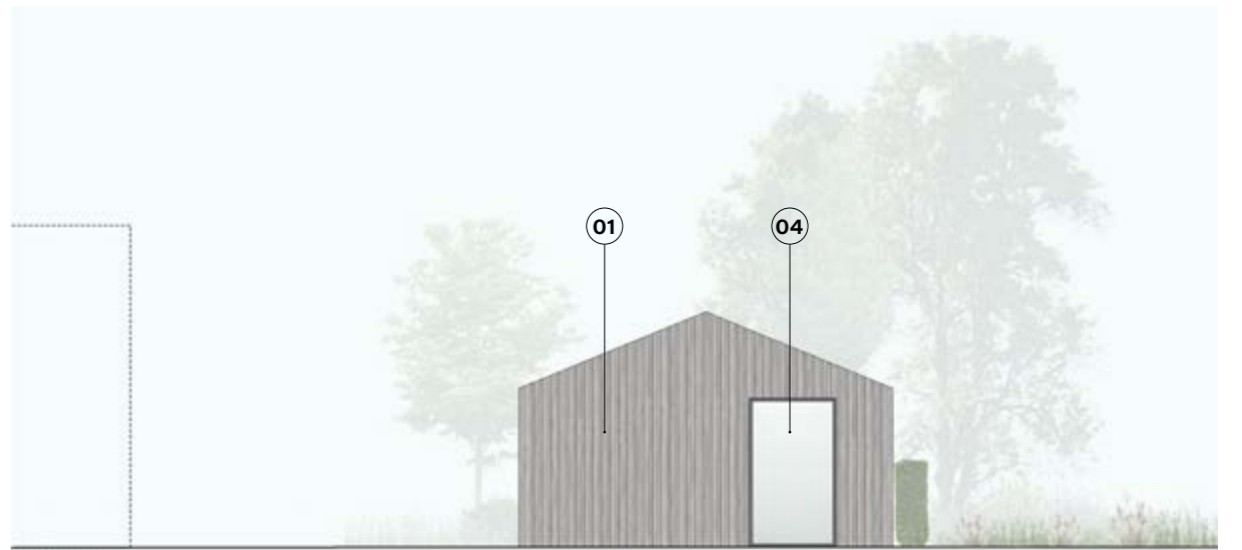
ELEVATION 01
South Elevation



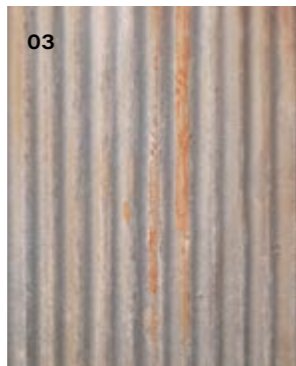
ELEVATION 02
West Elevation



ELEVATION 03
North Elevation

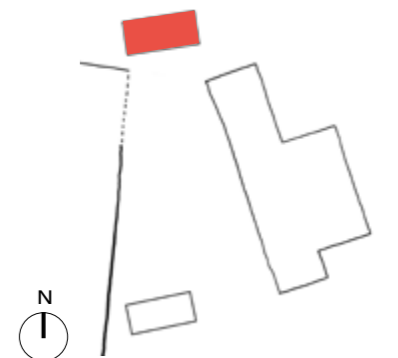


ELEVATION 04
East Elevation



Key

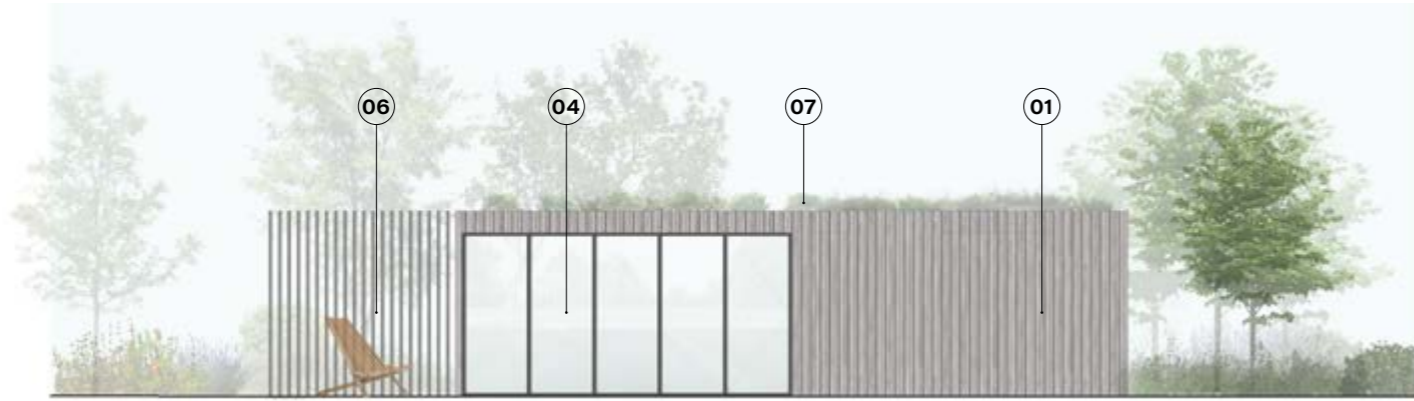
- 01 Natural timber planks
- 02 Black metal reveals
- 03 Corrugated metal roof
- 04 Glazing & fenestration
- 05 Galvanised steel
- 06 Natural timber plank hit & miss fixed screen
- 07 Open car port
- 08 Double garage



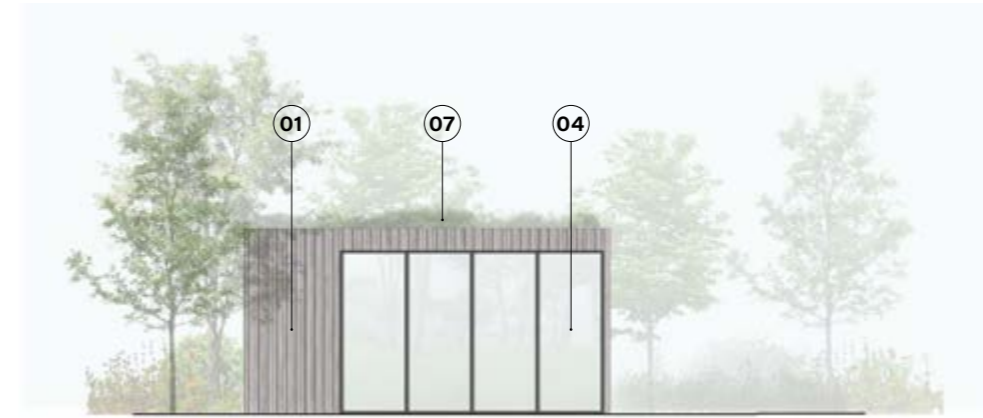


7.0 Quality & Character

7.30 Proposed Pool House Elevations



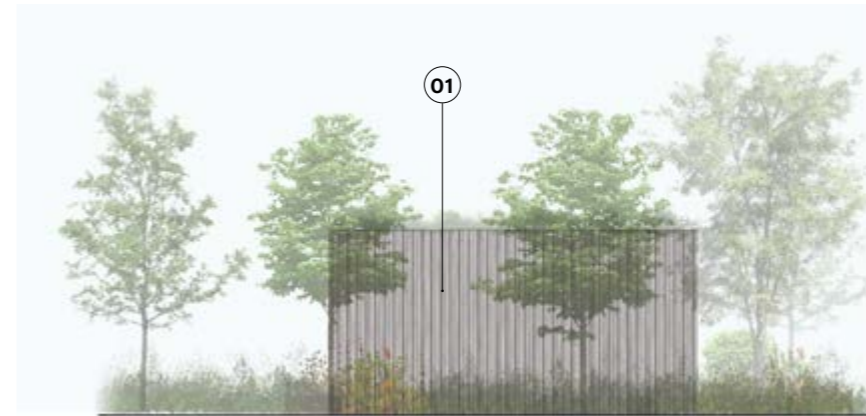
ELEVATION 01
North Elevation



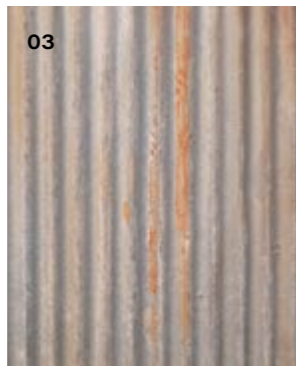
ELEVATION 02
West Elevation



ELEVATION 03
South Elevation

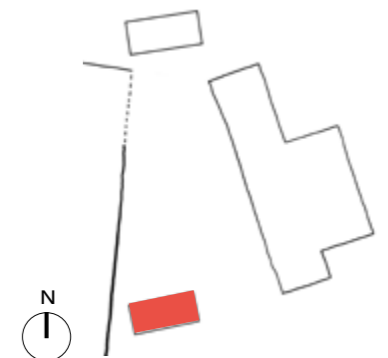


ELEVATION 04
East Elevation



Key

- 01 Natural timber planks
- 02 Black metal reveals
- 03 Corrugated metal roof
- 04 Glazing & fenestration
- 05 Galvanised steel
- 06 Natural timber plank hit & miss fixed screen
- 07 Wildflower roof





7.0 Quality & Character





8.0 Landscape Quality & Character



8.0 Quality & Character - Landscape

8.1 Landscape - Material & Planting Palette



ARRIVAL

Recycled exposed aggregate concrete hard surfacing



LAWN

Flowering lawn areas with tall grasses



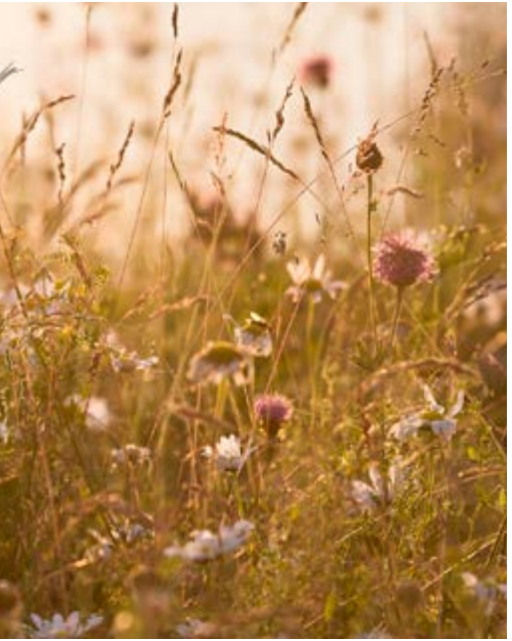
GRASSLAND

Wild flower grassland



NATIVE

Native scrub planting



ORNAMENTAL

Ornamental garden planting



8.0 Quality & Character - Landscape

8.2 Landscape - Pond & Swimming Pool



SUDs POND

Planted attenuation pond which retains water throughout the year



SWIMMING POOL

In line with pond and planting
Dark tiling to give dark water colour to blend with SUDs pond





8.0 Quality & Character - Landscape

8.3 Landscape - Layout

The proposed site layout provides an indicative proposal for the external landscaping zones, including access and parking.

The access sequence and parking layout has been designed to retain the existing access arrangement, whilst enhancing the appearance of the site with increased natural planting. A new garage out building provides parking for up to 3 cars (1 x covered car port and 2 x secure spaces within a double garage) leaving the space in front of the barn open and car free.

Planting has been introduced around the buildings to soften the appearance of the site in conjunction with the removal of large areas of existing hard-standing.

A simple palette of mixed planting and new native hedgerows are proposed at the boundaries to provide privacy, security and to increase the biodiversity of the site layer to the site. Tree planting is used along the southern and western boundaries to provide privacy from the public footpath and neighbouring buildings.

Mixed native planting supplemented with wild flower and grassland areas would add significantly to the biodiversity of the site enhancing natural habitats and providing opportunity for enhancement to wildlife migration.

A SUDs attenuation pond is sized to retain water all year and planted up with reeds and native planting to promote bio-divestity and manage rainwater fluctuations.

A swimming pool is proposed to be finished in darker tiles to blend in with the pond and surrounding natural planting.

Key

- 01 Existing access
- 02 Tree planting
- 03 Garage car & bicycle parking
- 04 Native boundary hedgerow and mixed planting
- 05 SUDs attenuation pond
- 06 Recreational garden
- 07 Swimming pool
- 08 Wildflower flat roof

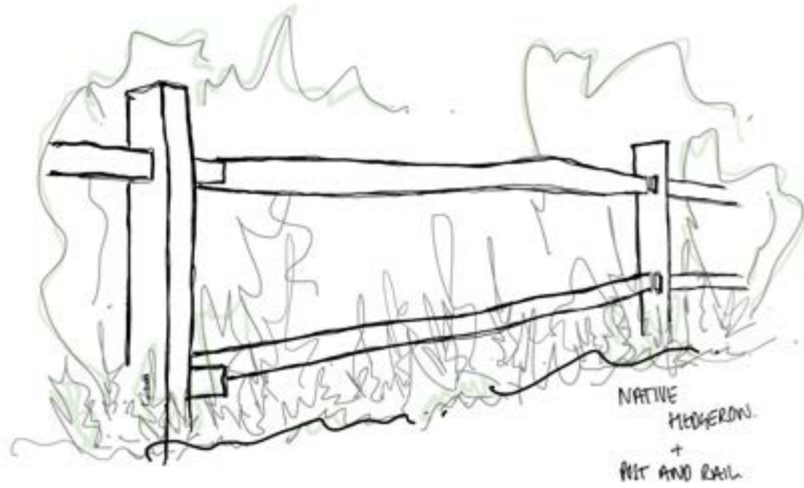


Proposed Landscape Site Plan - Not to Scale



8.0 Quality & Character - Landscape

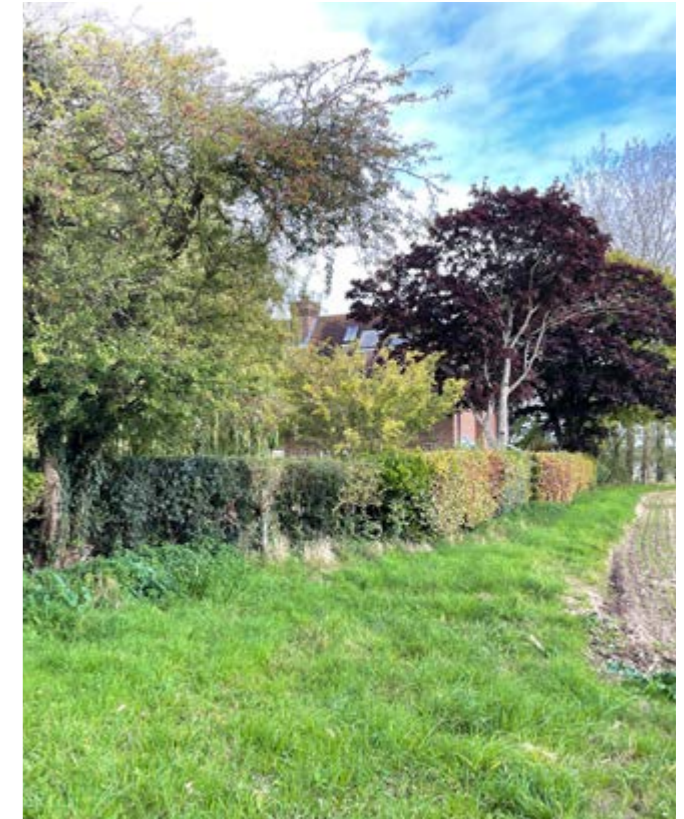
8.4 Appearance - Native Mixed Species Hedgerow



Precedent - Protective



Precedent - Naturalistic



Precedent - Privacy

The proposed boundary treatment to the site would provide separation with post and rail fencing softened with native mixed species hedgerows. Tree standards would further enhance the vertical structure of the hedgerow and provide a complimentary sense of rural landscape character.



8.0 Quality & Character - Landscape





9.0 Sustainability



9.0 Sustainability

9.1 Overarching Principles

'The greenest building is the one that already exists' Carl Elefante 2019

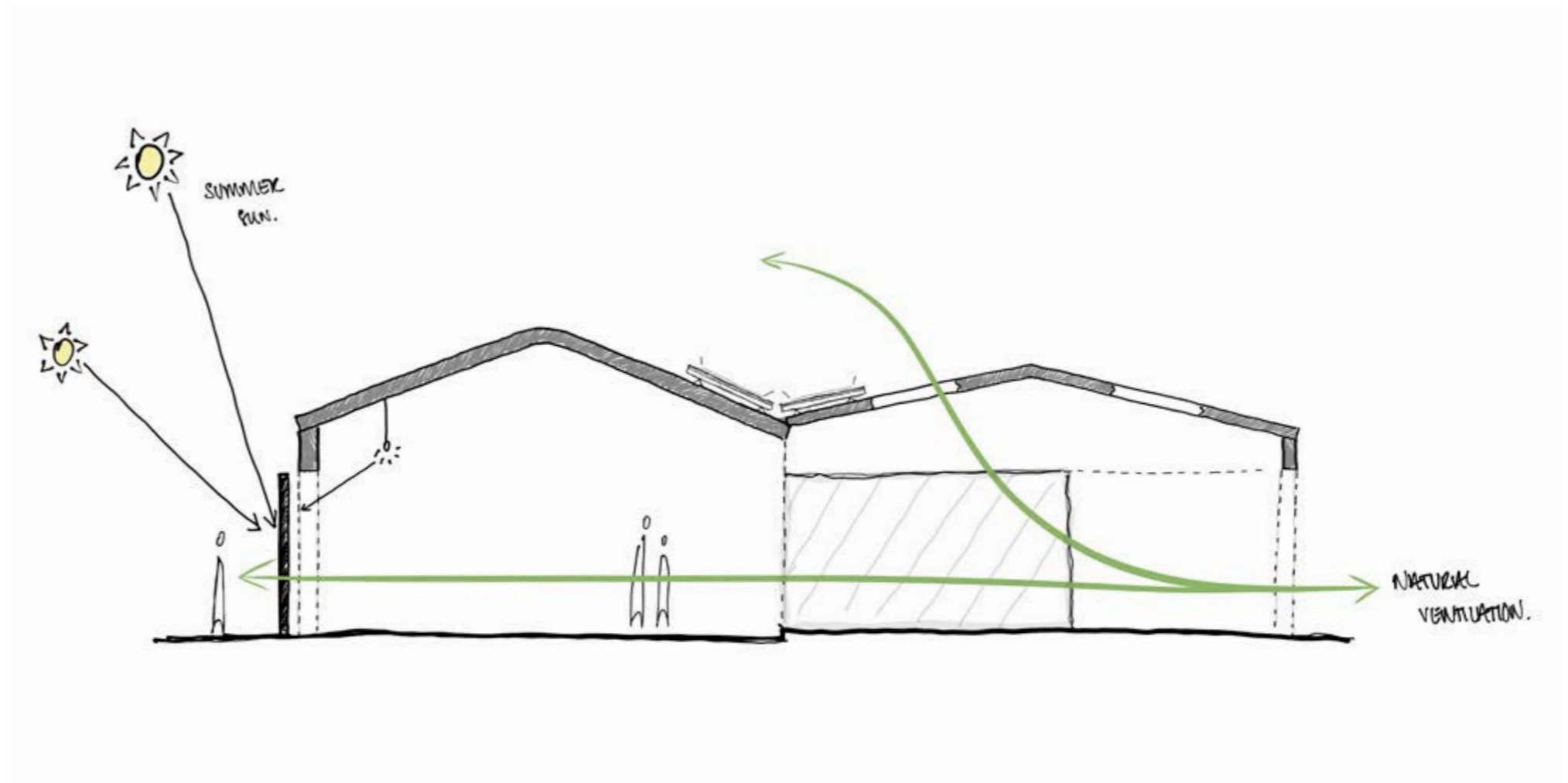
The overarching principle that supports the sustainability approach is to reuse the existing buildings at Oldhouse Farm. The proposals seek to ensure that the existing fabric is upgraded to an exemplar level, which is further enhanced by making the building as efficient as possible to create a home that is both healthy and comfortable to live in.

By carefully integrating the following key approaches and technologies, the proposal will aim to reduce energy consumption with high levels of insulation and airtightness in conjunction with thermal mass.

Operational energy consumption of the building will be kept to a minimum. The following list describes the ambition for the proposed building:

- Take a fabric first approach
- Utilise technologies such as, air source heat pump or ground source heat pumps
- Provide rainwater harvesting
- Make provision for discreet solar photovoltaic array
- Use renewables as far as possible
- Generate electricity on site
- Harvesting and store energy on site via battery storage
- Natural ventilation (in conjunction with targeted heat recovery to wet areas)
- Recycle as much material on site as possible
- Specify and source sustainable materials

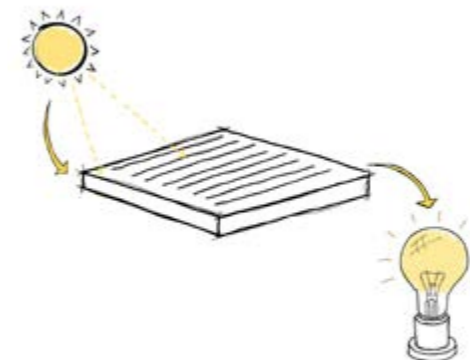
In addition, the proposals will seek to integrate fast charging points for vehicles which are two-way to provide a power source to the building.



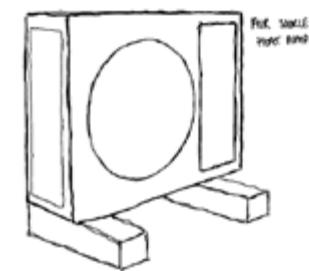
Illustrative section - sustainability sketch strategies



Rainwater Harvesting



Solar Photovoltaic Array



Air Source Heat Pump



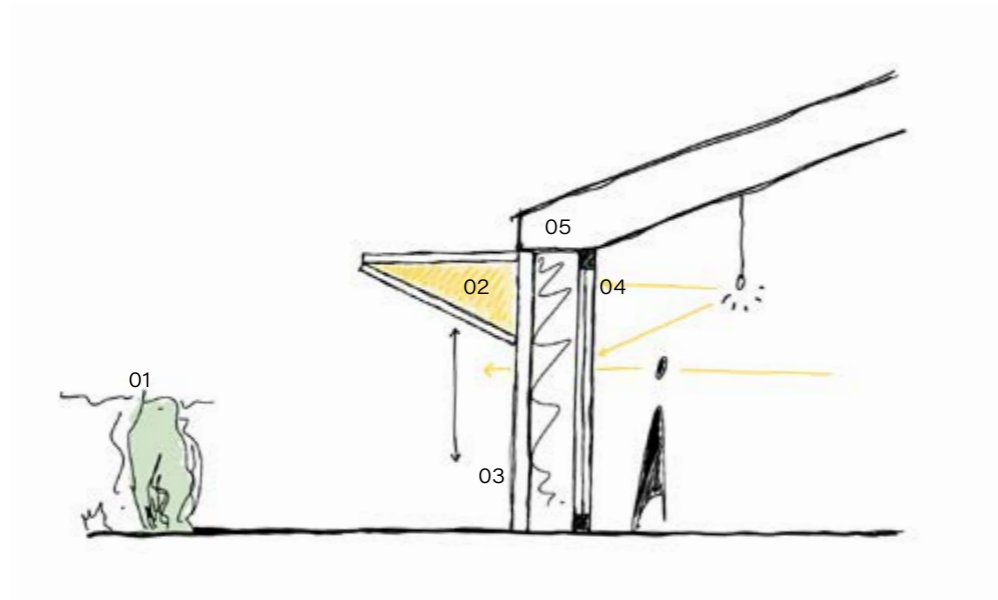
9.0 Sustainability

9.2 Lighting Design

The proposals require artificial lighting for safety, security and amenity. The proposals consider how lighting can be carefully integrated into the architecture to ensure that the potential for light emittance can be appropriately minimised.

The aim is to integrate functional lighting to internal spaces, which provide calm and warm background lighting utilising wall mounted lights which angle light downwards, in conjunction with a focus on indirect lighting.

Light sources such as internal habitable spaces are proposed with timber louvres that can be applied in three demonstrable ways as follows:

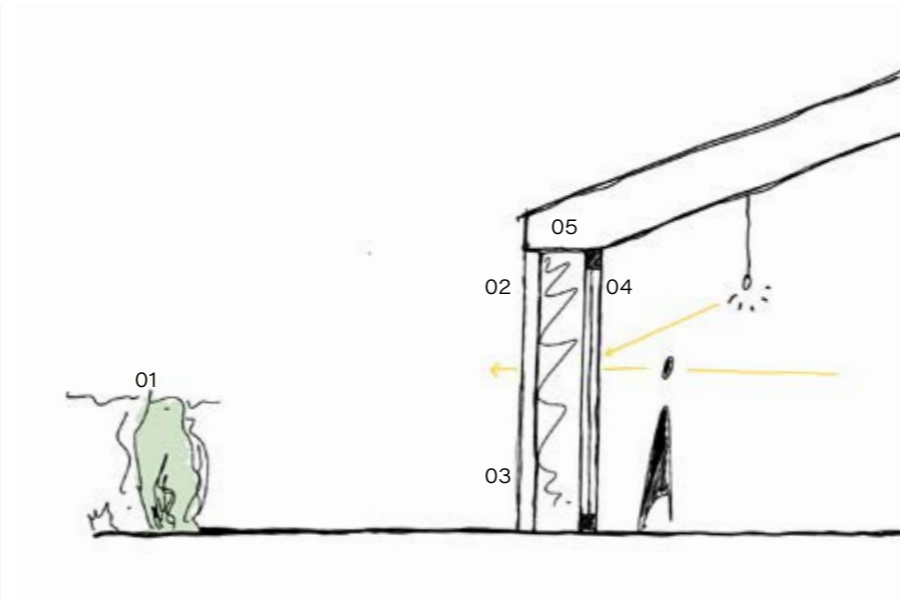


OPEN

This first sketch drawing illustrates the proposed adjustable vertical bi-fold window louvre. Fenestration is offset from the glazing, designed to provide adjustment to light levels internally at certain times throughout the day and can be fully closed to create a vertical louvre across the window.

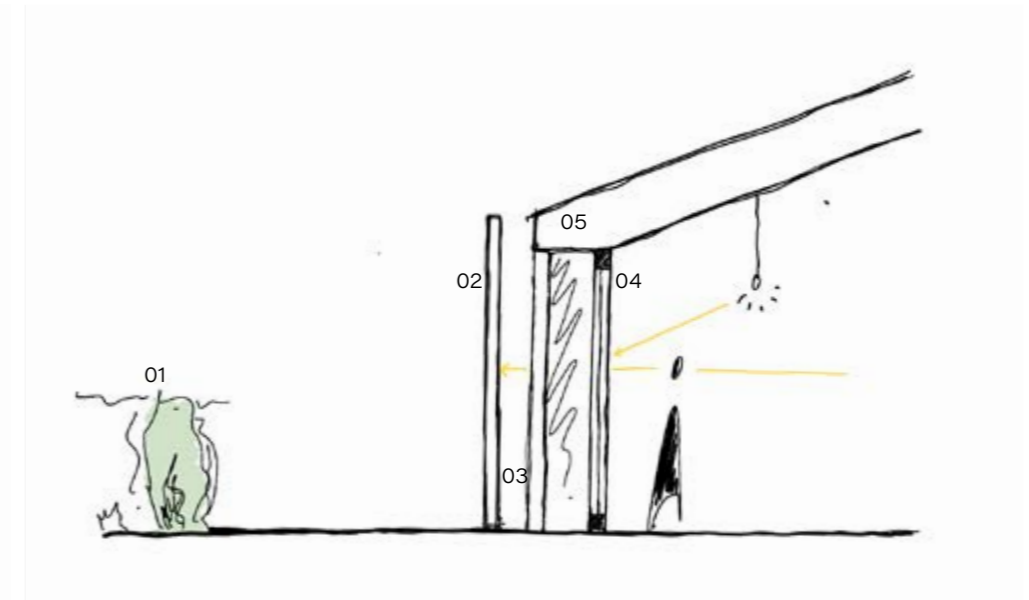
Key

- 01 Native hedgerow
- 02 Adjustable timber window louvre
- 03 Fixed timber louvres
- 04 Offset glazing within deep window reveal
- 05 Outline of corrugated roof



FIXED

This sketch illustrates the fixed windows with external timber louvres. The fixed vertical louvres are designed to create a continuous line of fenestration across windows in conjunction with proposed openable louvres.



SLIDING

This sketch illustrates the proposed sliding louvred screens which are proposed in conjunction with access doors. The sliding doors are carefully placed either to replace existing doors or where new access is proposed; the screens are offset to the glazing and provide continuity in the appearance of large functional building elements relating to the existing barn.



10.0 Access



10.0 Access

10.1 Exterior Access









Primary access to the site is via a private road. The access to neighbouring properties and field will be retained.

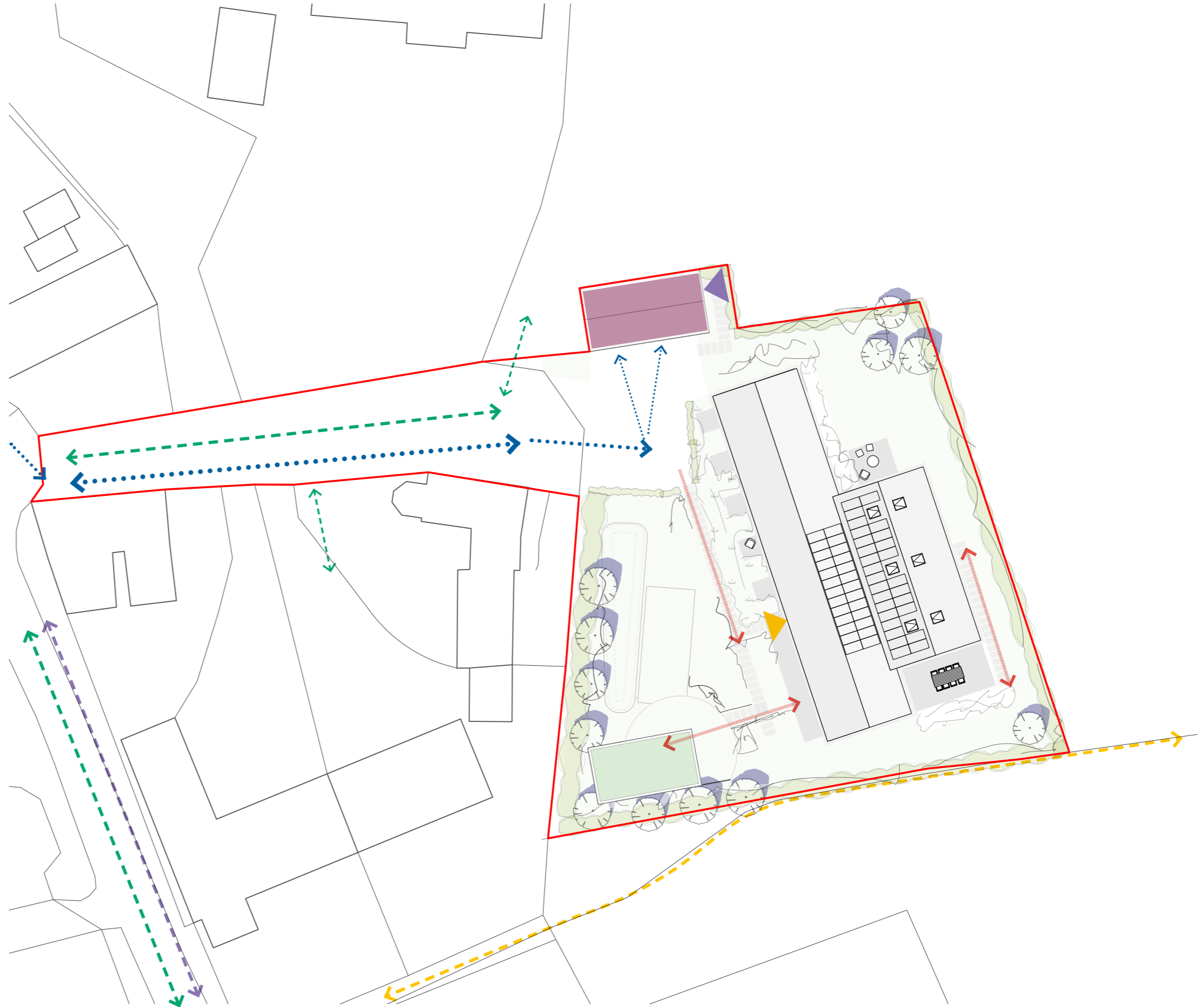
On arrival to the main entrance, vehicles can move into a yard space with 2nr parking spaces a turning area and access to 1nr secure double garage, which is positioned in the northern most structural bay of the existing building.

The public pedestrian movement at the perimeter of the site will remain as existing, however it will be enhanced by the addition of a new native mixed species boundary at the southern edge of the site.

Level access will be provided across the site. Primary access route to the building will be via the west garden space to the main entrance.

Key

-  Arrival pedestrian access
-  Primary vehicular movement
-  Secondary vehicular movement
-  Public movement
-  Cyclist movement
-  Garage with 1 x car port & 2 x secure parking spaces
-  Main entrance
-  Cycle storage entrance



Proposed Site Plan - Not to scale



10.0 Access

10.2 Interior Access

Level access is provided between external and internal spaces.








Routes throughout the building are accessible and inclusive throughout. With the rhythm of repetitive features such as existing steel structural trusses providing a visual rhythm for new doorways and windows to provide greater legibility.

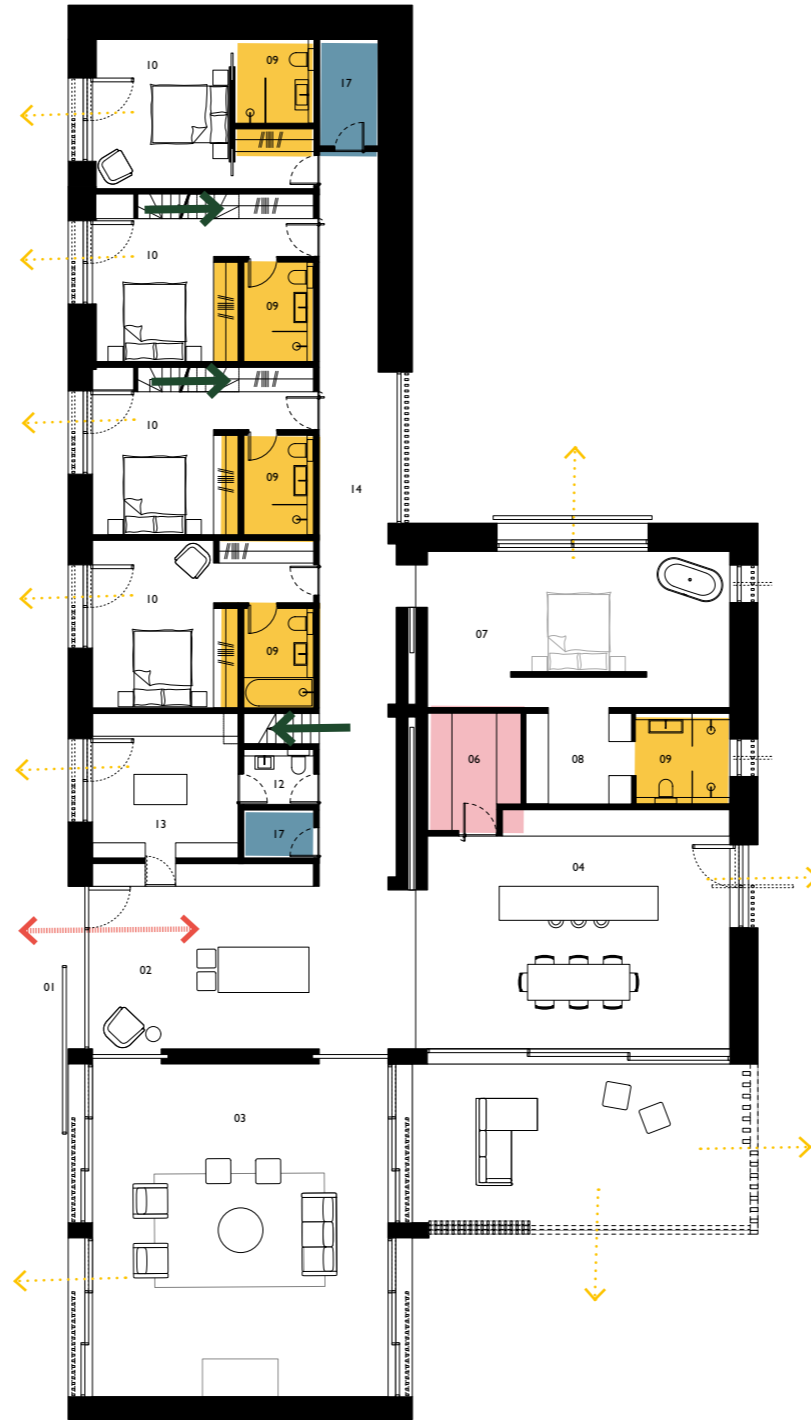
There is one distinctive main entrance, which includes a refurbished sliding screen that provides a recognisable change in material to signal the front door. The main entrance is positioned centrally in the layout to provide good access to living and sleeping areas.

A small mezzanine area is provided near the entrance for a home studio which overlooks the living spaces.

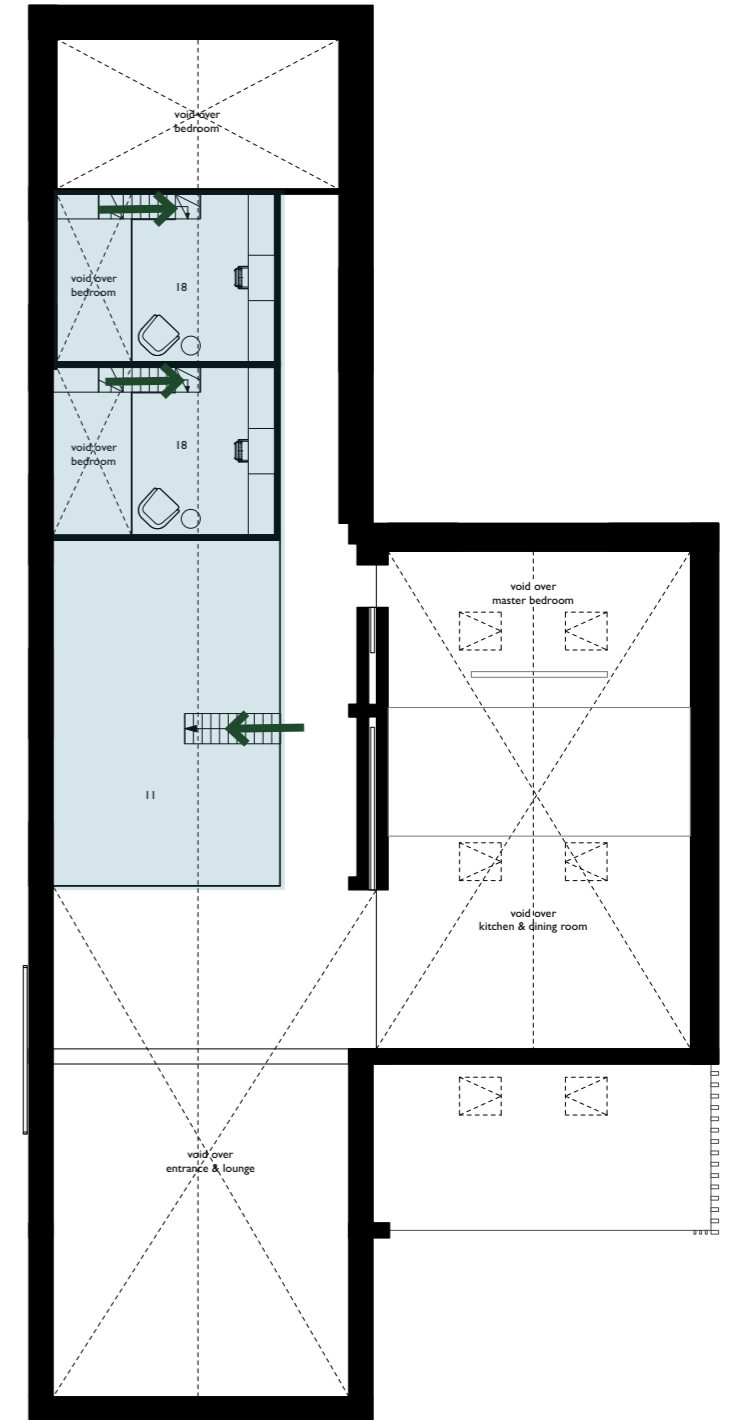
Two of the bedrooms have mezzanine decks for study/snug zones.

Key

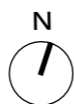
-  Primary building Entrance/Exit
-  Access to garden areas
-  Stair up to mezzanine
-  Utility spaces
-  Plant Rooms
-  Bathrooms
-  Mezzanine Floor Area



Proposed Ground Floor Plan



Proposed Mezzanine Floor Plan





11.0 Conclusion



11.0 Conclusion

Our vision for this project is to convert a modern barn to an exemplary level, creating a high quality family home.

By successfully reusing the industrial details of the existing barn, the proposals seek to create a building and landscape which are relatable to the natural surroundings.

Careful consideration has been placed on the layout, orientation and appearance to ensure that the proposal can be delivered to an exemplar high quality standard.

To this end, the design proposals have evolved with attention to the technical detailing, building environment technologies and natural landscape elements that will provide longevity in use and a positive enhancement to the biodiversity and appearance of the site.

The proposals seek to create a benchmark for reuse of a modern agricultural barn, whilst providing new accommodation to support family living.





The Barn at Oldhouse Farm



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Open Design Studio