

# Newbold Farm Barn

Duntisbourne Abbots

Gloucestershire

GL7 7JN

## Design & Access Statement

January 2024



## Prepared for:

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Mr & Mrs Scudamore

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# 1.0 Introduction

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## 1.1 The Proposal

The application seeks approval for the conversion & extension of a stone Cotswold barn and associated landscaping.

## 1.2 Site Location

Newbold Farm Barn is located in the centre of Duntisbourne Abbots, 125m to the west of St.Peters Church.

## 1.3 Associated Submission Material

Please refer to Blake Architects drawing register

Heritage Statement prepared by Pegasus Group

Landscape Plan by Chris Beardshaw Design

Landscape Visual Impact Assessment by MHP Design

Preliminary Roost Assessment Report by Herdwick Ecology

Ecological Impact Assessment by Cotswold Environmental

Drainage Strategy by K-Ten Consulting

Structural Assessment and Preliminary Details by LPS

## 1.4 Background

The barn is Grade II listed and has previously been granted permission to be converted and extended for residential use.

The planning history is outlined in the Heritage Statement, none of the many proposals have been implemented demonstrating that the proposals are not viable propositions and have therefore not ensured the buildings future is secured.

## 1.5 Context

The barn whilst clearly agricultural in its form and previous use now sits within a heavily domesticated landscape with lawn, gardens and gravel drives surrounding it.

The neighbouring properties and those in the wider village have a traditional Cotswold character, with steeply pitched stone slate roofs and limestone walls. The whole appearance creates a coherent language that relates to time and place.

## 2.0 Proposal

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### 2.1 Requirements

The proposal is for the conversion and extension of an existing barn and is designed as a whole life home.

### 2.2 Approach

As with previous proposals the main barn has been kept open internally to retain the sense of space and light that is a key characteristic of Cotswold Stone barns. A mezzanine is not possible without altering the existing beams due to head heights. Therefore, to achieve the openness of the barn it is necessary to provide additional accommodation in an extension, an approach previously accepted by the council here and considered a legitimate approach by Historic England.

Initially we reviewed the previous extension proposals. We believe that this was not the optimum position or design as it:

- detracted from the setting of, and hid the form and fabric of the existing barn,
- created a poor relationship to the porch of the barn and left an awkward space between,
- located the massing of the extension in the dark part of the site which is not in keeping with sustainable design principles to maximise solar gains and results in poor quality accommodation,
- relied on large volumes of excavation next to the barn and boundary stone walls in order to lower the height, which creates a ramped landscape intervention not in keeping with the level hardstanding to reflect its previous agricultural use,
- had a negative impact on neighbouring Church Farm that has since been extended on this elevation, due to proximity to boundary wall and compromised roots of established tree

We sought alternative options to create a more sensitive proposal that reveals the existing fabric of the barn and is reduced in scale and massing to ensure the form of the barn remains dominant in its setting. We have relocated the massing of the new accommodation to ensure it benefits from solar gains in line with fundamental principles of sustainable design, and is high in quality. The additional accommodation will connect back to the barn with a light touch link that in form references a shelter barn that would be found in farmsteads between two larger barns.

### 2.3 Pre-application Design and Response

In the design development stage, a pre-application meeting was held with Council officers on site and two options were tabled that had differing responses to the massing.

In both proposals the massing was pushed away from the barn to reveal the form of the porch, this maintains the existing relationship between the porch and trees ahead. The massing then uses the form of the existing landscape banks to partially conceal the volume and reduce apparent height. Both studies used a minimal glazing detail to link to the existing barn and reveal the stonework from views outside.



Study A worked on the principle of breaking down the proposed new massing into two elements and creating an ‘L-shaped’ form. The element nearest the barn was proposed as single storey connected to the existing barn with a minimal glazed link to reveal the stonework. The other element was proposed as two storeys to keep the massing from encroaching into the space opposite the porch. The gable of the taller element responded to the gable of the existing barn in an arrangement typical of a farmstead.

Study B created a simple single pitched form that responded to the pitched form of the barn and facing gable. As a design reference, the location of it was based on the 1980s OS map showing the demolished barn that previously stood opposite the existing stone barn across hardstanding in front of the porch. This study used a stone wall to reinstate an agricultural courtyard setting for the existing barn whilst acting as a design device to conceal the glazed link from view on arrival.

### Key points from the feedback related to design:

Written feedback was received from the Conservation Officer, and all the advice has been considered in the design development of the proposed scheme. The key points received are listed below with the design response.

1. Concern over the use of minimal glass links against the existing barn  
*Response : The use of a minimal glass link has been removed. Now a solid roof over a ‘shelter barn’ typology has been used to connect the two forms with setback glazed openings between columns, therefore achieving a design with an agricultural appearance sensitive to its setting.*
  
2. Recommendation to break up the link from within the courtyard and reduce amount of glazing  
*Response : As above, the amount of glazing has significantly reduced by introduction of a solid roof and ‘shelter barn’ typology to bring in solid columns and additional materiality. The link has been slightly shortened to reduce the amount of link whilst still ensuring the new massing is away from the existing barn and allows the existing form to be the dominant massing. The columns are*

*designed to be large in keeping with traditional proportions which allows the glazing to be set far back and create a sense of depth to the elevations from the internal courtyard.*

3. Additional accommodation should be considerate in terms of scale, form and massing  
*Response : The width of the proposal has been reduced from 7.1m to 6.2m whilst maintaining the low height so that the eaves sit below the eaves of the main barn and the ridge is below the ridge of the porch. The length has been reduced and now ensures that it does not encroach in front of the porch to maintain the existing visual link between the porch and trees beyond.*
4. Recommendation for a 'lean-to' and forming of an L-shape  
*Response : This has been studied and included within the new proposals. Using a single storey element that evokes a lean-to structure has enabled the reduction in size of the main element to a significantly lower footprint that does not sit in front of the porch.*
5. Materials are to be agricultural  
*Response : In the meeting the proposed materials were discussed and deemed agricultural, therefore the submitted design is in keeping with this recommendation.*
6. Recommendation that enclosure of the site should be a solid wall externally with a single recessed opening  
*Response : The design of the solid wall has been altered to remove the double opening with barn doors and now is a single recessed opening. Two slot windows typical of stone barn ventilation slots have also been included to ensure light into the walkway and snug.*
7. Physical alterations to the barn are agreed and require a structural survey of the existing barn to review existing and proposed structural interventions and openings  
*Response : The alterations are unchanged from the pre-application design and a structural survey and design details are submitted with the application.*
8. The landscape character is to be in keeping with discussions in the pre-application meeting - to create an agricultural setting for the barns and improvements to the parkland of the Old Rectory to create an appropriate buffer to the domestic gardens and improved setting for the barn  
*Response : This has been detailed in the landscape proposals.*

## 2.4 Concept

### Conversion of existing barn

Within the main barn a utility 'pod' has been proposed behind the kitchen. This is single storey and the existing stone walls can be seen surrounding these. The pod is clad in timber to give a clear visual separation between new and old. The pod is necessary to house essential requirements and services of modern living.

New openings have been minimised and the existing fabric of the barn is retained throughout. Two new doorways into the boot room and kitchen are created for daily access; a slot window in keeping with the character of the stone barn is proposed in the north-east gable to increase natural light to the space; and

six conservation rooflights are proposed to bring in natural light to create acceptable light levels internally.

The porch on the North West elevation remains the central focus of this elevation. The porch itself is only partially converted to retain its key characteristics.

The existing barn doors on the South East elevation are proposed to be replaced with obscured glazing to allow light in to the space whilst retaining privacy for the neighbouring Newbold Farmhouse.

### **Extension of existing barn**

The link between the existing barn and new accommodation has undergone many iterations in design, length, and materiality. Initially it was conceived as a minimal transparent link to touch the barn as lightly as possible and ensure the maximum amount of fabric was visible. However, due to concerns this would in practice lead to a reflective object that glows at night, we have introduced a rhythm of smooth stone columns and a low level pitched solid roof. This additional materiality softens the form and evokes the 'shelter barn' typology found in farmsteads, thus improving the composition. The stone columns will be large to allow the glazing to be set far back and create depth to the façade. The connection against the barn is in the same location as the existing lean-to but shallower in depth to reveal more of the edge of the porch.

No additional accommodation has been added to the barn to allow more of the existing fabric to be revealed.

The extension takes the form of a secondary barn with a simple pitch roof, evoking the gable of the existing barn. It is located on the site of a demolished barn as evidenced in the 1980s OS map, thus creating a recognised agricultural relationship between the two forms.

The extension is carefully planned internally to ensure it is smaller in height, width, and length to retain prominence of the existing barn and its porch. The new form is also pushed away from the existing barn to allow the mass of the barn to be dominant in the setting with views of it retained. A single pitch 'lean-to' is added to the simple pitched new barn behind the stone wall, evocative in form of a typical extension to a barn. The addition of this assists with keeping the massing of the main extension form as small as possible.

The extension is contemporary in style and detail but has a relationship with the existing barn by using an agricultural material palette of stone, blackened timber, and dark metal. This allows the evolution of the barn and its setting to be understood.

## **2.5 Arrangement of Accommodation**

The existing barn has a Gross Internal Area (GIA) of 138 sqm and is designed to house the kitchen, dining and living as an open plan arrangement to celebrate the internal form of the barn. No mezzanine is possible due to the restrictive head heights imposed by the beams. A boot room and utility are concealed behind the main wall of the kitchen, ensuring all new incoming services and outgoing waste minimise disruption to the existing structure.



The connection to the extension has been carefully considered to balance the need to house the massing away from the main barn but not create too long a link. It is therefore 11m in length and 2.5m wide. It is 3.4m wide where it meets the existing barn, shallower than the existing 5m lean-to.

The new massing houses a snug on entry in a 3m deep 'lean-to' element with two bedrooms with ensembles on the ground floor. Stairs lead up to a first floor in the pitch of the roof which has a reduced footprint where the head height is 2m. This upper floor houses two bedrooms and a small bathroom.

The area and location of the proposed garage is unchanged from previous consents.

#### **Summary of GIA:**

- Existing Barn: 138 sqm
- Extension Ground Floor: 74 sqm
- Extension First Floor: 42 sqm
- Proposed connection: 50 sqm
- Proposed Garage as per previous consent: 58 sqm

## 2.6 Height and Massing

The rubble stone wall is designed to be in proportion to the main barn and porch, ensuring it is low enough to experience the volume of the barn and porch behind it whilst being tall enough to conceal the solid roof of the connecting 'shelter barn'.

The new form for the bedrooms is pitched to reflect the gable end of the existing barn, it is kept low in height to ensure the eaves sit below the eaves of the main barn and the ridge is below that of the porch. The form does not encroach in front of the porch to retain a visual link out to the trees and lawns beyond.

A simple single pitch lean-to housing the snug is reflective of a typical barn extension in scale and form. The volume sits behind the stone wall and only the edge of the roof would be visible from the north-east elevation.

The volume of the proposed garage is unchanged from previous consents.

## 2.7 Character and Materiality

### **Existing Barn**

It is proposed to carry out any necessary roof repairs to the existing barn as well as localised lime repointing to the stonework. The existing cast iron rainwater goods will be overhauled and resprayed to match the existing colour. The new slot window added to the north-east gable will be thin section aluminium frame whilst all existing slots will be direct glazed to retain the character of the barn. New hit and miss timber screens to the large, obscure-glazed opening on the south-east will be on sliding steel frames to retain the agricultural material palette. The existing barn doors to the porch will be retained and pinned open. The timber framed glazed doors are set back into the porch to maintain the visible depth.

Internally, the existing cement render on the walls will be removed and wood fibre insulation will be installed to 3m height to make it a habitable environment. The existing concrete slab will be retained to reduce the risk of underpinning and causing damage to the historic fabric in more intrusive works. Insulation, screed, and finishes will be installed above the slab.

### **Proposed Extension**

A local material palette inspired by agricultural buildings is proposed for the new additions. The character will be contemporary in nature to ensure a clear distinction between the historic barn with a clear reading of the passage of time.

Cotswold stone with lime pointing creates the main wall experienced on entering. On the inhabited side of the wall, smooth ashlar stone columns create the appearance of a shelter barn with a near flat mid-grey zinc roof.

The pitched form housing the bedrooms is proposed as a rubble stone base following on from the rubble stone enclosing wall. Blackened timber vertical board cladding sits above this with all window frames powder coated to match in colour. These openings will be minimised to be in keeping with a barn typology with rooflights and gable windows providing light to the upper floor.

The single pitch element will be in a mid-grey zinc to match the roof of the connection to appear as a distinct element separate to the main pitched form proposed to achieve the reading of breaking up the mass.

## 3.0 Access

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### 3.1 Vehicular Access

An existing vehicular access will be utilised, approved under application 13/03858/FUL. The drive leads to a new garage which sits in the same location as the previously approved garage.

With the garage there will be two car charging points and a bicycle charging point.

### 3.2 Pedestrian Access

The living spaces are all on the same level as the drive and are suitable for all users, additionally two bedrooms are at this level. This ensures the house will be suitable for users at all stages of their life.

## Appendix A: Site Photos

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View from the road



View from the Rectory drive





View from the rear of the barn



View showing modern lean to on the side of the barn