

Barns at Home Farmhouse, Bagendon Design and Access Statement

Context

This application for planning consent concerns the proposed conversion of a range of buildings which are currently part of the Home Farm estate. The estate amounts to approximately 9 hectares and includes the Home Farmhouse, a late 19th century two-storey farmhouse built with reference to the Arts and Crafts movement.

The buildings to be converted comprise a stone cart shed (known as High Barn) with a covered lean-to shelter to the north and a modern steel framed open-sided barn to the south (The Stables). This barn has been used as a tack room and stabling for horses (15/01749/FUL). These buildings originally formed part of a small complex of farm buildings remote from the main farm house which included a single storey building known as Lower Barn. The conversion of this building to a dwelling was granted planning consent in 2004 (03/02092/FUL) and the project achieved completion in 2023. It is now known as Home Farm Barn. As part of the proposal to convert Lower Barn into residential use High Barn was included in the application as an annex to the main dwelling. However, it has been decided that the best use of the remaining range of buildings is to convert them into a separate residential unit.



1. Home Farmhouse, Bagendon

Proposals

The alterations to convert High Barn and adjacent structures to a dwelling will respect the existing footprint of the buildings. It is intended to enclose the northern lean-to but this will not alter the floor area. The existing structural framework to The Stables will be retained and a new zinc-clad roof and walls faced with timber boarding will be fitted. High Barn will be re-roofed using Cardinal slates to match Lower Barn and new glazed screen and windows fitted within existing openings. The lean-to will be enclosed with natural stone walls to match the attached High Barn and the existing roof will be replaced with a zinc-clad structure to reflect the new roof over The Stables. Screens and windows will be anodised aluminium framed and conform with current energy saving practices.



2. High Barn

Scale

The existing scale of the buildings will be unaltered. The High Barn is the dominant structure but will remain as a single storey when converted to living space. The remaining structures will not be altered in scale.

Landscape

There will be no major alterations to the external areas so that the essentially rural environment of the site will be maintained.

Appearance

The design of the external fabric reflects the agricultural vernacular architecture of the locality. The natural stone structure will be retained and the timber cladding to The Stables reflects the existing cladding of the building.

Access

The proposed new dwelling will be accessed via the existing gated entrance from the village road. This entrance served the barns when they were in use as part of the agricultural or equestrian unit. The access to the property from the village street will be unaltered.

Biodiversity

There are no major biodiversity conflicts and a separate comprehensive biodiversity report forms part of this application for planning consent.

Flood Risk Assessment

The buildings are within flood zone 1 which has a low probability of flooding from rivers and the sea. The Bagendon Brook passes through the south western edge of the site but it is believed there has never been an incident of flooding.

Conclusions

The proposed change of use is desirable particularly in terms of increasing the housing stock and making use of existing farm buildings without markedly changing their agricultural heritage. The property is located within a small rural community forming part of the village of Bagendon. The impact on the local infrastructure will be minimal. The existing buildings have been well maintained and are structurally sound and capable of conversion. High Barn, although not listed as of architectural or historic importance, is an attractive example of vernacular architecture and the proposed change of use will help preserve the significance of this building and together with the sympathetic conversion of the adjacent buildings will improve the ambience of the surrounding area.

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3. High Barn with Home Farm Barn beyond



4. Rear view of The Stables



5. Gable end view of The Stables