

DESIGN STATEMENT

Stone Barn - COLTHORN FARM. OLD MARSTON. OXFORD

Section 73 Planning Application – Proposed Amendments to approved planning application
18/00631/FUL

New proposed drawings to read in conjunction with this statement

- PL001 Site Boundary
- PL002 Block Plan
- PL003 Ground Landscape
- PL004 Floor Plans G1 and F1
- PL005 Floor Plan and Roof F2 and R1
- PL006 Proposed Elevation West and East
- PL007 Proposed Elevation south and bike and Bin store
- PL008 Proposed Elevation North
- PL010 Section
- Documentation : D4 EXISTING 18_00631_FUL.pdf
- Documentation : D3 DAYLIGHT STUDY ASSESSMENT.pdf

1.00 SITE DESCRIPTION

Originally there was a derelict barn, a small stable block and storage block constructed with timber frames and corrugated metal. The buildings on the site gave a sense of enclosure and intensity of development. This district has a semi-rural character with a great variety of architectural styles and periods evident in the surrounding building stock. The proposal took its inspiration from a traditional barn and the rural vernacular. This style has then been used to inform a contemporary design gaining full planning (18/00631/FUL). The construction started as per condition 1 with a lawful development approved Ref. No: 23/01802/CEU. See D4 EXISTING 18_00631_FUL.pdf



Photo of old farm yard pre demolition

The site has since been recently purchased and the design evolved to suit the new owners (as their “Forever Home”) & progressed to address practical compliance with building regulations. In particular with the desire to exceed applicable building regulations in regard to energy efficiency through Insulation levels & air tightness. Some changes are also sought to help harmonize and complement with the now completed neighbouring Willow Barn which is of a very contemporary design and improve the site’s architectural value. Owing to this evolution of the scheme design, with overlaying ideas the

design seeks to vary the conditions attached to the planning (18/00631/FUL) and as stated in them for them to be agreed in writing. For this a Section 73 application is sought of the Town and Country Planning Act 1990 (as amended) to vary these conditions:

02 Develop in accordance with approved plans

11 Design - no additions to the dwelling

03 Materials in a Conservation Area

See Documentation : D4 EXISTING 18_00631_FUL.pdf for more information

The new proposal is consistent with the operative part of the existing permission, namely the description of the development granted “Erection of 1 * 5-bed dwelling house (use class 3). Provision of Amenity space”. It is only changes to the conditions (and associated informatives) that are sought. Hence a Section 73 Application is appropriate. Under Section 73 it is not the totality of the scheme that is to be considered, but only the changes that are being proposed. This document will hopefully address those changes. The proposal is to use natural stone masonry similar to Willow Barn.

To incorporate a side addition on the North elevation for a staircase, a utility room & two first floor en-suites (reference PL008). North facing glazing overlooking neighbours garden has been reduced by utilizing roof windows. The West elevation materials ratio has been varied to allow more timber with stone and zinc surround. Public views of the pair of barns together is limited to glimpses of this elevation at a distance, over paddock & gardens from Back Lane. These changes soften the West elevation & align it more closely to Willow Barn, whilst having complementary interest.

The dining, living and kitchen has also been lowered by 300mm due to an internal ground floor level change which also affects this elevation as in drawing PL006. This change allows for adequate ceiling height & adequate upper floor void space required for MVHR ducting and structural beams, without raising the height of the building. The proposal is also seeking to allow adjustments in the use of the material from slate for the roof to zinc as used with the neighbouring barn.

2.00 DESIGN Aesthetic Overview

The design is to be a sustainable self-build, of a high-quality design to fit into the surrounding context .Incorporating a design philosophy to suit the currant applicant's requirements and encompassing both the site's agricultural past with the fusing a contemporary detail.

Complementing the Neighbouring Barn and Continuing with the agricultural design language used in the barn opposite (14/02354/FUL), and to reflect the sense of place in keeping with the character of Old Marston. The proposal aims to harmonise with the timber clad of the willow barn and will complete the aesthetic of the site. The lane between the barns is maintained allowing the old sight line through to the paddock beyond and the farmyard. Using Stone as the main mass element in keeping with 18/00631/FUL and with the use of timber and glass elements to inject a contemporary and modern detail feel, it also add a diversity of building topography and difference between the two barns whilst maintaining harmony in the aesthetic. The overall height and mass remain the same as the planning approval 18/00631/FUL except a small side addition on the north elevation.

The overgrown nature of the boundary with Back Lane & the adjacent paddock area is also key to ensure that development is only glimpsed through it. For biodiversity, it's important for both the house and the local area to Keep the trees and encouraging the natural landscape to develop especially in these times.

The material pallet enables the design to sit comfortably within its context. With the main aim of biodiversity and sustainability, the use of natural daylight and shading is paramount. The introduction of a zinc standing seam roof also helps to connect two barns and reflects the existing and past buildings on the site. The use of local vernacular is included in the design in terms of scale, materials, mass and articulation in the elevations.

The large barn doors on the south side enable light to enter the building and to reflect the historic architectural language and are to be kept, as well as the large barn opening with shutters on the west side and the hayloft doors (on the east side) with sliding shutter doors reflecting a traditional hay storage barn are retained in keeping as in the with the planning design of 18/00631/FUL. The various timber panel areas are reminiscent of the openings in a stone storage barn archetype and echo the neighbouring barn.

3.00 MATERIALS

High-performance glazing is to be used, allowing as much natural light as possible into areas deep into the building, the west elevation glazing forms architectural interest and utilises the internal and external connection of the scheme and the views of the landscape. The building has been designed to ensure that excessive solar gain does not increase the need for mechanical heat extraction. The environmental strategy ensures quality north light, and the solar gains used through thermal mass and windows ensure maximum use of natural light in the house. The glazing will be framed in grey and ensure the maximum U-value and ideal G-value. As in 18/00631/FUL.

The materials are carefully chosen to compliment and contrast the site while respecting the character of the area used to blend seamlessly into the the setting. Creating a warm and clear aesthetic, knitting and harmonising with the natural colours of the surrounding buildings. The stone, zinc and timber cladding keeps the rural aesthetic and the colours from the surrounding buildings, providing a long-lasting and environmentally sensitive finish. This palette of materials is the same as that used on Willow Barn to harmonize designs, but in different proportions so as to be complementary. The construction will be both of a high quality, environmentally responsible and utilising contemporary as well as traditional methods.

4.00 Landscaping

1. Fruit trees and bushes to be planted for both people, animals and insects
2. SUDS roadway provides vehicular access to the site, whilst having minimal impact it will be planted to mould into the landscape.
3. Diversity of natural planting, including trees, shrubs and flowering species for bees and insects.
4. The implementation of composting to provide biodegradable composting for the garden.
5. Recycling allocation
6. Introduction of vegetable growing areas
7. Bird and bat boxes to encourage indigenous species as well as appropriate planting for them.

Reference drawing drawing PL003

5.00 Sustainability

This building will be built using where practical and possible natural, non-toxic sustainable materials both externally and internally. A Fabric First Design approach will ensure a well-insulated fabric to high values and Air Tightness that exceed applicable building regulations & the use of MVHR (mechanical heat recovery ventilation system). The Solar PV array has been maximised and will contribute to the heating and power requirements of the home. The house will have low energy requirements and low embodied energy, creating a low-energy home. The following have been implemented within the design:

1. Using the passive potential of solar gain, natural light and ventilation/ cooling.
2. High insulation to reduce heat loss and minimise heating requirements
3. High levels of air-tightness
4. The use of passive ventilation and air source heating in support of passive design
5. High-performance glazing
6. Insulation material with zero-rated ODP and timber sourced from managed forests (FSC/ PEFC)
7. Use of Under-floor heating
8. Supplementary heating through wood-burning stoves
9. Reduced rainwater run-off from the site using SUDS and rainwater harvesting
- 10.3 cycle storage spaces encourage sustainable modes of transport
11. Local materials and labour will be used where possible
12. Low-energy lighting

6.00 Requested to vary the conditions outlined below

6.10 North elevation

An addition has been designed along part of the north elevation, replacing the large barn opening on this side. It has been developed with the same language as the main house design. Its massing is set down from the main roof and back from the east and west elevations which keeps the original appearance and does not compete with key features of the planning 18/00631/FUL. By not competing with the main mass it helps break up the volume, creates a tapestry on the elevation and minimises its shadow impact. Green plant growth will be also encouraged on the side to create and encourage biodiversity. Rainwater harvesting will also be implemented where possible along with water gardens and suds. The North elevation is also set significantly lower than the neighbours ground levels to the North (32B) & East (34) so its impact is minimized. Window & door glazing to the North elevation, facing towards the neighbour's (32B) garden has been significantly reduced, in part by incorporating roof windows. Drawing to refer to: PL002, PL004, PL005, PL006, PL008, PL010.

6.20 South elevation

On the south side, the elevation will have the same external ground level as the planning 18/00631/FUL. The internal step down is hidden at the ground level as shown in the drawing, keeping the original design feel. The zinc roof will also form into the roof drainage with a narrow strip of zinc running to a stone plinth towards the west elevation side. This helps bring the transition of materials and textures to fold into the west elevation. The main entrance has been stepped in to form a semi-covered enclosure and is in keeping with the original design. It also allows more space for wheelchair access as well as a small timber and glass canopy hidden by the recess. See section PL010 this would still keep the design of the large barn opening on the west side with sliding shutter doors reflecting a traditional hay storage barn as per 18/00631/FUL.L. Drawing to refer to: PL007, PL010

6.30 West elevation

The west side of the elevations is proposed to be lowered by 300mm to accommodate the step internally. This is to have a dual purpose of allowing the floor thickness to accommodate ductwork required for the MVHR & the air source heating and the depths of beams for spans. In keeping with previous planning history and the neighbour's rear elevation a stone plinth has been introduced as well as vertical timber cladding with the zinc roof framing and wrapping around the top floor to bring a contemporary design and integrating it into the traditional stone plinths. This provides a strong and robust plinth detail that shall not decay or need regular enhancement. It will also provide an element of consistency in the colour palette. The design keeps the original glazing elements, and the introduction of a timber-clad surround and the sliding timber shutters, will help the visual connections to the willow barn and help soften the elevation. Drawing to refer to: PL006, PL010.

6.40 East elevation

The Oriel detail element will be kept in keeping with the existing planning design to reflect a traditional agricultural building (see photo enclosed of Alan Court Old Marston). Both of the hayloft doors are also retained. The proposed Oriel window was originally designed not to overlook the farmhouse on the east side with a window facing south. The proposal would like to move the window into the stone wall. This avoids a potential "cold spot" caused by the reduced insulation around the Oriel Window constrained by its slim aesthetic. Instead a staggered louvred panel will create the Grain Store Ventilator in keeping with the aesthetics. The panel would allow diffused light in but obscure direct views in and out as in 18/00631/FUL. Drawing to refer to: PL006.

6.50 Roof material

In keeping with the neighbour's Willow barn and the original rural aesthetic referenced in past planning documents there would be a proposed material change from slate to zinc/metal with a contemporary design detail for the rainwater guttering, thus working harmoniously and aesthetically with the willow barn. The reduction in weight is also beneficial in adding solar panels and designing the roof structure without compromising the insulation or usable space on the second floor.

6.60 Stone material

It is proposed to use the same natural stone masonry with sand, lime and white cement mortar (as recommended by the suppliers Cotswold Natural Stone) as that used by Willow Barn, except with the inverse colour proportions of Grange Hill Cream 30%, Grange Hill Grey 70%.

6.70 Windows colour /material

Grey toned window and doors will open up the building to its surroundings. The frames coated to a colour that responds sensitively to the surroundings and keeps harmony with the zinc roof.

7.00 Heritage & Longevity

The barn has been designed respecting the heritage of Old Marston, in the hope that it will become part of that built tapestry adding both interest and diversity in this mostly picturesque area . Using natural materials in Stone Dressed masonry, Zinc and timber will enable the building to weather with age gracefully gaining character whilst being in keeping with the design philosophy of the planning 18/00631/FUL.

8.00 Conclusion

With all of the above considerations in mind, its hoped that the changes made to the approved planning permission 18/00631/FUL, in this Section 73 Planning application will receive support from the planning department.