

DESIGN + ACCESS STATEMENT

Rosehill Barn, Longwood Dean Lane, Owslebury, Winchester SO21 1JS

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Produced for the purposes of Planning Application. March 2024.

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SITE INFORMATION

Rosehill Barn is our client's home in Owslebury, Winchester and is within the South Downs National Park. The main dwelling is a grade II listed semi-detached barn conversion that is conjoined to a non-habitable storage area that belongs to the neighbours. The site is in a rural setting with its nearest and only visible neighbours being the grade II listed Mays Farm who own the section of barn connected to our client's property. The neighbour's main dwelling however is approximately 20m away from Rosehill Barn. May Cottages, a row of three grade II terraces, are 50m away and the last neighbour on this stretch of Longwood Dean Lane is Glasspools Farm, a more significant 220 metres away. On our client's site is a detached double garage with a living quarter that was used as a separate residence when the main house was also two separate flats. This made Rosehill Barn a HMO for three separate residences. At present, the two structures on site (the garage and the barn) are separated by a small gap, which is currently used for bin storage and the ASHP.

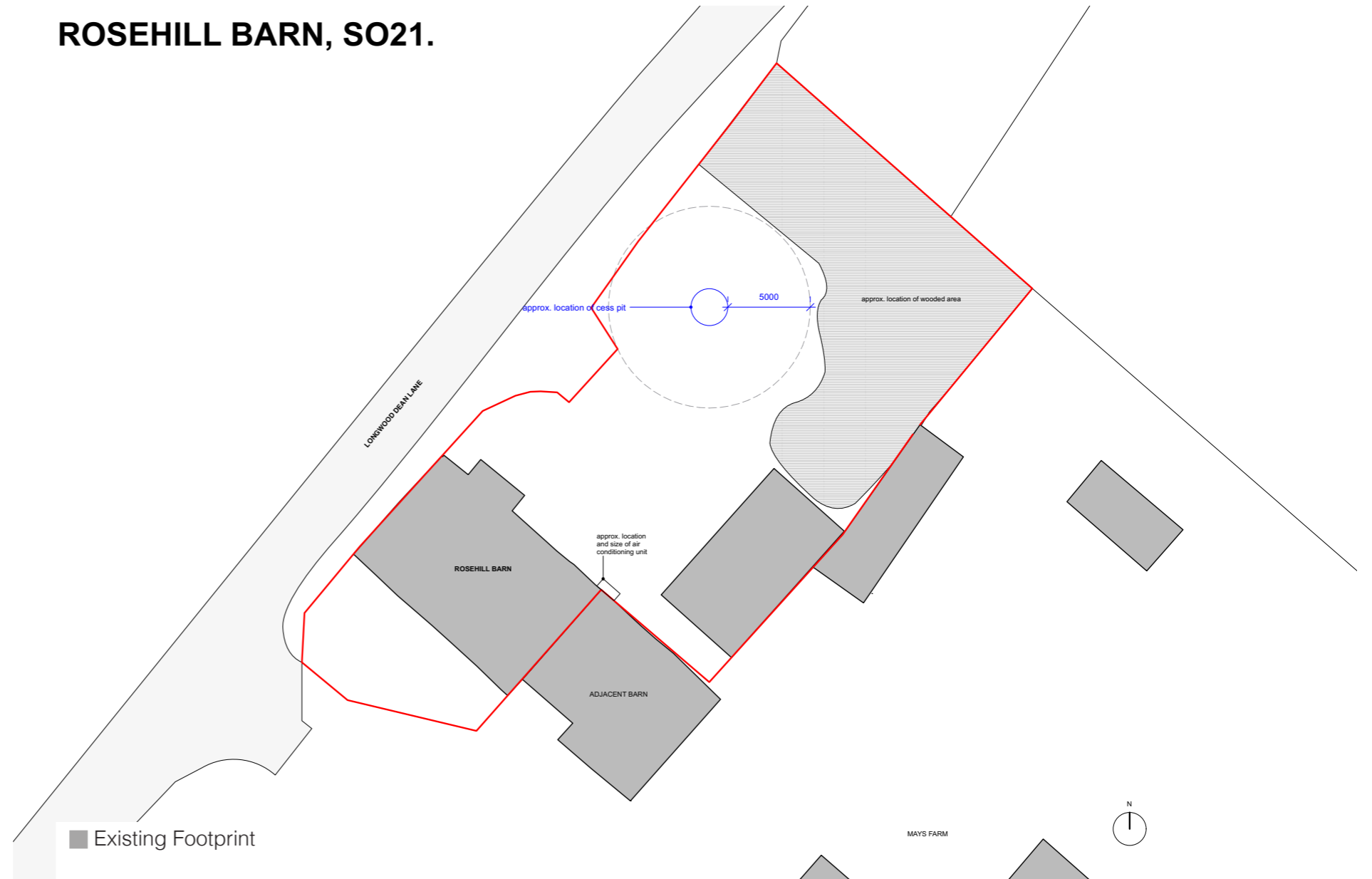
The barn itself is believed to have once been an open hay barn which was later weatherboarded to become a cattle shed. Following this, its first form of occupation was a set of offices, which was later converted into the flats mentioned prior. Our client then purchased the property with the intention to view the barn as one cohesive property again whilst also enhancing its listed characteristics. The history of the barn itself is detailed further in the heritage report attached to this planning submission titled: '439-08 Rosehill Barn Heritage Statement KM - merged'.

To the north-west and the south-east of site is open farmland. The site benefits from extensive countryside views in these directions and features some mature trees and hedge planting around its boundary. The best opportunity to enjoy these views are from the annex, however this is not something currently benefited from as it has few windows and limited head room. The main aim of this proposal is to create cohesion between the living spaces that were once separated to be a HMO and to provide spatial solutions that enhance the barn's appearance more than the existing additions whilst capitalising on the countryside views to the north-west. All of this is achievable without causing detriment to the views from the surrounding properties in any way.

FRONT - NORTH ELEVATION



ROSEHILL BARN, SO21.



VEWS TO ADJACENT FIELD NORTHWEST



EXISTING GARAGE - NORTHWEST ELEVATION



PROPOSED WORKS

The proposal focuses on internal reconfiguration with the addition of two dormers to help facilitate this. One dormer is proposed to be added to the back of the main building and the other is shown on the front of the annex. Both would replicate the low profile of the existing front dormer, and would sit amongst the relatively new roof structures which were altered in the 1980's. Both add much needed head height to create usable space for the client whilst making best use of the expansive views to the north-west whilst bringing more light in.

A new porch is also being proposed to help more clearly identify the entrance to the main house and to renovate & modernise the existing porch area whilst also replacing the WC porch, which is a non-original addition. The materials proposed are cohesive or complimentary to the material palette as per the building's listed description, celebrating the historical materials. New openings into the external walls are minimal and avoided where possible and instead expand upon existing openings to make better use of the views mentioned prior and better link with the garden to the rear.

The proposed works aim to amplify the character of the barn and work to retain and celebrate the surviving heritage timber framing internally & the brick/flint base and timber weatherboarding externally. A study of this historic structure was undertaken to ensure we understand as much as possible about the heritage framing elements when designing this proposal. Through this study, we have been able to identify which timbers are of value and which are more modern aesthetic additions. All heritage structures are retained in this proposal and the internal reconfigurations are done with the intention to reveal them as much as possible.

RELEVANT PLANNING HISTORY

SDNP/23/02203/PRE

July 2023

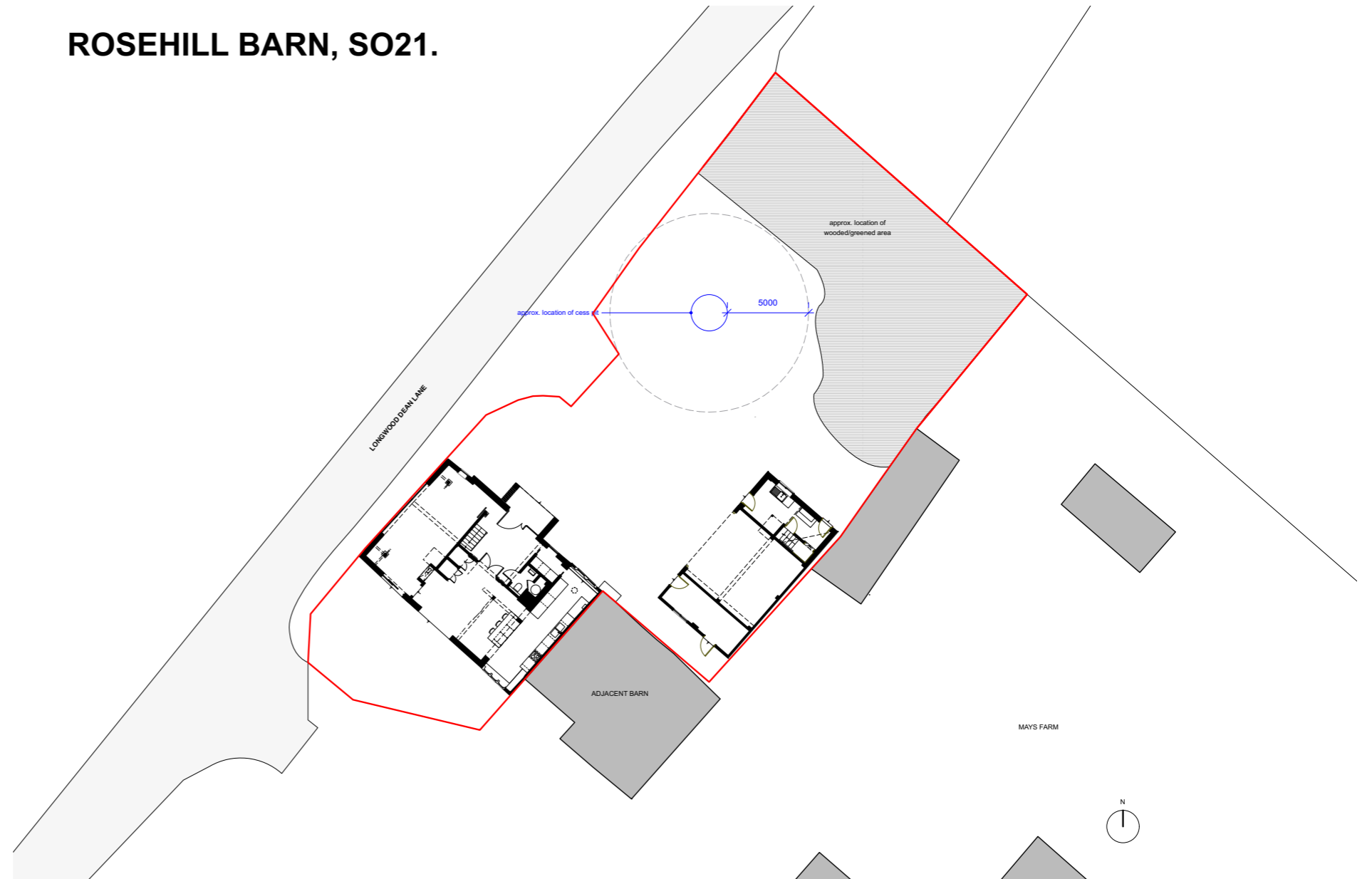
Pre-application advice

A previous revision of this scheme received pre-app advice in July 2023 under the application SDNP/23/02203/PRE where the main concerns raised were the design of the link that was to connect the main barn to the garage, both in regard to its disruption to the existing simple rectilinear forms and the materials proposed. Since this application, we have removed the link in its entirety. We believe that this version of the proposal has a low visual impact to the barn's external appearance and will still provide the opportunity for this previous HMO to become a functional family home for our client. There were also concerns over the size and aesthetic of the proposed dormer to the garage which has since been reduced and changed in style to match the existing one.

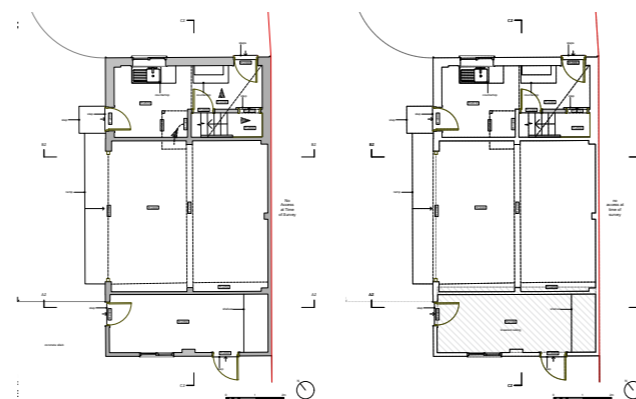
The majority of the rest of the proposed works to both the main house and the annex was seen to be generally acceptable and it was discussed that there was opportunity for the existing WC porch to be replaced with a new, higher-quality one. This proposal features a version of the porch that works without the link extension and works towards the enhancement of the barn more than the existing porch.

We feel that this updated proposal for Rosehill Barn has addressed the concerns of the pre-app advice and creates a scheme that enhances the use and character of the property on the whole.

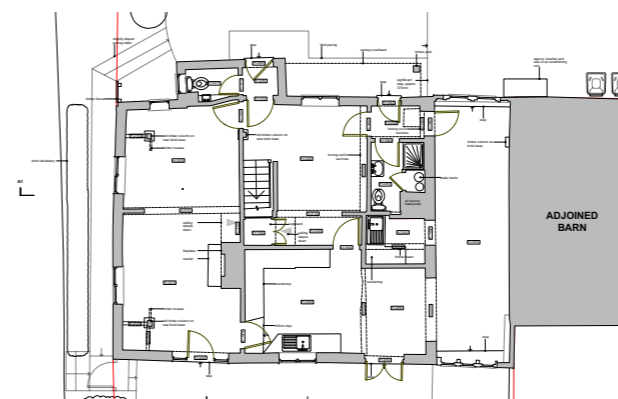
ROSEHILL BARN, SO21.



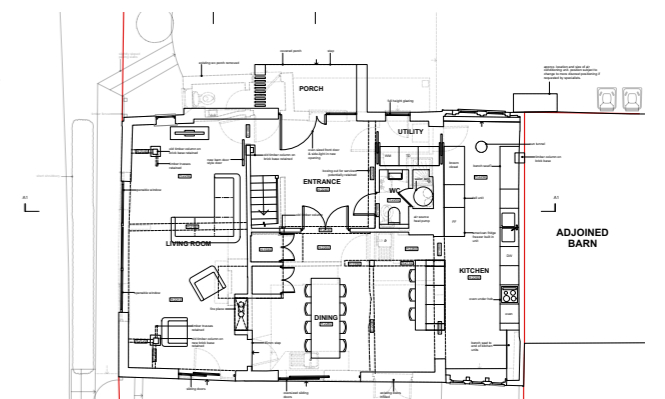
EXISTING (L) & PROPOSED (R) GARAGE GROUND FLOOR PLAN



EXISTING BARN GROUND FLOOR PLAN



PROPOSED BARN GROUND FLOOR PLAN



PROPOSED WORKS

EXISTING PORCH



FROM LONGWOOD DEAN LANE

ADAPTED FENESTRATION AND NEW DORMER TO REAR



ADAPTED FENESTRATION TO STREET FACING ELEVATION

NEW PORCH



FROM LONGWOOD DEAN LANE



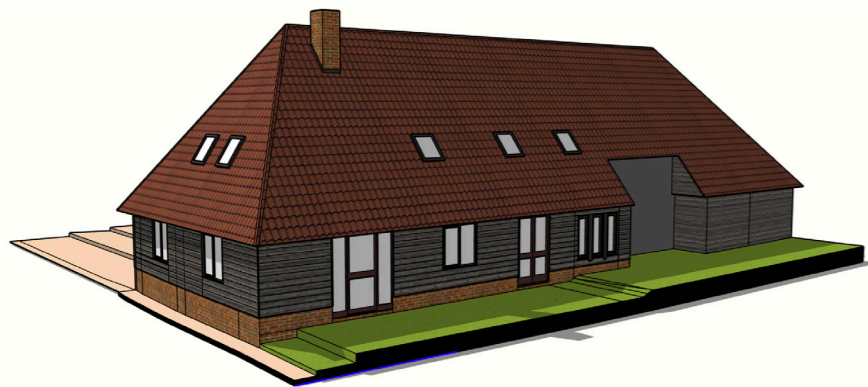
FROM REAR



FROM NEIGHBOUR'S SIDE



FROM REAR



Rosehill Barn - EXISTING

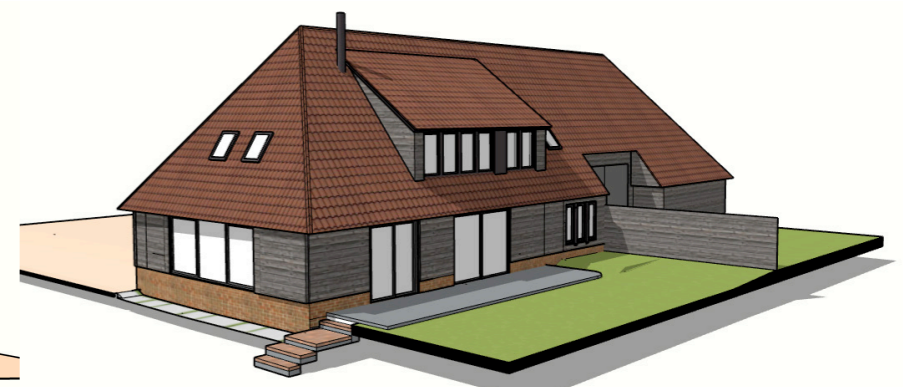
The characteristics of Rosehill Barn are as follows (as described in the pre-app):

- A simple, rectilinear form and an expansive and low-reaching roof structure.
- Tall, double-leaf bay doors on the rear elevation (on neighbour's side).
- The historic timber frame internally.
- The roof structure and tiles are both modern replacements.
- The timber weatherboarding is recent, and much of the brick-and-flint plinth appears to have been replaced with modern stretcher-bond brickwork.
- The existing garage / annexe building is nondescript and of no particular architectural quality. It makes no contribution to the significance of the listed barn.



Rosehill Barn - PROPOSED

- The project includes the addition of a dormer to the garage to create more space with usable head height whilst also making use of the views over the fields to the north west of the site.
- Whilst the garage is said to have low architectural quality, the proposal works to give it the chance of a higher appreciation.
- The materials used mirror those on the main structure and any new additions/ replacements that have to be made to the garage will be of a high quality.
- Since the pre-app the ground floor of the garage has been returned to its existing function of car parking, so there is no change to the parking available on site.



Rosehill Barn - PROPOSED

In response to the pre-app advice received, we have removed the proposed link and instead selected to focus on the enhancement of the interior spaces to allow the two structures to work as one residence, even if not physically connected by indoor space. These solutions include the addition of a new dormer to the rear of the barn to allow for more comfortable living space without needing the floor space of the garage to achieve this. Throughout the scheme, we have adapted existing openings to supply the home with more light throughout whilst also improving the connection to its tranquil setting.