



9.0 The Little Stone Barn

Across the stone bridge over the brook lies a barn known as the Little Stone Barn. It appears to have been a cart barn and built in the C19th from lias stone.

The North facing elevation appears to have been infilled with a brickwork panel and a large opening (current adorned with a simple timber shutter). Stone paving patterns on the inside floor suggest it may have been two spaces - possible a cart bay and pony stable. The proposal is to retain the brick panel and the aperture but install new glazing and a new shutter.

Historic maps show an additional footprint connected to the east of the barn. This is corroborated on site as there is sign of an old door opening. It is the intention to open up this historic doorway.

The roof is clearly more recent construction but is failing. The trusses are two different designs and clearly been heavily altered, with one truss containing a sizable crack. The bowing of the south wall and the ad-hoc corbelling around the north barn door suggest the roof was not well designed to fit the existing barn. The walls are in desperate need of structural repairs and restraint.

The proposal for the barn is to rectify its structural issues, replace the roof, upgrade its thermal performance where possible and convert it to a Nanny annex. The later lean-to on the east elevation is to be replaced.



NORTH ELEVATION



INTERNAL FLAGSTONES SUGGEST TWO SEPARATE BAYS TO AN ORIGINAL BARN. SLABS TO BE RETAINED.



INTERIOR



SOUTH ELEVATION WITH A LINTEL OVER AN EXTANT DOORWAY



EXISTING ROOF INCLUDES TWO HEAVY ALTERED UNMATCHED TRUSSES AND MODERN RAFTERS



THE BARN ROOF IS BALANCING ON A SMALL BRICK CORBEL



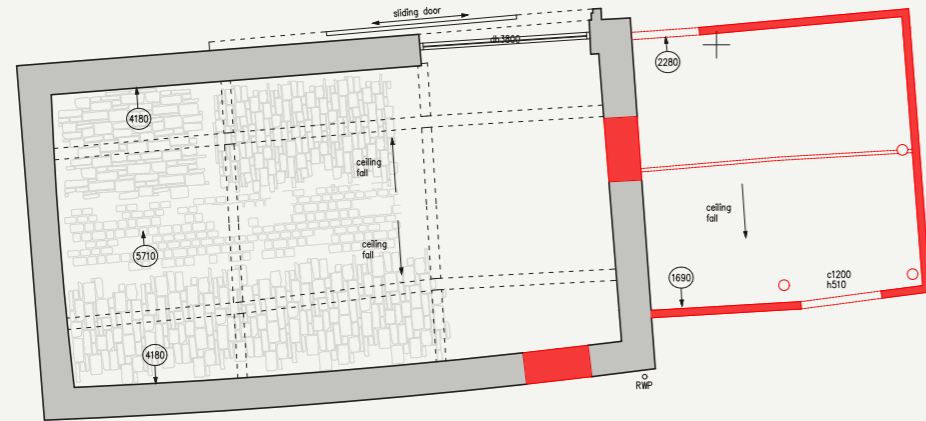
BOWED AND CRACKED WALL BELOW THE ROOF TRUSS



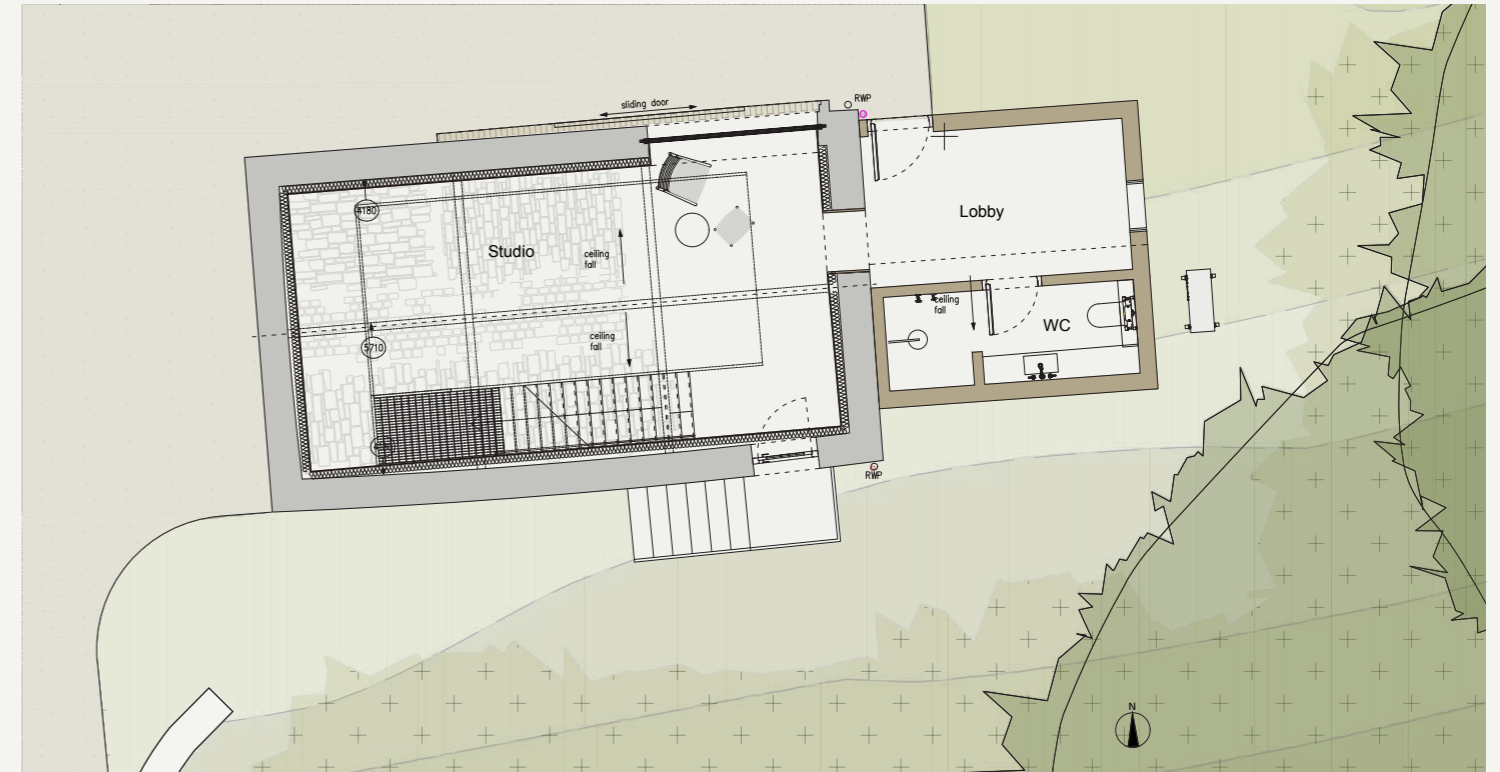
A MODERN LEAN-TO ADDITION TO THE WEST.



9.1 Internal alterations

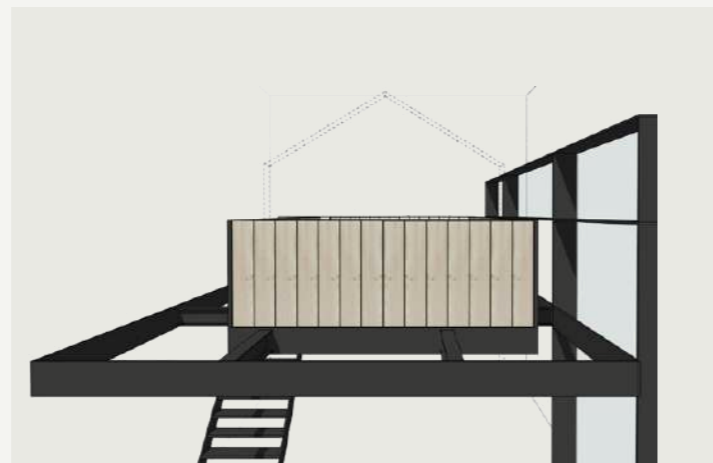


EXISTING GROUND FLOOR PLAN - PLEASE REFER TO GA DRAWINGS FOR FULL DETAILS

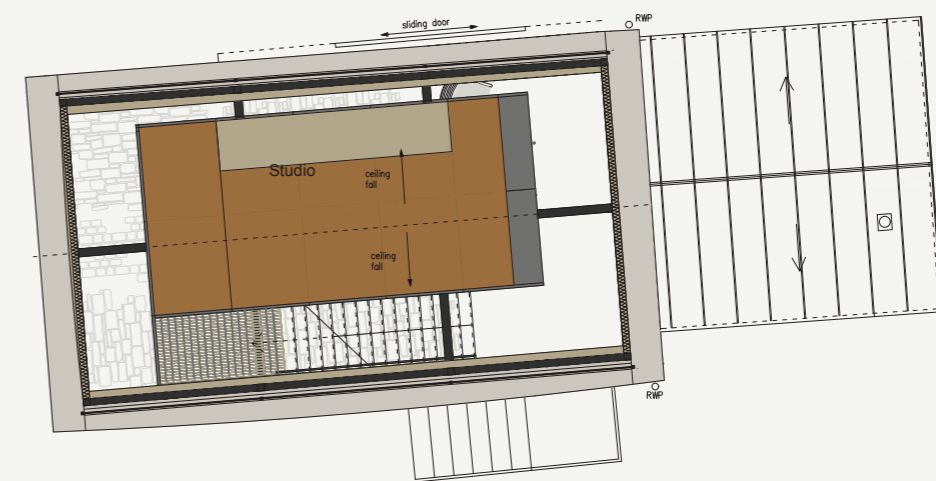


PROPOSED GROUND FLOOR PLAN - THE LEAN-TO ON THE WEST IS TO BE REBUILT AS A ZINC CLAD ENTRANCE/KITCHENETTE AND WC.

- The renovations to the orchard's Little Stone Barn are sympathetic to its agricultural past and seek to enhance the character and charm of the building's fabric.
- The focus of the proposal is structural stability and conversion to a nanny annex.
- A mezzanine deck is proposed to be inserted and this will act as a series of structural ties to brace the walls.
- The deck is accessed by a steel staircase.
- At ground floor the existing floor paving and slabs will be relaid over a new insulated and tanked slab.
- The walls are to be repaired/rebuilt where necessary, insulated on the inside with breathable insulation and lime rendered.
- A new roof is required for the ongoing preservation of the barn.



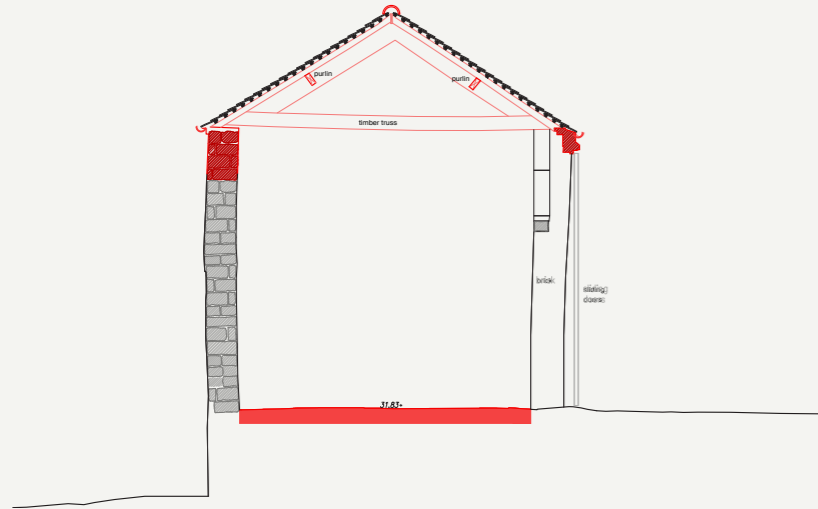
STRUCTURAL MEZZANINE VISUALISATIONS



PROPOSED MEZZANINE FLOOR PLAN



9.2 External alterations

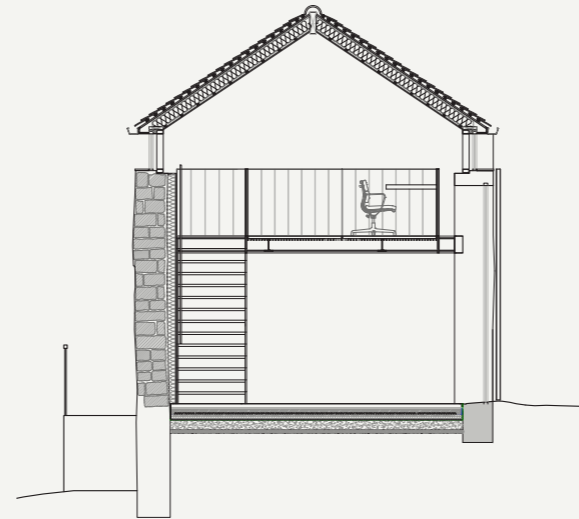


EXISTING/DEMOLITION SHORT SECTION

- The failing modern roof is to be replaced. Any clay tiles which can be salvaged for reuse, will be.
- The floor level is to be excavated for a new slab and insulation, with flagstones and cobbles set aside for reinstatement as existing.
- The external shutter for be replaced like for like.



VIEW OF GLASTONBURY TOR WHICH WOULD BE PROVIDED BY THE NEW RIBBON WINDOWS AT MEZZANINE LEVEL

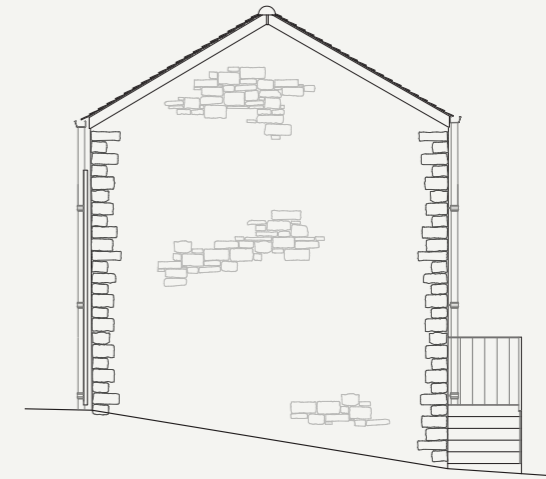


PROPOSED SHORT SECTION

- The new mezzanine deck ties the unstable walls together.
- The materials will be sympathetic to the agricultural origins of the barn with exposed steelwork and timber.
- The replacement roof is to be installed in the same location as the existing.
- A small section of masonry along the long sides will be removed or a ribbon window to be inserted for daylight and allow views out to the orchards and Glastonbury Tor.
- A new insulated slab is to be installed prior to relaying the existing slabs.

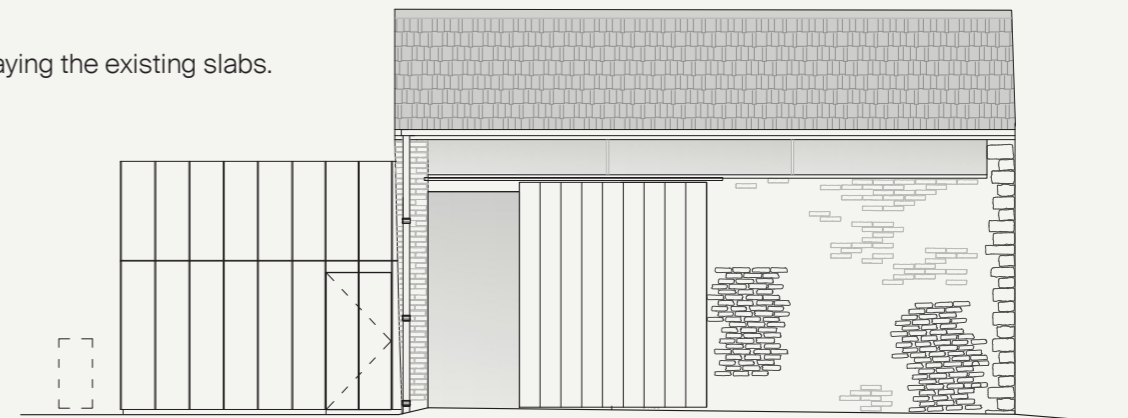


PROPOSED CUTAWAY SECTION OF THE MEZZANINE AREA SHOWING THE CONCEPT DESIGN FOR THE RIBBON WINDOW.



PROPOSED WEST ELEVATION

- The existing gable walls are retained and will be visually unchanged.



PROPOSED NORTH ELEVATION - REFER TO GA DRAWING FOR FULL DETAILS

- A small section of masonry is to be removed to allow a ribbon window to run along the retained North and South façades.
- New double glazed frame-less glass opening in the existing barn door
- Replacement lean-to provides the entrance hall, clad in zinc.

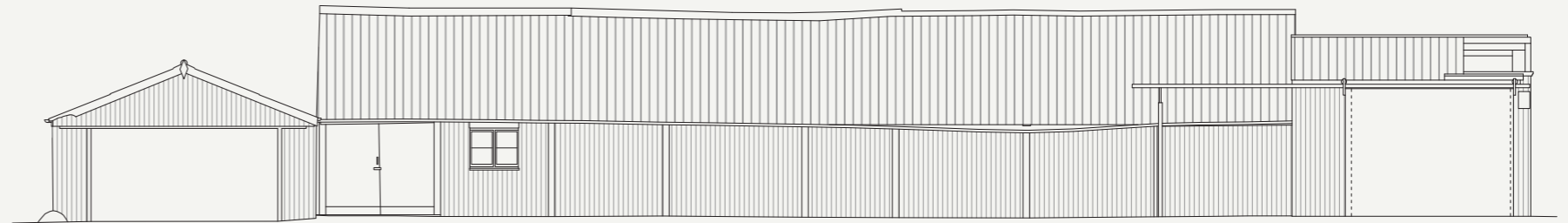


10.0 The Cart Shed

The successful cider-making industry led to the development of the Cart Shed by 1921-43. The building's history and purpose are of interest to the site. However, the building itself is of low quality and is dilapidated. In its current condition, the barn detracts from the main listed building and therefore needs to be refurbished.

The quality of construction is poor and unsuitable for retention. The proposal is to demolish the shed and rebuild a structure in the same location that is of a similar size and proportion.

The external metal plate of the weigh plate will be retained as a marker of the building's past.



EXISTING CART SHED SOUTH ELEVATION



EXISTING CONDITION OF THE CART SHED



EXISTING WEIGHT PLATE



EXISTING CART SHED IN CONTEXT



REPLACEMENT CART SHED IN CONTEXT



10.1 Proposals

The rebuilt barn is to remain agricultural in appearance. The material palette of timber, metal and glass is retained from the existing building. A rhythm of expressed timber posts echoes the bays of the original cart shed.

The house is lacking in bedrooms for its size therefore this building will contain ancillary guest accommodation for the client's friends and family when they visit.



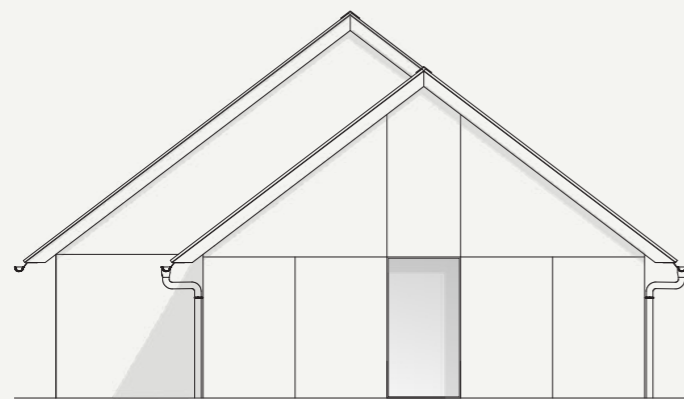
PROPOSED WEATHERED STEEL FINISH



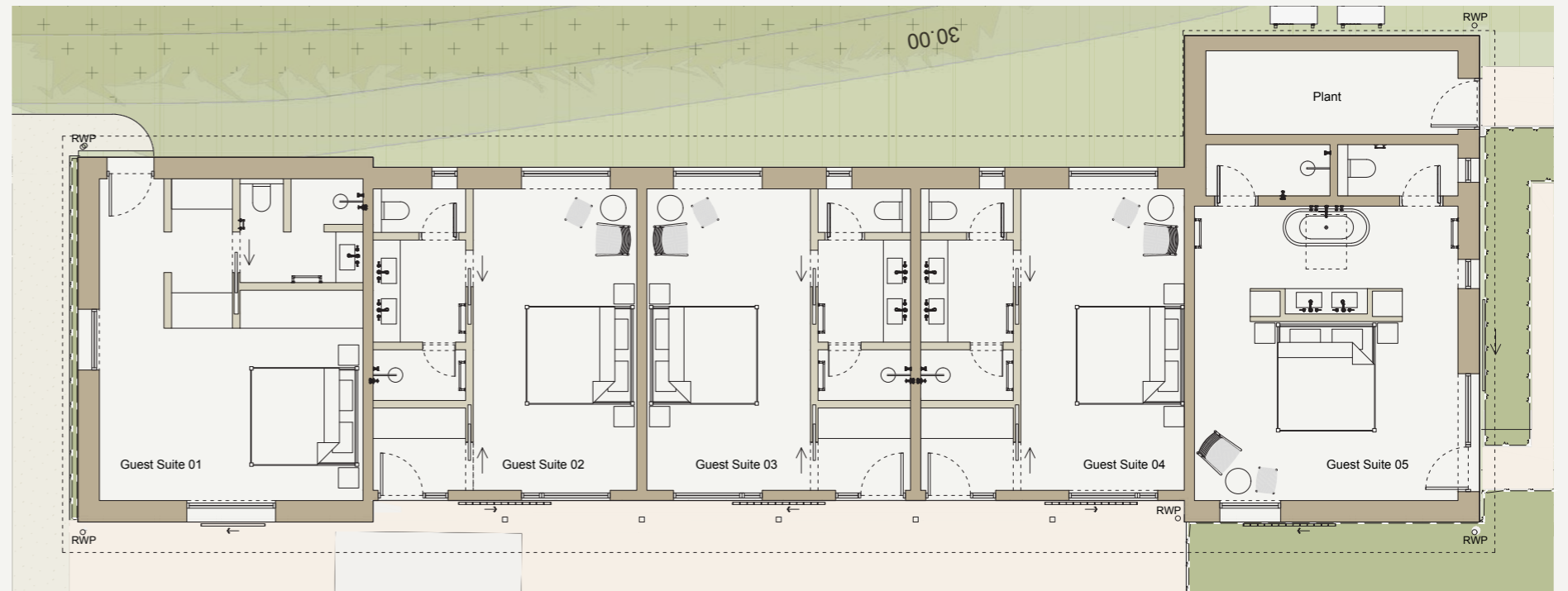
DARK GREY PPC ALUMINIUM PROFILED ROOF CLADDING



TIMBER POSTS AND INFILLS

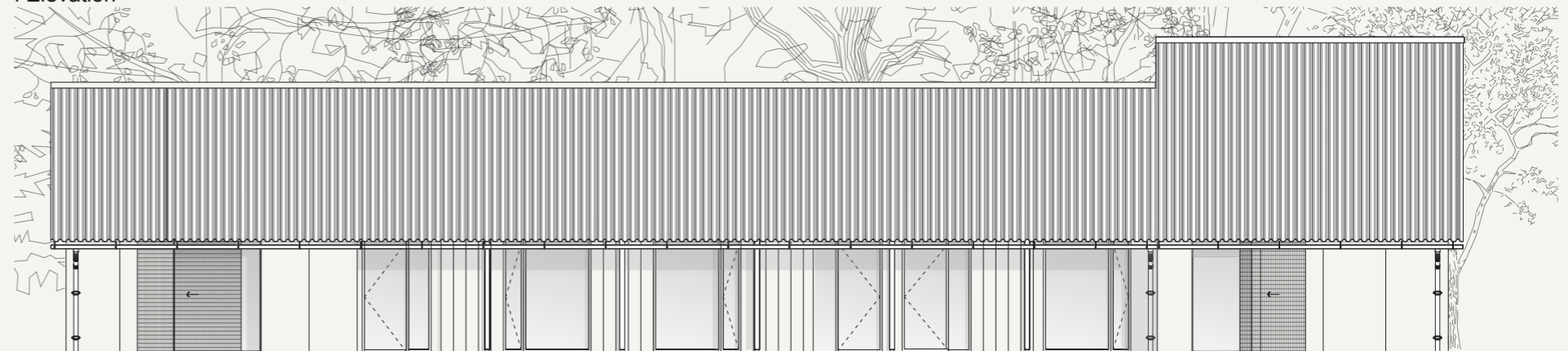


PROPOSED WEST ELEVATION MAINTAINING SIMILAR PROPORTIONS TO THE EXISTING BUILDING.



PROPOSED PLAN

1 Elevation



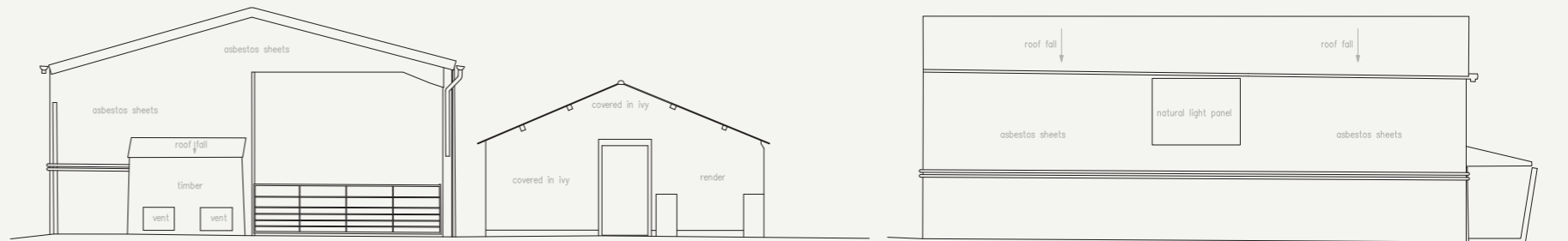
PROPOSED SOUTH ELEVATION



11.0 The Leisure Barn

To the East of the main house, modern barns (9) were added after the 1960s. The large barns are in very poor condition and are now redundant.

The proposal is to remove these barns and construct a high-quality leisure barn in their stead.



EXISTING WEST ELEVATION

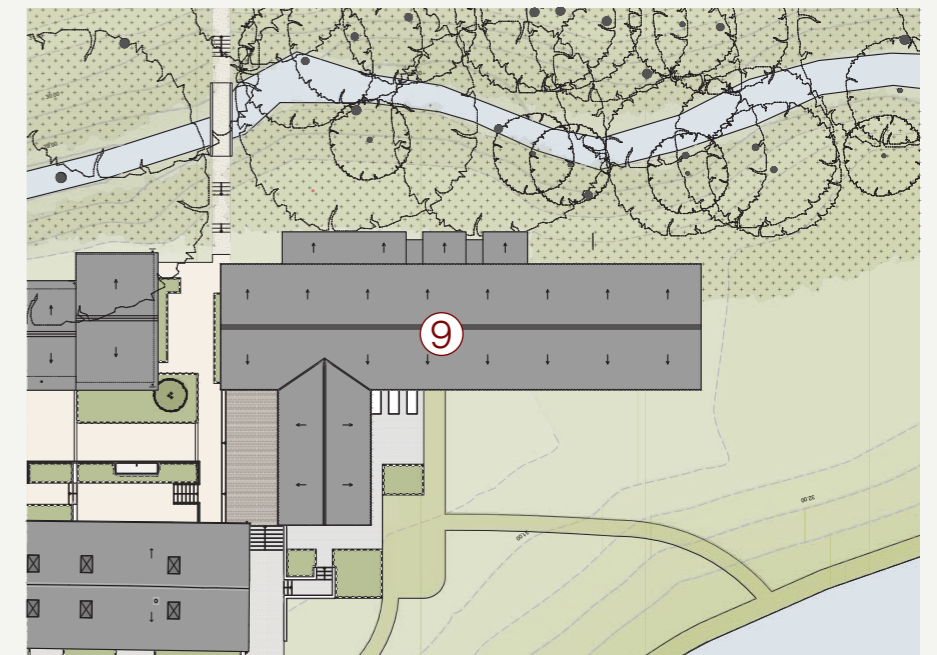
EXISTING NORTH ELEVATION



EXISTING PHOTOGRAPHS



EXISTING AGRICULTURAL BUILDINGS IN CONTEXT



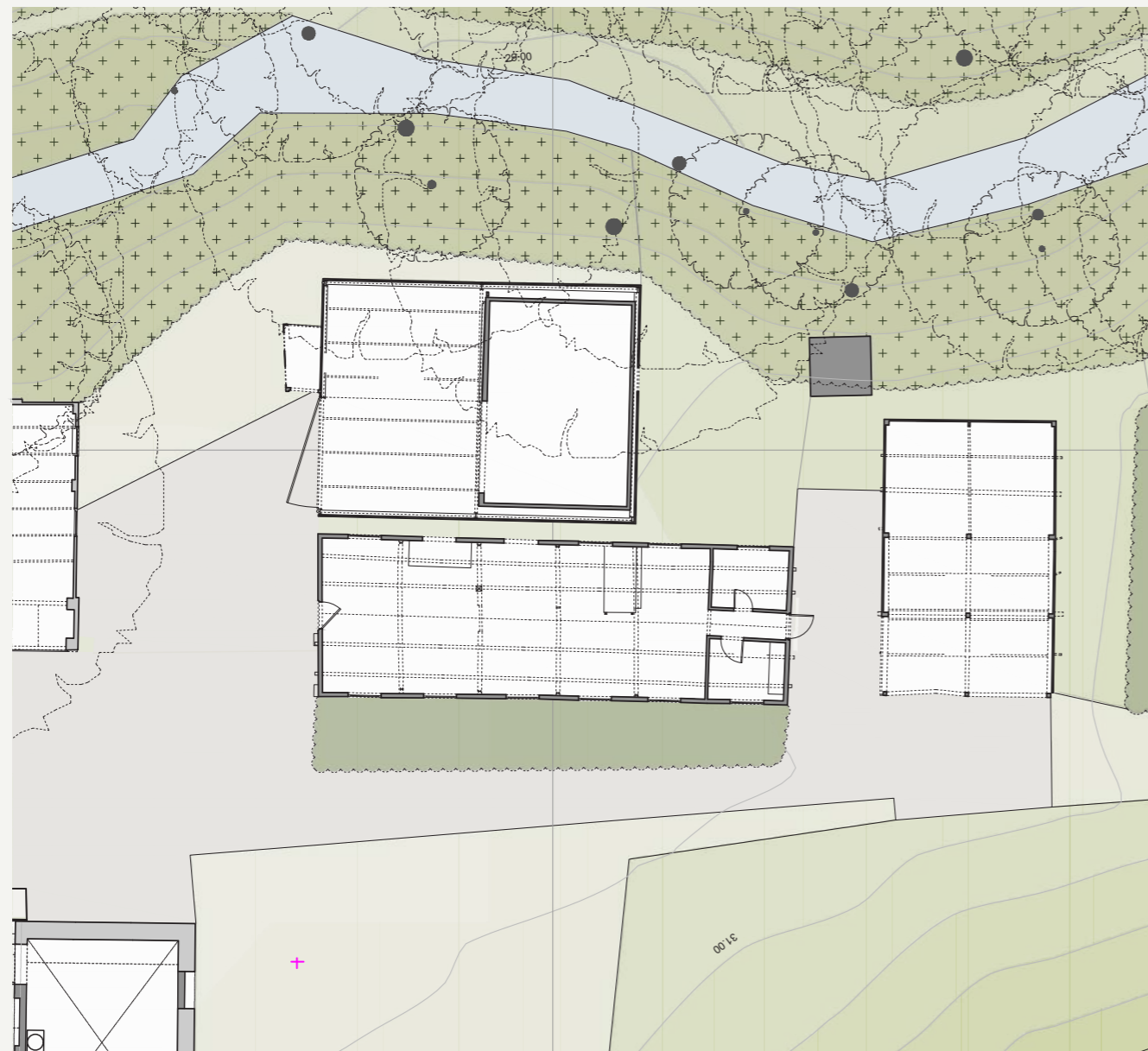
PROPOSED LEISURE BARN



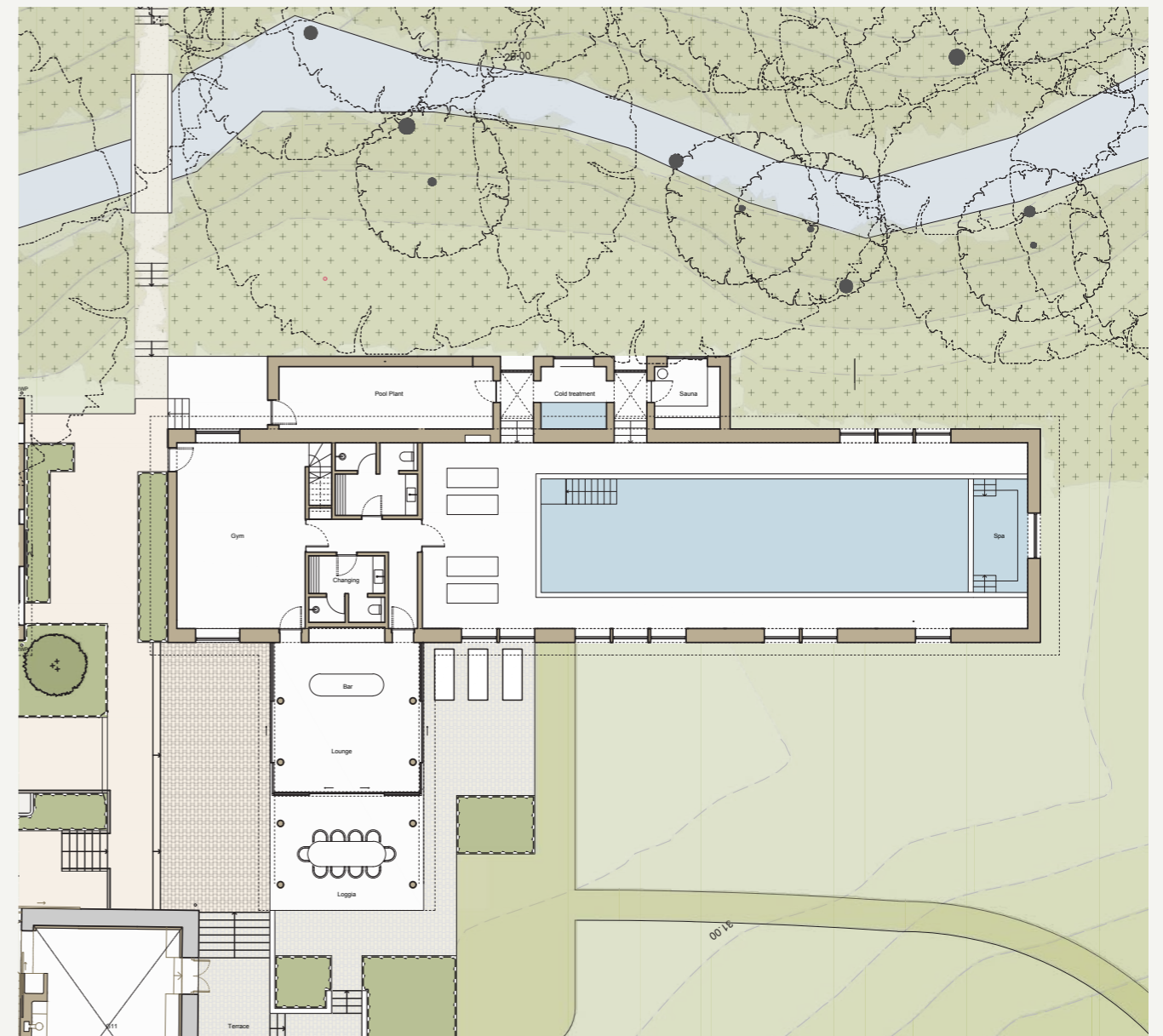
11.1 Proposals

The proposed barn will replace the existing three barns and will extend no further to the east than the current barns.

The proposal includes a loggia with part outdoor covered dining. This book-ends the courtyard to screen the pool barn from view. The barn houses a gym and leisure facilities including an indoor swimming pool.



EXISTING GROUND FLOOR PLAN OF AGRICULTURAL BUILDINGS



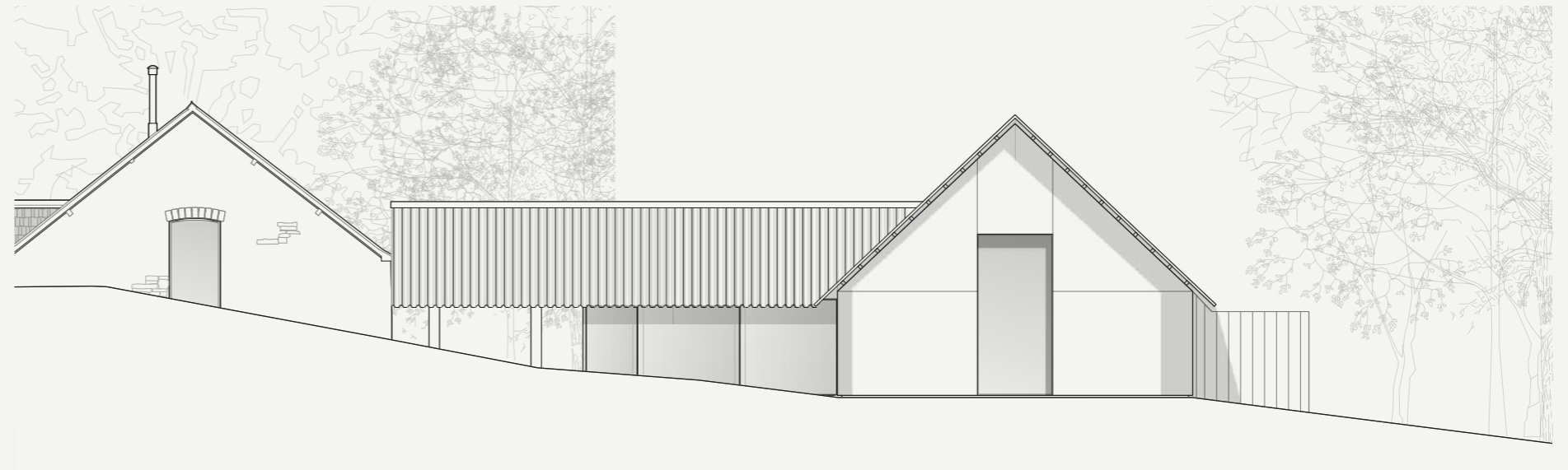
PROPOSED LEISURE BARN PLAN



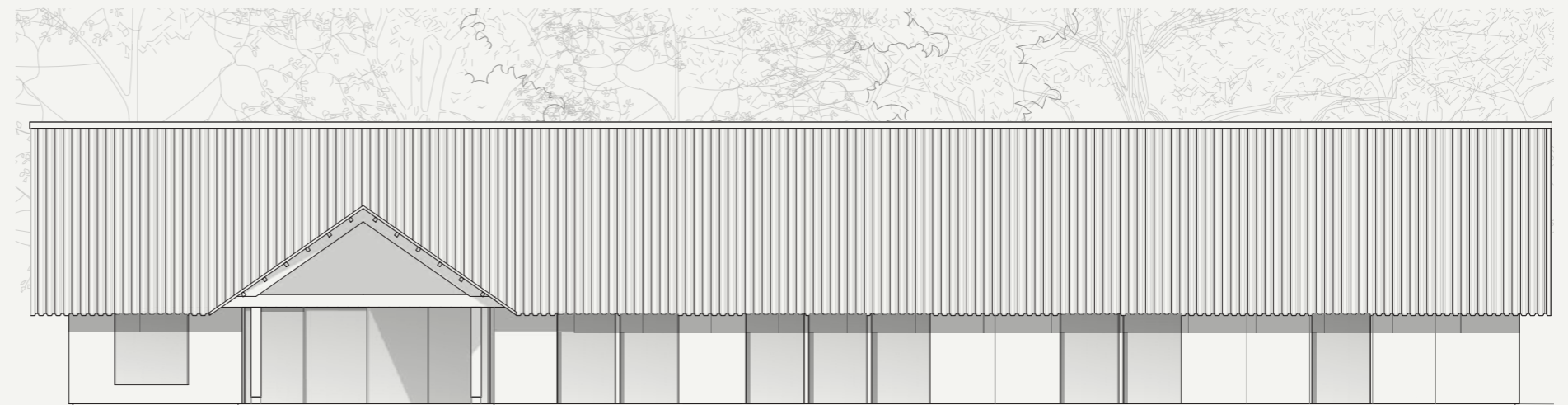
11.2 Agricultural Appearance

The material palette of the new barn will be high-quality metal with a corrugated roof. This is to ensure the barn is still agricultural in appearance and legibly distinct and subservient to the main house.

The barn will have a lower ridge and eaves height than the nearby apple barn.



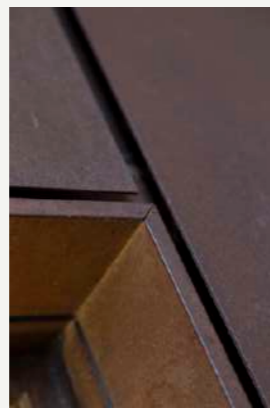
PROPOSED LEISURE BARN EAST ELEVATION



PROPOSED LEISURE BARN SOUTH ELEVATION



ARTIST INTERPRETATION
OF THE LEISURE BARN



PROPOSED WEATHER
METAL FINISH TO THE
LEISURE BARN



12.0 The Garage

The demolition of the existing poor quality garage attached cart shed is included as part of the cart shed proposals.

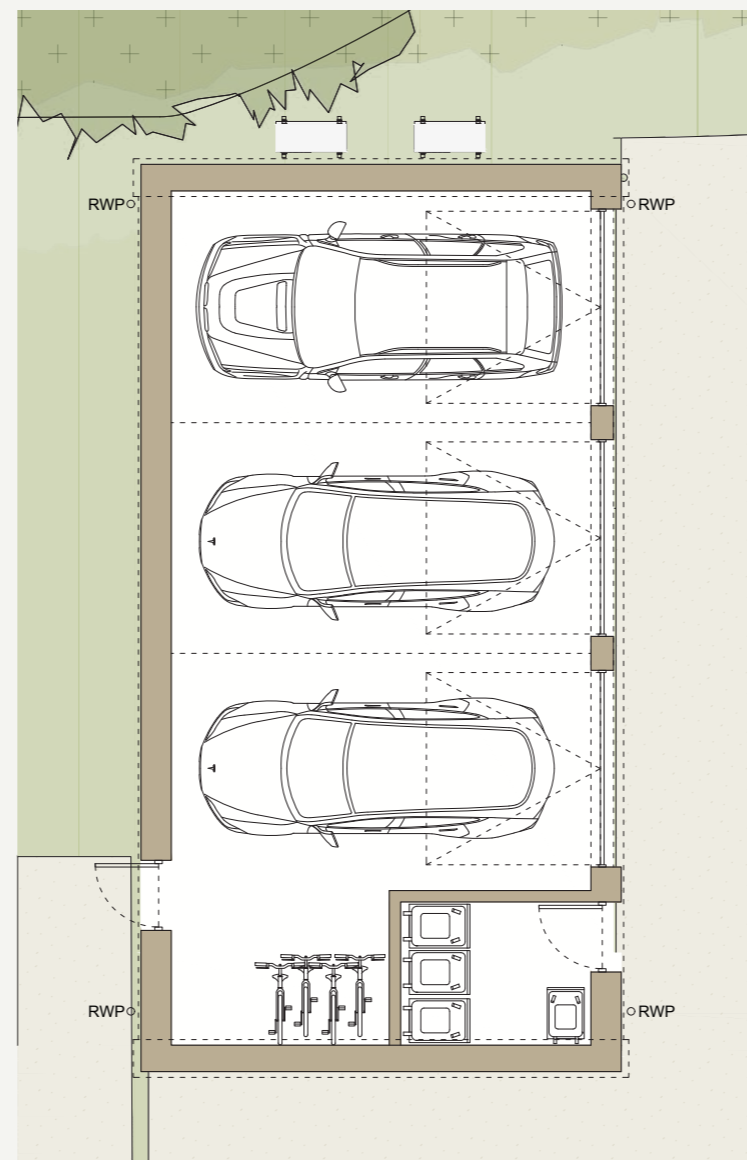
A garage is arranged to close off the courtyard to the north of the main house.

The building is to be traditional in appearance with timber doors, stone gables and a pantile roof.

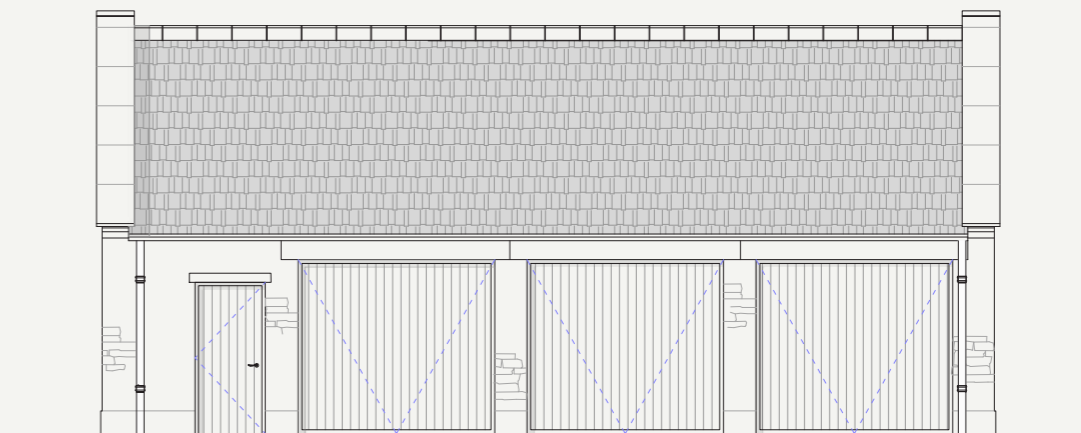
The garage is to accommodate three cars and will include a bin store and bike store.



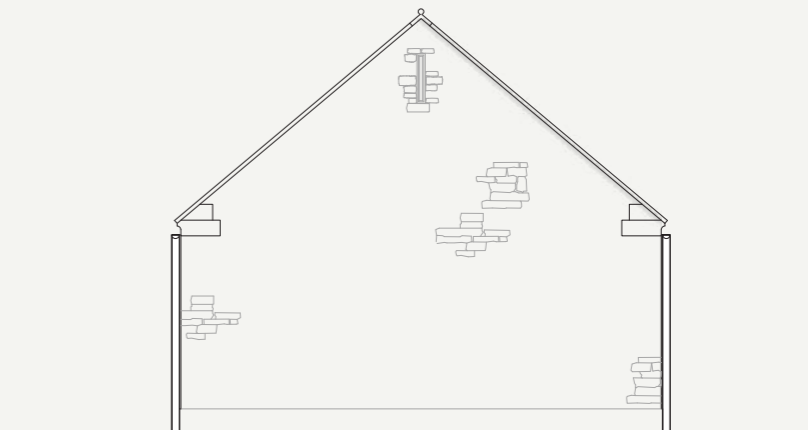
PROPOSED GARAGE IN CONTEXT



PROPOSED GARAGE PLAN



PROPOSED GARAGE EAST ELEVATION



PROPOSED GARAGE SOUTH ELEVATION