

LYWOOD BARN

DESIGN REPORT

S T U D I  M A N G O

1.0 Introduction

Studio Mango have been appointed by our client to develop proposals for the renovation and extension of Lywood Barn. These proposals involve the replacement and enlargement of several windows, as well as the addition of a new entrance porch at the rear of the property.

The following report outlines the context and reasoning for the proposed works. The existing property is a large converted barn which was purchased by our clients in 2024. It is their intention to update and modernise the property to better suit their needs. This will include updating the environmental performance of the property, which will be outlined within this report.

2.0 Existing Property

Lywood Barn is a large detached barn constructed approximately 200 years ago. It was converted in the 1990s during which the roof was retiled and two mezzanine floors were added. The property also includes a separate garage building and loggia.

The main barn is visible from a public road that runs along the northern boundary of the property. The boundary of the property is heavily planted, so visibility of the three structures on the site is limited. The southern facade of the main barn is not visible from a public right of way.

The barn is not listed and not in a conservation area. It is situated within the High Weald AONB.



2.0 Existing Property



South Elevation of Main Barn



South-East Elevation of Main Barn



South Elevation of Main Barn



North Elevation of Main Barn



North Elevation of Garage



West Elevation of Garage

3.0 Proposed Works

There are two main elements of the proposed works that will alter the external appearance of the property; increased glazing to the south elevation, a proposed new entrance porch.

Increased Glazing

The current property, although large and open plan, currently suffers from a lack of connection with the established and large garden to the south of the main barn. The proposed alterations are to increase the size of three windows on the south elevation. It is also proposed to add an additional window to the south elevation. These increased openings are designed to improve the outlook from the main living spaces, without unduly disrupting the southern elevation of the property.

It is also proposed to increase the size of several existing roof lights on the south facing pitch of the roof. A new roof light above the living room is also proposed.

The north elevation of the property, which is visible from the public road, will remain unchanged.

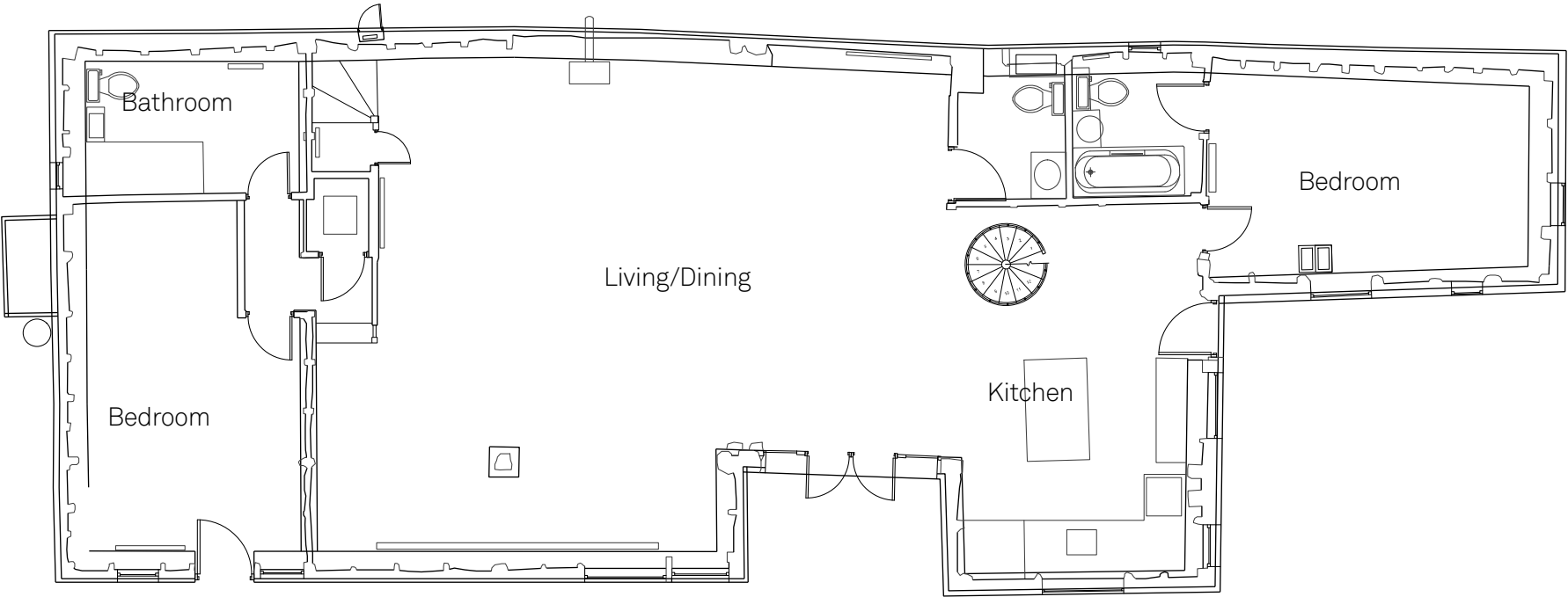
Entrance Porch

The current house lacks a clear and obvious main entrance.

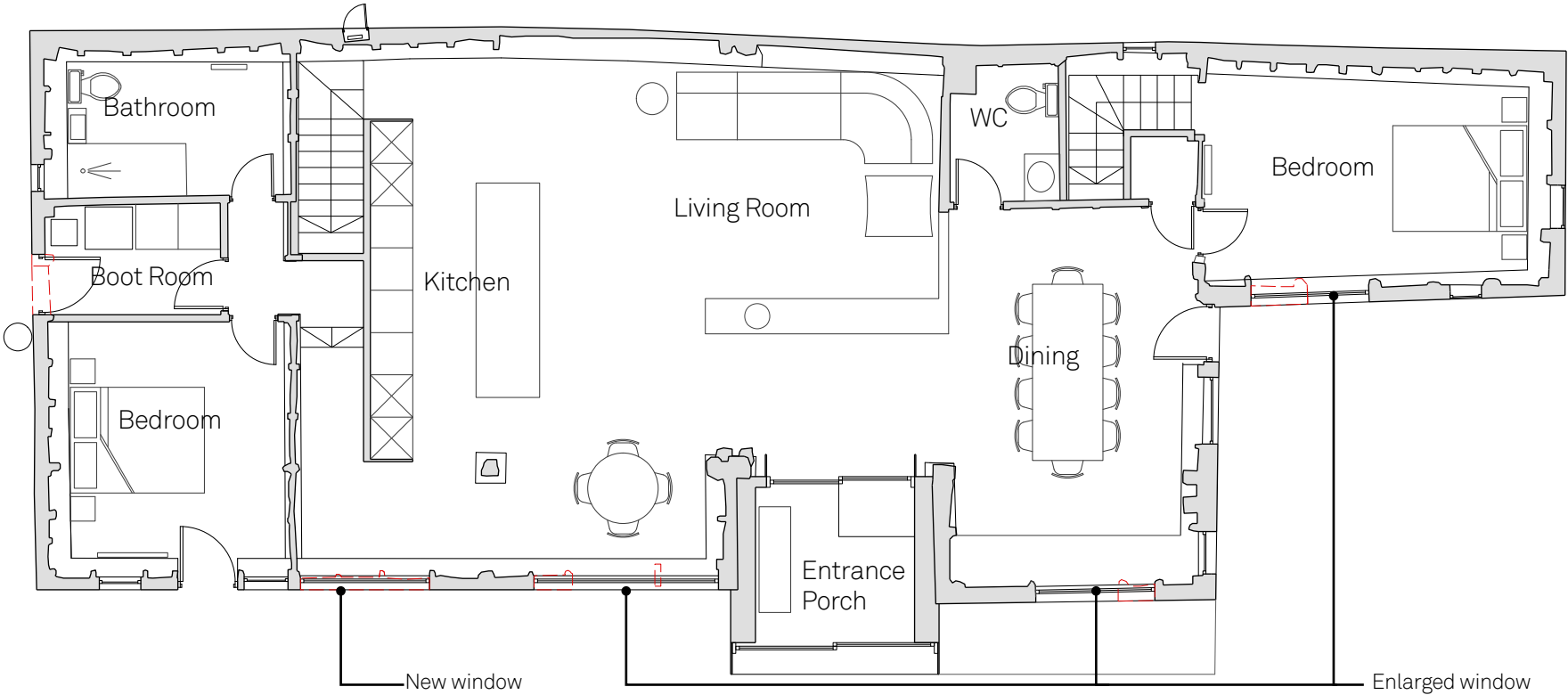
As part of these works, it is proposed to introduce a new dedicated entrance porch to the south elevation of the property. This will create a sealed arrival space, improving the functional and environmental performance of the house.

It is also proposed to add a new door to the western elevation of the main barn. This will access a newly created boot room, which will serve as a valuable secondary entrance to the home.

Both the southern and western elevations of the property are not visible from the public road to the north of the property.



Existing Ground Floor Plan



Proposed Ground Floor Plan

4.0 External Appearance

The proposed entrance porch will be located in the existing recess cut in to the south elevation of the main barn. It will extend 1.2m beyond the rear elevation of the property.

The scale and design of the porch is such that it will remain subservient to the existing barn while clearly indicating a primary entrance to the home.

It is proposed to clad the new porch in weathered corten steel. This material choice will clearly delineate the porch as a contemporary addition while taking cues from the industrial heritage of the property. Corten steel has a history of use within agricultural buildings, which is appropriate given the site and its context.

The proposed porch will include an overglazed sliding door to create a minimal and contemporary look to the addition. The choice of materials and the simple, crisp design are intended to create a clear delineation between the existing barn structure and the new addition.

Where windows are proposed to be enlarged or added on the ground floor, it is proposed to include the same corten metal frame to delineate the updates to the existing structure.

5.0 Sustainability

The proposed works to the main barn will greatly improve the thermal performance of the existing property.

The new porch will be constructed in accordance with Part L of the building regulations and air leakage will be minimised by high quality detailing of all new junctions.

The existing windows will be replaced with high performance, double glazed windows. The proposed internal works will also look to improve the thermal performance of the property.

As part of the proposed works, the client also install an air source heat pump.



External visualisation of rear elevation



Existing south elevation



Corten Metal



Overglazed Door

6.0 High Weald AONB

Lywood Barn is not listed or in a conservation area. It is however situated within the High Weald AONB.

AONB's are designated for their natural beauty, which includes considerations such as wildlife, geological features and cultural heritage, but is not limited to them.

It is considered that the proposals will not have a negative impact on any of these features due to the scale and location of the proposed work. The proposed new entrance porch will not increase the visible area of the existing home, nor is it visible from any public right of way.

The proposed works will not reduce the amount of planting or vegetation of the site.

7.0 Conclusion

The proposed works are designed to improve the layout of the home and increase connection to the large and mature garden beyond.

The scale of the proposed new porch is considered to be of an appropriate scale and design that it will remain subservient to the main house. The material choices are such that it will be clearly discernible as a contemporary addition, yet built from materials that evoke the industrial heritage of the main barn.