

LYWOOD BARN
- GARAGE CONVERSION -
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 conversion of an existing garage structure in to a home office.

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 existing garage is a barn like structure. There is an existing conservatory attached to the south elevation of this building. An existing loggia is adjacent to the barn. This houses a seating area open to the landscape to the south. There is also a small equipment store.

No buildings on the property are listed. The property does not fall within 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



North Elevation of Main Barn



North Elevation of Garage



West Elevation of Garage



South Elevation of Loggia

3.0 Proposed Works

The proposed works relate to the existing garage building to the south east of the main barn/home. This building is currently used as a garage and workshop on the ground floor. There is currently a first floor which provides space as a storage loft. An existing conservatory is attached to the southern elevation of the garage, accessible only from the garden.

Our client purchased the property in 2024. Both husband and wife regularly work from home and there is a need for a dedicated work space that is not currently provided in the main house.

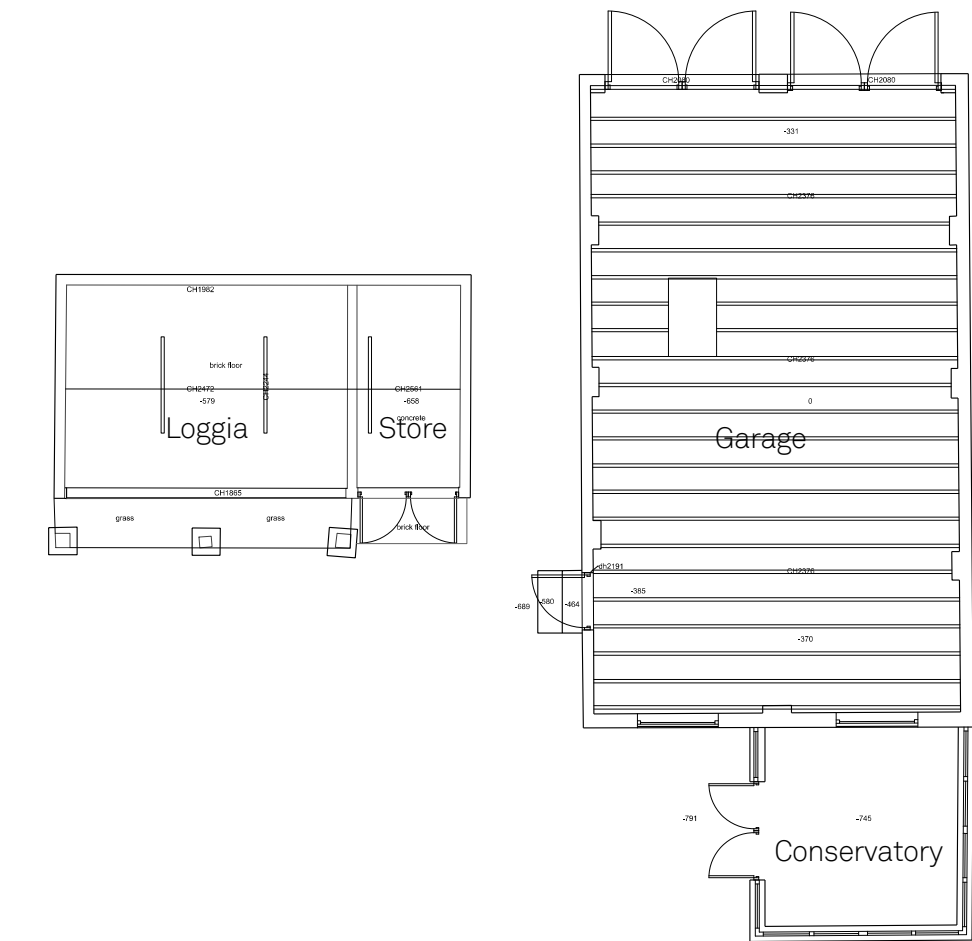
Instead of constructing a new, purpose built office in the garden, it was decided to convert the existing garage in to a hybrid space more suited to the needs of the current occupants.

The proposed plan is to retain space for car parking in the northern end of the garage. The remaining space will then be converted in to a home office and storage area with a small WC. The first floor of the garage will be split in to storage accessed from both the home office and the garage.

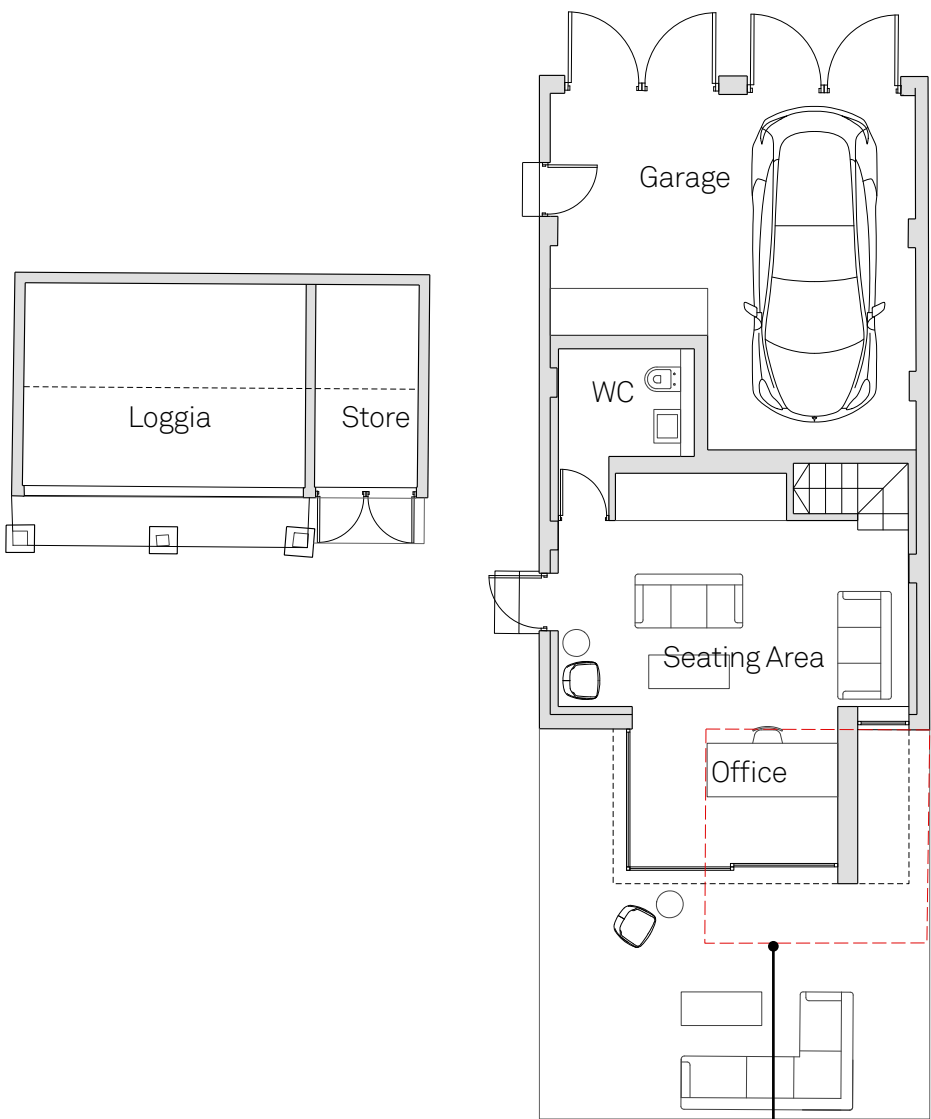
It is proposed that the existing conservatory is demolished and replaced with a small extension. The proposed small extension would have an area of 8m². The existing conservatory has an area of 10m².

The existing conservatory is predominately glazed. It is very poorly insulated and as a result overheats in the summer and is too cold to use during the winter. Its location and lack of access to the garage/workshop make it a poorly suited and rarely used structure. The proposed extension would not only perform to a much higher standard than the conservatory, but it would also be an integral part of the converted garage.

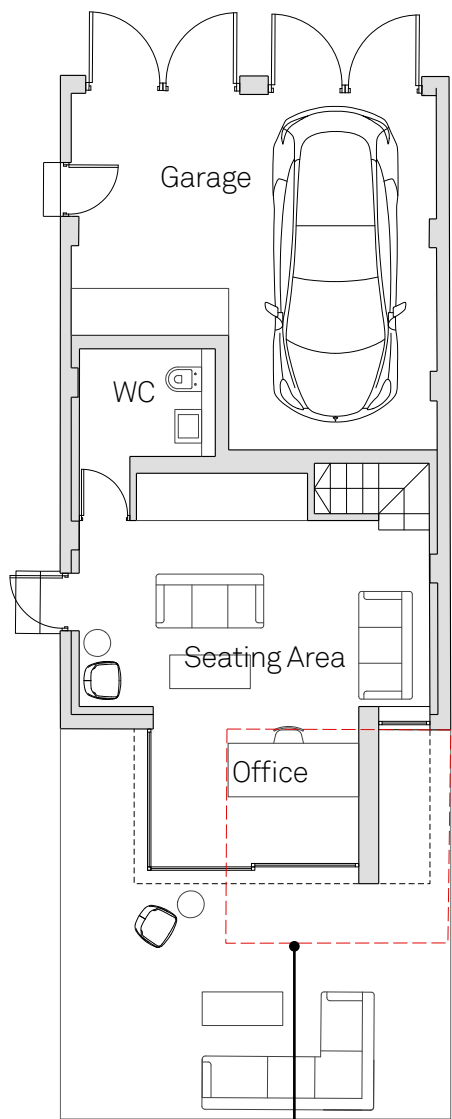
The northern elevation of the garage is partly visible from the public road. The proposed changes will not affect this elevation.



Existing Ground Floor Plan



Proposed Ground Floor Plan



Line of existing conservatory

4.0 External Appearance

The proposed alterations to the barn are predominately internal. A small extension will replace the existing conservatory.

The scale and design of the extension is such that it will remain subservient to the existing building. Moreover, the overall scale of the extension will be less than the existing conservatory that already exists on the site.

It is proposed to build the rear extension out of more contemporary materials than the existing barn. The south and west elevations will be predominately glass, opening up views to the mature surrounding garden. A concrete effect roof will be supported by a board marked concrete wall. The use of board marked concrete will resonate clearly with the timber cladding of the existing structure. The new glazing will dramatically increase the amount of light entering the existing structure.

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.



External visualisation of converted garage

5.0 Sustainability

The proposed works to the existing garage will greatly improve the thermal performance of the outbuilding.

The new extension 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 new windows will be high performance, double glazed units. The proposed internal works will also look to improve the thermal performance of the outbuilding.



Board marked concrete



Concrete effect finish

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 extension is smaller in area than the existing conservatory. The south elevation of the garage is not visible from any public right of way.

The proposed works will not reduce the amount of planting or vegetation of the site. The proposed flat roof will have a planted sedum roof,.

7.0 Conclusion

The proposed works are designed to turn a rarely used existing part of the property in to a functional and important part of the property's use. Instead of building a new structure to house a home office, it was decided to reconfigure the existing garage for this purpose. As a result, the massing of the house will not be increased unnecessarily.

The scale of the proposed work is considered to be of an appropriate scale and design that it will remain subservient to the existing building. The material choices are such that it will be clearly discernible as a contemporary addition.