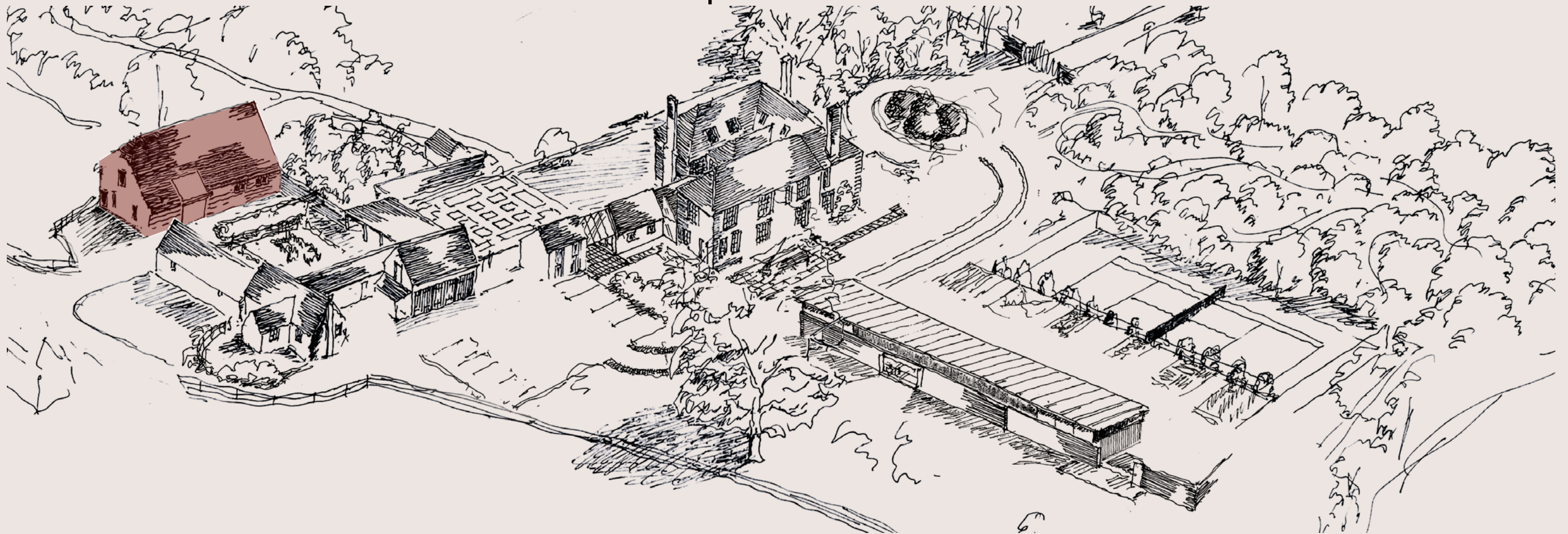


6.0 The Barn Proposals





6.1

The Barn Proposals

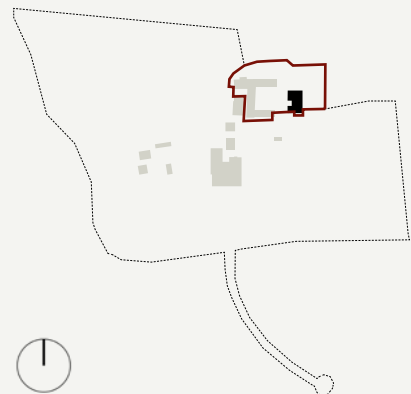
Concept

The proposal for the barn pulls reference from the extant permission, seeking to extend the footprint to the south and in turn, create a relationship with the walled garden. However, the proposed seeks to be smaller in footprint and more sympathetic in treatment by extending the hipped roof profile to align with the current eaves and introducing a timber and glazed façade to the South. The previous infill of footprint between the catslides is also not proposed, to retain emphasis to this opening from the Farmyard.

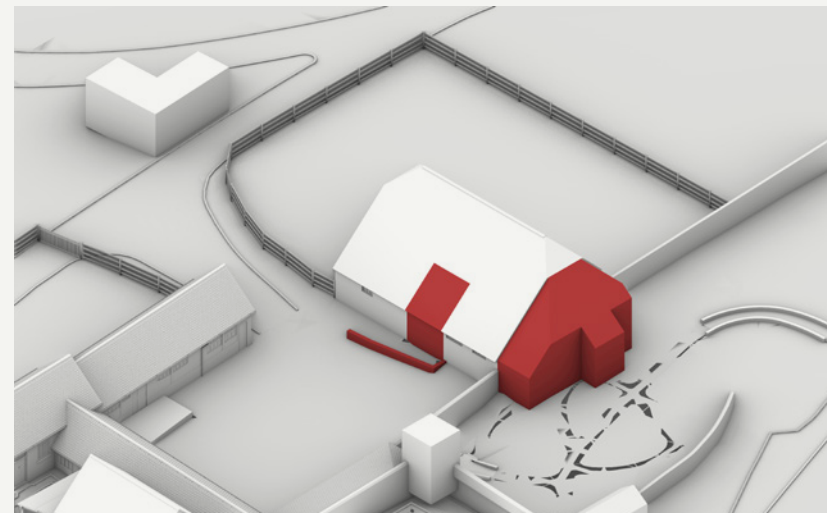
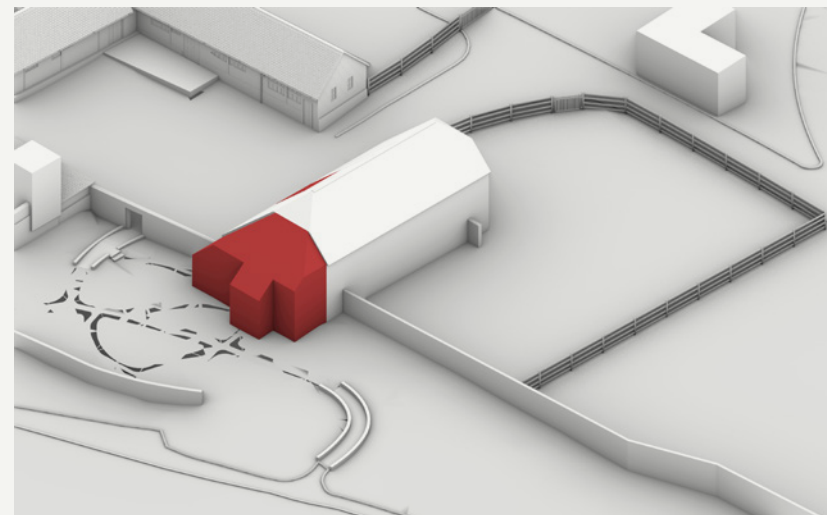
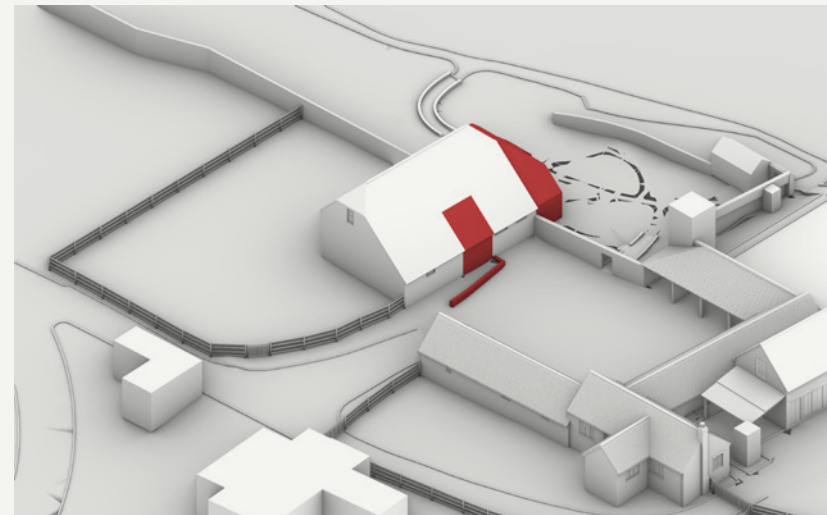
Notably, the barn is not proposed as an independent dwelling (as per the extant) and rather remains an ancillary to the residents use.

KEY

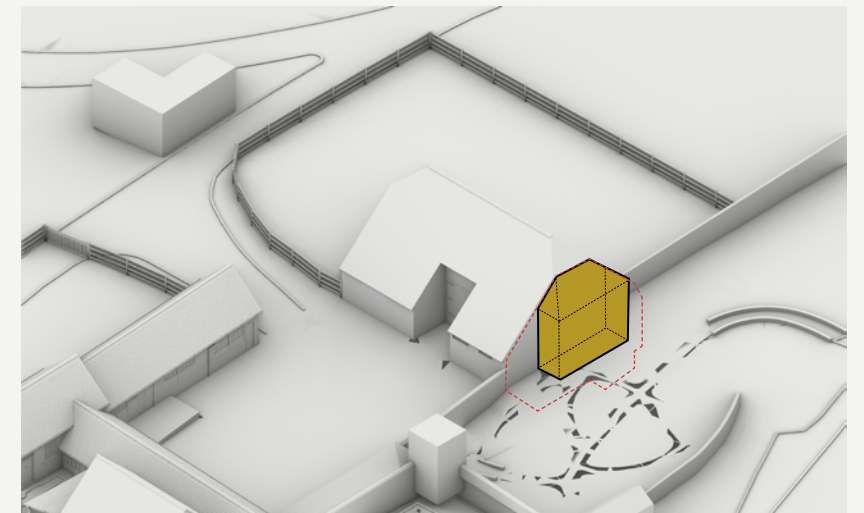
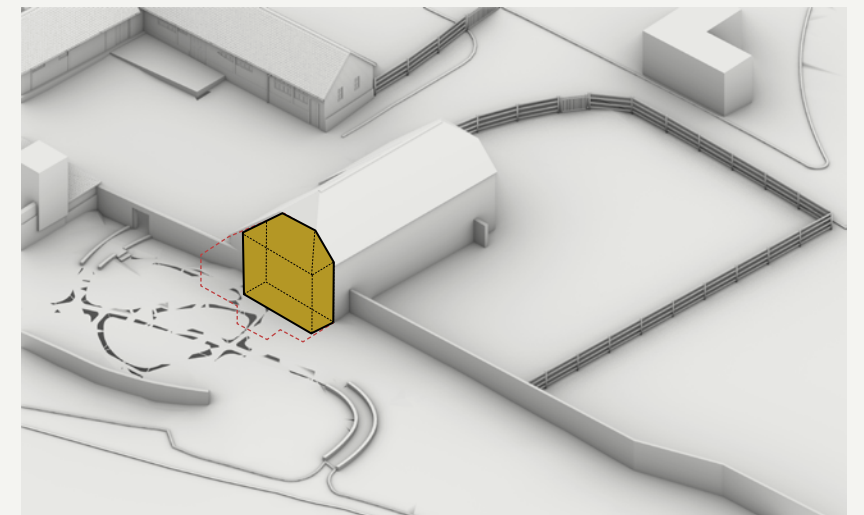
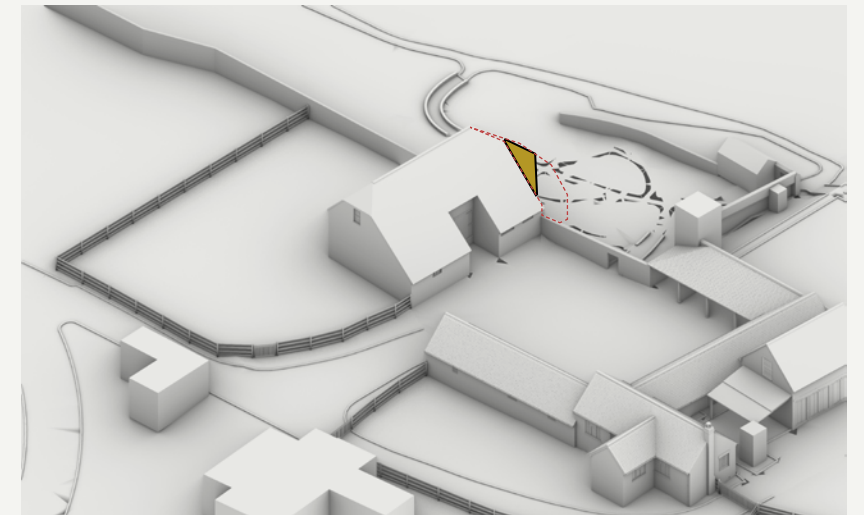
- APPROVED EXTANT PERMISSION
- OUTLINE OF APPROVED SOUTH EXTENSION
- PROPOSED WORKS



HISTORIC BARN FOOTPRINT



EXTANT PERMISSION



PROPOSED WORKS; RELOCATING APPROVED EXTENSION TO NORTH FACADE



6.2

The Barn Proposals

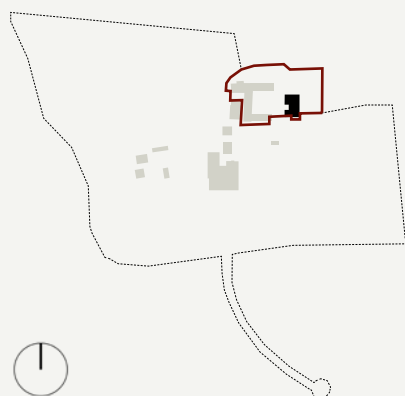
Aspirational Character

Despite being constructed in the 1980's, the barn is deemed to be curtilage listed given the historic siting of a barn / outbuilding at this location. Much of the fabric is modern, however, portions of the internal roof structure are deemed to be historically re-used. Hence, the proposal seeks to sympathetically renovate the structure, utilising its characterful internal qualities whilst introducing carefully selected finishes to re-purpose it into a flexible space and preserve the building for the future.



EXISTING CONDITION

MOOD IMAGERY



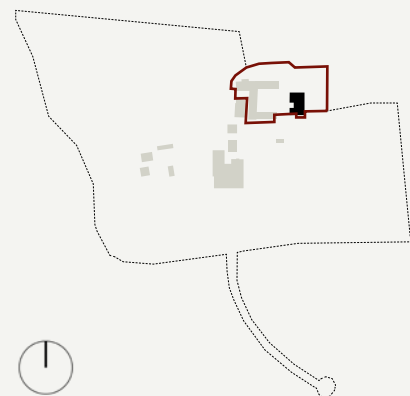


6.3

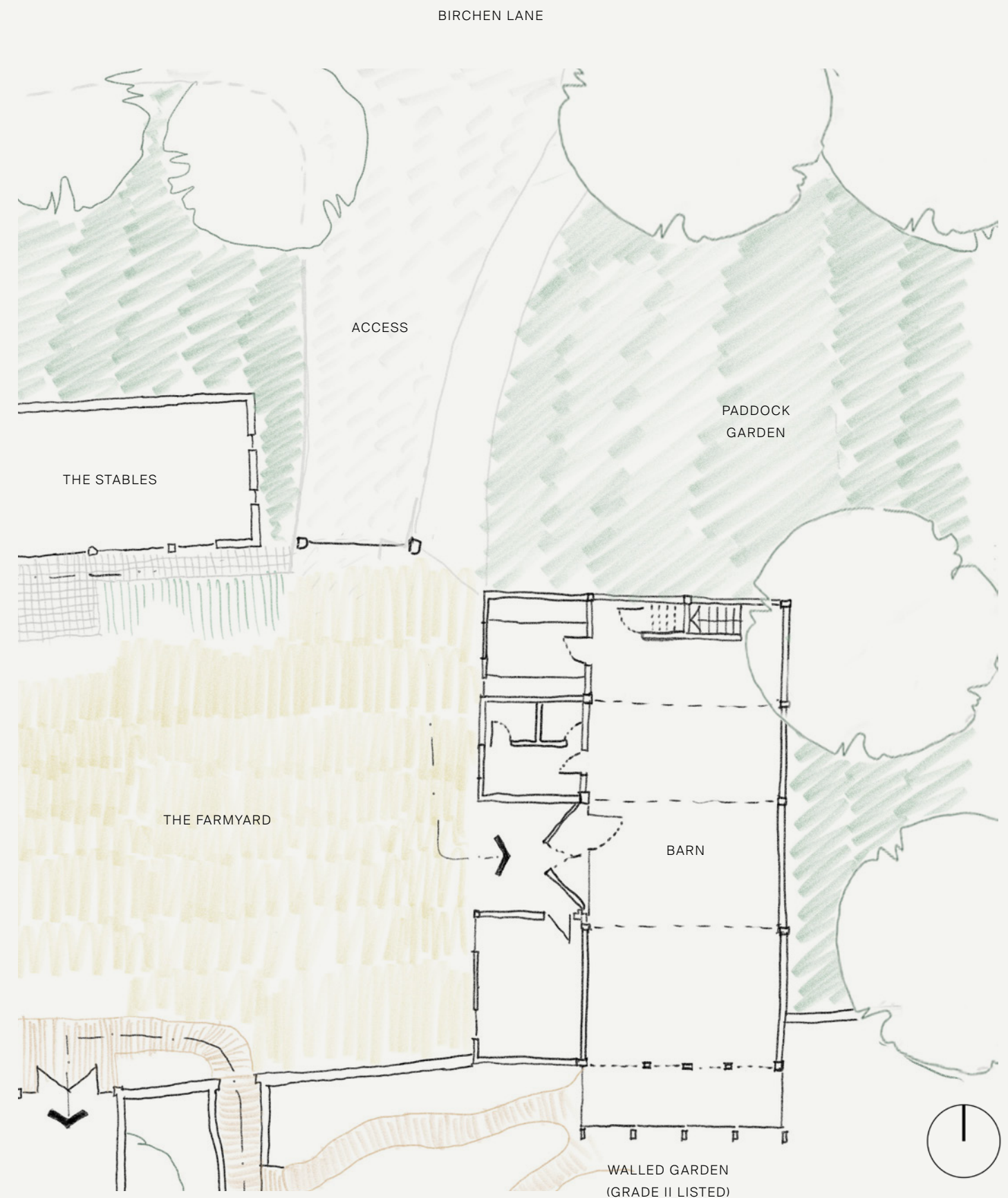
The Barn Proposals

Plan & Landscaping

The primary entrance to the barn is retained, maintaining the buildings legibility in form and use when viewed from within the farmyard. The existing secondary access under the catslide roof is also retained. From the south extension, glazed doors form a new connection into the walled garden. The paddock to the east continues to be accessed externally from the north of the barn.



BARN SITE PLAN INTENT

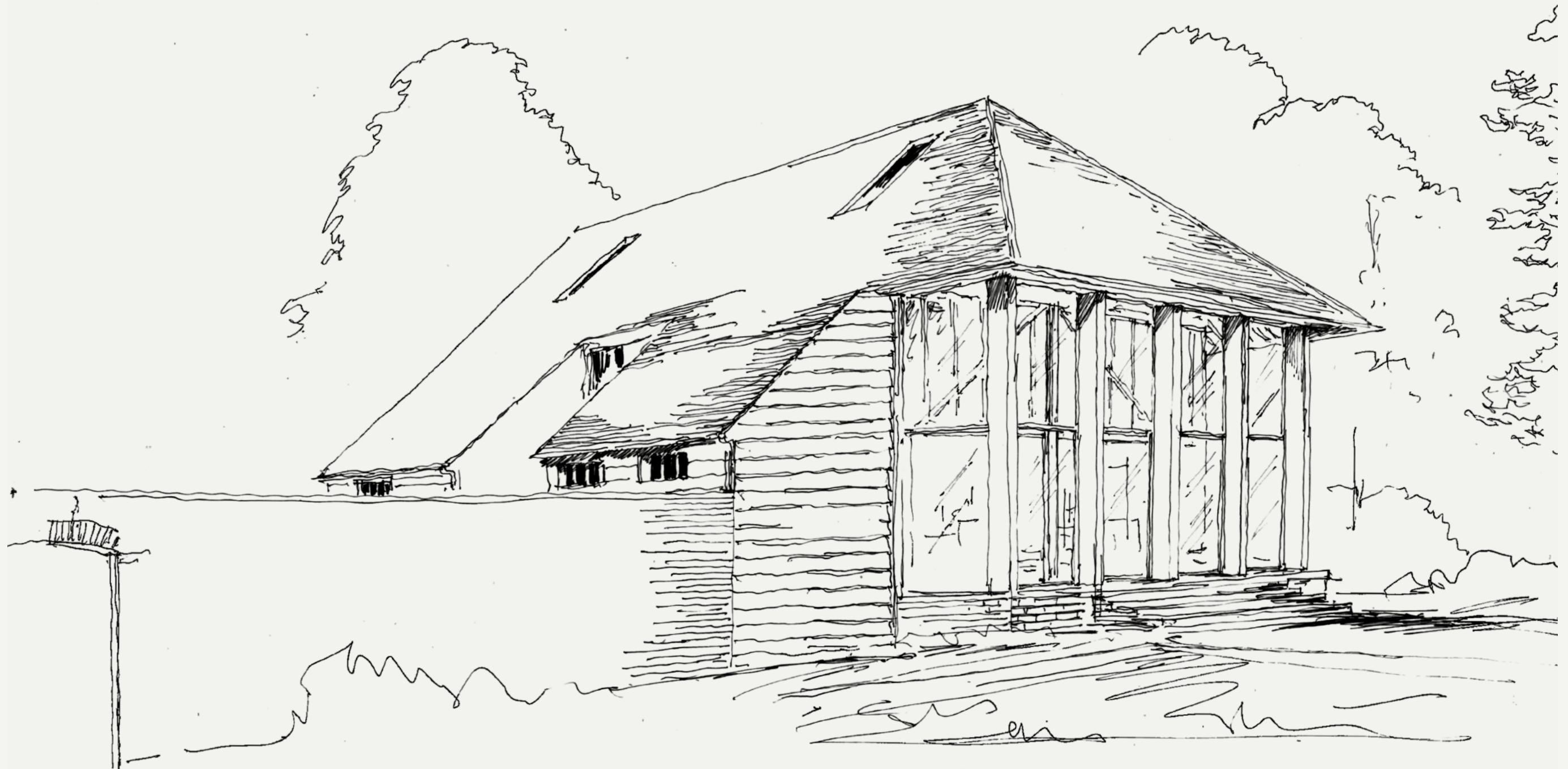




The Barn Proposals

6.4

Proposed View of South Extension

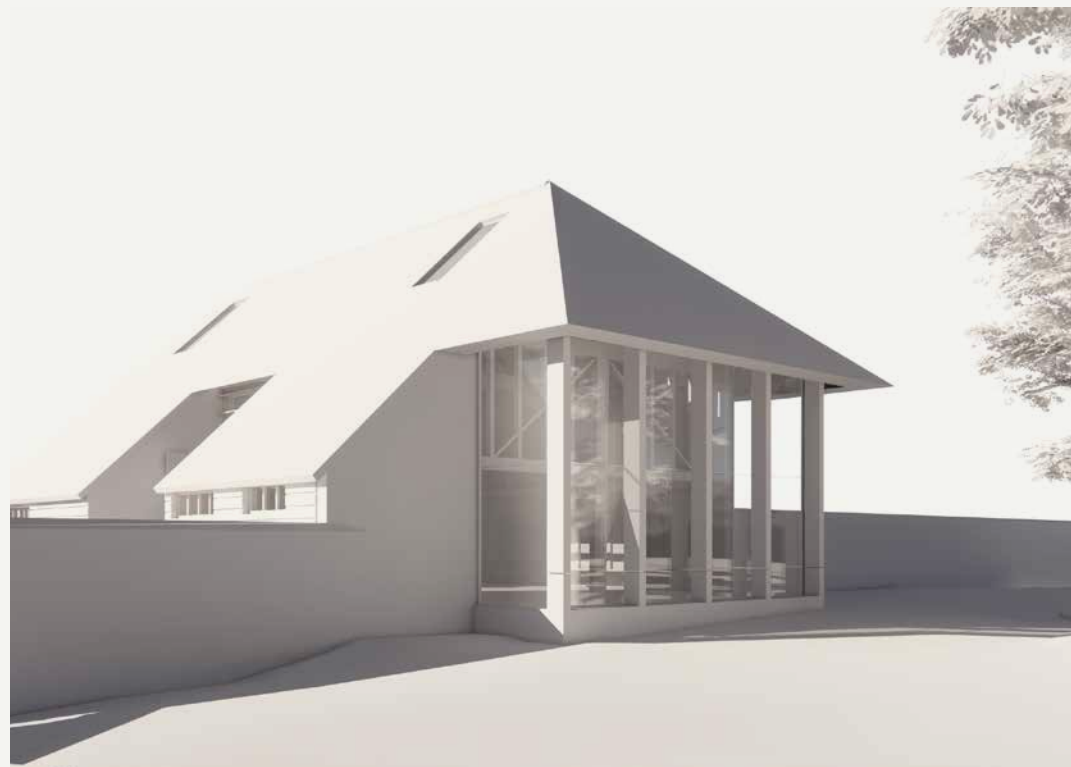




The Barn Proposals

6.5

Discarded Design Options: Flat Roof Extension



Proposed Barn South Extension Design



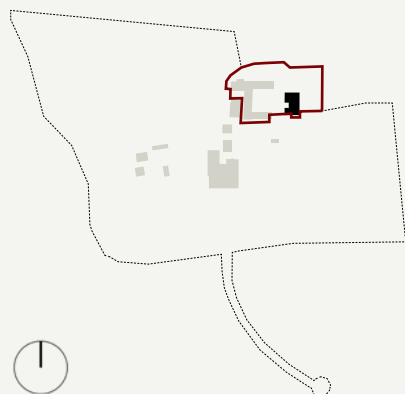
2-Storey Flat Roof Glazed Extension - discarded design test



1-Storey Flat Roof Glazed Extension - discarded design test

Barn 3D testing:

In response to previous pre-application feedback, we produced a series of 3D studies exploring a flat-roof option. It was determined this would be less successful than the proposed design, which sympathetically continues the existing hipped roof form and provides a more unified visual impression in keeping with the current scale of the Barn.





The Farmyard Proposals

6.6

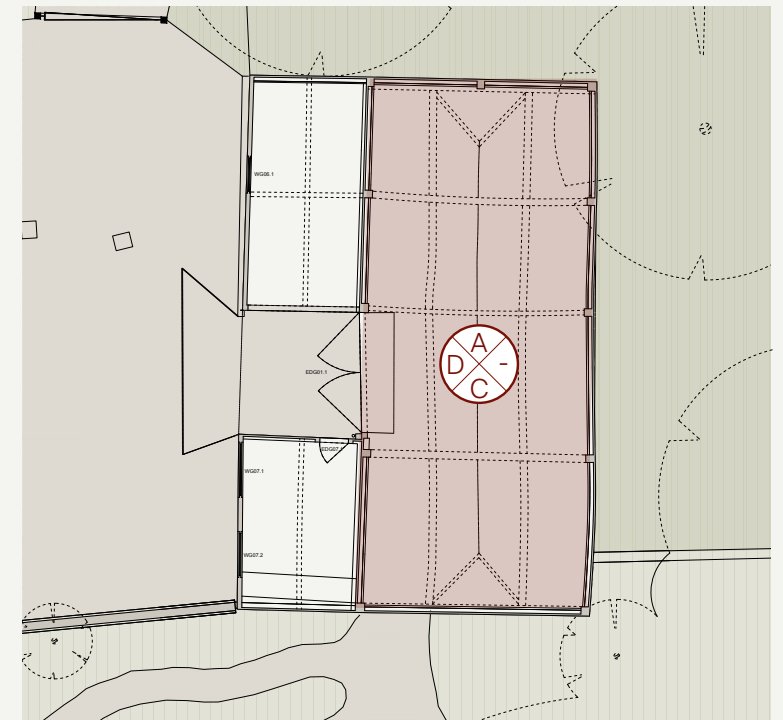
Barn - Proposed Works:

SELECTED REFURBISHMENT WORKS TO BARN



BARN G01 - ELEVATION A

- Existing barn roof to be re-tiled throughout with clay tiles to match existing, reusing original tiles unless unsuitably degraded. Proposed openable conservation rooflights installed within select roof locations.
- New Wood-burning stove to be installed in location specified on plan.
- Existing timber trusses and primary barn frame to be retained and expressed internally. Insulation fitted above and between rafters, with ventilated zone added under tiling.
- Proposed Mezzanine
- Existing barn walls to be externally insulated and re-clad with horizontal timber weatherboarding. Existing boards to be reclaimed where possible; new boards to match in profile and finish. Modern concrete blockwork plinth to be removed and replaced with a brick plinth detailed to suit the building's character.
- Existing non-historic barn floor to be excavated and replaced with new insulated slab incorporating underfloor heating. Finished floor level to match existing.



EXISTING BARN GROUND FLOOR



BARN G01 - ELEVATION C

- Proposed southward roof extension with construction and clay tiling to match existing. Roof to be insulated and detailed for appropriate weatherproofing.
- Existing weatherboarding to be removed and set aside for re-use; primary timber frame at gable end to be retained and expressed, with new openings formed on either side to access proposed extension.
- Modern concrete blockwork plinth to be removed. Existing non-historic barn floor to be excavated and replaced with new insulated slab incorporating underfloor heating. Finished floor level to match existing.



BARN G01 - ELEVATION D

- Existing weatherboarding to be removed. Timber frame to be retained with new glazing installed proud of structure with louvres above existing timber barn doors.
- Existing timber barn doors to be retained. New glazed entrance door to be set within a framed glazed infill, forming the new main entrance to the barn.
- Existing floor screed to be removed and ground excavated to form new insulated slab with underfloor heating and new floor finish