



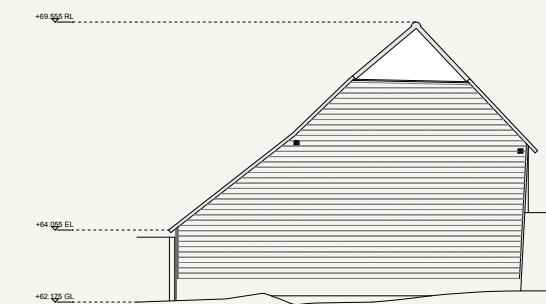
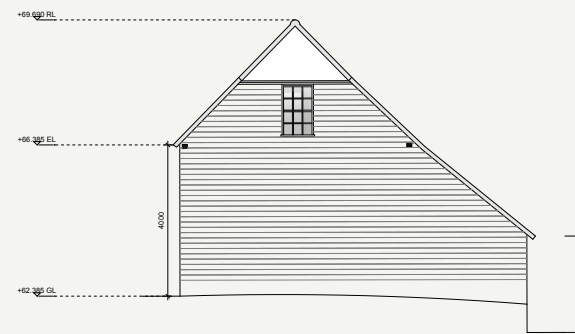
3.7

Existing Building Character

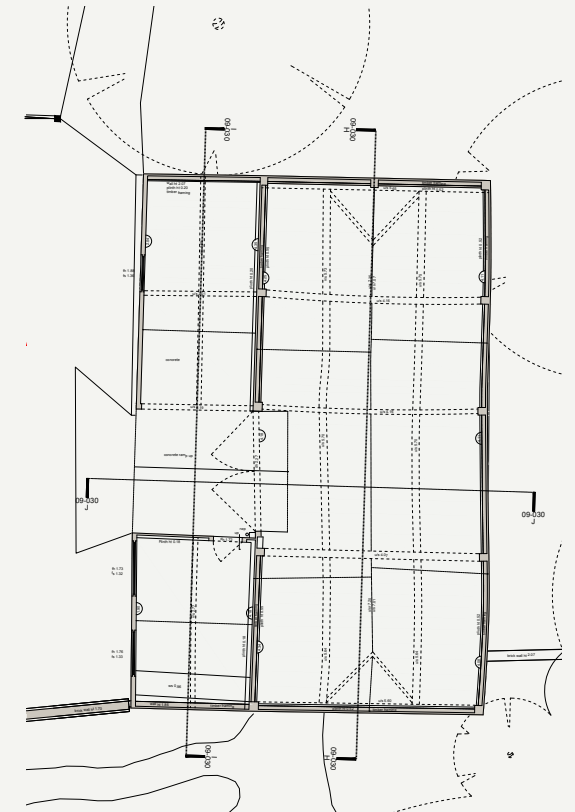
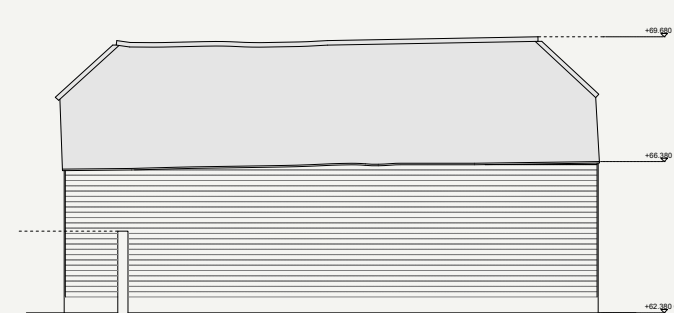
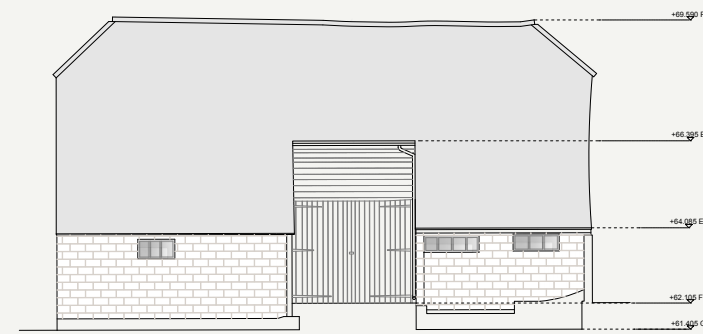
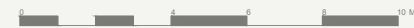
The Barn

General notes

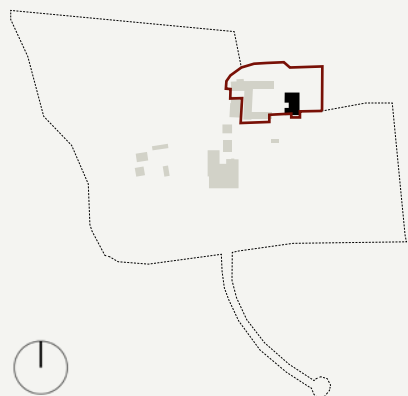
- Curtilage listed single storey building
- Extant planning permission
- Volume consists of main barn space and associative storage under catslide eaves
- Barn constructed in the 80's using concrete block work and remnants of historical timber
- Absence of any wider historical features internally
- Queen Post Timber beam system
- Weathered timber cladding and block work facade with clay tile roof
- Building currently functions as a storage space and garage



ELEVATIONS



PLAN



MAIN INTERIOR



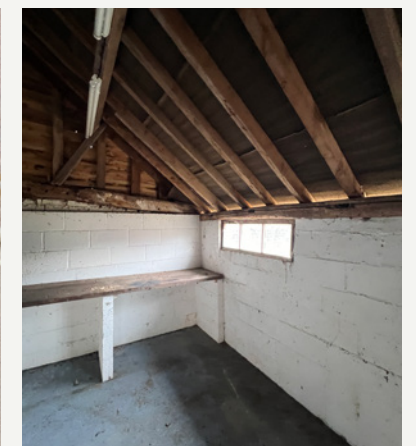
TRACTOR STORE



ENTRANCE DOORS



UNCLADDED SOFFIT



SIDE ROOM INTERIOR



3.8

Existing Building Character
Materiality

A diverse material character and tonal palette is present across the collection of buildings. Modern fabric is prevalent, particularly concrete block. However, characterful elements still reside with a prominent presence of brick, stone and timber. Earthy red and yellow tones are further contributed to by the array of clay roof tiles.



Brick Garden Wall + Cow-Shed Gable



Cow Shed: Brick plinth with timber post and concrete block infill



Byre: Brick rear wall, modern concrete block infill, timber post and staddle stone to facade, weather clay tile roof



Stables & barn: horizontal timber weatherboarding



Barn: Tiled roof with modern infill blockwork to west facing elevations. Vertical timber entrance doors ledged and braced internally



Cow Shed: Perimeter stone and clay roof tiles with timber and concrete block below



Stables: Brick & Stone plinth with timber post



Stables: Modern block infill above plinth with modern roof tiles and rainwater goods



Tonal Palette

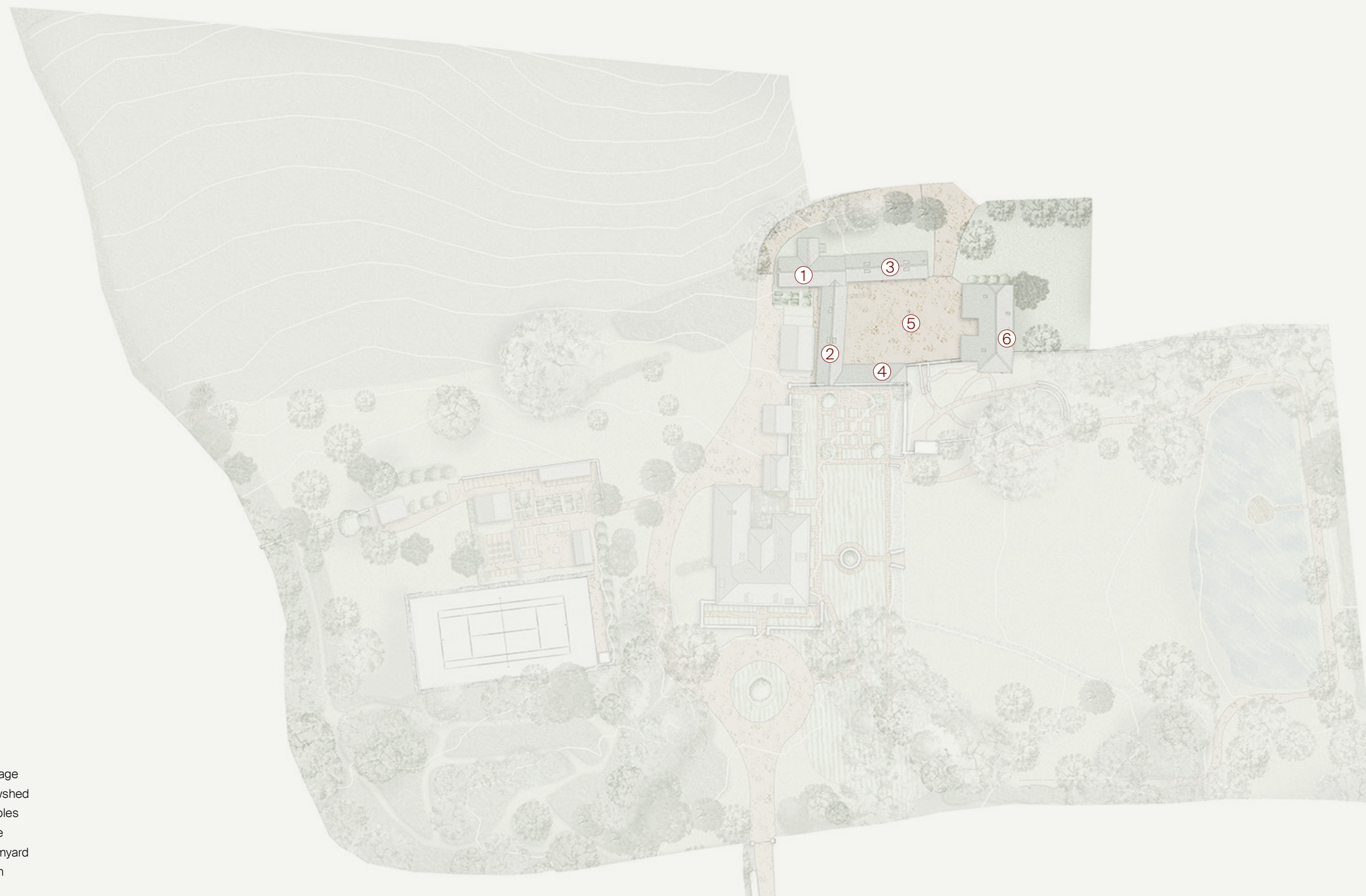
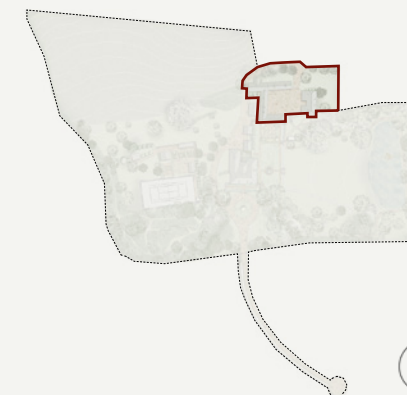
4.0 Proposed Site Strategy



4.1

Proposed Site Strategy

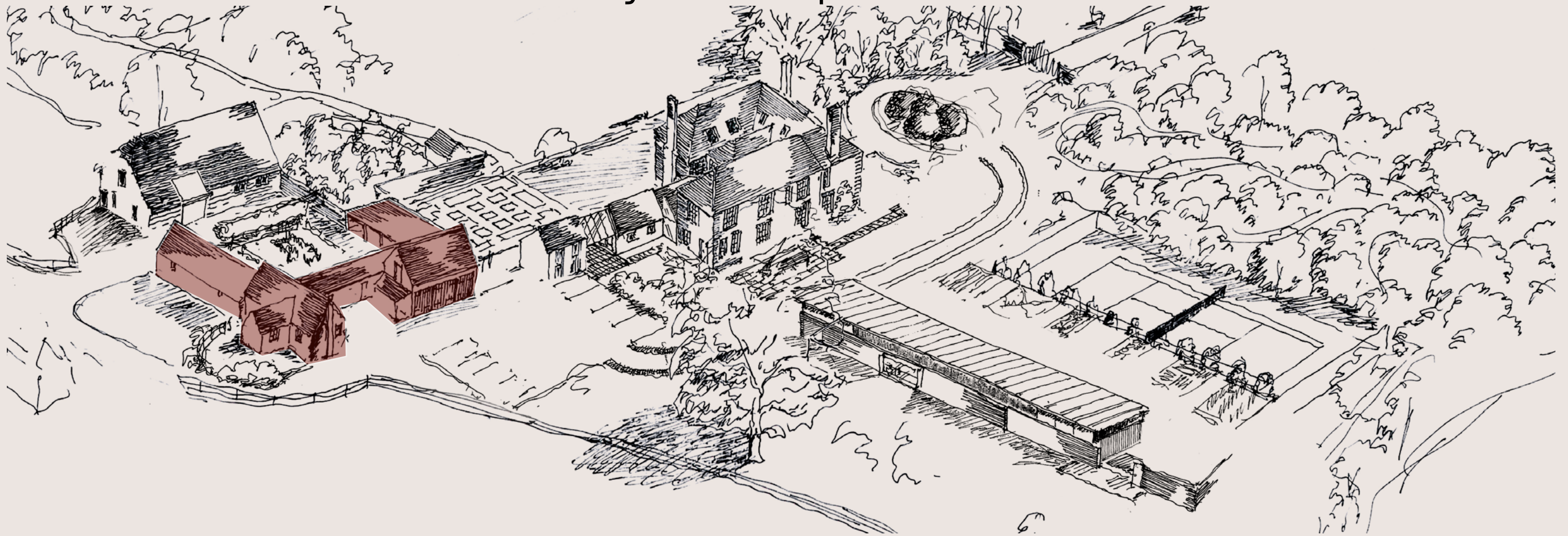
Plan



- 1 Cottage
- 2 Cowshed
- 3 Stables
- 4 Byre
- 5 Farmyard
- 6 Barn



5.0 The Farmyard Proposals

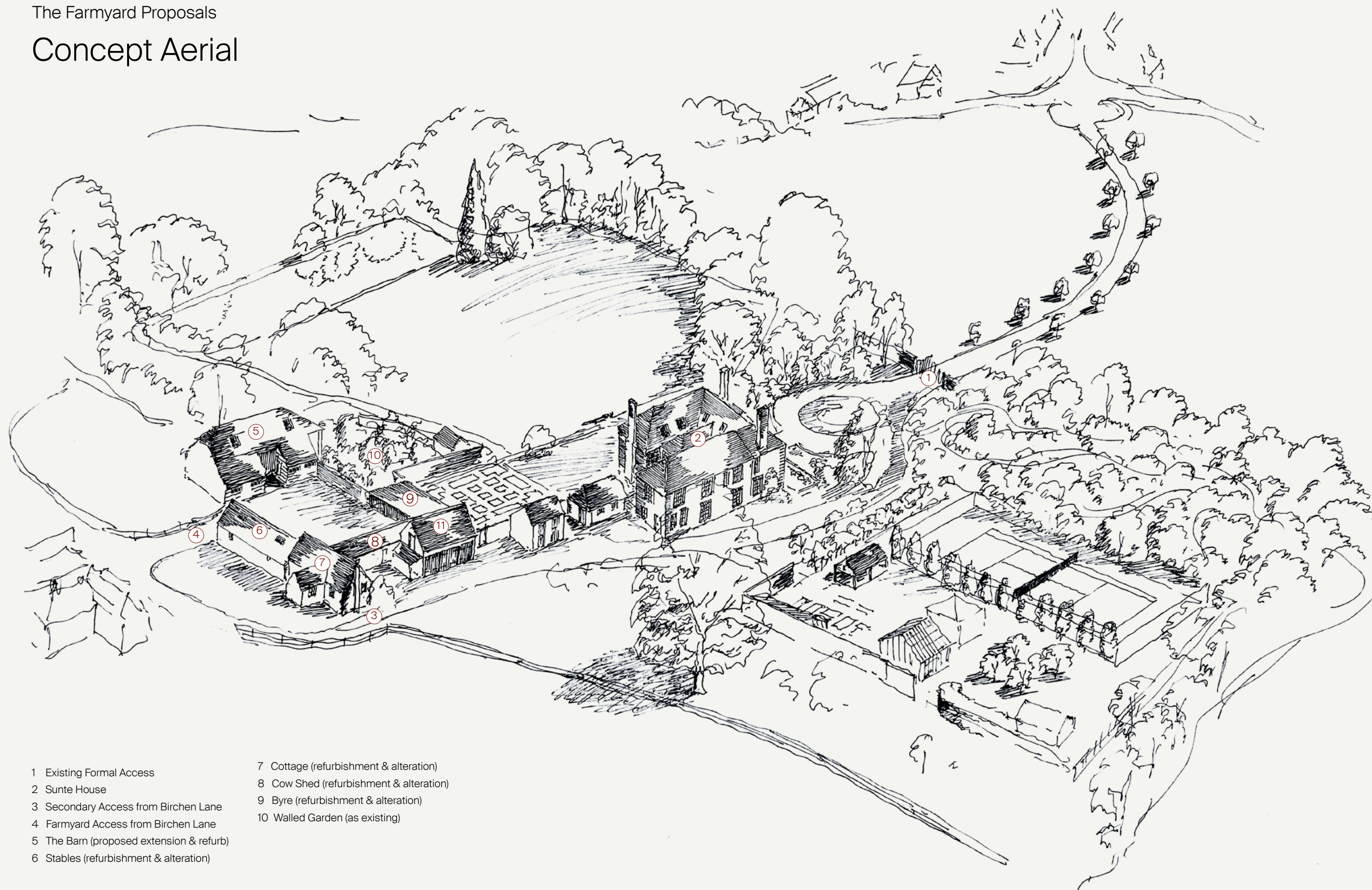




5.1

The Farmyard Proposals

Concept Aerial



- | | |
|--|---|
| 1 Existing Formal Access | 7 Cottage (refurbishment & alteration) |
| 2 Sunte House | 8 Cow Shed (refurbishment & alteration) |
| 3 Secondary Access from Birchen Lane | 9 Byre (refurbishment & alteration) |
| 4 Farmyard Access from Birchen Lane | 10 Walled Garden (as existing) |
| 5 The Barn (proposed extension & refurb) | |
| 6 Stables (refurbishment & alteration) | |



5.2 The Farmyard Proposals Aspirational Character

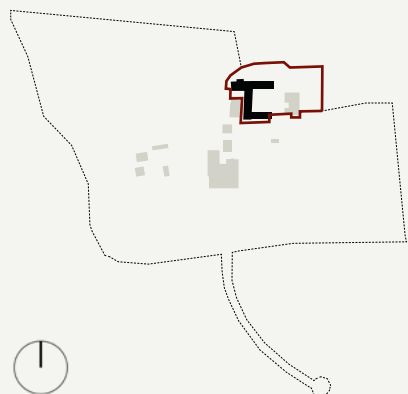
The architectural proposal seeks to both retain and contribute to the legibility of the farmyard character.

Externally, elemental, sympathetic refurbishment of the fabric will be achieved through utilising timber cladding, tiled roofing and minimal glazing. Despite the state of water ingress and disrepair across select portions of the buildings, all efforts will be made to retain and refurbish historic fabric.

Internally, existing structural timber will be retained where viable to ensure a preservation of the open trussed roof forms present across all the buildings.



MOOD IMAGERY:





5.3

The Farmyard Proposals

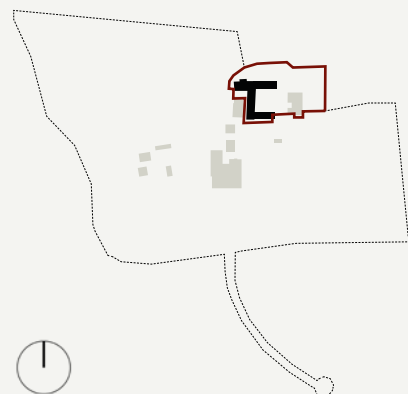
Concept

The design has sought to avoid wholesale changes and concentrate energy on the internal character and arrangement of the buildings. Key to this was appropriating the spaces to the client's intended, residential use and ensuring proposed facilities (such as the gym), would be in convenient proximity to the main house;

The Cow Shed: interlinks with the Byre to form a new gym, changing and plant area.

The Cottage: remains as a stand alone residence, yet benefits from expanded capacity by linking into the cow shed footprint

The Stables: retains its current footprint



ABOVE: CONCEPT ARRANGEMENT SKETCH FOR OUTBUILDINGS



5.4

The Farmyard Proposals

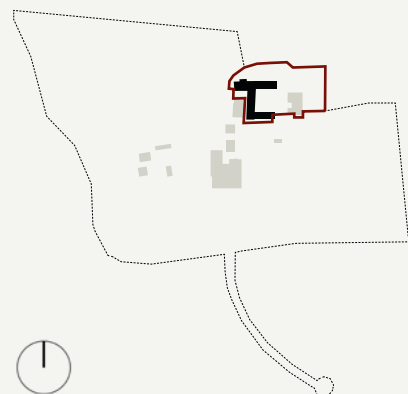
Arrangement

The arrival sequence for each respective portion of the farmyard seeks to respect the existing arrangement and access points, whilst improving key arrival moments through landscaping and refurbished fabric.

Cottage: existing entry retained from south facade. Proposed connection from the north lean-to connecting to northern garden. Internally additional bed and bathroom provided within cow shed footprint.

Stables: Existing entrance retained from south facing elevation to courtyard via stepped plinth

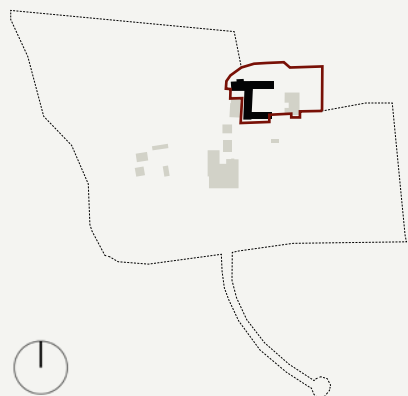
Cow Shed: Existing entrance retained from South West corner, internally connected through to the Byre & existing openings to the courtyard





The Farmyard Proposals

5.5 Proposed View of Farmyard from East





The Farmyard Proposals

5.6 Ground Floor Plan

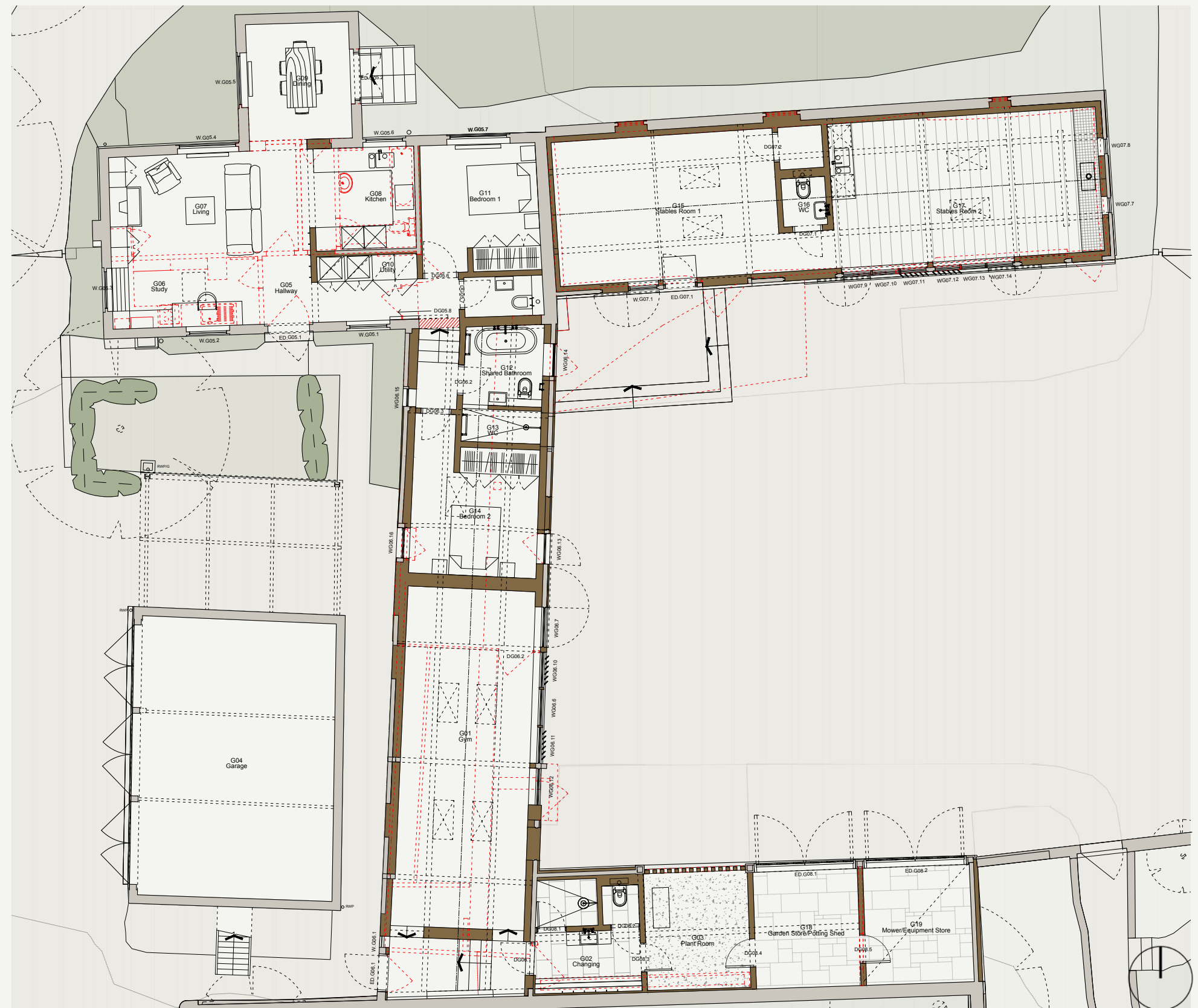
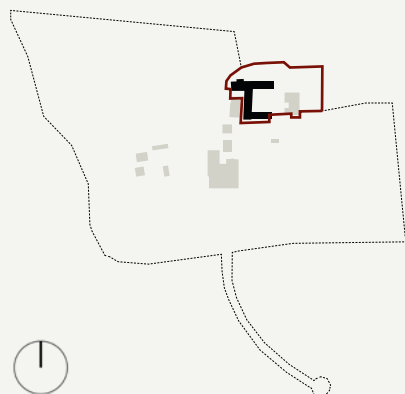
Select installation, alteration and demolition is proposed to the internal partition arrangement, most notably in the cottage where modern fabric is present. External walls will benefit with an added insulation layer, this principally occurs where modern concrete block is present to the façade. The legibility internally of all primary, historic timber will be retained.

Cottage: full re-arrangement of spaces internally, modern partitions removed and replaced. Footprint connected into cow shed with proposed steps to navigate level change. Existing openings to façade maintained.

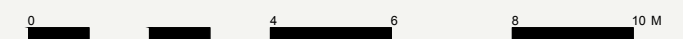
Cow Shed: Internal freestanding concrete block walls removed. New partitons to separate cottage to gym and to lobby (low level), respecting truss arrangement. Modern concrete slab removed, insulated and re-formed. Existing entrance retained.

Stables: New central partitions (low level) to retain singular volume of space. Externally the poor-quality concrete plinth and steps will be reformed.

DEMOLISHED



PROPOSED GROUND FLOOR PLAN





5.7

The Farmyard Proposals

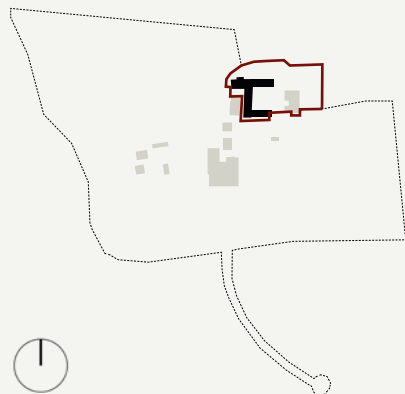
Roof Plan

The existing extents and profile of the roofs are maintained. Select rooflight additions are arranged across the stables and the cow shed to improve daylight qualities within. These will be low-profile, with care taken to alternate the placement of these and mitigate visual impact from the court.

Finishes will be reclaimed and replaced where necessary given the particularly poor conditions across the cow shed and byre (clay and stone). New slate finish is proposed to the stables is perceived to be a visual enhancement on the current modern finish. Replacement water goods are proposed to replace the currently degraded fittings.

KEY

DEMOLISHED





The Farmyard

5.8

Proposed Materiality

The proposals seek to remediate the significant fabric degradation that is currently present across all the buildings, by retaining, refurbishing and sympathetically introducing new finishes around the envelope. Appropriately detailed glazing will be set behind primary structure to retain the reading and modulation of the envelope. Feature staddle stones will be refurbished where original and of good order, and suitably replaced where not, to return this character befitting of the agricultural yard. Ledged and braced doors and timber cladding will sit in unison with the existing stone and brick plinths, whilst extents of glazing are minimised by shutters or hit and miss cladding befitting to this vernacular.

The addition of solar panels to the stables roof will bring significant sustainability benefits in reducing the carbon load of the development and align with local policy measures. Endeavour will be made in the specification to ensure these are low profile and flush with the roof tile finish. This South facing roof face is only visible from private land so is not determined to cause negative effect on wider views / neighbouring properties.



NATURAL SLATE TILE ROOF
THE STABLES



LARGE TIMBER BRACED DOORS
THE BYRE



LOW PROFILE ROOF LIGHTS



MINIMAL SLIMLINE GLAZING



REPLACED & RECLAIMED HANDMADE
CLAY TILE ROOF- REFURBISHED WHERE
SUITABLE (COW SHED & BYRE)



SOLAR PANELS
THE STABLES



TIMBER DOORS



STADDLE STONE DETAIL:
REFURBISHED WHERE SUITABLE



WIDE FORMAT VERTICAL TIMBER
BOARDING