



5.9

The Farmyard Proposals

Cottage - Proposed Works:

SELECTED REFURBISHMENT WORKS TO COTTAGE

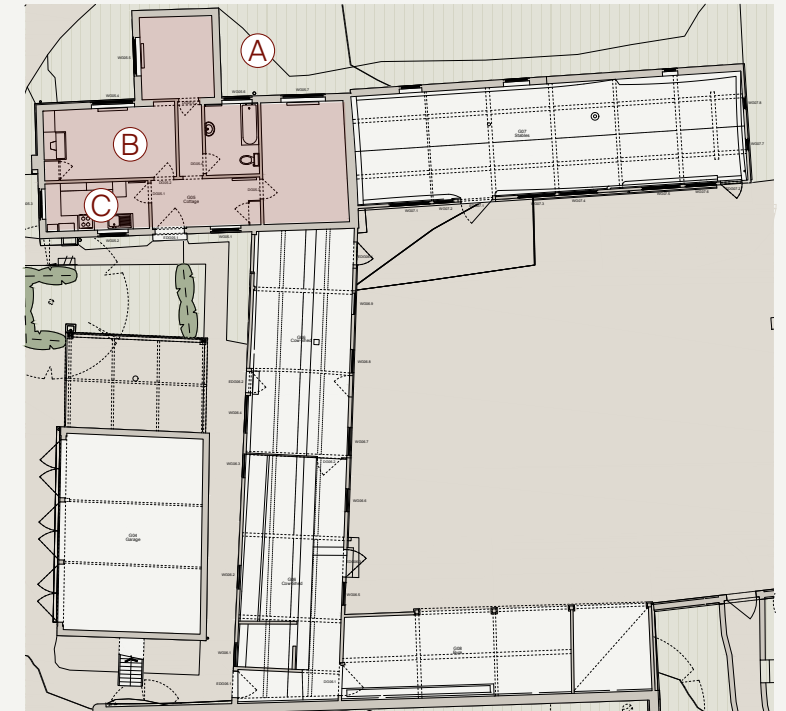


COTTAGE EAST ELEVATION - ROOM G09

Cottage roof to be repaired and made good using materials to match existing, ensuring continuity of appearance and weatherproofing. Cold roof insulation above ceiling level.

Existing greenery removed. New opening created for proposed glazed double doors providing access to the north-facing rear garden. Doors to match existing fenestration in style and finish.

Proposed stone steps to garden.



EXISTING COTTAGE GROUND FLOOR



ROOM G07 LIVIGN - WINDOW G05.4

Existing acoustic tile ceiling, currently in advanced state of decay, to be removed and replaced with a new plasterboard ceiling, including insulation within the cold roof space above.

Partition to be demolished. Surrounding areas to be made good to match existing finishes.

Modern joinery to be removed in areas of proposed works.

Repairs, alterations of windows and doors to be carried out as required or to match existing.

Modern central heating radiators replaced. Existing pipework to be reused where possible. Any new runs to utilise the void between floor and ceiling joists.



COTTAGE KITCHEN - WINDOW WG05.2

Modern kitchen joinery and partition to be removed. Surrounding areas to be made good to match existing finishes.

Partition and door to kitchen to be removed.

Repairs, alterations of windows and doors to be carried out as required or to match existing.



The Farmyard Proposals

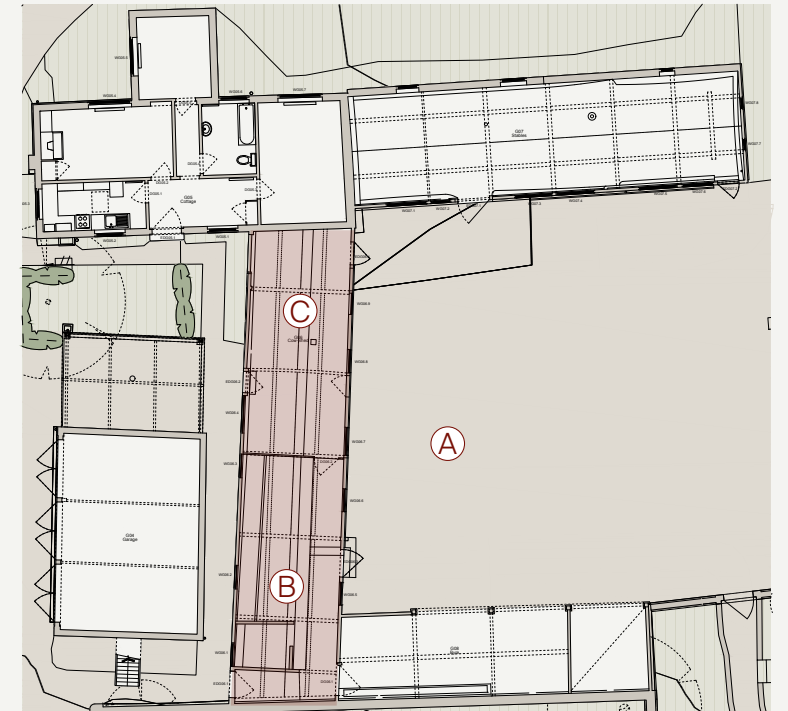
5.10 Cowshed - Proposed Works:

SELECTED REFURBISHMENT WORKS TO COWSHED



COWSHED EAST ELEVATION

- Existing cowshed roof, currently in a derelict condition, to be carefully refurbished and re-tiled to match original materiality. Horsham stone detail at eaves to be reinstated and continued along the full length of the roof.
- Existing poor-quality blockwork infill walls to be removed, with original timber framing retained where possible. Proposed replacement walls to be insulated masonry with a brick plinth and vertical tongue-and-groove timber boarding.
- Existing poor-quality doors and windows to be removed and replaced with appropriately detailed, minimally framed glazing, complemented by carefully designed timber shutters and louvres to maintain the vernacular and agricultural character.
- Existing poor-quality farmyard surfaces to be cleared, with deteriorated concrete removed. Proposed ground level to be consolidated to improve accessibility and ensure drainage permeability.



EXISTING FARMYARD GROUND FLOOR



G06.1 COWSHED - WINDOW WG06.1

- Existing cowshed roof to be carefully refurbished and re-tiled to match the original materiality. Where feasible, existing clay and Horsham stone tiles will be reclaimed and re-used. Roof to be insulated above the existing internal timber trusses and structural frame to maintain their visibility within the interior.
- Existing timber trusses and primary structural frame to be retained and refurbished where structurally viable. These elements will remain exposed within the cowshed interior.
- Poor-quality blockwork walls to be removed. Surrounding areas to be made good, respecting existing materials and finishes.
- New insulated floor slab, screed, and finishes to be installed throughout cowshed. Existing uneven ground to be carefully levelled and excavated as required to accommodate new slab.



G06.2 COWSHED - WINDOW WG06.9

- Proposed openable conservation rooflight to cow-shed roof.
- Timber framing cleaned & treated for infestations throughout prior to carrying out isolated repairs and reinstatement of framing elements as required.
- New insulated floor slab, screed, and finishes to be installed throughout cowshed. Existing uneven floor finish to be carefully levelled and excavated as required to accommodate new slab.



The Farmyard Proposals

5.11

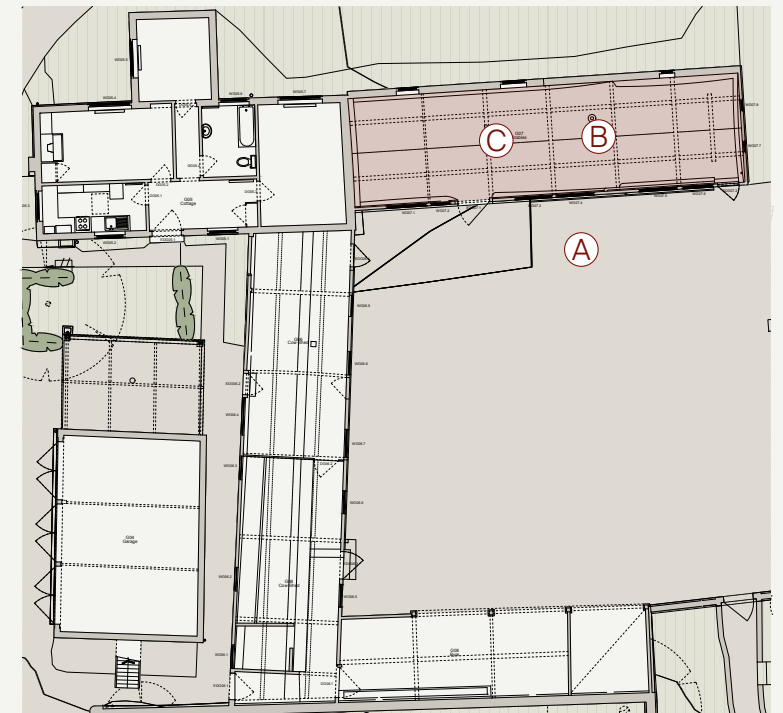
Stables - Proposed Works:

SELECTED REFURBISHMENT WORKS TO STABLES



STABLES - SOUTH ELEVATION

- Existing stables roof to be insulated and re-tiled throughout with slate tiles in keeping with existing farmyard materiality. Inappropriate concrete pantiles to be removed. Roof to be insulated above the existing internal timber trusses and structural frame to maintain their visibility within the interior.
- Proposed area of roof to be fitted with solar panels.
- Existing blockwork infill walls to be removed, with original timber framing retained where possible. New insulated timber-framed external wall envelope to be constructed, incorporating a new seasoned oak wall plate to receive cut-back ends of existing or replaced posts. Existing sandstone plinth wall to be repaired and stabilised.
- Uneven concrete slope to be demolished and replaced with new stone steps. Surrounding areas to be made good and resurfaced.



EXISTING FARMYARD GROUND FLOOR



G17 - STABLES ROOM 2

- Existing stables roof to be insulated and re-tiled throughout with slate tiles to match existing farmyard materiality.
- Existing timber trusses and primary structural frame to be retained and refurbished where structurally viable. These elements will remain exposed within the cowshed interior.
- Existing poor-quality windows and doors to be removed and replaced with minimally framed glazing, detailed appropriately and complemented by timber shutters and louvres designed to reflect the vernacular and agricultural character.
- New insulated dry lining to be applied to the solid brick wall. Projecting concrete and sandstone elements to be carefully cut back, and wall surface stabilised.
- Existing concrete slab to be removed (if not possible to insulate and re-use), floor level excavated and prepared. New insulated floor slab, screed, and finishes to be installed throughout the stables.



G15 - STABLES ROOM 1

- Existing timber louvred openings in the stables to be infilled with brickwork to match the existing wall.
- Painted timber panel over the cottage gable end wall to be removed. Wall to be made good, insulated, boarded, and re-finished to an appropriate standard, such as lime plaster or similar.
- Existing sandstone plinth wall to be repaired and stabilised.



The Farmyard Proposals

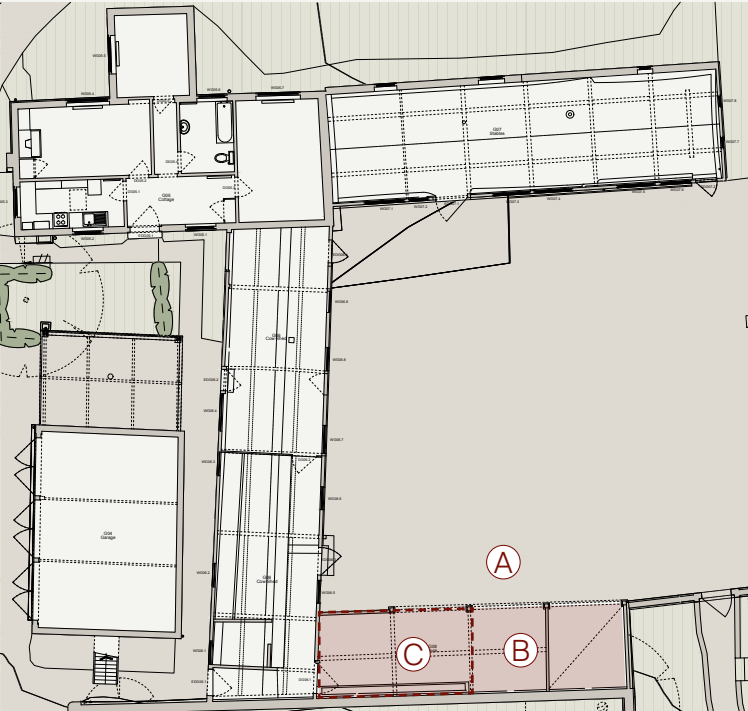
5.12 Byre - Proposed Works:

SELECTED REFURBISHMENT WORKS TO BYRE



BYRE - VIEW FROM NORTH-EAST

- Existing byre roof, currently overgrown and in poor condition, to be fully refurbished and re-tiled throughout using materials matching the original.
- Blockwork wall infill to be removed. New brick plinth detail to match that of the cow shed, with proposed cladding in vertical tongue-and-groove timber boarding.
- Proposed timber doors to existing byre bays
- Existing timber posts and staddle stones, currently in poor condition, to be replaced with timber posts of matching style to preserve the original agricultural character.



EXISTING FARMYARD GROUND FLOOR

KEY
--- PROPOSED INSULATED THERMAL ENVELOPE



G18 - BYRE LOOKING EAST

- Original roof frames, consisting of raking beams with props to the purlin, to be repaired and reinstated.
- Existing byre roof to be refurbished, re-tiled to match the original materiality.
- Modern section of roof to be retained, subject to confirmation of proposed roof loading and careful removal of vegetation. Structural strengthening may be required.
- These two bays are to remain outside of proposed “thermal envelope”, as they are going to be adapted as simple storage spaces, with timber doors. Brick wall to be cleaned and retained as existing.
- Internal walls to consist of lightweight blockwork with timber infill above raking beams, supporting purlins, or timber studwork.
- Floor: Existing uneven concrete slab to be carefully excavated and levelled as required to accommodate new slab. New insulated floor slab, screed, and finishes to be installed throughout byre.



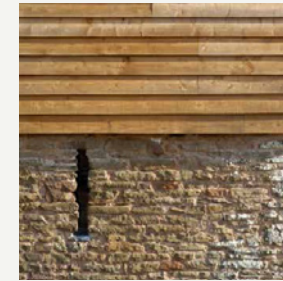
G03 - BYRE LOOKING WEST

- Existing byre roof to be refurbished, re-tiled to match the original materiality, and internally insulated between rafters.
- Breathable internal build-up comprising lime plaster and compatible insulation applied to internal face of existing brick wall.
- New insulated masonry wall and door to be constructed with appropriate detailing and finish. Existing blockwork infill and poor-quality timber to be removed and replaced. New steps to provide access to cow shed; floor finishes to be levelled throughout.

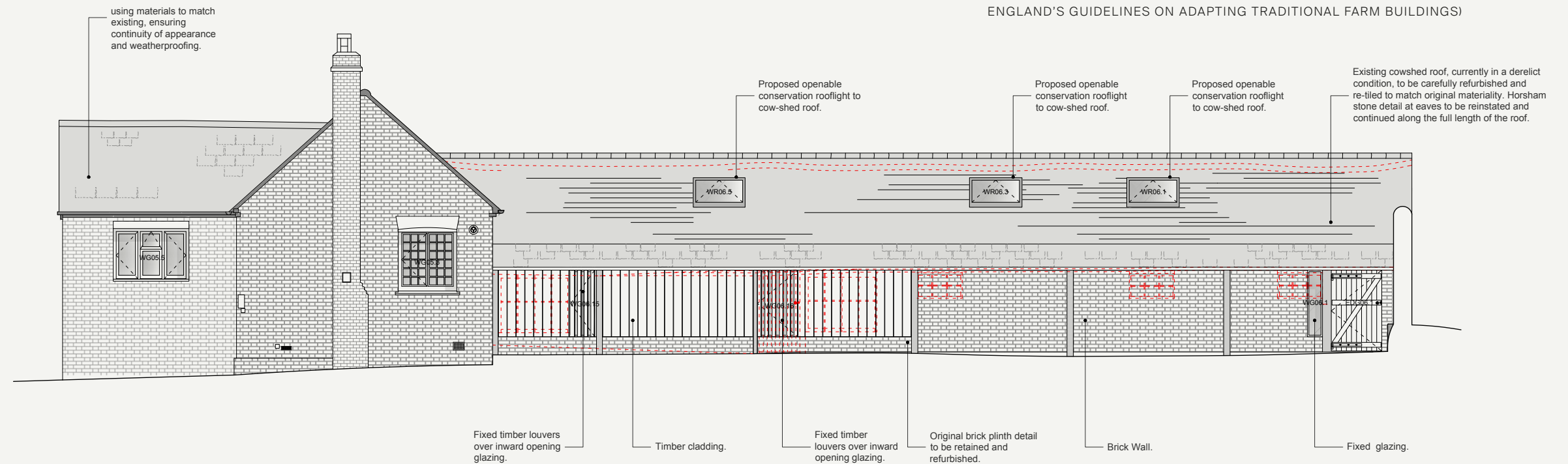


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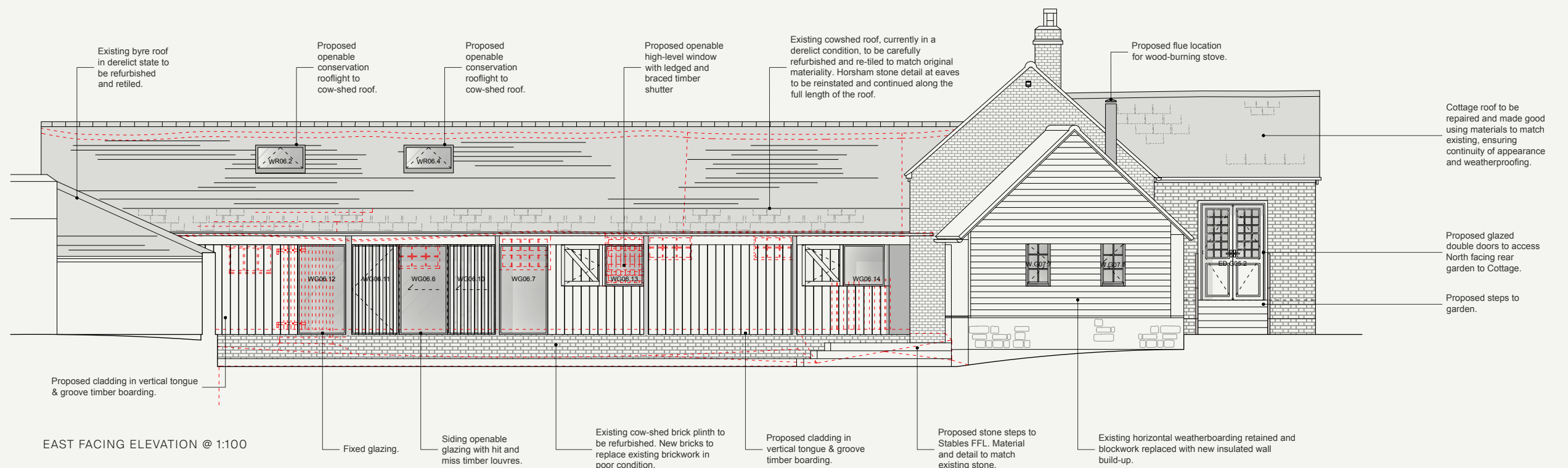
The Farmyard Proposals Elevations



TIMBER SHUTTERS LOUVERS AND CLADDING MATERIALITY TO REFERENCE EXISTING AGRICULTURAL BUILDINGS AND VERNACULAR TRADITION (IN LINE WITH HISTORIC ENGLAND'S GUIDELINES ON ADAPTING TRADITIONAL FARM BUILDINGS)

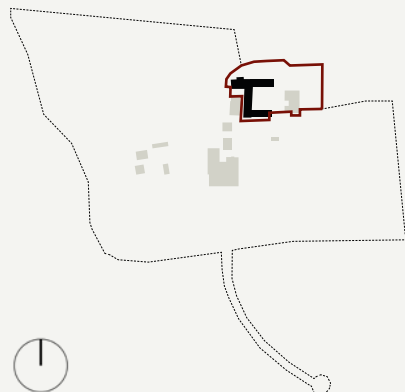


WEST FACING ELEVATION - OUTSIDE COURTYARD @ 1:100



EAST FACING ELEVATION @ 1:100

KEY
DEMOLISHED

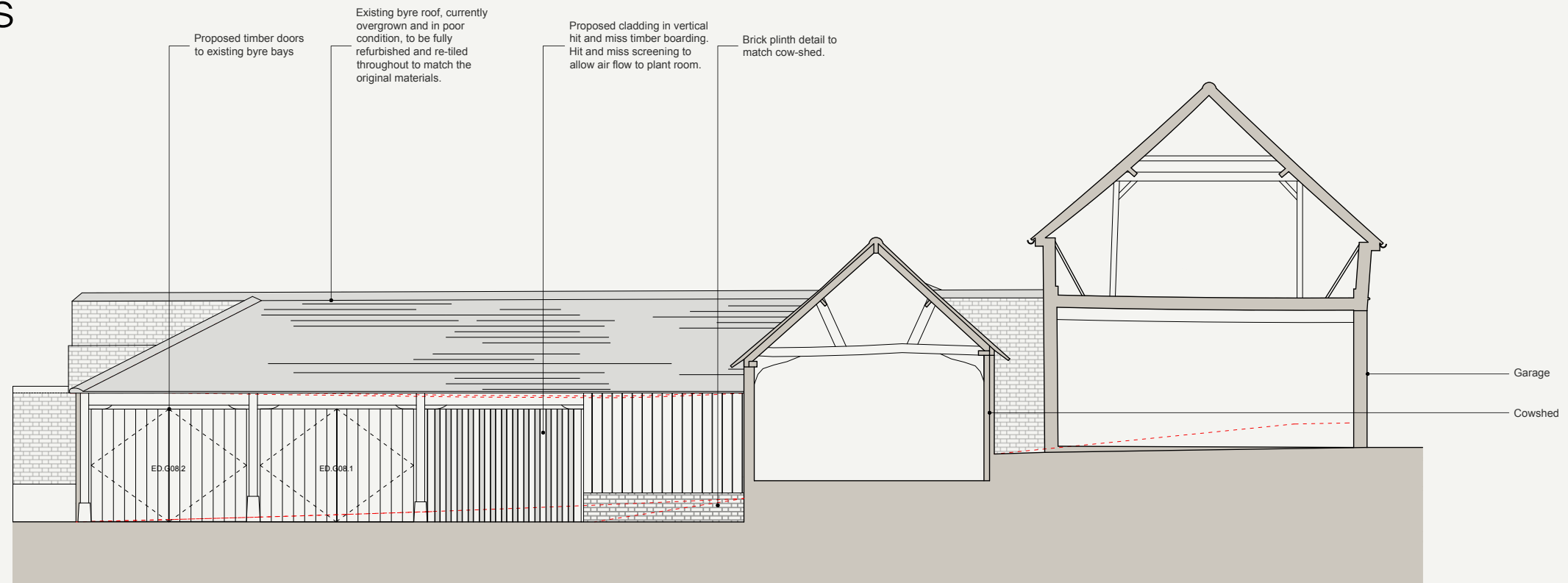


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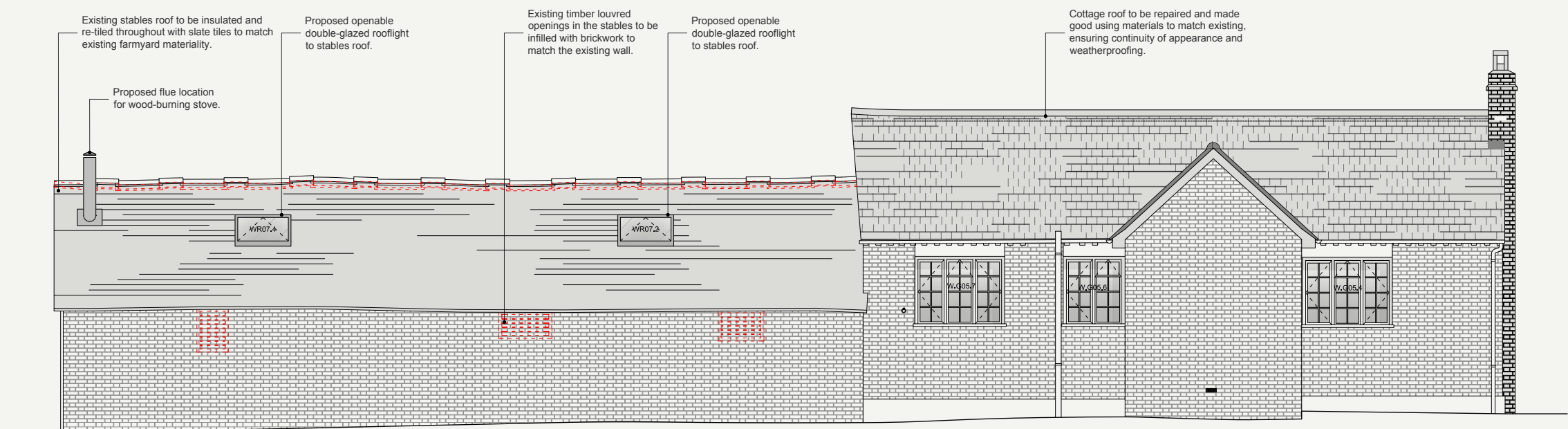
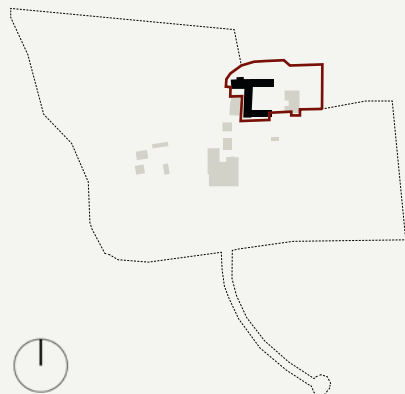
The Farmyard Proposals

5.14 Elevations



NORTH FACING ELEVATION - INNER COURTYARD @ 1:100

KEY
DEMOLISHED



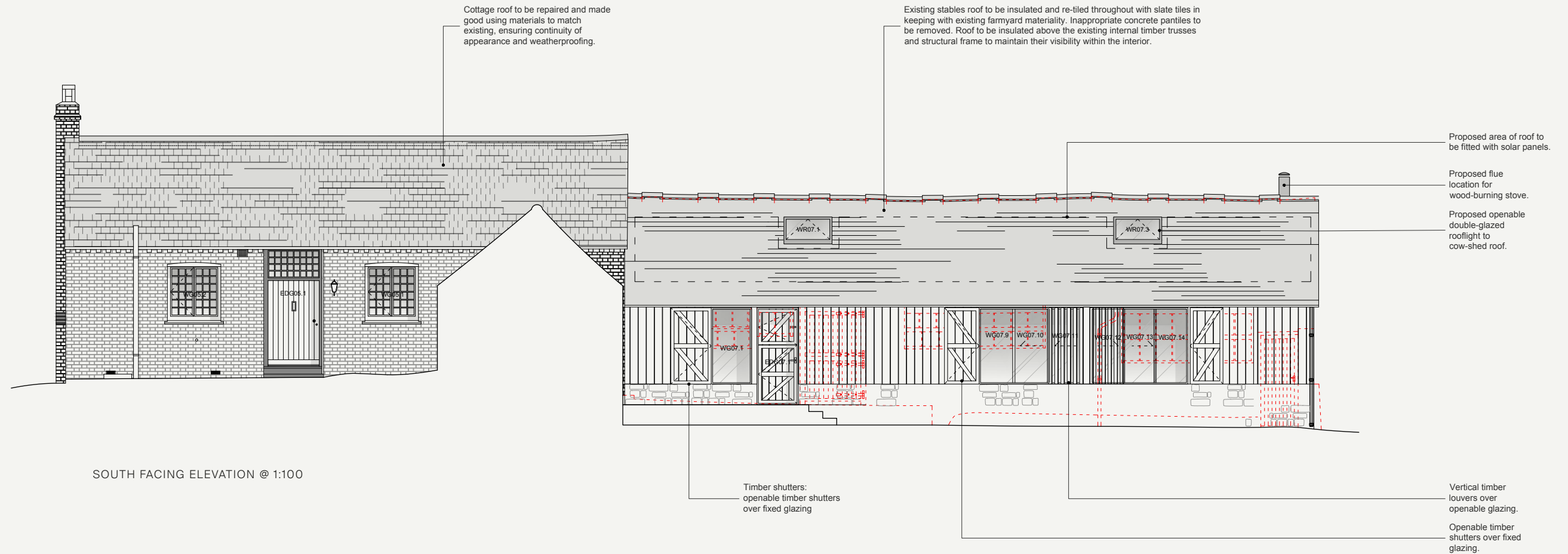
NORTH FACING ELEVATION- OUTSIDE COURTYARD @ 1:100





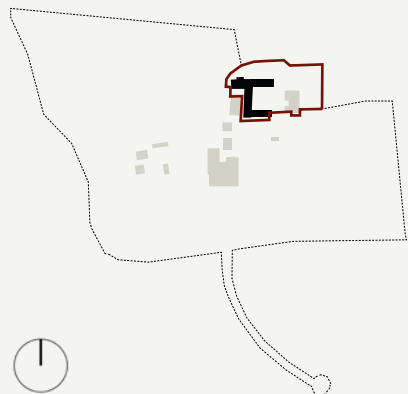
The Farmyard Proposals

5.15 Elevations



KEY

DEMOLISHED

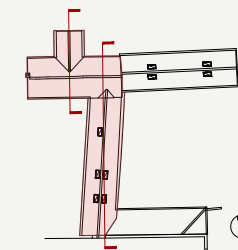




5.16

The Farmyard Proposals

Sections



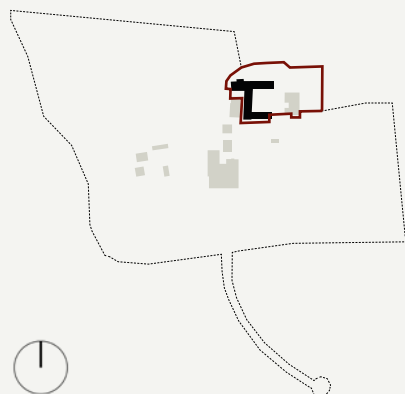
NORTH FACING SECTION THROUGH COTTAGE



EAST FACING LONG SECTION THROUGH COW SHED AND COTTAGE

KEY

DEMOLISHED



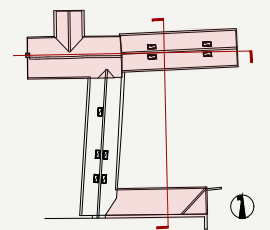
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5.17

The Farmyard Proposals

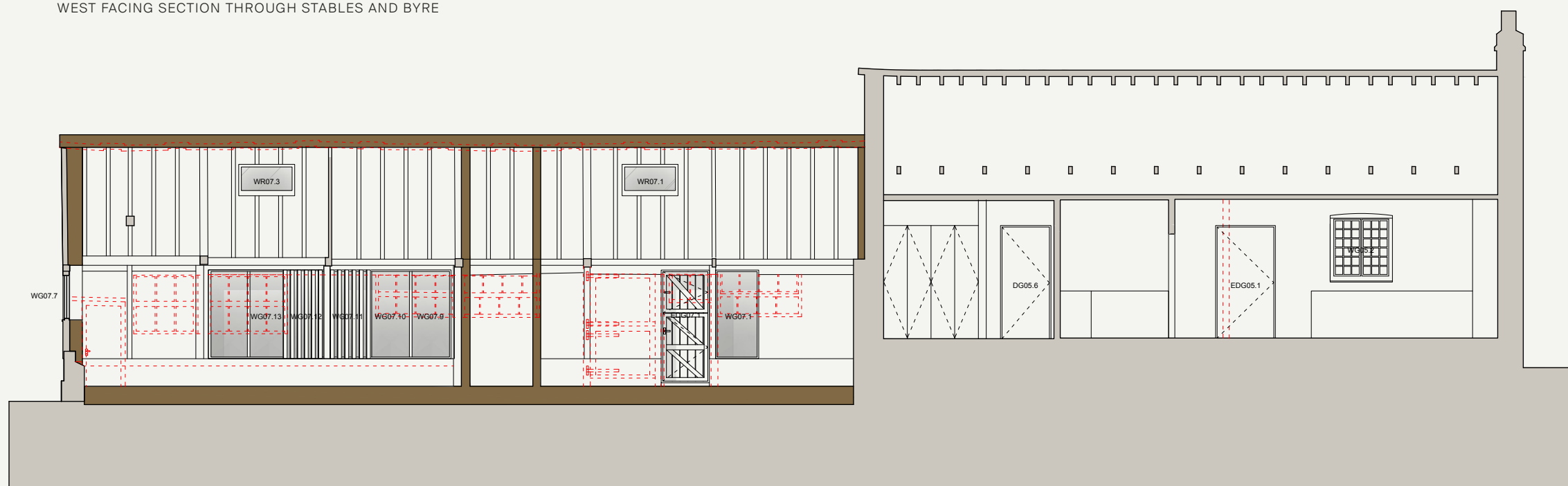
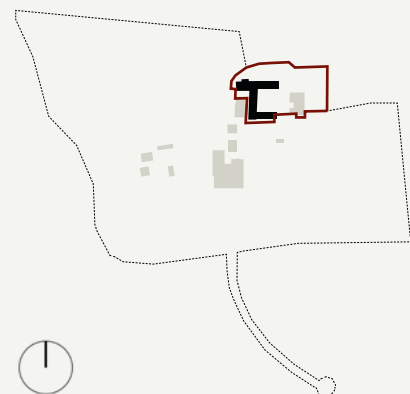
Sections



WEST FACING SECTION THROUGH STABLES AND BYRE

KEY

DEMOLISHED



SOUTH FACING LONG SECTION THROUGH STABLES & COTTAGE

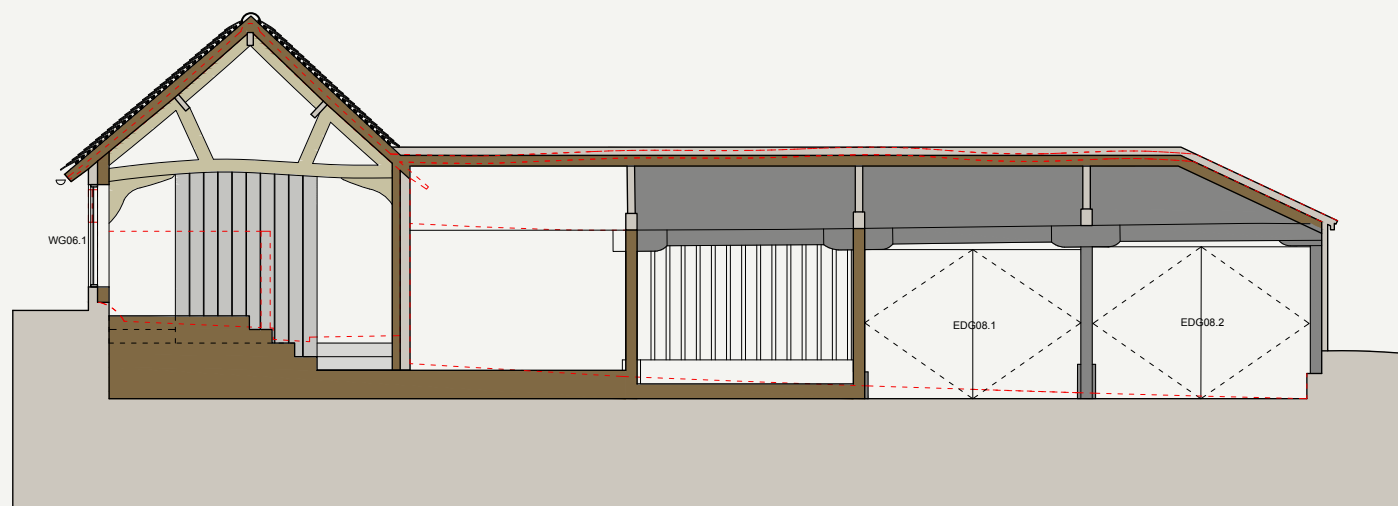
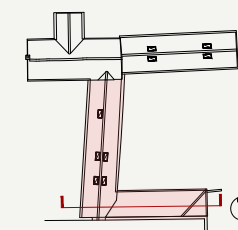




5.18

The Farmyard Proposals

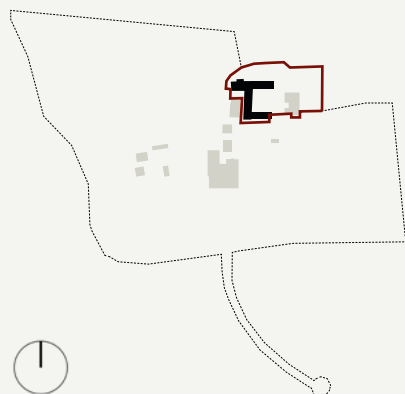
Sections



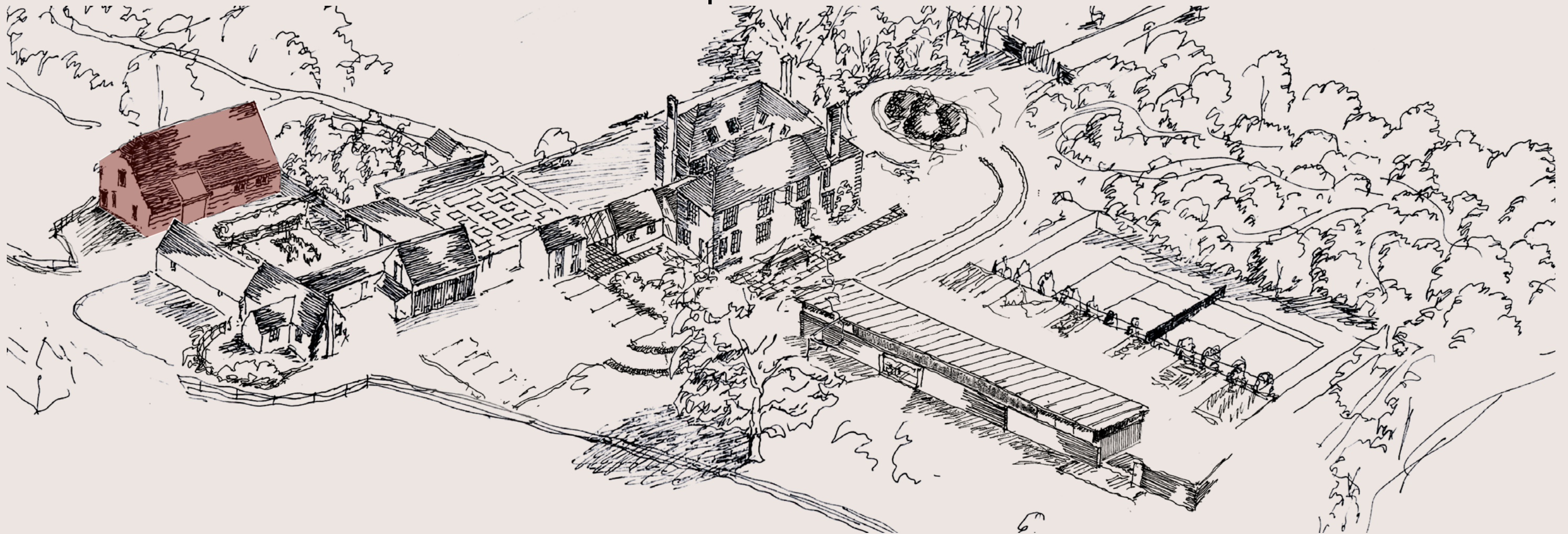
NORTH FACING LONG SECTION THROUGH COW SHED & BYRE

KEY

DEMOLISHED



6.0 The Barn Proposals





6.1

The Barn Proposals

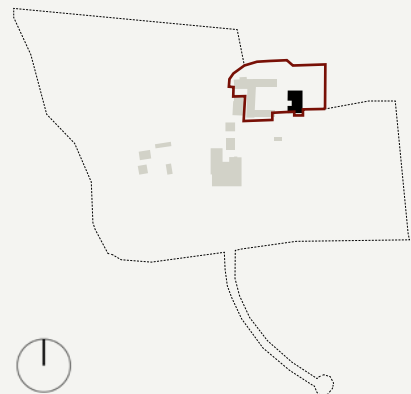
Concept

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.

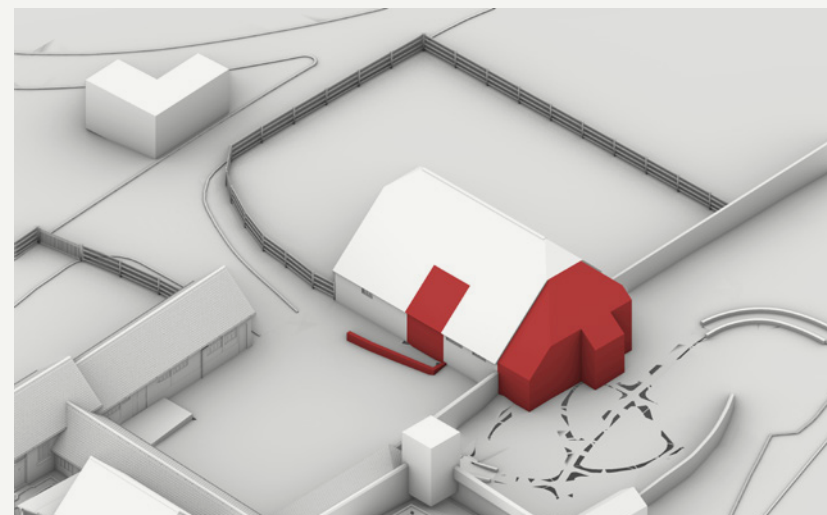
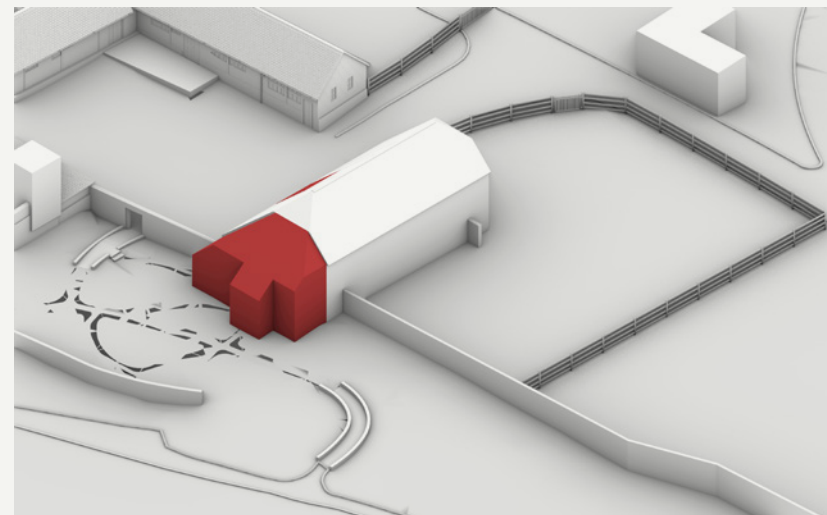
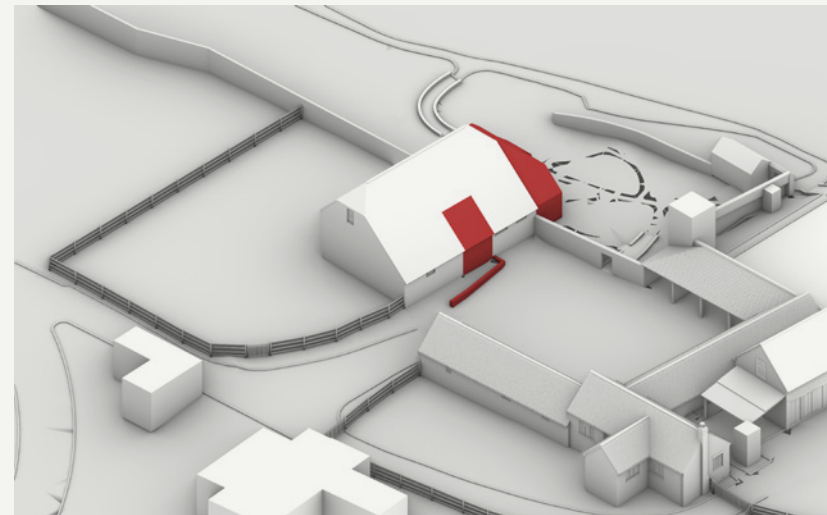
Notably, the barn is not proposed as an independent dwelling (as per the extant) and rather remains an ancillary to the residents use.

KEY

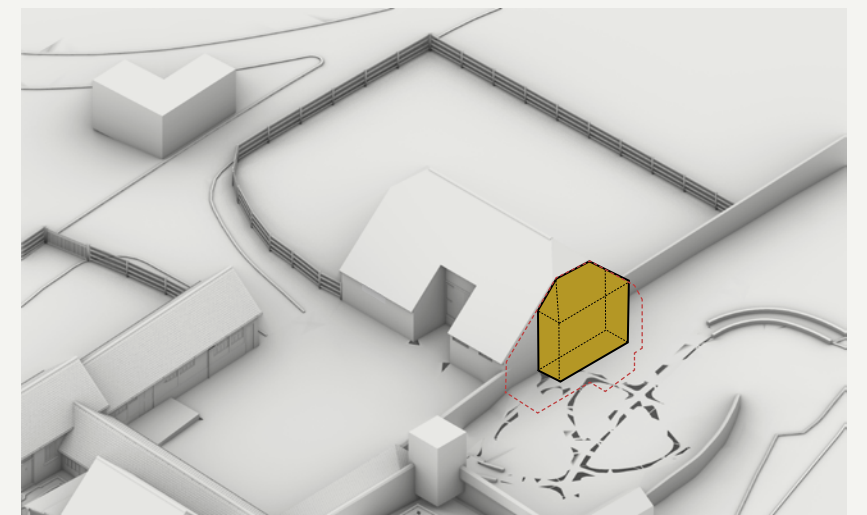
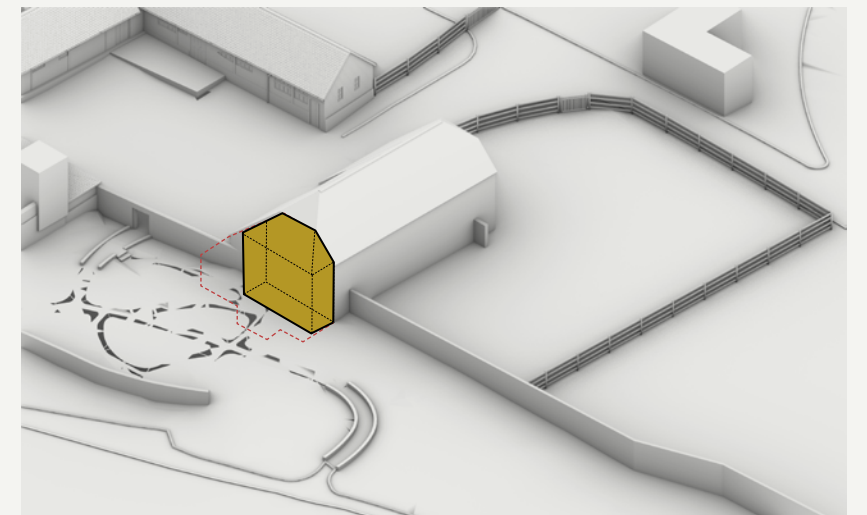
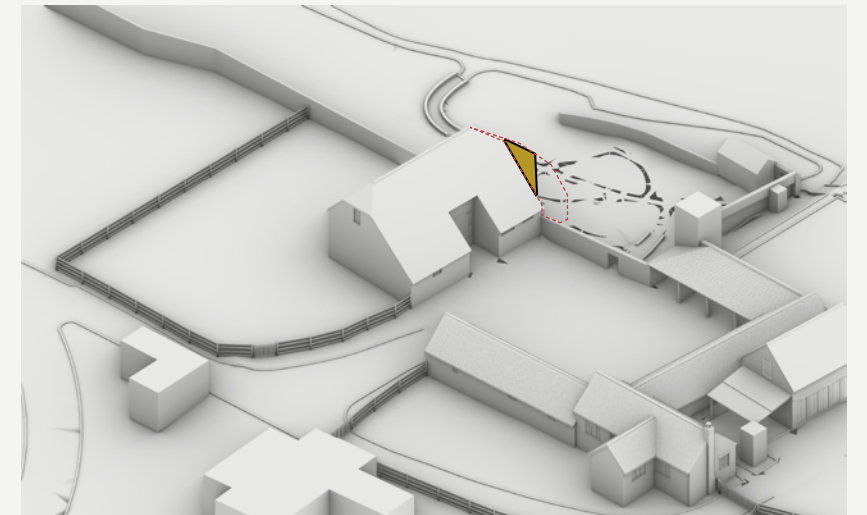
- APPROVED EXTANT PERMISSION
- OUTLINE OF APPROVED SOUTH EXTENSION
- PROPOSED WORKS



HISTORIC BARN FOOTPRINT



EXTANT PERMISSION



PROPOSED WORKS; RELOCATING APPROVED EXTENSION TO NORTH FACADE



6.2

The Barn Proposals

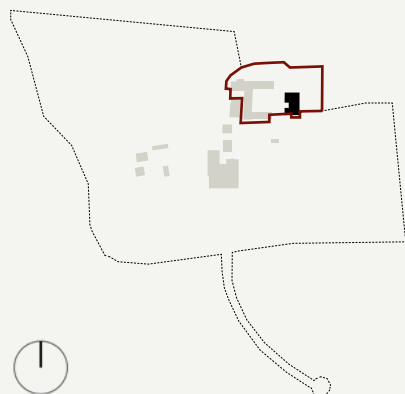
Aspirational Character

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



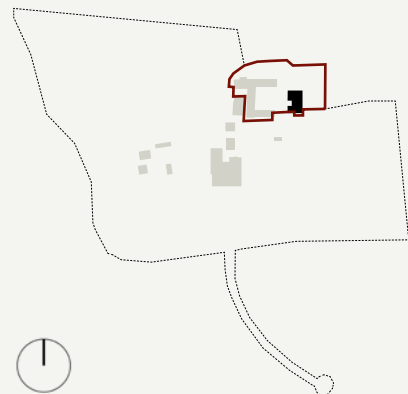


6.3

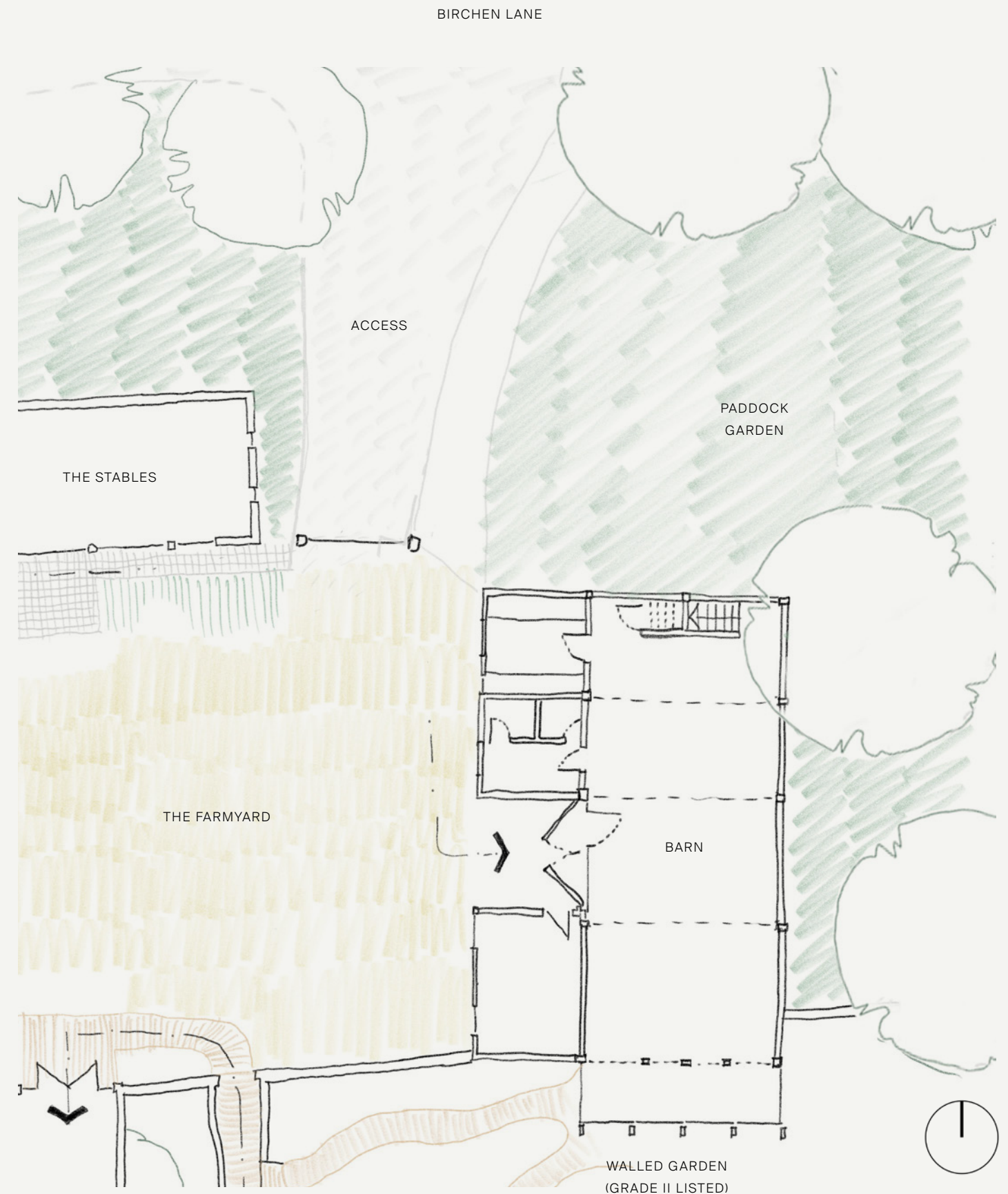
The Barn Proposals

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

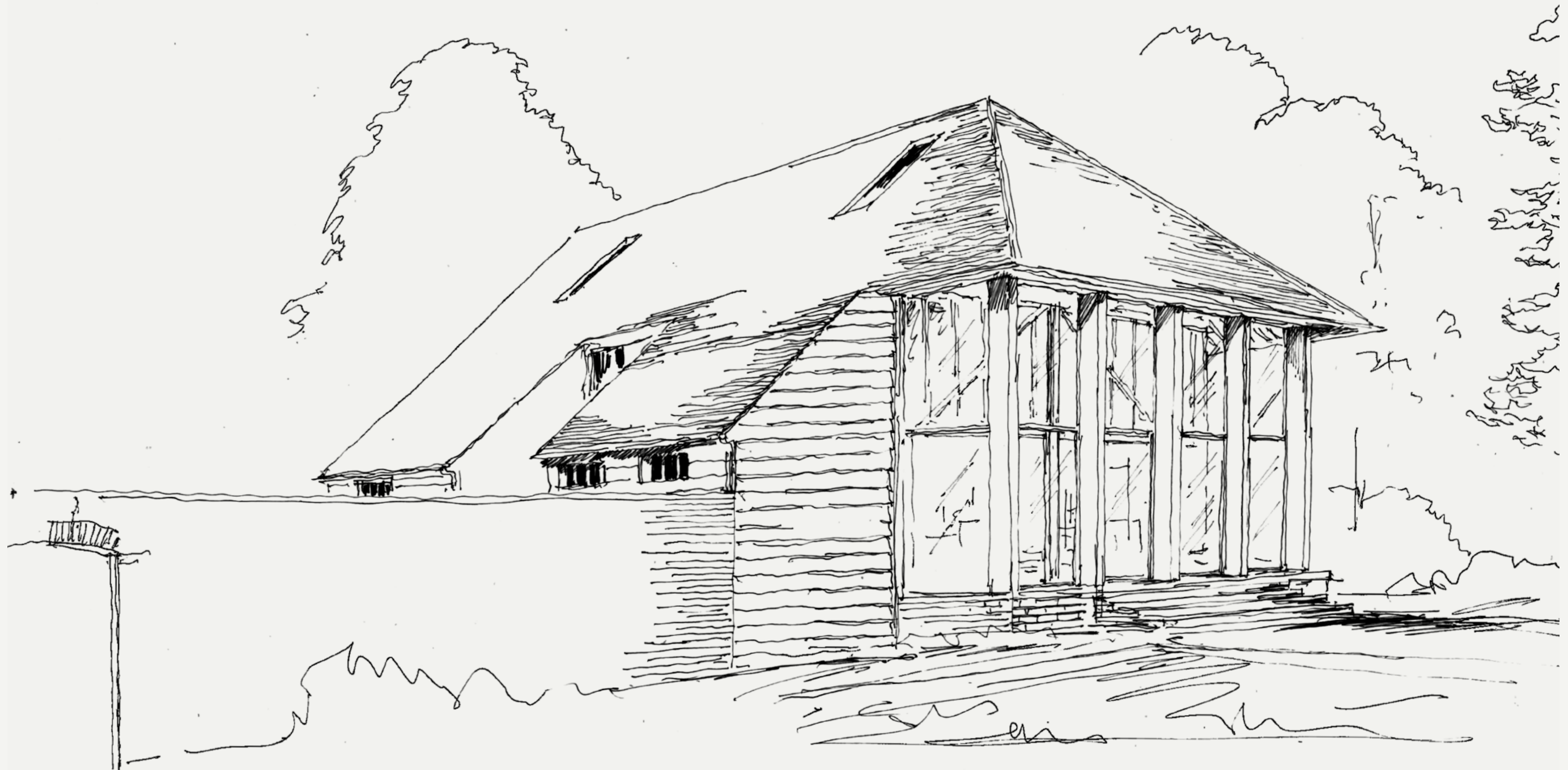




The Barn Proposals

6.4

Proposed View of South Extension

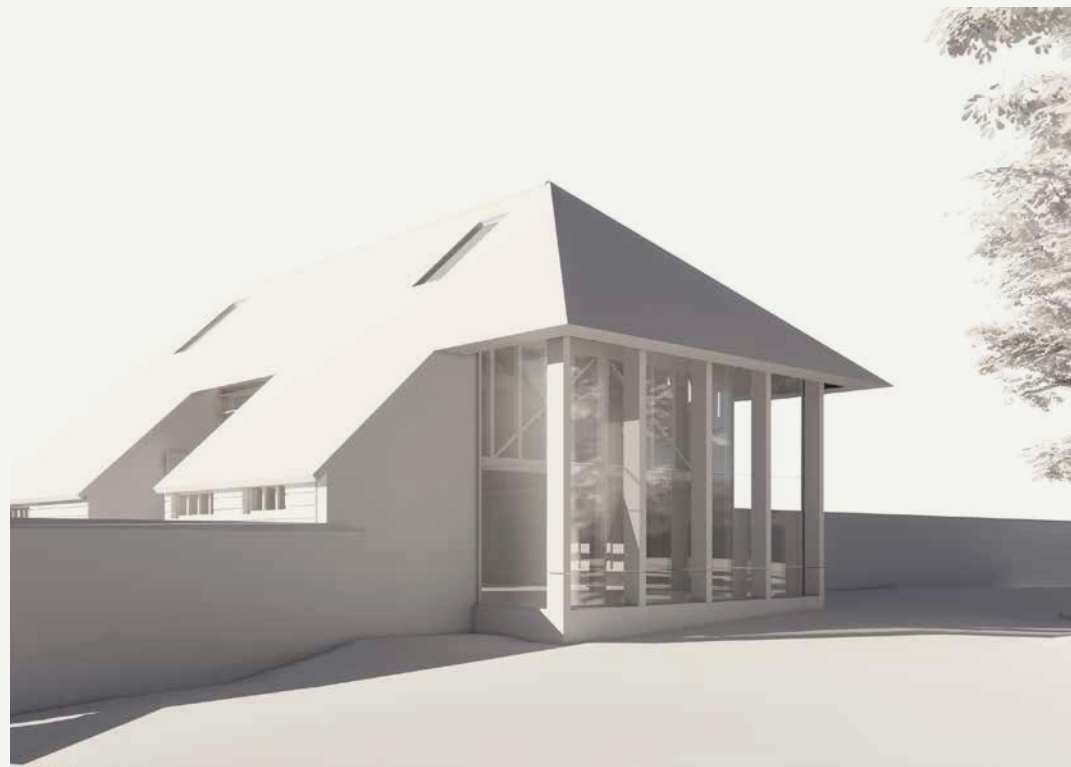




The Barn Proposals

6.5

Discarded Design Options: Flat Roof Extension



Proposed Barn South Extension Design



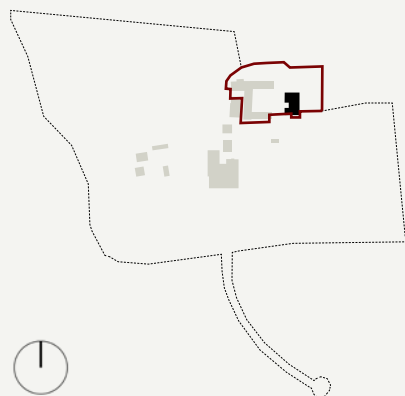
2-Storey Flat Roof Glazed Extension - discarded design test



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

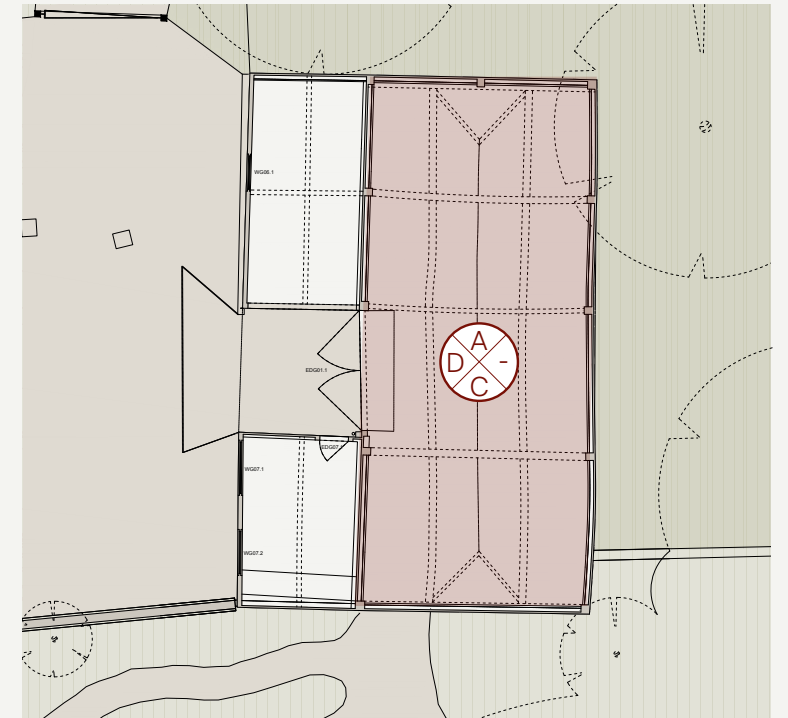
Barn - Proposed Works:

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