



TWINBROOK BARN

DESIGN & ACCESS STATEMENT

NOTE

All works on Twinbrook Barn to date were carried out by the previous owners.

The current condition of Twinbrook Barn is as purchased in August/September 2015.

REVISIONS

[illegible]

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Aerial photograph of Twinbrook Barn and adjoining Farm House, taken prior to any works taking place on the barn.

1.0 INTRODUCTION

TWINBROOK BARN IS A SEMI-DETACHED AGRICULTURAL BUILDING LOCATED WITHIN THE INDUSTRIAL AREA OF CLITHEROE.

FOLLOWING A CHANGE OF OWNERSHIP, PERMISSION IS SOUGHT TO ALTER THE EXISTING PROPOSALS FOR CONVERSION INTO A RESIDENTIAL DWELLING, FOR WHICH PERMISSION HAS ALREADY BEEN GRANTED.

BUILDING HISTORY AND APPRAISAL

Twinbrook Barn is believed to have been constructed in the first half of the 19th century.

The barn is semi-detached, adjoining a separate residential property which is understood to be the original farm house.

The building is constructed from stone with a slate roof. The overall appearance of the barn is typical to that of local agricultural buildings.

The site contains two out buildings within close proximity of the barn. These buildings share the same aesthetic nature of the main barn building and add to the historic agricultural character of the property.

PREVIOUS PERMISSION

It is understood that the barn ceased to be used for agricultural purposes in 1991. Planning permission was granted in 1997 to convert Twinbrook Barn into living accommodation for the manager of the Golf Range located adjacent to the site. Works on the barn commenced in 1998 but were not completed.

Following the closure of the Golf Range in 2006, an application was made in 2008 to convert the barn into a residential dwelling without the restriction of Gold Range Manager occupancy. No changes were proposed to the design and the original 1997 permission drawings were re-submitted within this application.

CURRENT CONDITION OF THE BUILDING

To date little work has been completed on the conversion and the barn remains an unoccupied shell. Whilst the exact extent of the works undertaken is unclear, the following works are believed to have taken place.

- Replacement of the roof
- Alterations to the front elevation;
 - Removal of existing doors and windows providing a new fenestration arrangement.
 - The far right section of the front elevation has been set back so that it aligns with the adjoining property.



Current condition of the barn showing new roof construction



Current condition of the barn showing alterations to the front elevation



Twinbrook Barn | Design and Access Statement

CONTEXT AND LOCAL LANDSCAPE

Twinbrook Barn is located on the edge of an industrial estate. The land to the rear of the property has recently received planning permission for the erection of 21 industrial units.

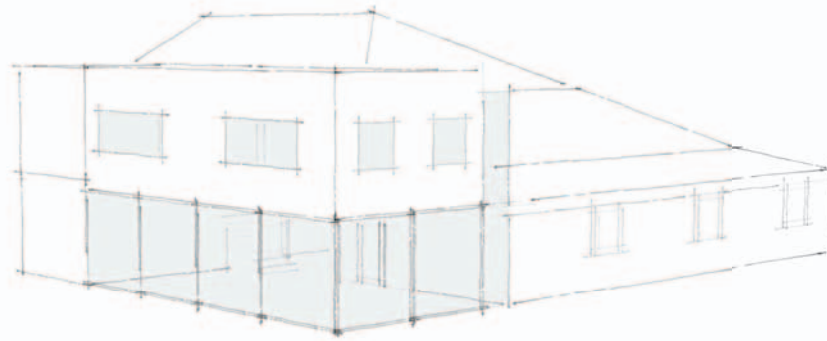
Since the previous permission was granted, the land to the west of the site has been developed and is now a substantial car park.

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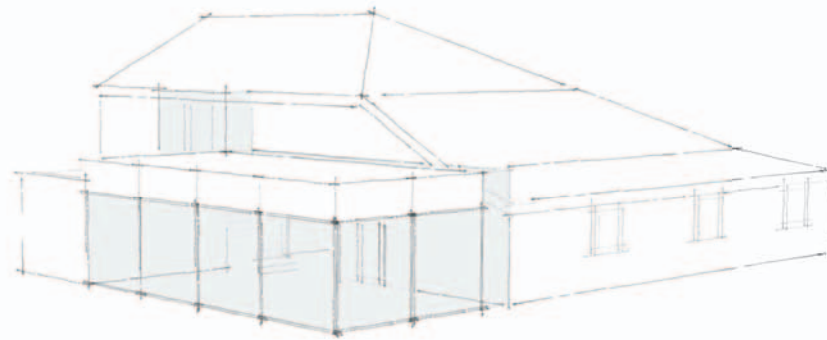
SCHEME 1

- Two storey extension.
- All sleeping accommodation located on first floor of the extension, maintaining double height space within main barn building.
- Flat roof
- Fully glazed ground floor garden room.



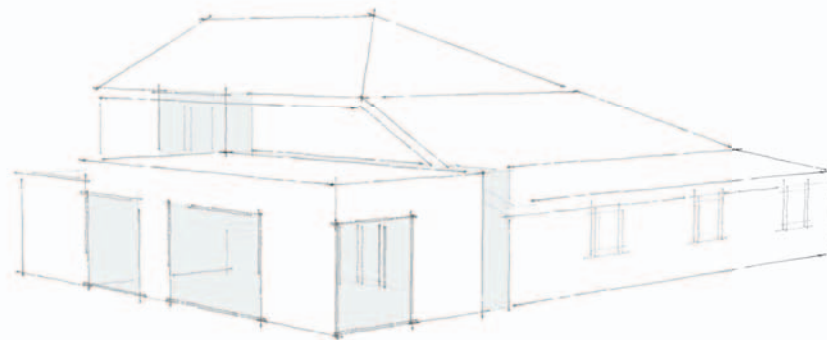
SCHEME 2

- Single storey extension.
- Fully glazed.
- Sleeping accommodation relocated to existing single storey section of barn with master suite mezzanine in double height section.
- Flat roof.



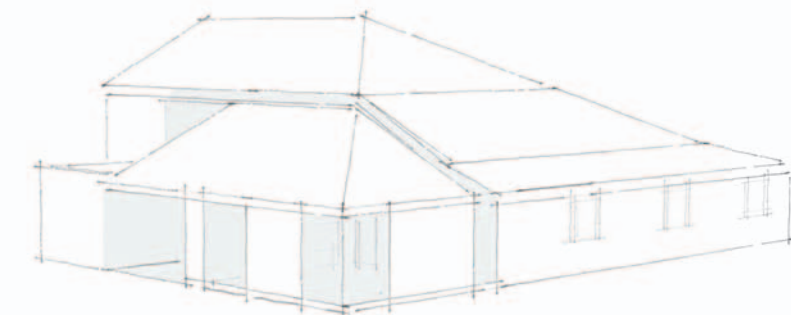
SCHEME 3

- Single storey extension.
- Partially glazed elevations.
- Flat roof.



CURRENT PROPOSAL

- Single storey extension.
- Partially glazed elevations
- Pitched roof, following line of existing barn.



2.0 PROCESS

THE DESIGN FOR TWINBROOK BARN HAS BEEN DEVELOPED TO MEET THE NEEDS OF THE NEW OWNERS WHILST MAXIMISING AND CELEBRATING THE AGRICULTURAL HERITAGE OF THE BUILDING.

DESIGN OBJECTIVES

- To maintain and reinstate the agricultural heritage and aesthetic of the barn.
- Minimise new openings within the original building.
- Provide a clear distinction and separation between the existing barn building and any new additions.
- To provide a 'light touch' approach to the design, making as few alterations to the original building fabric as possible.

SCOPE OF THE WORKS

- To reorganise the living accommodation to suit new occupant needs.
- To extend the dwelling to provide a new garden room.
- Provide future flexibility within the layout.
- To provide improved vehicular access utilising an existing entrance.
- Re-landscape the existing grass land surrounding the property to provide a hard standing parking area and loosely defined garden.

DESIGN DEVELOPMENT

The proposals have undergone a series of design developments and appraisals as a balance is found between the new practical and functional requirements of the building as a residential dwelling and the contextual, historical and cultural constraints. Key points in the design development are outlined in the adjacent sketches.

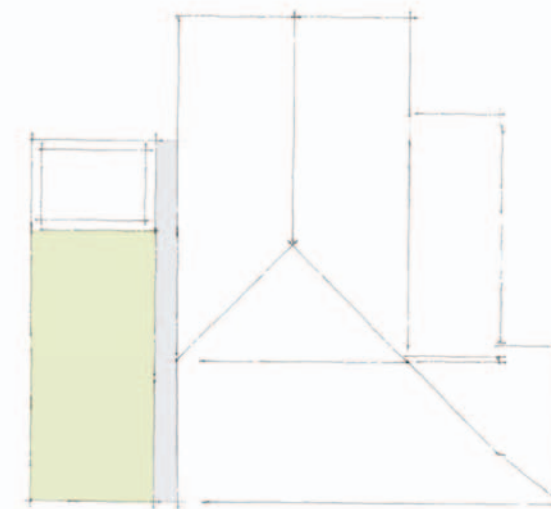
KEY CONCEPTS

As noted above, one of the key design objectives is to provide a clear distinction between the new elements of the building and the original barn. This approach aims to highlight and celebrate the original barn building, allowing the original fabric to be clearly distinguished from any new additions.

The extension to the building, highlighted green in the adjacent sketch, is pulled away from the original barn. Glass is used to link the new extension, existing out building and barn building. The approach brings together these three elements so that they can functionally work together but remain visually distinct and separate.



Elevation



Plan

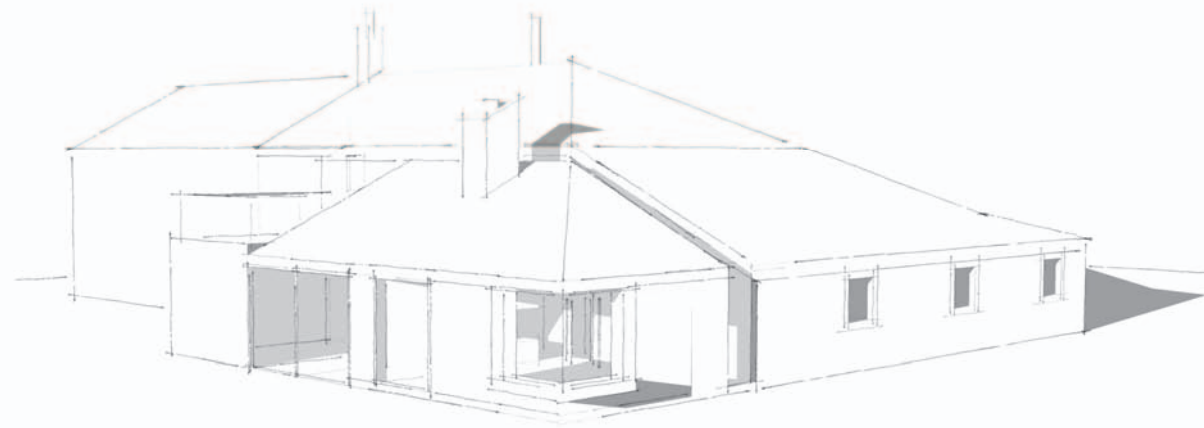
- Extension
- Glass link

3.0 USE AND AMOUNT

Twinbrook Barn is to be converted into a residential dwelling which will be the owners permanent residence.

The proposal is to covert the existing barn and provide a single storey extension providing additional living accommodation and potential future flexibility for a ground floor master bedroom.

	Gross External Area
Existing Barn (excluding out buildings)	200m ²
Proposed Extension	51m ²



Perspective view

4.0 LAYOUT AND SCALE

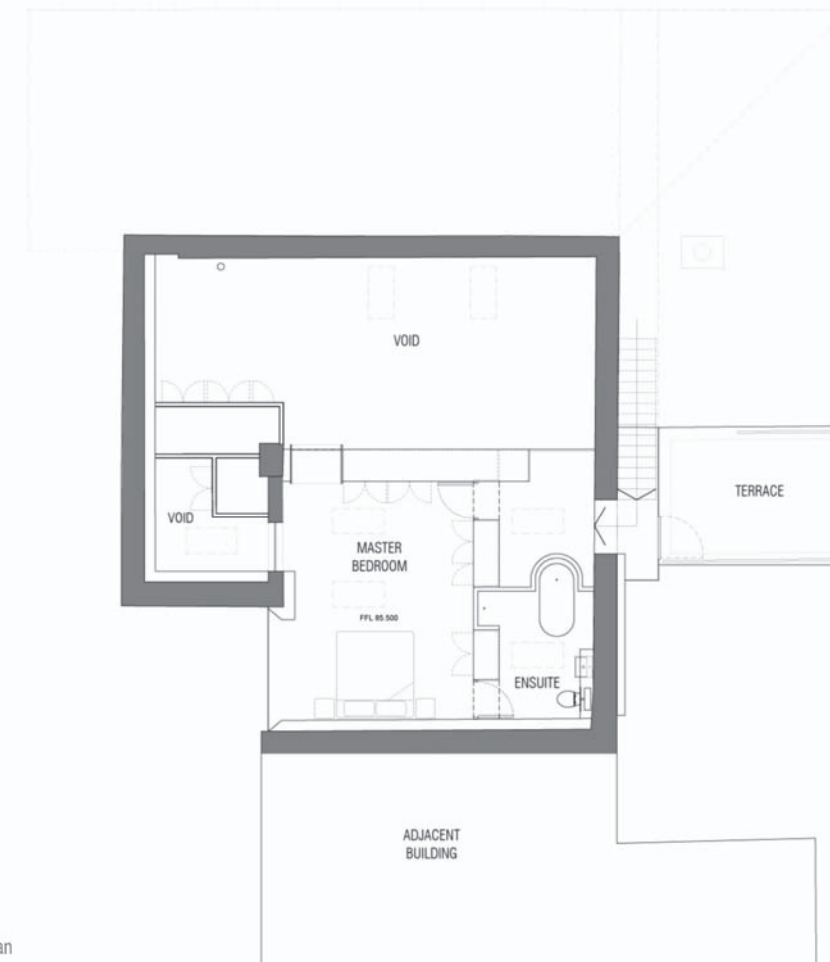
The proposed extension is located to the rear elevation of the barn, linking an existing out building to the rest of the property.

The extension is to be a single room, centrally divided by a fireplace. This area is to be used as an extended living space, providing light and views out to the garden.

One of the key design considerations of this scheme has been to minimise the number of new openings within the original barn building. The addition of a new garden room, provides views and access out to the garden with minimal alterations to the existing rear elevation.



Ground Floor Plan



First Floor Plan



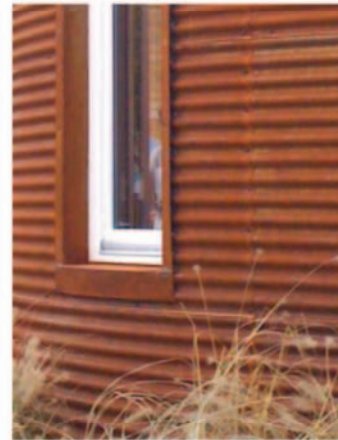
Flush Rooflights



Projecting window seat



Profiled cladding



Weathered Metal



5.0 APPEARANCE AND LANDSCAPE

MATERIALS HAVE BEEN CAREFULLY SELECTED TO BE IN KEEPING WITH THE BUILDINGS AGRICULTURAL HERITAGE AND THE LOCAL INDUSTRIAL SURROUNDINGS.

MATERIALS

Flush rooflights
Consideration has been given to the appearance of the new roof opening. Flush rooflights have been proposed to seamlessly fit within the existing roof plane and not draw the eye.

Weathered Steel
In keeping with the industrial aesthetic of the surrounding area, weathered metal cladding has been proposed for the extension.

Profiled cladding
The barn is of solid stone construction. In order to convert the building into a habitable dwelling, insulation needs to be retrofitted to the existing structure. This is to be accommodated internally in most instances, however insulation is to be applied externally to the rear of the barn. The rear facade of the barn is currently rendered, the proposal is to insulate externally and clad this elevation in a profiled weathered steel. This will bring texture to the elevation reflect the many industrial buildings close to the site.

LANDSCAPE

The proposal is to provide a hard landscaping area to accommodate parked vehicles. This area will be located away from the main barn building to the rear of the adjacent outbuilding.

In keeping with the agricultural aesthetic of the site, the grass land surrounding the property will be landscaped into a loosely defined garden area with minimal intervention.



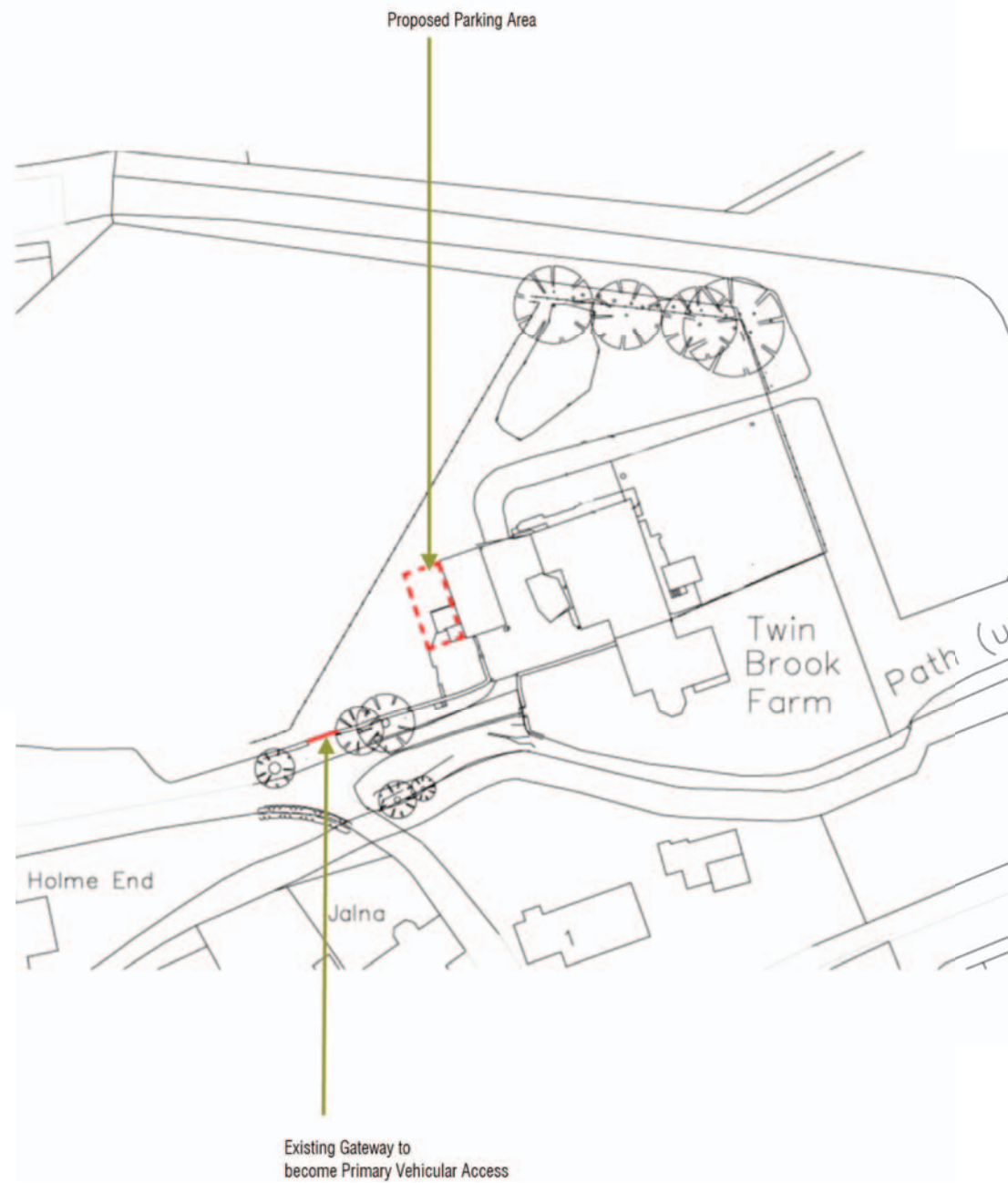
6.0 ACCESS

VEHICULAR ACCESS

Improved vehicular access is proposed utilising an existing gateway to the site. This existing access is to be given a hard surface so that it suitable for regular vehicular use. This will keep moving vehicles away from the house, with a new hard standing parking area provided to the rear of the outbuilding as shown in the adjacent plan. Consideration will be given to drainage when selecting materials and construction methods for the new hard standing area.

FUTURE FLEXIBILITY

The building has been designed with future flexibility in mind. The extension, which is initially to be used a garden room also has the ability to be converted for use as the master bedroom. This provides future flexibility should accessibility become an issue in the future.



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