

Project No:	6284	Date:	2016 07 11
Protect Title:	Twinbrook Barn		
Heading:	Heritage Statement		

## BACKGROUND

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.



Historic photograph, prior to first permission for conversion.

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.

To date little work has been completed on the conversion in line with the existing permissions 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
- Addition of roof lights
- Alterations to the front elevation
  - removal of existing doors and windows creating a new fenestration arrangement.
  - the far right section of the front elevation has been set back so that it aligns with the adjoining property.

PHOTOGRAPHIC RECORD



1. Front elevation



2. Front elevation



3. Out building to the front



4. Rear elevation



5. Rear elevation and outbuilding



6. Rear elevation



7. Internal view looking south east



8. Internal view of front elevation



9. Internal view of front elevation





10. Internal view, doorway to north section.



11. North section of the barn



12. North section of the barn

### IMPACT

The conversion and extension of the barn has been designed to minimise the impact on the historical assets of the existing barn.

The front (west) elevation is to be reworked to correct some of the recent alterations which are not in keeping with the original character and aesthetic of the barn. The windows (not original) on the west elevation are to be replaced to match the proportion of those to the north elevation.

The extension has been designed to clearly read as an addition to the existing structure. The old and new structures are joined by a glass link which visually separates the two forms. The proposed materials have been chosen to reflect both the agricultural heritage of the building and the industrial aesthetic of the local area.