

Design Statement for the renovation and extension to Loft Shay Barn

Scheme overview

The scheme is a new application focused on an extension, addition of car port and modifications to an already approved planning application. This will be achieved by demolishing three adjacent rudimentary agricultural structures which are not of the same style and restoring the barn to its original form with two smaller additions to make the space more useable. This is a progressed design based on an existing planning approval Ref: 03/2021/0670

Demolition

There are currently two blockwork extensions to the rear and a portal frame building to the right of the entrance which are not in keeping with the existing heritage of the barn. These were previously used when the barn was part of a functioning farm. These as well as the barn are currently roofed in a mix of concrete tiles and corrugated roofing which are of course not traditional to a barn of this style.

The current plans are to demolish these blockwork buildings as the original approval had planned, revealing the existing stonework of the barn and then to renovate the barn into a private dwelling.

Restoration

The applicant will be re-roofing the existing barn in a traditional slate more aligned with the age and style of the barn.

The applicant will be opening up the previous stone archways in the barn which have been filled in/turned into doors and will be fitting these with glazing.

Proposed Extension

The applicant want to build a new garage in place of the existing portal frame building, this will be of a lower height and be much more subservient to the existing barn than the current portal frame building and will also be set 2 meters away from the barn, showing the separation from the existing structure. This will be a timber frame modular building with a Yorkshire boarding finish.

As well as this garage the applicant wants to add a wrap-around extension to the left/rear side of the existing barn. This will be at a single storey level and will be much smaller than the existing barn and not detract away from it. This will be partially glazed and will be roofed in an EPDM roofing system.

Both the extension and the garage will be clad in Siberian larch timber boarding which is contrasting to the existing stonework so it is clear what is existing and what is the added/extended sections. These additions whilst contrasting are much more fitting with the local area than the blockwork structures currently in place and will aim to expose and focalise the existing stone barn.

Summary

Overall, the project is to return the barn to its original form on the outside and with two subservient extensions, in order to create a family home with beautiful views of the surrounding areas. By demolishing the currently standing crude blockwork buildings the original barn can become a focal point to the local area and a prime example of how a project of this nature can be handled.