

CLASS Q BARN CONVERSION

HOULKERS FARM, WHINS LANE, READ

DESIGN AND ACCESS STATEMENT

OCTOBER 2024



INTRODUCTION, SITE LOCATION & CONTEXT

Houlkers Farm Barn is situated to the south of Whins Lane, Read. The property is currently vacant but up until recently has been used for agricultural purposes until the farm was disbanded earlier this year. As such, the owners are now seeking an alternative suitable use for the building.

The site is outside the Read/Simonstone settlement boundary, is bounded by the listed farmhouse to the north, other agricultural buildings to the east, residential properties to the west and open fields to the south.

Access to the site is via Whins Lane and the site slopes from north to south by approximately 2m.



Aerial view of proposed site



Inset 19 - Read/ Simonstone 1:5000

This document is to be printed double sided and read in A3 landscape format.

Adjacent to the site entrance located along the north western boundary are two stone built outbuildings with further potential for conversion but not part of this application. The remaining buildings surrounding the barn are of a more temporary nature.

The photos opposite and on the following page illustrate the existing site context.

This application is for Class Q Prior Approval for conversion of the barn into a single residential dwelling.

Accompanying this application is a Planning Statement carried out by JWPC.



P1 - Photo of Avenue farmhouse - front elevation



P2 - Photo of Avenue farmhouse - rear and side elevations



P3 - Photo of site from north west



P4 - Existing outbuilding adjacent the site access along the north eastern boundary

THE EXISTING BARN

Key Features

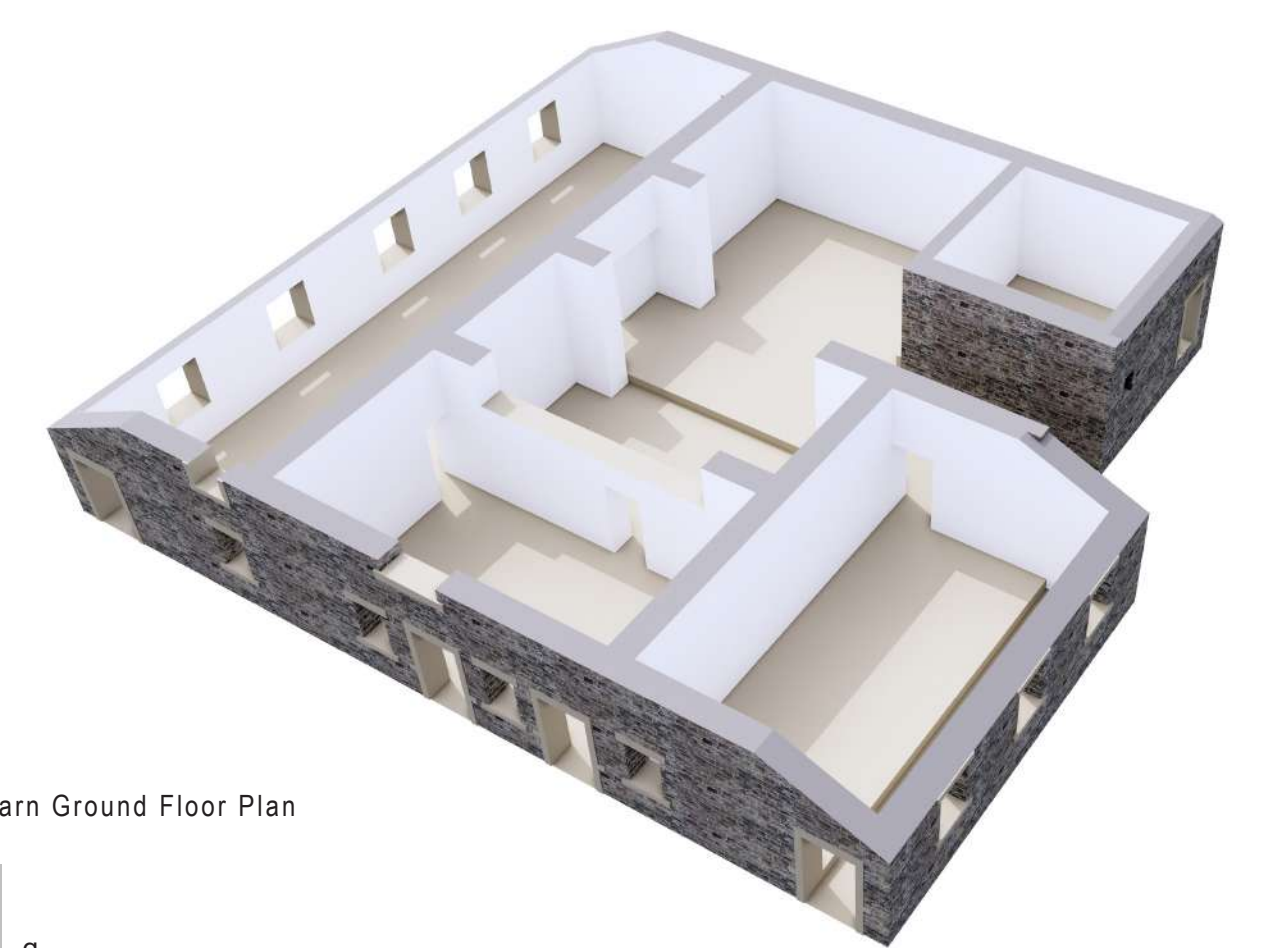
- Impressive Agricultural Building
- Desirable location
- Potential for impressive southern aspect with distant views
- Potential for large impressive family home
- Potential for private courtyard spaces externally
- Potential for wider development of the site

Floor Areas

Existing Ground Floor Area - 333 SQ.M / 3584 SQ.FT
(gross external)



Existing Barn Structure



Existing Barn Ground Floor Plan

SITE ANALYSIS

As part of the site analysis we identified the site constraints and opportunities in order to inform the design layout.

OPPORTUNITIES

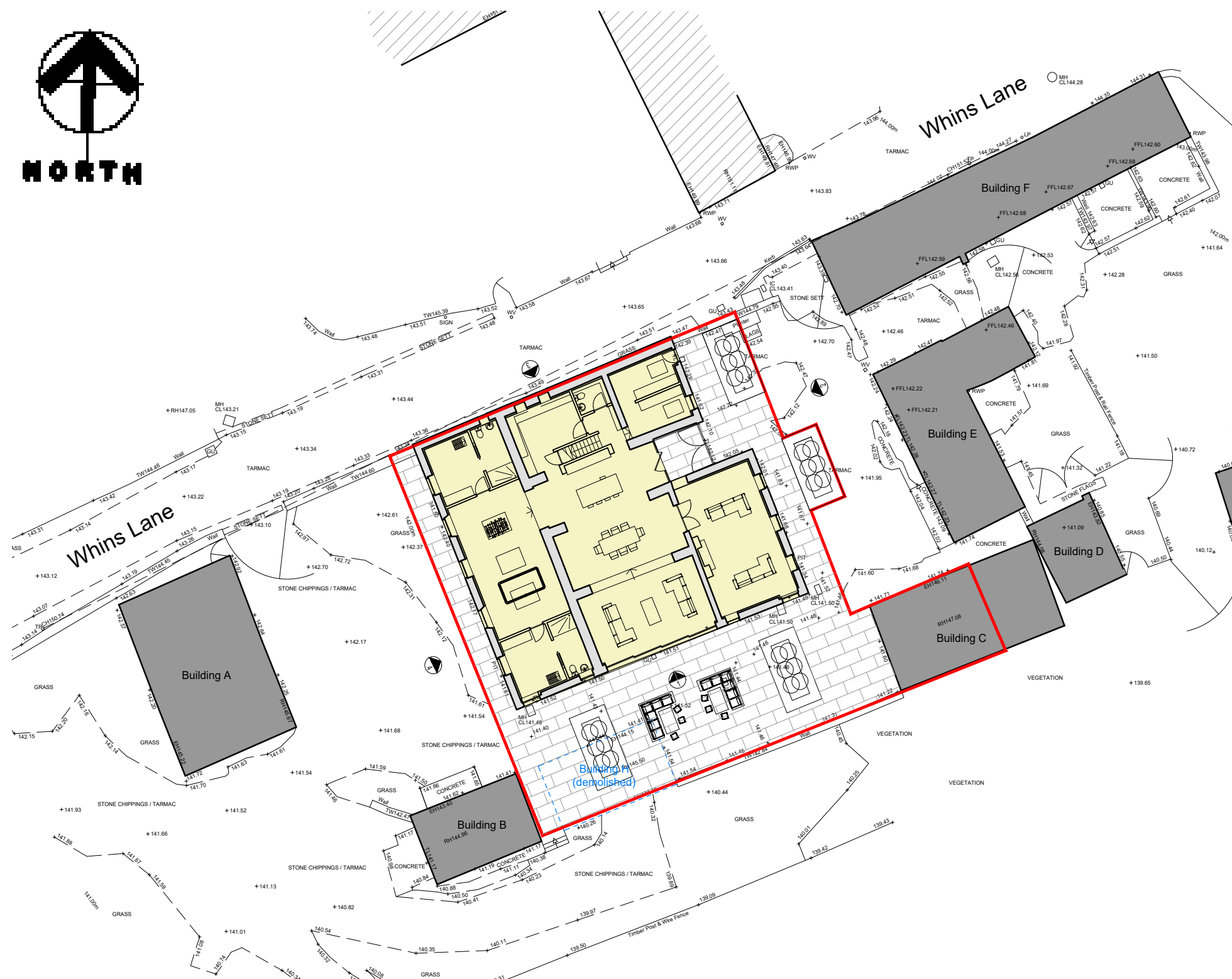
The site opportunities were identified as follows:

- Sustainable location close to other houses and with convenient access to transport links;
- Opportunity to develop a building in need of repair and in need of improvement;
- Open distant views to the south;
- Create new glazed opening on the southern side of the barn;
- Two existing accesses to Whins Lane;
- Close to village centre for amenities;
- To create a modern family home but with retained traditional character and suitable for modern family life;

CONSTRAINTS

The site constraints were identified as follows:

- Outside of settlement boundary;
- Small existing window openings into the barn in need of improvement to allow more natural daylight into the barn;
- The existing roof structure may restrict head room at first floor - careful consideration of the layout required.



LAYOUT

The barn measures approximately 18m east to west and 20m north to south and has a footprint area of 333 sq.m.

The external site curtilage is equal to the footprint of the barn and allows for a perimeter access and maintenance strip with the focus of the external amenity space being to the south of the barn where distant southern aspects are possible.

There are two existing access points into the site to both the eastern and western side of the barn.

The main entrance is through the existing cart door opening with the feature barn doors being reinstated and a new recessed glazed door and partition positioned inset to allow for shelter on entering the building.

The layout is split over two floors with a full height atrium running through the centre of the plan to retain a feeling of impressive height and volume that currently is a characteristic of the existing structure.

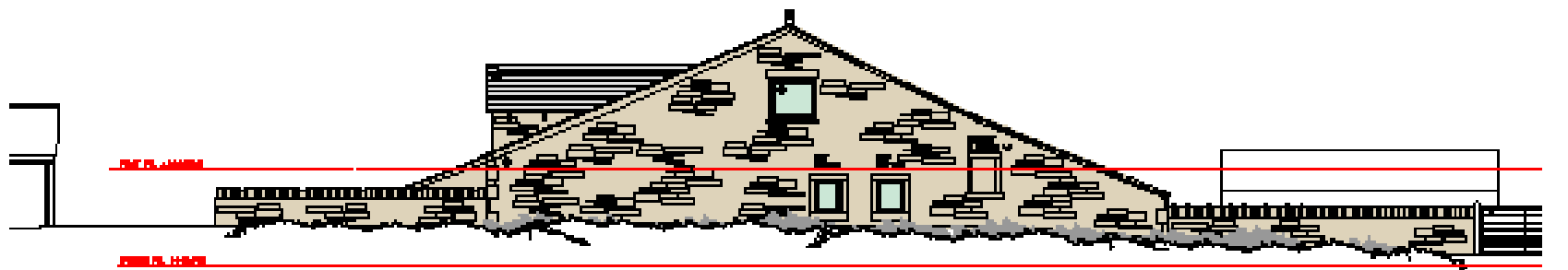
The first floor layout is designed to ensure that the existing steelwork supporting the roof can be retained. The intention is to clad these beams in oak to provide a more authentic and aesthetically pleasing appearance.



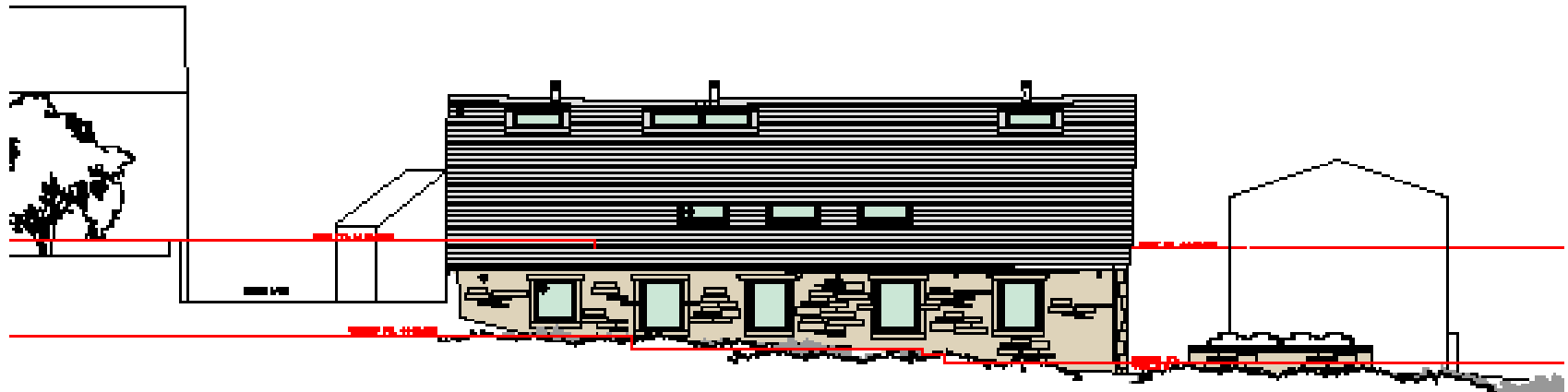
PROPOSED SOUTH WEST ELEVATION (1)



PROPOSED NORTH WEST ELEVATION (2)



PROPOSED NORTH EAST ELEVATION (3)



PROPOSED SOUTH EAST ELEVATION (4)

SCALE & APPEARANCE

The conversion of the barn is set within the parameters of the existing structure so the scale will not change.

The intention is to restore the existing structure as far as is practicable, repairing and replacing the existing stonework where possible and restoring the roof finish.

To maximise the natural daylight into the barn and to take advantage of the views out, new openings have been carefully considered so not to detract from the existing character of the barn.

The most noticeable alteration is in the form of a new large window on the southern elevation, however, given the scale of the building, we do not consider this new feature to be out of place amongst the other smaller existing window openings on this facade.

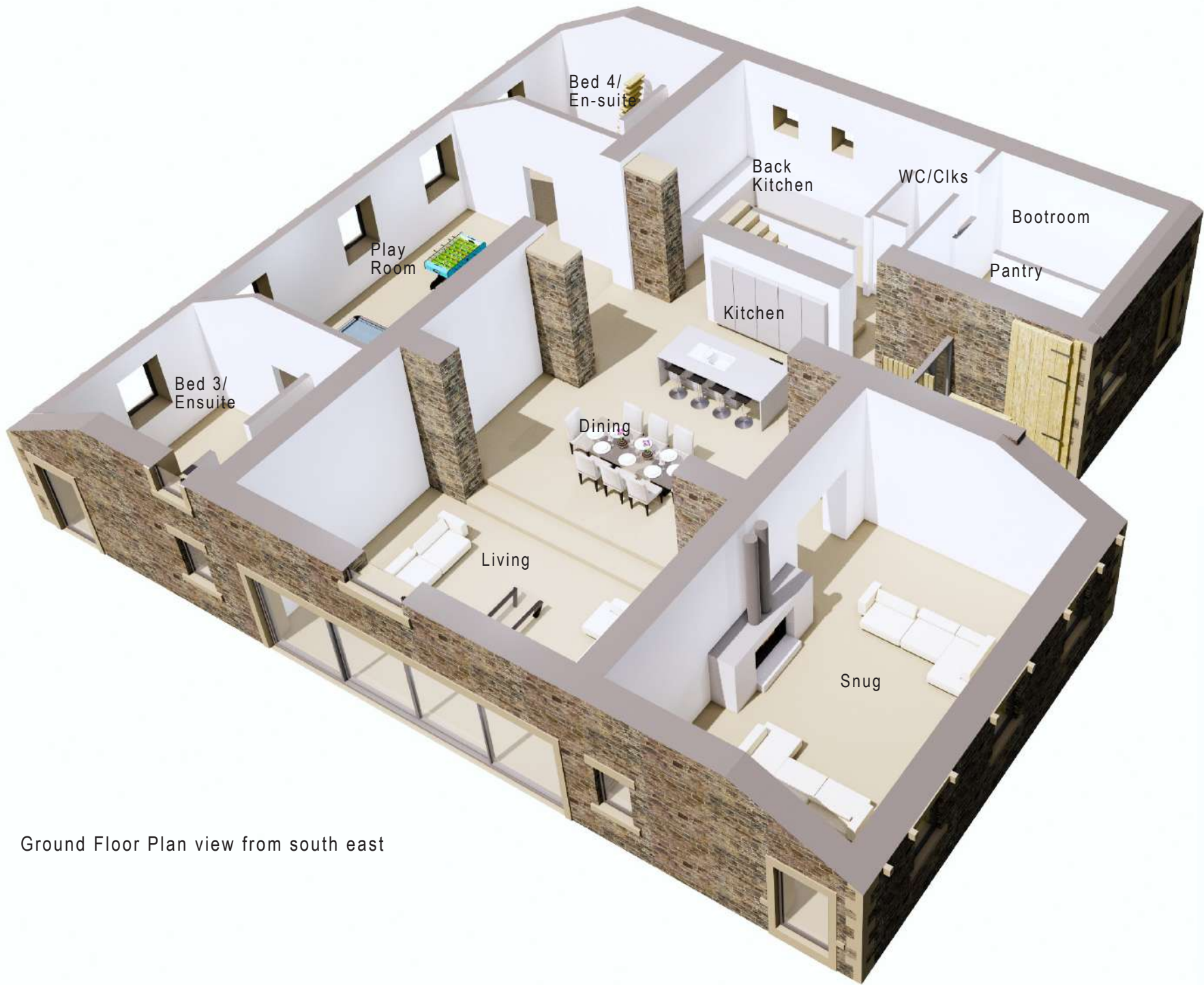
Elsewhere there are a couple of additional windows proposed to the north western elevation, one widened window to the north eastern elevation and a number of new roof lights fundamental to allowing more light into the heart of the plan.

PROPOSED - GROUND FLOOR

Accommodation

Snug	4.8 x 8.2 m
Boot room/Utility	4 x 2 m
Pantry	4 X 2 m
Kitchen/Dining/Living	7.8 x 12 m
WC/Cloaks	1.8 x 2 m
Play room	5 x 8.2 m
Bed 3/En-suite	4 x 5 m
Bed 4/En-suite	4 x 5 m

Ground Floor Area - 333 SQ.M / 3584 SQ.FT
(gross external)



Ground Floor Plan view from south east



Ground Floor Plan view from south west

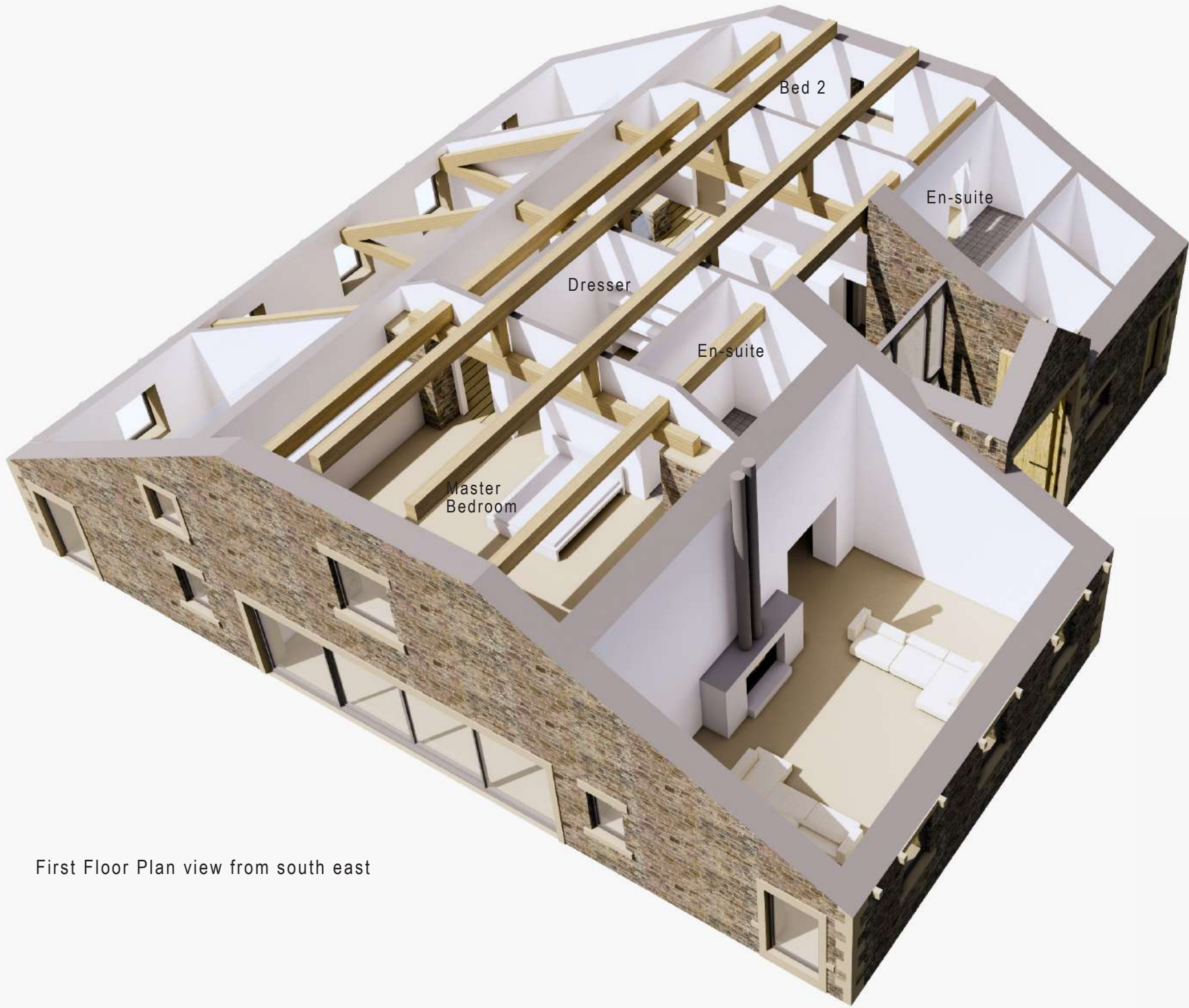
PROPOSED - FIRST FLOOR

Accommodation

Master Bedroom	7.8 x 5 m
En-suite	2.2 x 3 m
Dresser	3.2 x 3 m
Bedroom 2	7.8 x 3.1 m
En-suite	4 x 2 m

First Floor Area - 117 SQ.M / 1259 SQ.FT

Total Floor Area - 450 SQ.M / 4843 SQ.FT
(gross external)



First Floor Plan view from south east



First Floor Plan view from south west

PROPOSED VIEW FROM THE
NORTH EAST



PROPOSED VIEW FROM THE
SOUTH EAST



PROPOSED VIEW FROM THE
SOUTH



PROPOSED INTERNAL VIEWS

