

DESIGN AND ACCESS STATEMENT

Barn Reconstruction at White House Farm, Prescott Road, Widnes, WA8 5PS

The proposal is to reconstruct a dilapidated barn in order to provide more appropriate garage and workshop space. It is proposed to form an art studio and gymnasium within the barn by creating a first floor. The art studio will lead out to a balcony which will be used for both break-out and inspirational purposes. The site is located within the green belt.

Overview

The existing 1960s tin barn is dilapidated. The timber has extensive wood worm and the tin cladding is aged, in poor condition and leaking. The barn ground floor space is currently used as garage and workshop with the first-floor mezzanine providing additional storage space.

The property owners are seeking permission to sympathetically rebuild the barn, resulting in the best utilisation of space for creative hobbies and fitness pursuits.

Layout and Scale

The siting of the replacement barn will be largely on the original footprint. . The replacement barn will be approximately 2 metres from the existing house. The orientation is to be rotated slightly in order for the barn to be a) parallel to the main dwelling and b) for the south elevation of the roof to face a more southerly direction than existing in order to gain more efficiency from a proposed photovoltaic solar panel power system.

It is proposed to further utilise the first-floor roof space to include the art studio and gymnasium within the barn in order to avoid any additional construction elsewhere on the plot.

Appearance

The materials proposed, in particular the insulated composite panel cladding for the roof and walls, sympathise with both the existing barn and its original 'agricultural' design. It shall be noted that a Certificate of Lawful Use was granted on 4th February 2016 to confirm that the barn is within the residential curtilage of the farmhouse (reference 15/00803/CLU).

The replacement barn cladding finish will be dark green. Two solid steel doors and two steel roller shutter doors are proposed to provide sufficient security to these areas. The colour of the doors and shutters and frames shall be black.

The balcony walkway is to be constructed of galvanised steel mesh and the balcony balustrade is to be constructed of steel post and horizontal rail/wire.

Windows have been included to the South West corner and North side of the workshop to enable natural light to enter the space where a fine work bench is proposed. Natural light such as this is an advantage when working on fine engineering projects which are often completed by the applicant, mainly in connection with the maintenance and restoration of their vintage vehicle. Window frames are to be uPVC and colour matched to the doors elsewhere on the barn.

A French door / window combination is proposed to the art studio on the first floor West side. This will be in material and colour to match the window frames as mentioned above. Again, this glazing will introduce natural light into the studio which can be used as window light to 'side light' still life subjects. Suitable blinds will be installed internally in order for the applicant to be able to control, or sculpture, the natural light according to their requirements.

Windows are proposed to the gymnasium on the first floor East side. Additionally, roof lights are proposed to the North face of the apex roof. These skylights will offer additional natural light to both the studio and gymnasium, which will reduce energy requirements during daylight hours. The frames of these skylights will be to match the windows elsewhere on the barn.

The South face of the apex roof will house solar photovoltaic panels which will be used to power two electric vehicle charging points within the garage. Any supplemental mains power being utilised for both the barn and the main house. This face of the roof offers the most efficiency for the solar power system and the roof pitch of 30 degrees is within the generally recommended 30-40 degree slope for solar panels within the United Kingdom.

Rainwater goods are to be made of pressed metal and be colour matched to the profiled cladding.

Landscaping

The area surrounding the barn is currently laid to hardcore and crushed aggregate. It is proposed to join the barn and house by paved path, and to create a tarmacadam driveway to the East to enable vehicular access to the garage and additional parking provision. Any impermeable surfaces i.e. tarmacadam and other hard landscaped areas are to be drained to on site soakaway system which is exiting.

Use

The use of the proposed barn will be incidental to the enjoyment of the house. Typical time spent in the barn for enjoyment purposes would be less than approximately 2 hours per person per day, with the majority of the homeowners' time being spent in the main house. The shower room is to only be used following training sessions in the gymnasium and the kitchen sink to the art studio is to only be used in connection to arts and crafts i.e. for cleaning paint brushes etc.

It is not intended for any part of the barn to be used as ancillary accommodation.

Access

Pedestrian access will be via hard landscaped path through personnel doors to the ground floors with access to the first floor being via a central staircase.

Vehicular access will be from the East side into the garage.

It is proposed for each doorway to have 'level access' meaning that the finished floor of the barn will be flush with the surrounding ground level. Ground levels will generally remain as existing except for some minor alterations as required to ensure good drainage of rain fall.

Site Images



East Elevation as existing.



West Elevation as existing.



South Elevation as existing.



South Elevation as existing.



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Aerial Map Large Scale (Arrow pointing to site).



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Aerial Map Small Scale (Red line as per location plan).

Document Control

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