

GB/2001 /planning

6 th May 2026

# CONVERSION OF EXISTING AGRICULTURAL BARN INTO A SELF-CONTAINED DWELLING AT TUTTON HILL FARM

## DESIGN AND ACCESS SUPPORTING STATEMENT

### 1. BACKGROUND TO THE APPLICATION

The context to this application is that it is a self-build project for Joshua Batterham who was brought up in Washmeres farmhouse with a small holding of 7 acres of grazing , tending to 20 sheep , chickens, ducks ,turkeys and a couple of horses. Having qualified as a vet along with his wife Becky who is also a qualified vet and their two children , he would like to return to live in Colerne on the land at Washmeres Farm .

### 2. EXISTING BUILDING AND TOPOGRAPHICAL SURVEY

As you will see from drawing 2001/S01 along with the accompanying photographs in the structural report, the existing building is a typical 'At Cost 'concrete framed agricultural building, with a shallow double pitched roof. The walls are solid on the north and west elevations and open on the east and south elevations.

The attached Structural report prepared by James Birdwood of BTA Structural Design confirms that the building is structurally sound and worthy of conversion .

The main compositional elements which characterise this building as a significant agricultural building are, its simple rectangular plan form, shallow double pitched roof, with profiled sheeting and large areas of vertical cladding .

The barn is bold , straight forward ,practical and unassuming ,gently following the contours of the hill side ,surrounded by fields .

### 3. PLANNING CONTEXT

Ref to the accompanying Planning Statement prepared by Tadman consultancy, for detailed interpretation of the local and national planning policies.

### 4. DESIGN APPROACH IN RESPONSE TO THE SITE

The fundamental design approach to the conversion of this barn is to take the inherent character and qualities of the existing building, and work with the building to find a new residential use that makes the most of its position in the Landscape .

The main elements which characterise this building as a significant agricultural building are, its simple rectangular plan, shallow double pitched roof, with profiled sheeting and large vertically clad. Architecturally it is bold, straight forward practical and unassuming.

The architectural language and character of the existing building has been allowed to shine through in the design thereby enhancing the existing character and appearance of the barn.

The design for the conversion adopts the same language using the existing openings and any new openings also having simple full height openings avoiding the hole in wall windows of domestic architecture as illustrated on drawing 2001 / L3 Proposed conversion.

Instead of incorporating new roof lights dotted around the roof for example we have deliberately kept it visually to one long element on the south eastern slope ,bold ,simple and unassuming, respecting the existing character of the building.

The existing landscape is open fields with individual buildings located running in line with the contours. There is a mixture of hedges, and post and wire stock fencing.

The proposed residential curtilage around the building has been kept to a minimum, and enclosed with simple stock fencing and hedges . There is no formal landscaping as such just grass and some gravel where the cars turn alongside the barn.

## 5. ENVIRONMENTAL AGENDA

The building has been designed with the following sustainable environmental considerations in mind. The initial concept of reusing an existing building is in itself a sustainable principle rather than using new materials, and many of the material used in the conversion will be reclaimed and recycled.

- The rainwater will be collected and harvested to both use in the garden and grey water internally.
- Natural ventilation and daylight are used to all main spaces throughout the building minimising the use of artificial light with dual aspect in the main living space.
- Natural materials with low embodied energy are used throughout with wooden floors generally and clay tiles in the wet areas.
- 'U' values are 20% better than the currently Building Regulations reducing heat loss and requirements in line with Code for Sustainable Homes Level 4.

The building will be highly insulated, and with an air source heat pump providing efficient heated with its built-in green agenda throughout,

## 6. NEIGHBOURING PROPERTIES

The amenity of the adjoining neighbours will not be affected by the conversion of the barn as the nearest dwelling, is over 100 m from the boundary. See drawing 2001 / L 1

## 7. HIGHWAYS

The visibility splays onto the public highway are good both to the left and right and car speeds are very limited with it being a narrow country lane .

With the existing use of two movements a day to look after cattle, the access road is sufficient for the addition of one extra dwelling.

## 8 MATERIALS

There is a strong preference for the use of natural materials throughout, such as, timber boarding , and recycled aluminium sheeting on the roof . This will not only be for the benefit in the long term by reducing maintenance and reduce the carbon footprint, but will also enhance the quality of the building as seen from the public foot path from across the fields.

## 9 ACCESSIBILITY

The proposed barn conversion is designed to meet all the current building regulations and standards in respect of Part M

## 10 SUMMARY

### **Green Belt Special circumstances**

This building is substantially a concrete frame and with the whole frame being retained and capable of being converted , it thereby qualifies under the policy as having met the criteria of special circumstances to allow the building to be converted.

### **AONB Landscape , Character and Openness**

The whole brief has been contained within the profile and footprint to of the existing building, and the proposed residential curtilage kept to a minimum . The architectural language and character of the existing building has been allowed to shine through in the design thereby enhancing the existing character and appearance of the barn, while not affecting the openness.

The proposed barn conversion involves the careful integration of the existing structure preserving the qualities of the original barn working with the new elements to create high quality contemporary sustainable design.

The new use for the building will give a new lease of life to the existing structure and make it more worthy of its place within the AONB and Green Belt.

We very much hope that you are able to support the application.

By George Batterham 6 th May 2026