



CASE STUDY: ACCESSIBILITY BARN CONVERSION IN CONSERVATION AREA



OVERVIEW:

This beautiful 18th century barn was converted into a four bedroom family home in 1992 and bought by the existing owners in 1999. Having raised their family and seen children move out and grandchildren visit, the recently retired couple decided they wanted this to be their forever home and took the opportunity to future-proof the internal layout to allow for a downstairs living, should the time arise when the stairs became difficult to manage.

The existing downstairs layout comprised of a large entrance hall that doubled as a versatile reception area leading to a kitchen dining space and a large reception room downstairs. The downstairs toilet was in a utility room with a butlers sink and washing machine, which wasn't ideal for guests visiting.

CHALLENGE:

In order to future-proof the home, the utility room needed to be extended to provide a shower and easy access downstairs bathroom facilities, and the laundry facilities needed to be made separate. The window from the current utility room needed to be filled and re-sited on to the new external wall.

SOLUTION:

The extension has created the versatile and future proof layout that the home owners desired. Currently, the future downstairs bedroom can either be used as a guest bedroom, or as a home office with a desk and sofa to overlook the garden.

An additional benefit of extending the utility room to create a separate shower room was that access to the property could also be revised. The front of the house had always been accessed via a stepped entry and a shared driveway, and extending to the back of the house into an area of land that could be re-purposed as a private drive way would not only allow easier parking, but created level access from the rear of the property into what would become the new bedroom of the home.

RESULT:

Using a local builder that had been recommended to them, the project was completed within a few months and with minimal disruption as the building work was contained and didn't affect daily use of the home.

The extension has met the long term future proof needs of the home, and when the time comes, the homeowners will be able to quite comfortably live downstairs, with no need to sell or move out of the family home.

PROJECT BENEFITS:

- **Future proof the family home**
- **Versatile downstairs living**
- **Light and airy accessible downstairs bathroom**
- **Accessible separate utility room**
- **Level access from outside into the extension**

"From our very first meeting with Emma and John, they understood what we wanted to achieve and made the whole process as streamlined and efficient as possible. They liaised with the planning department on our behalf and submitted a Heritage Statement as we live in a Conservation Area. We felt very much informed at every stage of the project and would highly recommend Stolwood Architects to anyone looking to extend or renovate their home."