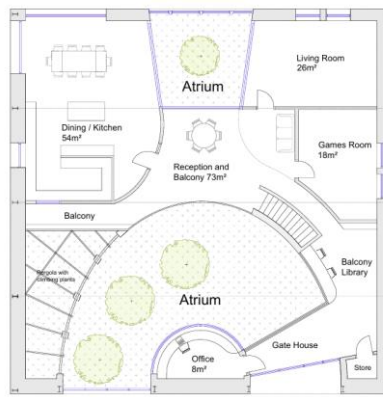


Proposed Ground Floor Plan



Proposed First Floor Plan



Front North Elevation

CASE STUDY: THE DRYING BARN TYPE Q BARN CONSERVATION

Overview:

Residential barn conversion of a disused drying barn located in the Cotswolds.

Challenge:

There was a very short deadline for planning type Q barn conversion application, before new legislation. The barn has a large volume compared to the planning type Q restriction of only 465m² usable area permitted. The first floor maximum is approximately half the area. Planning restrictions included retaining the barn's industrial external appearance as far as possible.

Solution:

Due to the barn's volume and area restrictions there are large voids within the first floor. This provided the opportunity to create entrance atriums, providing passive ventilation as a climate change adaptation. Internal organic and biophilic design was used to contrast with the existing industrial buildings materials and form, using curved walls and planting. Sustainable design is taken further with natural materials and finishes. Existing industrial materials are retained externally to maintain the barn's appearance and form in the landscape. Living rooms are located on the first floor for views over the hedgerows onto the countryside and distant historic Edge Hill.



Result:

The conversion complies with type Q planning requirements giving an external barn appearance in the landscape and useable internal area restrictions. The entrance atrium indoor gardens are an exciting contrast to the industrial building. They are overlooked by first floor balconies and rooms. The internal gardens comprise exotic overhanging balcony plants and raised planters containing small trees and cover plants, along with pergola climbing plants. They form spacious art works and seating, like a hidden gem you would find on holiday, where you could entertain or relax. This barn conversion maximises sustainable design providing energy saving, health and wellbeing benefits. The client was very happy with the design and the planning application was submitted before the deadline expired.

PROJECT BENEFITS:

- Sustainable design
- Compliance with type Q planning requirements driving design concept solutions
- High quality design