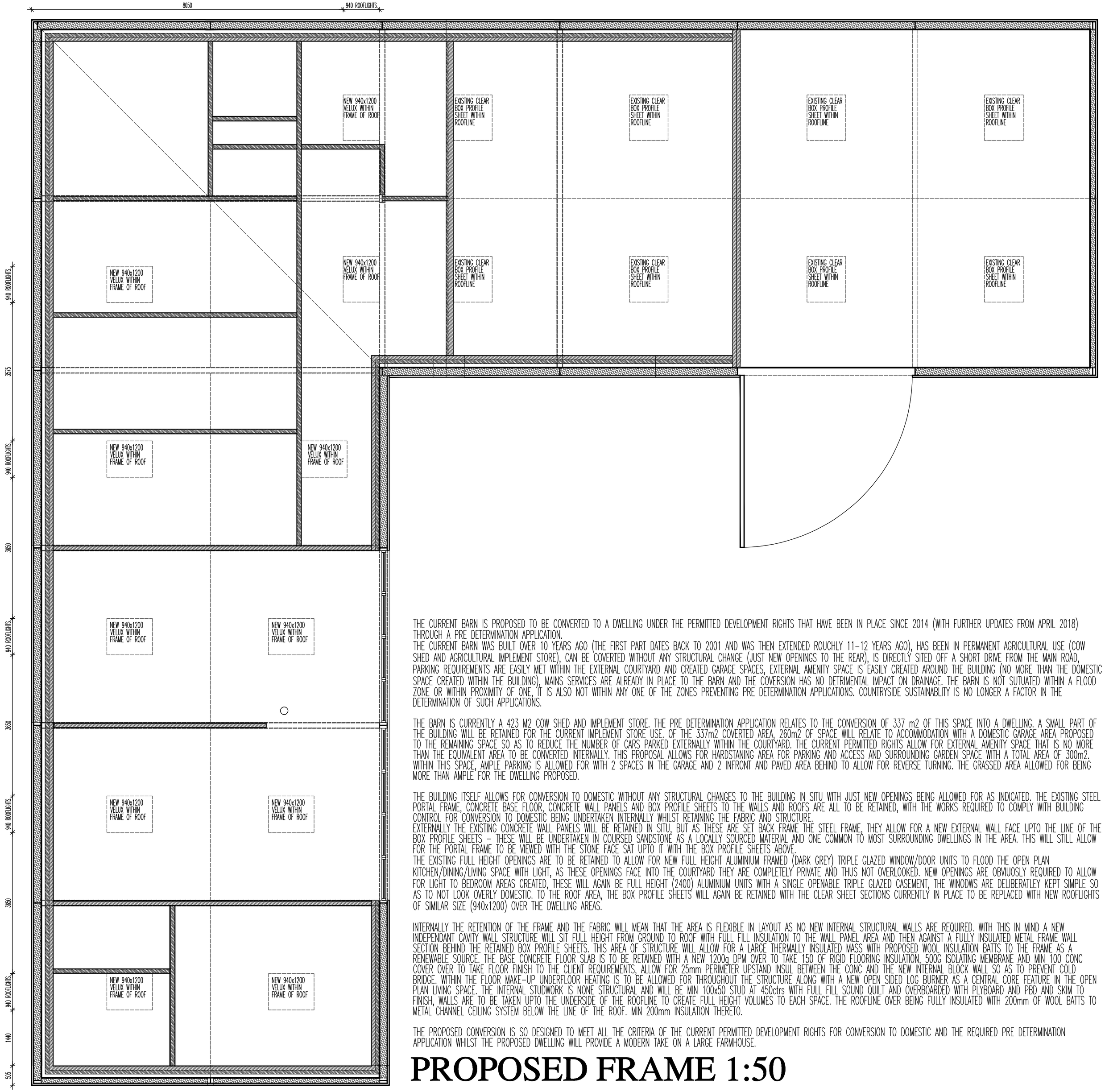

THE CURRENT BARN IS PROPOSED TO BE CONVERTED TO A DWELLING UNDER THE PERMITTED DEVELOPMENT RIGHTS THAT HAVE BEEN IN PLACE SINCE 2014 (WITH FURTHER UPDATES FROM APRIL 2018) THROUGH A PRE DETERMINATION APPLICATION.
THE CURRENT BARN WAS BUILT OVER 10 YEARS AGO (THE FIRST PART DATES BACK TO 2001 AND WAS THEN EXTENDED ROUCHLY 11-12 YEARS AGO), HAS BEEN IN PERMANENT AGRICULTURAL USE (COW SHED AND AGRICULTURAL IMPLEMENT STORE), CAN BE COVERTED WITHOUT ANY STRUCTURAL CHANGE (JUST NEW OPENINGS TO THE REAR), IS DIRECTLY SITED OFF A SHORT DRIVE FROM THE MAIN ROAD, PARKING REQUIREMENTS ARE EASILY MET WITHIN THE EXTERNAL COURTYARD AND CREATED GARAGE SPACES, EXTERNAL AMENITY SPACE IS EASILY CREATED AROUND THE BUILDING (NO MORE THAN THE DOMESTIC SPACE CREATED WITHIN THE BUILDING), MAINS SERVICES ARE ALREADY IN PLACE TO THE BARN AND THE COVERSION HAS NO DETRIMENTAL IMPACT ON DRAINAGE. THE BARN IS NOT SUTUATED WITHIN A FLOOD ZONE OR WITHIN PROXIMITY OF ONE, IT IS ALSO NOT WITHIN ANY ONE OF THE ZONES PREVENTING PRE DETERMINATION APPLICATIONS. COUNTRYSIDE SUSTAINABLITY IS NO LONGER A FACTOR IN THE DETERMINATION OF SUCH APPLICATIONS.

THE BARN IS CURRENTLY A 423 M2 COW SHED AND IMPLEMENT STORE. THE PRE DETERMINATION APPLICATION RELATES TO THE CONVERSION OF 337 m2 OF THIS SPACE INTO A DWELLING. A SMALL PART OF THE BUILDING WILL BE RETAINED FOR THE CURRENT IMPLEMENT STORE USE. OF THE 337m2 COVERTED AREA, 260m2 OF SPACE WILL RELATE TO ACCOMMODATION WITH A DOMESTIC GARAGE AREA PROPOSED TO THE REMAINING SPACE SO AS TO REDUCE THE NUMBER OF CARS PARKED EXTERNALLY WITHIN THE COURTYARD. THE CURRENT PERMITTED RIGHTS ALLOW FOR EXTERNAL AMENITY SPACE THAT IS NO MORE THAN THE EQUIVALENT AREA TO BE CONVERTED INTERNALLY. THIS PROPOSAL ALLOWS FOR HARDSTANING AREA FOR PARKING AND ACCESS AND SURROUNDING GARDEN SPACE WITH A TOTAL AREA OF 300m2. WITHIN THIS SPACE, AMPLE PARKING IS ALLOWED FOR WITH 2 SPACES IN THE GARAGE AND 2 INFRONT AND PAVED AREA BEHIND TO ALLOW FOR REVERSE TURNING. THE GRASSED AREA ALLOWED FOR BEING MORE THAN AMPLE FOR THE DWELLING PROPOSED.

THE BUILDING ITSELF ALLOWS FOR CONVERSION TO DOMESTIC WITHOUT ANY STRUCTURAL CHANGES TO THE BUILDING IN SITU WITH JUST NEW OPENINGS BEING ALLOWED FOR AS INDICATED. THE EXISTING STEEL PORTAL FRAME, CONCRETE BASE FLOOR, CONCRETE WALL PANELS AND BOX PROFILE SHEETS TO THE WALLS AND ROOFS ARE ALL TO BE RETAINED, WITH THE WORKS REQUIRED TO COMPLY WITH BUILDING CONTROL FOR CONVERSION TO DOMESTIC BEING UNDERTAKEN INTERNALLY WHILST RETAINING THE FABRIC AND STRUCTURE.
EXTERNALLY THE EXISTING CONCRETE WALL PANELS WILL BE RETAINED IN SITU, BUT AS THESE ARE SET BACK FRAME THE STEEL FRAME, THEY ALLOW FOR A NEW EXTERNAL WALL FACE UPTO THE LINE OF THE BOX PROFILE SHEETS - THESE WILL BE UNDERTAKEN IN COURSED SANDSTONE AS A LOCALLY SOURCED MATERIAL AND ONE COMMON TO MOST SURROUNDING DWELLINGS IN THE AREA. THIS WILL STILL ALLOW FOR THE PORTAL FRAME TO BE VIEWED WITH THE STONE FACE SAT UPTO IT WITH THE BOX PROFILE SHEETS ABOVE.
THE EXISTING FULL HEIGHT OPENINGS ARE TO BE RETAINED TO ALLOW FOR NEW FULL HEIGHT ALUMINIUM FRAMED (DARK GREY) TRIPLE GLAZED WINDOW/DOOR UNITS TO FLOOD THE OPEN PLAN KITCHEN/DINING/LIVING SPACE WITH LIGHT, AS THESE OPENINGS FACE INTO THE COURTYARD THEY ARE COMPLETELY PRIVATE AND THUS NOT OVERLOOKED. NEW OPENINGS ARE OBVIUOSLY REQUIRED TO ALLOW FOR LIGHT TO BEDROOM AREAS CREATED, THESE WILL AGAIN BE FULL HEIGHT (2400) ALUMINIUM UNITS WITH A SINGLE OPENABLE TRIPLE GLAZED CASEMENT, THE WINODWS ARE DELIBERATLEY KEPT SIMPLE SO AS TO NOT LOOK OVERLY DOMESTIC. TO THE ROOF AREA, THE BOX PROFILE SHEETS WILL AGAIN BE RETAINED WITH THE CLEAR SHEET SECTIONS CURRENTLY IN PLACE TO BE REPLACED WITH NEW ROOFLIGHTS OF SIMILAR SIZE (940x1200) OVER THE DWELLING AREAS.

INTERNALLY THE RETENTION OF THE FRAME AND THE FABRIC WILL MEAN THAT THE AREA IS FLEXIBLE IN LAYOUT AS NO NEW INTERNAL STRUCTURAL WALLS ARE REQUIRED. WITH THIS IN MIND A NEW INDEPENDANT CAVITY WALL STRUCTURE WILL SIT FULL HEIGHT FROM GROUND TO ROOF WITH FULL FILL INSULATION TO THE WALL PANEL AREA AND THEN AGAINST A FULLY INSULATED METAL FRAME WALL SECTION BEHIND THE RETAINED BOX PROFILE SHEETS. THIS AREA OF STRUCTURE WILL ALLOW FOR A LARGE THERMALLY INSULATED MASS WITH PROPOSED WOOL INSULATION BATTS TO THE FRAME AS A RENEWABLE SOURCE. THE BASE CONCRETE FLOOR SLAB IS TO BE RETAINED WITH A NEW 1200g DPM OVER TO TAKE 150 OF RIGID FLOORING INSULATION, 500G ISOLATING MEMBRANE AND MIN 100 CONC COVER OVER TO TAKE FLOOR FINISH TO THE CLIENT REQUIREMENTS, ALLOW FOR 25mm PERIMETER UPSTAND INSUL BETWEEN THE CONC AND THE NEW INTERNAL BLOCK WALL SO AS TO PREVENT COLD BRIDGE. WITHIN THE FLOOR MAKE-UP UNDERFLOOR HEATING IS TO BE ALLOWED FOR THROUGHOUT THE STRUCTURE ALONG WITH A NEW OPEN SIDED LOG BURNER AS A CENTRAL CORE FEATURE IN THE OPEN PLAN LIVING SPACE. THE INTERNAL STUDWORK IS NONE STRUCTURAL AND WILL BE MIN 100x50 STUD AT 450ctrs WITH FULL FILL SOUND QUILT AND OVERBOARDED WITH PLYBOARD AND PBD AND SKIM TO FINISH, WALLS ARE TO BE TAKEN UPTO THE UNDERSIDE OF THE ROOFLINE TO CREATE FULL HEIGHT VOLUMES TO EACH SPACE. THE ROOFLINE OVER BEING FULLY INSULATED WITH 200mm OF WOOL BATTS TO METAL CHANNEL CEILING SYSTEM BELOW THE LINE OF THE ROOF. MIN 200mm INSULATION THERETO.

THE PROPOSED CONVERSION IS SO DESIGNED TO MEET ALL THE CRITERIA OF THE CURRENT PERMITTED DEVELOPMENT RIGHTS FOR CONVERSION TO DOMESTIC AND THE REQUIRED PRE DETERMINATION APPLICATION WHILST THE PROPOSED DWELLING WILL PROVIDE A MODERN TAKE ON A LARGE FARMHOUSE.

PROPOSED FRAME 1:50

PROPOSED 5 BEDROOM DWELLING
ASHMORE HOUSE FARM

0M 1M 2M 3M

REVISIONS:

RUSHTON
AGRICULTURAL BARN / COW SHED
ASHMORE HOUSE FARM

SCALE: 1:50		
DATE: APRIL'18	DRAWN: AJS	CHECKED: AJS

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A.J.S ARCHITECTURE
32 carr road.
buxton.
derbyshire.
sk17 6wf.
h: 01298 26062
m: 07794 400237

DRAWING No: PROPOSED 02

B REGS COMPLIANT