

Plans & Design

Moss House Farm Shippon Conversion Design Statment

Oxford Dictionaries define a shippon as 'a cattle shed' thus the shippon at Moss House Farm would have previously housed the cattle associated with the farm. The shippon would therefore have been originally accessed through a large opening with barn doors used to secure the animals.

Here is an example of a farmhouse with an attached shippon in its original use; it clearly shows a large opening for moving cattle in and out.



These photographs show single storey shippons which have been converted into domestic use where the original barn openings have been in filled with timber and glazes windows/doors.





The shippon in its current state shows 3 window openings and one single door opening. This was not the original construction as the previous owner had built up the barn openings to create a more secure storage area. Please see attached letter in support of this statement. It can be seen in the photo below that there has been many alterations to the original stone work and there is evidence that previous openings have been in filled due to lines of movement and cracking within the structure. The stone quoin detailing around the door opening is different on either side suggesting one side was part of the original opening whilst the other side may have been built up at a later stage.



The Design Statement elevations supporting this document show that the proposed alterations to the existing openings are minimal as there is only a small area of stone work, in relation to the bulk of the elevation, to be removed. The design reduces the amount of stonework to be removed by situating the proposed openings where the current openings are sited. The glazed doors cover 2 of the existing openings resulting in only the stonework between them having to be removed. The central glazed opening will reflect the original use of the building by replicating a large barn door opening. It is also to be constructed with minimal framing and tinted glass to give the appearance from a distance that the barn is still derelict. The elevation in question can only be viewed at a distance by members of the public on foot using the Roman road.

Relevant Policies

The original scheme was found to be in contradiction of the following policies. The reasoning below outlines how the new scheme is to be sympathetic to these policies.

H14 - DOMESTIC EXTENSIONS AND ANCILLARY BUILDINGS

Planning Permission will be granted for the extension of an existing dwelling or an ancillary building, provided that the development:

***will respect the character of the original building and its surroundings in terms of scale, design, layout, fenestration and external appearance; and
will ensure adequate privacy and amenity, including sunlight and daylight, to neighbouring properties having regard to the guidelines set out in Appendix 2; and
will retain adequate car parking/turning provision and private amenity/garden space having regard to the standards and guidelines set out in Appendices 1 and 2 respectively; and
is for a domestic purpose***

GD4-CHARACTER, FORM AND DESIGN

Planning Permission will be granted for development, provided that:

Its scale, siting, layout, density, form, height, proportions, design, colour and materials of construction, elevations and fenestration and any associated engineering, landscaping or other works will be sympathetic to the character of the area, and there will not be undue detrimental effect on the visual qualities of the locality or the wider landscape

OC4 - LANDSCAPE CHARACTER AND DESIGN

Planning Permission will be granted for development considered appropriate in the Countryside provided that its design is appropriate to the character of the landscape.

Appropriate design of development shall accord with the characteristics of the type of landscape within which it is located including having regard to and conserving:

***the landform and natural patterns of drainage;
the pattern and composition of trees and woodland;
the type and distribution of wildlife habitats;
the pattern and composition of field boundaries;
the pattern and distribution of settlements and roads;***

The conversion of the shippon is to utilise the same materials and construction details as the main farm house. Examples such as stone surrounds to the window openings and stone quoins around door openings are in respect of the traditional forms of construction and materials used within the area. The new opening sizes are of the same proportions of the existing farm house and are in balanced composition as the window openings mirror the existing and the glazed door openings are in the same proportions as the existing large opening used to access the first floor lounge.

The positioning of the glazed doors are important to the design as they create a field of vision from the entrance hall out through the whole building and into the wider landscape .This pulls the whole scheme together whilst also outlining the difference between the two structures as you are drawn out through the farm house into the large open light space of the shippon.

Due to the remote location of the property the amenity of neighbouring properties will not be affected by the development.