

Conversion of Traditional Farm Buildings

Part II: External Design & Constructional Detail

(next edition: Marketing & Grants)

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Hons.)

Introduction

May I start with an apology. It was indicated in Vol. 1 No.2 that this edition would also cover marketing. This is a separate subject, and so has been deferred until the next edition. I also hope to give some more detailed information on the grant options at the same time.

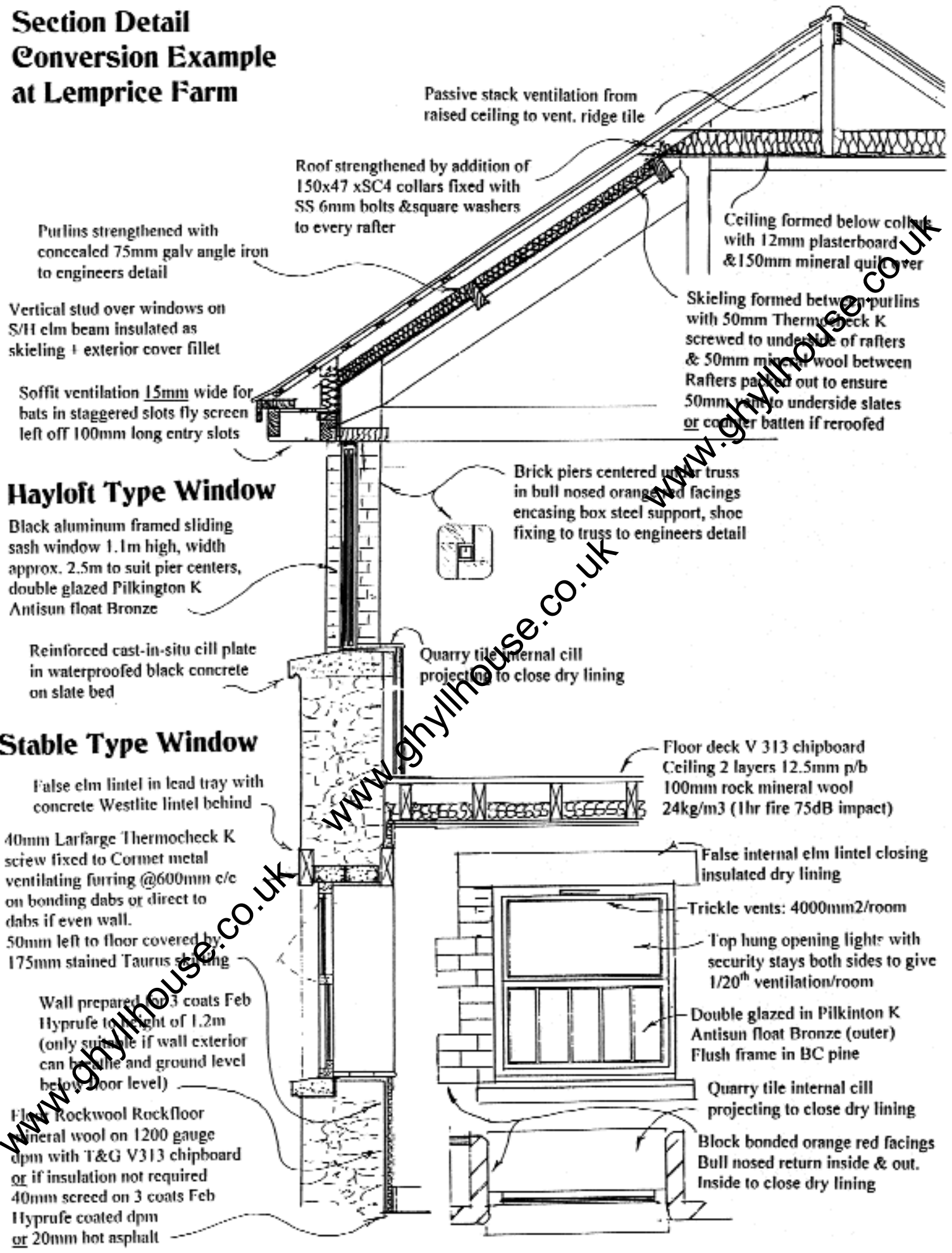
The conversion used for this article is my own at Lemprice Farm for Holiday Cottages to get over the copyright problem with publishing working drawings. the conversion won a CIA Award in 1997 and was reported in the RDBA Journal 1/99. Most of the detailing is however extremely relevant to any office type use requirement. B1 category industrial use is less demanding and therefore included in the comments rather than drawings.

The scope for variation is unlimited. It is important therefore that the advice given is adapted to suit the particular circumstances. Lemprice Farm is a typical 19th century courtyard range, which includes a farmhouse. The modern covered yard and dutch barn were demolished. had the framed buildings not been built in the courtyard or against the traditional range there might have been scope for conversion to warehousing or industrial. (Remember the permitted change of use B1 or B2 to/from B8 is limited to an area of not more than 235 sq. metres). PPG 7 (1977 revision) is quite clear that modern farm buildings should also be considered for conversion - but note my previous comments about the standard of construction.

External Design: General Principles

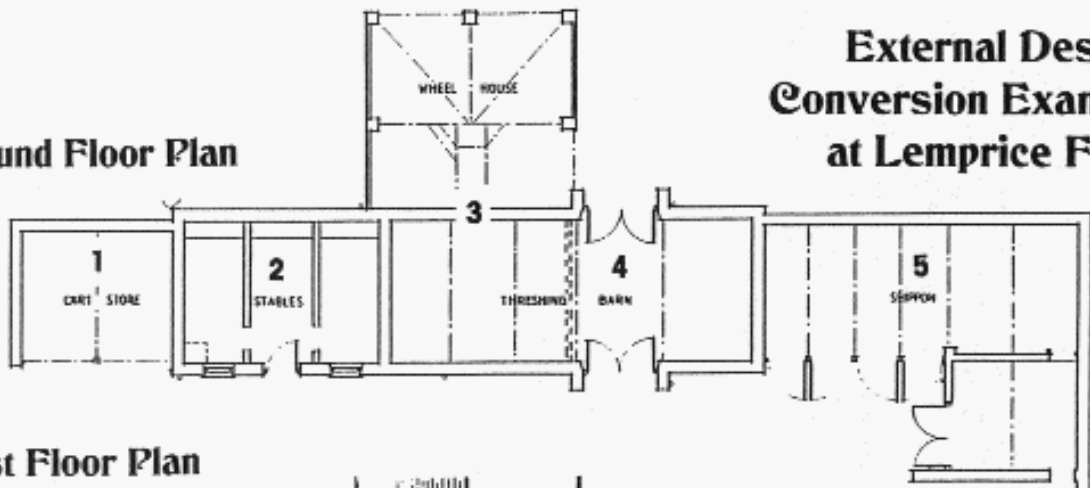
- Keep small courtyards inaccessible if necessary to maintain privacy of farmhouse and obscure glaze windows overlooking. Restrict large courtyards to access for deliveries only (as per South Farm featured in part I).
- Landscape to maintain agricultural character using local materials. No pavements, curbs, street lamps etc.
- Restrict uses to ensure compatible neighbours when considering overall subdivision & layout. Retain outlying unit for more noisy/dusty use.
- Retain or refix existing roof covering if possible, otherwise renew in natural matching.
- Avoid all possible perforations through the roof. Use conservation type roof lights if essential.
- Retain cast iron guttering if possible. Any renewed must be black.
- Courtyard elevation should be as undisturbed as possible.
- Avoid extensions if possible, especially porches.
- Match all detail at openings with lintel, cill, rebates, joinery design etc. (see section details)
- Glaze all windows using tinted glass like Bronze Anti-sun to give appearance of a dark opening.
- Paint or stain all external joinery black.
- Retain first floor doors for fire escapes esp. with granary steps, or glaze openings & fix doors opened back.
- Do not use upvc. (Suggest use British Columbian pine instead for durability)
- Consider cladding new walls in black tarred weatherboard using home grown treated timber (see unit 5 detail).
- Make good any disturbed masonry in matching style & mortar.
- Retain demolition material for making good etc.
- Be very careful with levels:-
 - (a) Try to achieve 150mm min ground level below finished floor level.
 - (b) Include for thickness of insulation in floor to achieve U value of 0.45 W/m²K.
 - (c) Include for disabled access.
 - (d) Ensure shallow foundation cover maintained.

Section Detail Conversion Example at Lemprice Farm

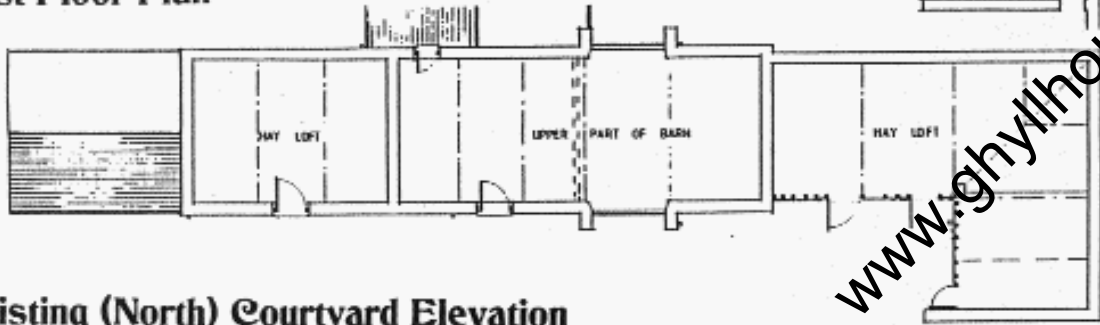


External Design: Conversion Example at Lemprice Farm

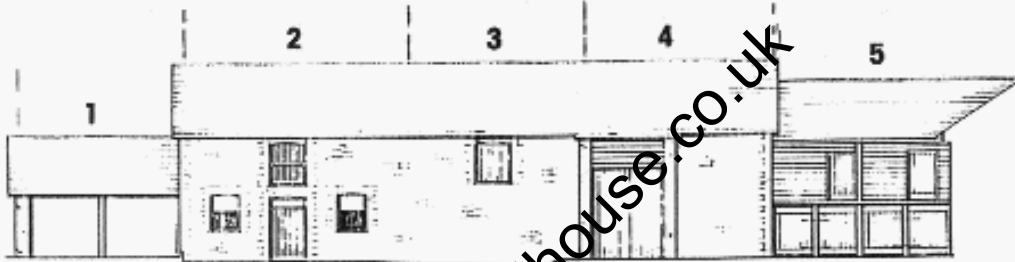
Ground Floor Plan



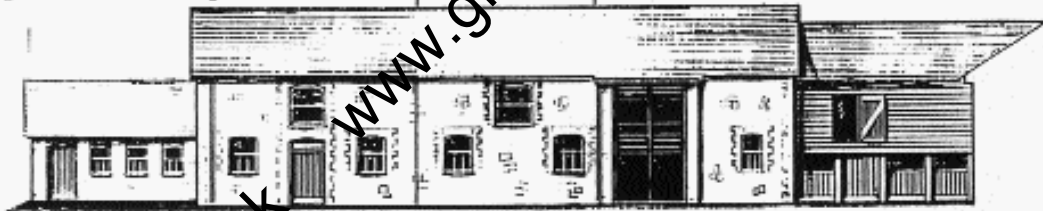
First Floor Plan



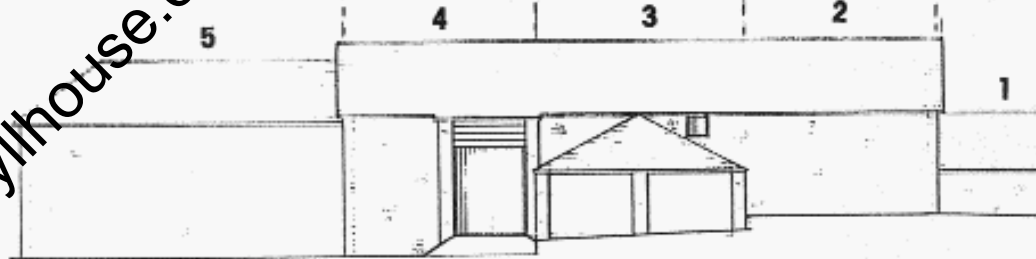
Existing (North) Courtyard Elevation



Proposed Courtyard Elevation



Existing South (Rear) Elevation



Proposed South Elevation



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External Design: Using Example Opposite

Unit 1: Cart Store: 27m²

Small unit - ideal as single studio/workshop, but also to let as office or store with larger unit. Shown as filled in with small windows but could retain cart shed opening fully glazed with tinted glass. Artist might prefer North facing roof lights

Unit 2: Stables with Hay Loft 79m²

Ideal for conversion to offices for up to 6 employees with ground floor store or office, WC & Kitchenette, first floor open plan office & exposed roof timbers. Courtyard elevation retains original door (blocked up behind), and hay loft opening glazed in dark tinted glass. previous blank wall of South elevation opened up to repeat Courtyard elevation on ground floor. First floor opened up with pillars (see section) to give Linhay hayloft appearance - making interior very well lit.

Building Regulations require min. 800mm upstand unless guarded in accordance with Part K and Safety Glazed (Part N).

Unit 3: Wheel House & pt. Threshing Barn: 125m²

Ground floor space always at a premium as convertible for multiple uses but character of massive elm beams make it ideal for showroom or open plan office - too good for industrial use.

Division of Threshing barn much less obvious - (might be better to wait for good prospective tenant and adapt accordingly?).

Solid barn walls need additional matching windows however well done the insertions tend to destroy identity of original use on sensitive Courtyard elevation. Glazing entire original front opening in tinted glass of Wheel House however is both effective & sympathetic.

Unit 4: Threshing Barn (Remainder): 72m²

Convert to office as Unit 2 or keep whole Threshing Barn as industrial unit with/without 1st floor? Design of infilling of main barn doors is never perfect. Browse the country Life for ideas! Could try all glass with suitable protection if butting up to first floor, or vertical glazed panels, or black cladding with plain dark tinted glass between. it must be kept simple and dark.

Unit 5: Shippon with Hay Loft 150m²

Limited use for industrial with low headroom - usually not possible to drop floor level, because of shallow foundations. If buildings not listed could consider lifting roof - not as difficult as it might sound. Usually sufficient to give 2m clearance under beams in exposed roof

Reader Enq. 005

Reader Enq. 006

Reader Enq. 007

Reader Enq. 008

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