

Supporting Statement for the Adaptive Reuse of the Black Barn at Eckford Village

Introduction & Context

Located on the South Eastern edge of the village of Eckford the existing Black Barn is a now redundant agricultural building approached from the main road through the village along a short lane which also gives shared access to the adjacent cottage to the South and the open ground bounding the Application Site on the Western and Northern edges, which is in the ownership of the applicant.

The Application Site is surrounded on three sides by existing residential properties and is open to the agricultural landscape on the fourth side, to the East, as shown in the aerial photograph below.

The series of photographs (Fig.2–8) which follow illustrate the existing context surrounding the Black Barn from eye level and are arranged sequentially beginning with the arrival by the access lane in the South-West and then moving clockwise around the barn building looking across the open ground towards the neighbouring houses to the West and North, the open agricultural land to the East and finally to the cottage to the South.



Fig.1



Fig.2



Fig.3



Fig.4



Fig.5



Fig.6



Fig.7



Fig.8

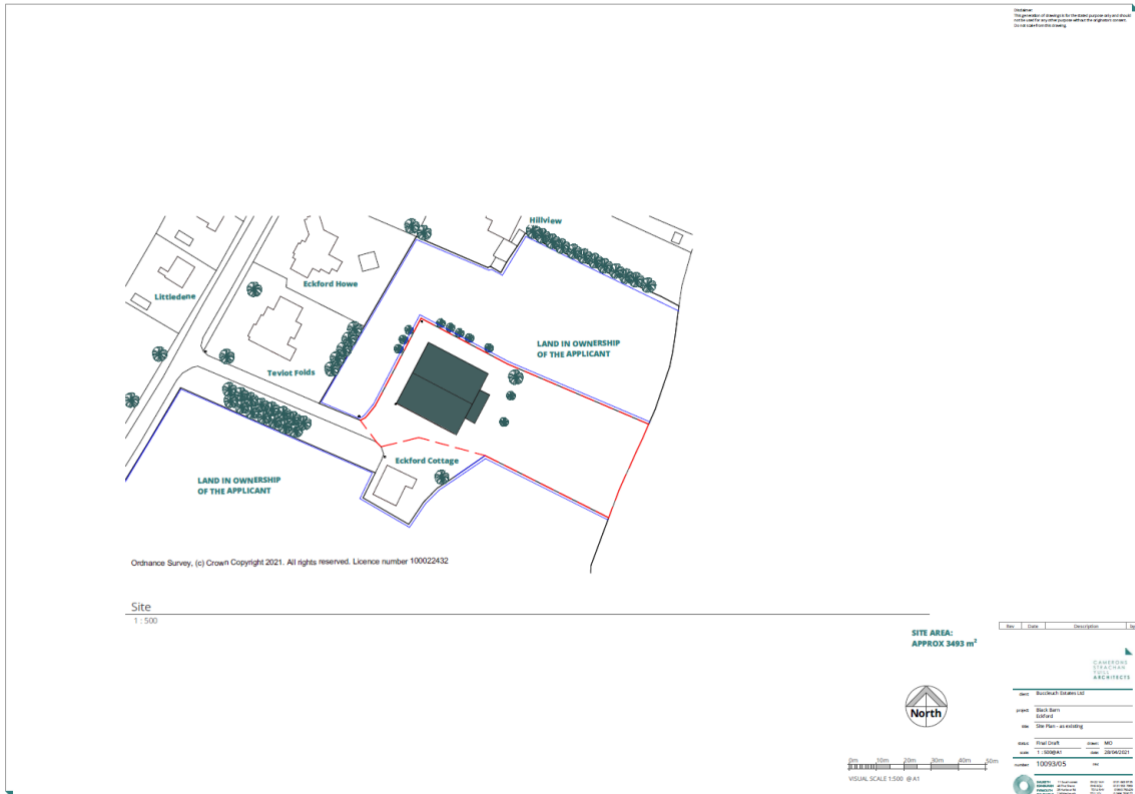


Fig.9

Existing Building

The existing Black Barn dates from 1950's and was originally part of an agricultural smallholding associated with the adjacent Eckford village Cottage. It was used for general agricultural uses, as a grain store and latterly as a general storage unit until 2011 and has not been in regular use since that time.

The building is formed of a timber frame structure of perimeter posts along the North and South elevations and a central line of posts following the ridge line of the roof connected by a series of complex braced timber trusses and tied by lateral beams and roof purlins. Beneath this timber structure, towards the West and North sides of the building lie a collection of masonry walls of stonework and concrete block, remnants from different eras of the buildings prior occupancy.

Externally the barn structure has historically been clad in a mixture of dark coloured profiled sheet claddings to the roof and walls combined with rendered masonry walls to part height on the West elevation and Western end of the South elevation. There are a range of timber shutters, doors and windows distributed around the various elevations of the building.

All of the external materials are now showing their age visually through the effects of weathering but the structure beneath, while in need of some localised repairs, is basically sound at present.

Below are a series of photographs (Fig.10–14) illustrating the Black Barn as it currently stands, when seen from a sequence of viewpoints, beginning at the access lane at the South-West and moving clockwise around the building and concluding with a view of the rugged timber trussed structure internally.



Fig.10



Fig.11



Fig.12



Fig.13



Fig.14

Design Approach

The proposal contained within the application is for the adaptive reuse of the existing Black Barn to form a large single-family house which will maintain the overall footprint and sheltering silhouette of the building in its context while enjoying the re-inhabitation of the space for residential purposes amongst the substantial and characterful timber post and trussed rafter structure.

This goal is to be achieved through the retention of the existing timber structure which will carry a new, highly insulated, 'overcoat' beneath which new, volumes will be configured to create a range of flowing, open plan, public rooms running full width from West to East across the plan. A glazed central courtyard and surrounding roof glazing bring plentiful natural light, solar gains, ventilation and privacy into the centre of the plan and highlight the dramatic existing timber structure.

These voluminous spaces will contrast with a series of more compartmented and private bedrooms, bathrooms and service spaces to the North and South which combine with screened and sheltered loggias and boundary landscaping to give environmental and visual protection to and from the surrounding residents.

The new dark coloured sinusoidal profiled metal wall and roof cladding shall maintain the simple profile, colour and robust texture of the existing Black Barn and its agricultural roots, when seen from any distance within its context. Meanwhile, the introduction of new Scottish Larch timber cladding, slats and glazed screens and doors provide a softer, more tactile, perimeter 'skirt' at a closer human scale that shall make apparent the domestic transformation that has taken place inside.

These qualities are summarised in Fig.15. Proposed Site Plan, Fig.16. Conceptual Plan Diagram and Fig.17. Proposed 3D View from the South-West which follow.

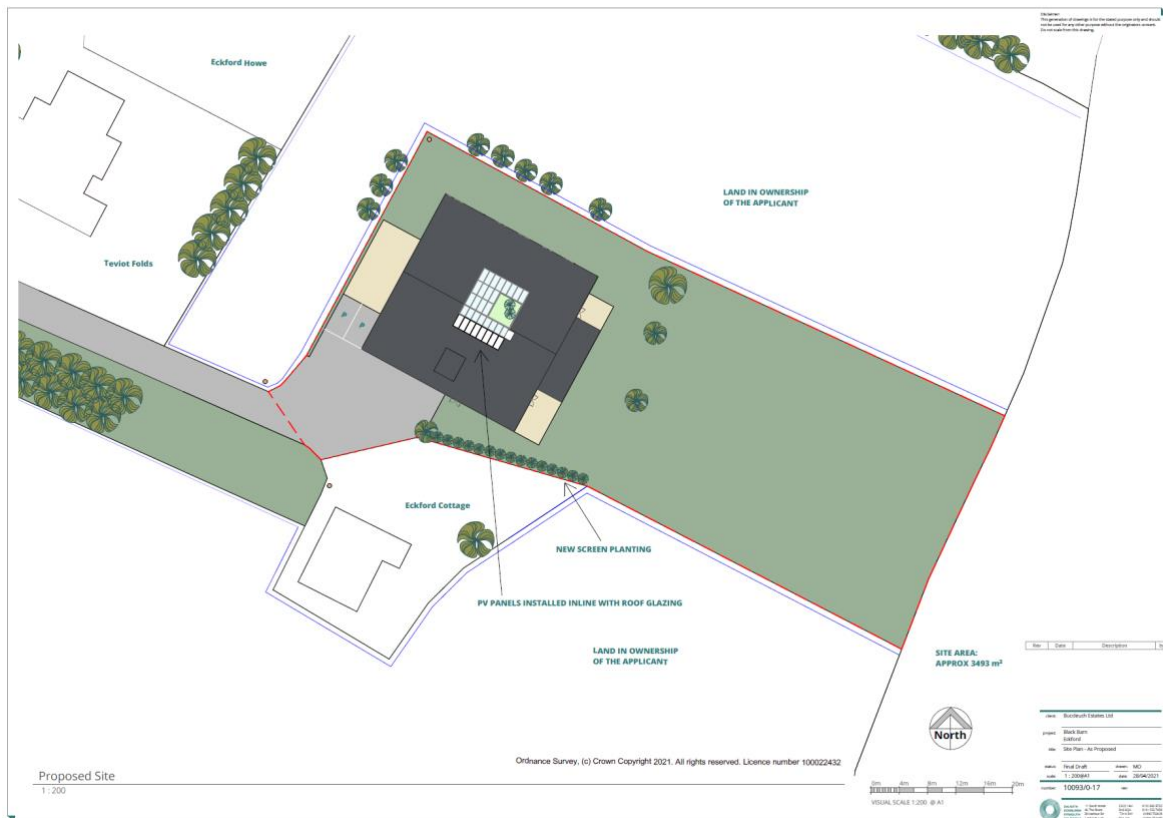


Fig.15

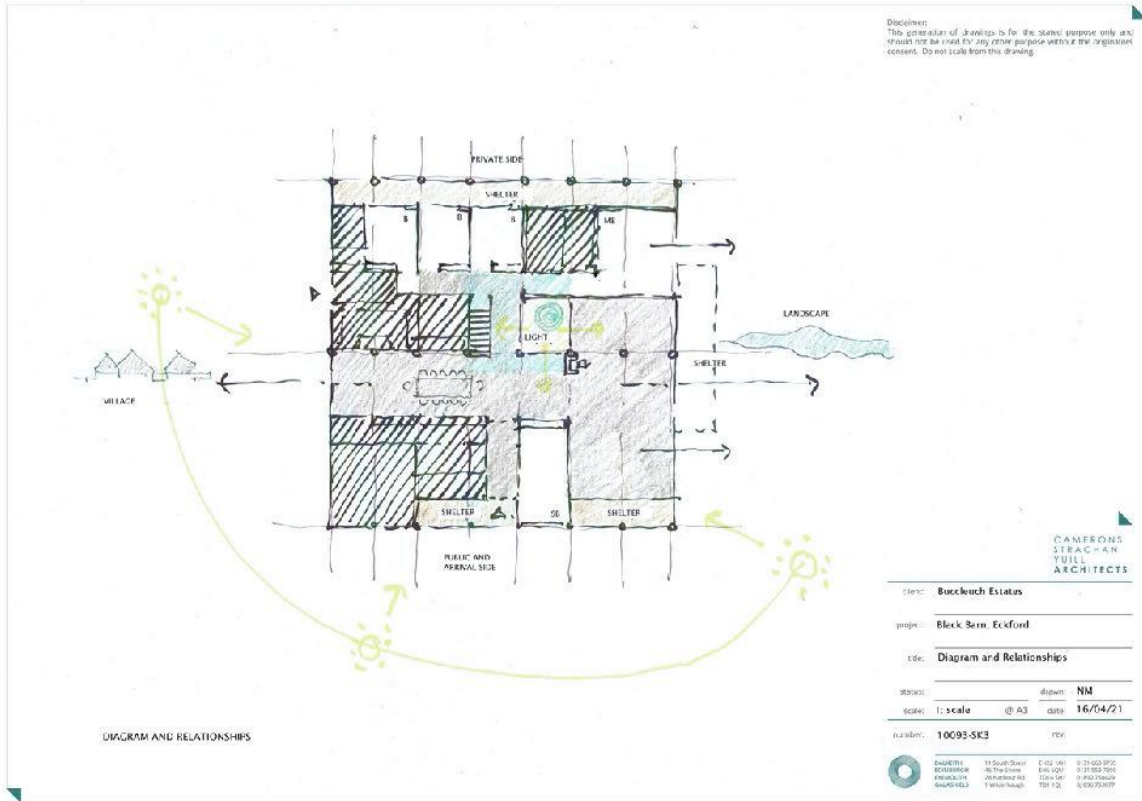


Fig.16



Fig.17

Building Materials

Fig.18. Patent Glazing Rooflight

Fig.19. Sinusoidal Profile Metal Sheet Roof and Wall Cladding

Fig.20. Scottish Larch Timber Board Wall Cladding and Timber Slat Screening



Fig.18



Fig.19



Fig.20