Heritage Statement

Proposals to Art Studios at The Fenns Barn

At

The Fenns, Moss Hill,
Stockton Brook ST9 9NW

For

Ms L Adams and Mr M Delf

Architect:
bpArchitecture
93 High Street
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ST8 6AB

Ref: 15-026 The Fenns Barn
March 2016



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Heritage Statement

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1.0 **Purpose of Statement**

1.1 This heritage statement has been prepared for the submission of a planning application for alterations to an existing Art Studio within The Fenns Barn which is an historic farmstead building and is sited within Green Belt Land.

1.2 This Heritage Statement has therefore been prepared in response to the National Planning Policy Framework, published in March 2012. Section 128 In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

2.0 **Introduction**

2.1 The Fenns Barn is a stone built former agricultural building, at Moss Hill, Stockton Brook. It lies approximately 300m to the North West of Leek Road at the Stockton Brook junction. The Fenns Barn is attached to The Fenns, a former pair of cottages that were converted and enlarged in 1860 by Charles James Homer, the Director of Chatterley Whitfield Colliery. It is thought that the barn forms part of a small holding developed by Charles James Homer.

2.2 The Fenns Barn has previously obtained planning permission for conversion to an Artist's studio in the 1960's when it was converted for this use, by our Clients parents. However in recent years, since the death of our Clients parents, the Barn has been used for storage whilst works have been carried out to improve the smallholding and condition of the grounds. The current owners would like to reuse the building for Artist's studios and provide educational workshops to the public. The owners have a High Level Stewardship and provide educational access to their land. They would like to combine the works to the barn with these educational activities for a greater visitor experience, as well as offering Art, Pottery and Sculpture courses. Ms Adams is a Professional Pottery Artist and Mr Delf is a professional sculptor.

3.0 **Historical Development**

3.1 A reference to The Fenns can be seen on the Yates Map of 1775 and referenced as Fen. The current house has a date stone of 1860. The surrounding area at this date was agricultural in character. A History of the County of Stafford Vol 7 records that the character of this area changed after the construction of Leek Road in the 1840s and the opening of Stockton Brook Railway Station in 1896. The area became a residential haven for commuters to the Potteries.

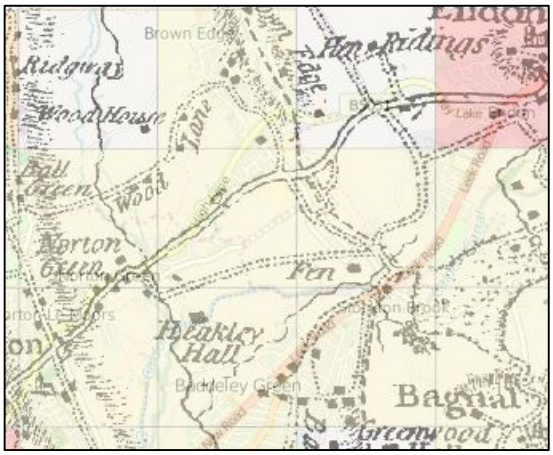

Figure 1. Yates Map of 1775.

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3.2



Figure 2. The 1888 Six Inch OS Map



Figure 3. Internal King Post Truss with iron bracing.

3.3 It is thought that the barn was originally a smaller cow house and the earliest part of the barn is the south western part. It is thought that the barn was enlarged and was given a more grander character in 1860 by Charles James Homer and the gabled cross roofs were added. Internally there are two king post trusses, the most southerly truss has iron bracing and probably dates back to this period.

3.4 In the 1960's the current owner's parents obtained planning permission for the barn to be converted to an artist studio.

Works were undertaken to convert the barn which included re-roofing the building adding skylights, new rainwater fittings, new steel circular windows, new ground floor windows, brick piers, concrete lintels and garage doors were added. Internally a new concrete ground floor was added, new partitions were added, a toilet, shower and internal doors added.

4.0 Significance

4.1 The stone barn is not a Listed Building, it is not a locally listed building and does not lie within a conservation area. The building does lie within Green Belt Land and is part of an historic farmstead.

The stone barn is not of particular historic significance, however its agricultural character does enhance the rural character and appearance of Stockton Brook.

5.0 Impact Assessment

5.1 The policies contained in the Staffordshire Moorlands Adopted Core Strategy are referenced within the Design and Access Statement. Rural Policies support this use. It specifies that the development should not harm the rural character and environmental quality of the area. The proposals will not extend the barn or adversely affect its physical appearance. The works will sympathetically retain the agricultural character of the barn and its use will further enhance rural diversification within the area.

5.2 The proposed car parking area has been formed to give access to the educational courses that will take place within the barn. The car park will provide 10 car parking spaces and 1 disabled car parking space. The car parking area has been sensitively designed, so as not have a detrimental impact upon rural character of the area.

Permeable ecogrids will be used with stone gravel to give stability to the car parking area, but to give a more rough surface material, rather than a hard landscaped appearance. The surface material will provide sustainable drainage.

5.3 There will be areas of soft landscaping and all walling materials will be built using dry stone walling to reflect the surrounding dry stone walling used within the area. The car parking spaces will be formed behind an existing relatively high dry stone wall so will be less visible from surrounding roads. This boundary wall has recently been rebuilt and repaired by our Client reusing stones that have fallen over the years.

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5.4 The Fenns Barn will be sympathetically retrofitted to meet current Building Regulations, but will allow permeability so the building can perform as it was intended to do so.

The roof finish will be stripped and replaced with a new thermally insulated roof, reusing existing clay tiles and replacement tiles for those found to be damaged or delaminated, where required to match the colour and appearance of the existing.

The existing skylights will be replaced with ones complying with current regulation standards and slightly enlarged to improve daylight to the art studio, and will be replaced with new conservation roof lights. Two new roof lights will be added to provide light to the upper floor, but not to compromise the character of the barn.

5.5 All existing timber windows will be retained with glazing bars removed to provide more light and upgraded with Part L compliant window glazing where it is possible to do so. Where new windows are proposed they will be timber casement windows designed to be in keeping with existing window fenestration with stone lintels and cills to match those of the existing. Existing external barn doors will be repaired where possible or replaced on a like for like basis in order to retain the agricultural character. Where existing secondary doors exist they will be reused or replaced with Part L Compliant doors, all doors will be fitted with an internal glazed door and be pinned open when in use. A new Part L compliant framed, ledged and braced door will be added to the proposed kiln room with no internal door.

5.6 New Solar century C21e tiles will be added to the southern elevation to power the electricity in a sustainable manner. The tiles are designed to sit in-line with the roof finish and face away from the more publically visible façade so as not to have a detrimental impact upon the appearance of the greenbelt and to support sustainable energy.



Figure 4. Solar Century C21e tiles

Yours sincerely

S Sykes

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29 March 2016 for bpArchitecture

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