Hewitt&CarrArchitects

Design & Access Statement
Heritage Statement

Proposed Conversion of One Listed Barn, and One Additional Stone Barn into Holiday Accommodation,
Catswall Farm, Huntley Lane, Denford, ST13 7JX.
Mr T Boote

Document Version: Three
Date: 28th August 2015
Completed By: Kim Mountford

Design and Access Statement in support of the

Proposed Conversion of One Listed Barn and One additional Stone Barn into Holiday Accommodation, Denford for Mr T Boote.

"Good design can help to create lively spaces with distinctive character, streets and public spaces that are safe, accessible, pleasant to use and human in scale; and places that inspire because of imagination and sensitivity of their designers."

- By Design, Urban Design in the Planning System; Towards Better Practice (DETR & CABE, 2000).

Contents **Page No**

1.0	Introduction	4
2.0	Use	5
3.0	The Site Description	6
4.0	Amount	7
5.0	Landscaping & Environment	9
6.0	Layout	10
7.0	Scale	12
8.0	Appearance	13
9.0	Access	14
10.0	Heritage Statement – Description of the Asset	15
11.0	Heritage Statement – Assessment of its Significance	16
12.0	Heritage Statement – The Design Concept	17
13.0	Heritage Statement – The Impact	17

1.0 INTRODUCTION

1.1. This Design & Access statement has been prepared in response to the Governments changes to the planning application process outlined in circular: Guidance on Changes to the Development Control System, which came into effect on the 10th August 2006.

1.2. The statement provides an analysis and narrative of the proposals and is in line with guidance produced by CABE entitled Design and Access Statements: how to write, read and use them.

1.3. This proposal consists of a detailed design for the change of use of one Listed Barn and one additional barns associated with Catswall Farm, Huntley Lane, Denford into holiday accommodation units.

1.4. The production of this Appraisal has been considered as a necessary part of the design development process to ensure that detailed design actively seeks to respond positively to its specific context in order to provide a valuable addition to the surrounding area.

1.5. The approach has sought to achieve a design that meets the requirements of the applicant while being:

- Reflective of the form and character of the original barn
- Respecting and enhancing local character
- Reflect best practice in layout and built form



2.0 USE

2.1. The site is located in a rural location, with Stanley to the West and Cheddleton to the East, adjacent to an existing farm stead.

2.2. The application proposes the change of use of two barns from agricultural buildings into 3 holiday accommodation units and the third barn proposed as garage and stables for existing farmhouse. The three buildings have been slowly falling into disrepair over the years and the proposed scheme would bring the buildings back into usable assets.



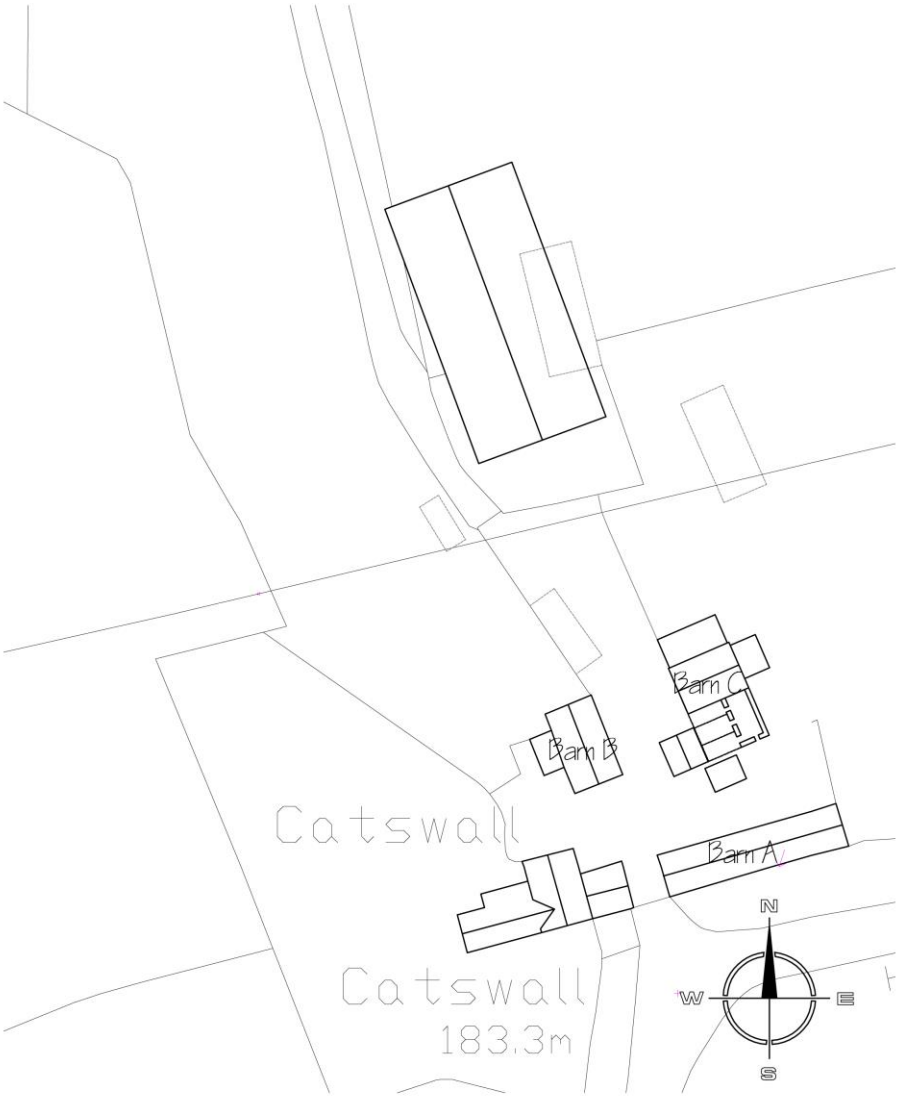
3.0 THE SITE DESCRIPTION

3.1. The application site is located close to Denford, accessed via Huntley Road. Catswall Farm is directly adjacent to the site.

3.2. The site comprises of existing agricultural fields immediately surrounding Catswall Farm, which forms a collection of traditional stone farm buildings and farmhouse of traditional appearance and design.

3.3. The site is well contained with the boundaries formed by traditional hedges, agricultural fencing and dry stone wall with occasional trees.

3.4. The immediate context of the site is framed by Catswall Farm to the immediate west, agricultural shed and open fields to the north and east and separate dwellings to the south.

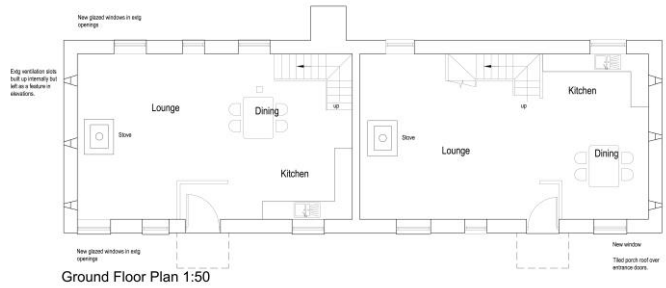


Site Plan 1:500

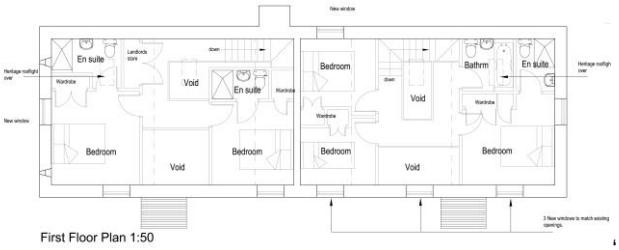
4.0 AMOUNT

4.1. The principle that has been adopted in preparing the application is that the proposed development of the barn should reflect that of the original design. The accommodation provided is separated into 3 units, 2 of which are located in the same barn.

4.2. It is important to note that the proposal makes a point of utilizing the existing floor area at ground and first floor. No addition to the floor space is proposed as part of the holiday accommodation.



Ground Floor Plan 1:50

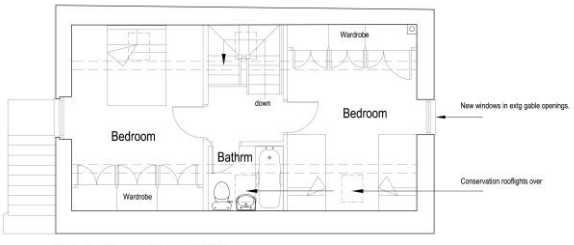


First Floor Plan 1:50

'Barn A'



Ground Floor Plan 1:50



First Floor Plan 1:50

'Barn B'

5.0 LANDSCAPING & ENVIRONMENT

5.1. The development proposed is set within an established landscape setting, formed by the existing dwelling boundary, fence and hedge line. The layout and the overall scheme design addresses the entrance to the site and encloses this space, while largely maintaining the open areas around the buildings.

5.2. There are no trees affected by the proposed change of use of the buildings. The landscape outside of the survey will remain unchanged as part of this application. The landscape within the proposal is already established or in an unattractive state.



'Barn A'



'Barn B'

6.0 LAYOUT

6.1. The alternations to the barns are proposed to be as true to the original design as possible. The alterations proposed for the holiday accommodation are to the rear of the barn to reinstate the building to its original appearance by removing the lean-to. This can be seen on the plans and elevations.

6.2. The layout of the internal functionality of the holiday accommodation proposals have been deliberately designed as to maintain as many original features and openings as possible whilst also creating sympathetic holiday accommodation.

6.3. Upon entering both units in barn A you are met with double height spaces which demonstrates the impressive nature of the buildings and provides a central point from which the open plan living/dining areas and kitchens are accessed.

6.4. Up the stairs to the galleried landing the proposal offers either a 3 bedrooms or 2 bedroom accommodation. In barn B an open plan living arrangement is located at ground floor level, with 2 bedrooms at first floor.

6.5. All 3 holiday accommodation units have been developed to allow the simplicity of the barn to be appreciated and become and intrinsic part of the proposal. This ethos has been worked into the layout of the building and helps maintain the exterior appearance as well as functional holiday accommodation.

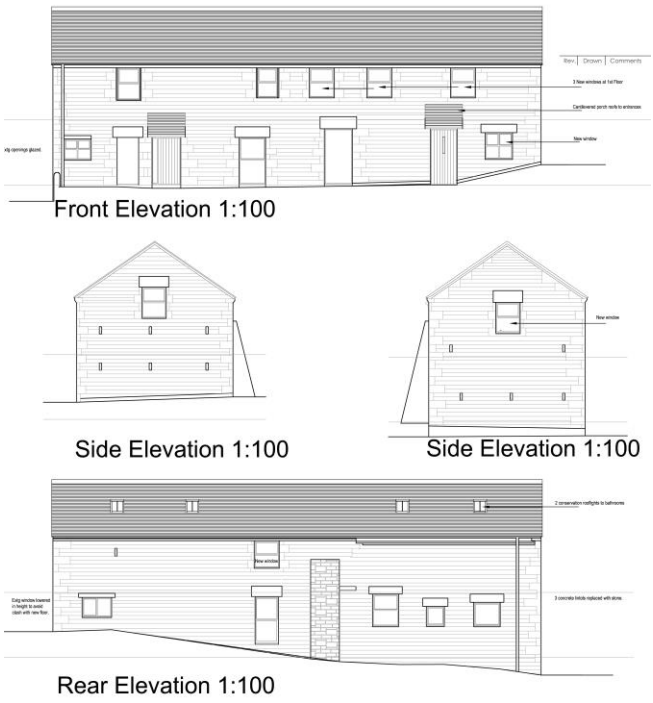
6.6. As part of the proposal, 'Barn B' has not utilized the existing 'lean-to'. Due to the unstable nature (see below image) it is proposed that this part of the barn will have a sympathetic removal.



'Barn C'

7.0 SCALE

7.1. There is no proposed change of scale to the design as a whole. All additions to Barn 3 are replacing existing floor area and creating a tidier area that is truer to the original style.



'Barn A'



'Barn B'

8.0 APPEARANCE

8.1. The character of the proposal has been drawn from both the materials palette and the character of the original buildings. The barns will maintain the use of the existing stone and other components of the building, supplemented where necessary by reclaimed and replacement timber and associated finishings, to as closely as possible reflect the original character and appearance.

8.2. Care has been taken in terms of design and siting so as to ensure that a high quality design is achieved that maintains the historic integrity of the buildings, while allowing the adaptation of the internal form to provide appropriate living accommodation.

8.3. The design of the development is faithful to the design and form of the barns. Although there are a limited number of opening changes, these are both discrete and limited to the minimum necessary, the effect being to maintain the overall character and appearance of the buildings. It maintains its substantial form and punctuated openings, clearly referencing its former use.

8.4. The two original door openings in Barn A and B (one at the rear of barn A and one opening out onto the first floor stairs of Barn B) are proposed to be changed to glazed elements. This is due to the necessary internal floor changes. The internal floor changes are essential to retain the character of the barns, whilst creating habitable space.

8.5. It is important to point out that we feel any future use of this building will require a degree of adaptation. Its original use as stables is clearly no longer viable. There is no other use that could fund the reconstruction and sustain the building, but were any commercial or other use to exist that too would require a similar level of modification. In the case of the holiday accommodation, the new openings are limited small roof lights on the rear elevations so as to not add new openings. This is minimal and occupies a tiny proportion of roof area. It is therefore, entirely consistent with the maintenance of the character of the building.

8.6. Where possible the existing openings have been used to gain access to the properties, whilst the additional openings are to be converted into glazed elements. The overall effect allows the building to meet modern standards of light and insulation and providing for its reuse and up keep.

8.7. The inclusion of rooflight windows is seen as necessary to meet the needs of the proposed uses within the building however the proposal to use a conservation or preferably a heritage roof light system, so that they blend into the roof slope and remain unseen from ground level, means that their overall impact on the traditional building is minimal.

8.8. It is worth emphasising that both the barns have always had a first floor and that nothwithstanding that many of the timbers have rotted over the years or been removed in the past, the first floor remains as faithful as possible to that form.

8.9. The ground floor in Barn B has some elements of a stone flooring in both the 'kitchen/ dining area and the lounge'. This floor will be transferred into the kitchen/ dining area to therefore keep the original features of the building.

8.10. There will also be a new breathable floor used within both barns. A product similar to sublime will be used, with a limecrete system which makes the floors breathable and ideal to use in solid wall buildings. This product is a sympathetic approach to use on a Listed Building.

8.11. Internally the proposed spaces have been divided up sympathetically and, wherever possible, on the lines of the original structure.

8.12. Externally, the existing UPVC guttering will be replaced with black painted cast iron water goods, as to improve the existing buildings.

9.0 ACCESS

9.1. For the purpose of this statement compliance with the current edition of the Building Regulations Part M is assumed to be covered within the detailed design and the proposals as this is mandatory. It is not intended to therefore provide exhaustive coverage of all means taken to secure such compliance.

9.2. For the purposes of this statement of the definition of 'disability' is taken as that in Part 1 of the Disability Discrimination Act 1995.

9.3. The site benefits from an existing driveway off Huntley Road to The existing Catswall Farm. This would also be used for the proposed holiday accommodation.

9.4. The layout of the proposal maintains adequate turning and parking area within the plot for all cars and any necessary service vehicles, such as removals, deliveries and farm vehicles.

9.5. During construction, there is ample space within the site for delivery vehicles to enter, turn and leave in a forward gear.

10.0 HERITAGE STATEMENT

Description of the Asset

10.01 Cheddleton village is situated on the A520 and is about three miles from Leek to the north and twenty one from Stafford to the south. By the A522, it is about seven miles from Cheadle to the south east and by the A52 it is about eight miles from Hanley, the main shopping centre of Stoke-on-Trent. Small country lanes link it to nearby villages such as Ipstones, Kingsley, Endon, Stanley and Bagnall. The Caldon

Canal which was restored and reopened in 1974 after being disused for about twenty years goes through the village and is now used extensively by private narrow boats as it passes through the beautiful Churnet Valley. Cheddleton is a large and rather rural parish, beside the canal and the River Churnet. Anciently, it was a collection of four small villages which were Cheddleton proper, Basford, which was the part of the parish north of the River Churnet, Rownall, which was to the west of the Westwood Brook and also included much of what is now called Cellarhead, and Consall which was a self-contained village situated further downstream on the River Churnet. Cheddleton and Basford have virtually merged over the last hundred years or so and the name Basford is now usually only applied to a small outlying community which used to be known as Basford Green. Rownall is a name usually applied now to a vague area to the west and marked chiefly by the names of a few farms.

10.02 Farming dominated the local area's economy through most of its history and, although there has been a considerable drop in the number of working farms in recent decades, there are still a large number of successful farms in the area.

10.03 Between Wetley Rocks and Cheddleton are three old mansions, Westwood Manor which was built in 1878 to replace an earlier Hall built in 1796 called Westwood House has, for many years, been the Cicely Houghton School. Heath House, which was built in the 1770s, is a private residence, as is Ashcombe Hall, which is situated in extensive parkland, which was formerly a deer park. Ashcombe Hall was completed in 1808 to replace an Elizabethan predecessor. Basford Hall, which was rebuilt in the 1820s, was completed in 1830 and is also a private residence close to Basford Green and overlooking the Coombs Brook.

10.04 For many years Cheddleton was dominated by the St. Edward's psychiatric hospital, which was opened in 1899 and finally closed in 2001. Much of the building has been retained and a large housing estate built in the grounds. The old hospital water tower, which is the highest building in the area, now serves as an impressive private dwelling.

10.1. Industrial Cheddleton

From 1838 to 1979, the paper mills, known since the early 1890s as "Brittains'" was a dominant feature in the lives of Cheddleton people. Much of the land on which this large establishment stood is now an Industrial estate, close to the River Churnet and is known as the Churnetside Business Park. Over the centuries, many attempts were made to exploit the small Shaffalong Coalfield within the parish, but none seem to have been successful. There are references to "old shafts" in the sixteenth century and to coal mining in the eighteenth century. Around 1810 people were again mining in the Shaffalong area but the mines closed in 1849. Between 1904 and 1908, the final attempt was made to establish a mine but constant flooding caused the final abandonment of the project.

10.2. Denford's relation to the Parish

The highest point in Cheddleton is near Ferny Hill where a height of 284 metres above sea level is reached. Nearby is the Coombes Valley Nature Reserve, which consists of 260 acres of ancient woodland partly owned by the Staffordshire Wildlife Trust and partly by the Royal Society for the Protection of Birds. On the other side of the village at Denford is Deep Hayes Country Park, which covers 143 acres and has a visitor centre and toilets and is a mixture of woods, meadows and pools. The site was originally a compensation reservoir, built in 1848 by the Potteries Waterworks Company to supply water to the pottery towns. Nearby was once a hive of industry, with the large Wall Grange brick works and other smaller industrial sites. The reservoir was abandoned in 1979 and soon afterwards the Country Park was established.

11.0 HERITAGE STATEMENT
Assessment of its Significance

11.1. The rural setting is a key feature of this hilly site and is emphasised through the importance of views. As a result of this rural expanse few parts of the area are without impact on others, and ill-considered developments can have a major impact.

11.2. It is particularly important that existing contrasts are maintained. By clearly defining new agricultural buildings and dwellings by using obvious materials, the landscape can maintain its iconic impression. The layout of the 3 stone barns in relation to the farmhouse creates a clear hierarchy of spaces. The courtyards are framed by the barns and farmhouse, it is clear that this intrinsic relation will need to be maintained into the future.

11.3. It is important to maintain the original buildings in their intended settings. This includes maintaining them through use and conservation. The barns have fallen into disrepair and need a reason to be reinstated into a key part of the countryside, this may involve changing the current use into something more economically viable.

12.0 HERITAGE STATEMENT
The Design Concept

12.1. The concept for the design is purely for the change of use and internal fit out of a Grade II listed barn referred to in this statement and on the supplied site plan as 'barn A' and one other closely located stone barn 'barn B'.

12.2. Externally the proposal is to reinstate the openings which have been disregarded over time and where elements are missing to re-create these faithfully. 2 of the current openings are proposed to be glazed, this is due to the internal level changes and would otherwise be maintained. No other external changes are proposed within this application for Barn A and Barn B.

13.0 HERITAGE STATEMENT
The Impact

13.1. Externally the proposed alterations will not impact on the significance of the cherished heritage asset but will enhance it by bringing back an element of the building which has gone missing over time.

13.2. As the buildings currently stand almost derelict it will bring the buildings back into use and offer the village of Denford excellent holiday accommodation which is in great demand and currently lacking in the area.

13.3. The proposed have been designed in a sympathetic approach to a listed barn, retaining the original features where possible, like using the existing stone in Barn B and also enhancing the existing by replacing the UPVC rainwater goods to black cast iron steel improve the existing.