

Rickyard Barn:

Bradley in the Moors

Design & Access Statement

August 2019

Prepared by Grey Richards Trowell Architecture Ltd

Grey Richards Trowell Architecture
Registered No. 7515035
VAT Registration No. 570 9067 28
Directors: David Richards & Joseph Grey

1 - 3 Green hill, Wirksworth, Derbyshire, DE4 4EN
Tel: 01629 825 491
info@grtarchitecture.co.uk
www.grtarchitecture.co.uk

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Introduction:

1.1 Grey Richards Trowell Architecture (GRT) have been commissioned by the applicant to explore the feasibility of converting part of the barn complex known as Rickyard Barn into a single residential dwelling. Renovation works are proposed as part of this scheme as a means of essential repair and refurbishment to facilitate the conversion.

1.2 This Design and Access Statement intends to introduce the site, the proposals and provide a general overview of any potential impact and the potential mitigation measures / remedial improvement works.

1.3 The report will outline local and national planning policy pertinent to this Planning & Listed Building consent application.

1.4 This report will describe the site itself and any existing buildings and/or features within the curtilage.

1.5 The report will describe the design proposals and outline the materials chosen including reasons behind the choice.

1.6 Finally, the design will be assessed on its impact, if any, on the surrounding character of the area and heritage assets

1.7 The local character, built or other wise, including the heritage of the application site and the surrounding locale, is described and collated in the accompanying heritage statement;



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Location & Site Analysis:

2.1 The application site is located in Bradley in the Moors, a small village comprising just a handful of cottages and farms.

2.2 The village is due south west from Alton, approximately 1 mile as the crow flies, and is located within the jurisdiction of Staffordshire Moorlands District Council.

2.3 The application building, (herein referred to as Rickyard Barns), are an existing series of former agricultural barns, since vacated, with the original association linked to the neighbouring Church Farm, a Grade II Listed Heritage Asset.

2.4 Arranged in a courtyard complex, the aesthetic is inherently insular with limited visibility towards the internal and rear elevations from the public realm. That aside, the gangway into the courtyard offers a limited but nonetheless interesting view of the buildings, albeit in their current dilapidated state.

2.5 The site is bounded by a neighbouring building either side to the NE & SE, and also over the road to the SW. To the rear, (NE) are views over open agricultural land.

2.6 Although we understand the application site is Curtilage Listed, we understand that the site is not restricted by additional planning constraints such as an Article 4 or Conservation Area (According to the SMDC development map adjacent).

2.7 For the purposes of this application and to correspond with the accompanying Heritage Statement, the differing parts of the buildings are referred to numerically in accord with the plan below.

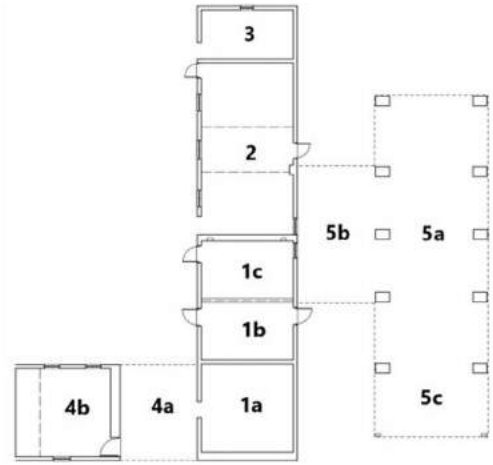

Image C/O P. Heath
Numerical Identification of differing parts of the barn complex





View Through Covered Way / Gangway to Courtyard
(Modern Storage Shed in Background)

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Existing Site & Context

3.1 For the purposes of this application, and following form of the previous consent, the application site, Rickyard Barn, is considered Grade II Curtilage Listed by its association with the adjacent asset Church Farm.

3.2 The buildings are a typical agricultural vernacular including both brick and stone construction of varying heights to include haylofts in the taller cow sheds (buildings 1 and 4).

3.3 There is a modern storage shed at the rear of the site (see site photos appendix page). It is the intention to take this down as part of the overall scheme, which we perceive as an enhancement of the site.

3.4 The existing buildings are all fully standing and roofed in, however as is to be expected on a building such as this where the existing use has ceased to be practical, repairs and maintenance have been neglected resulting in a number of dilapidation and structural issues that need to be addressed as part of any conversion.

3.5 The roof coverings shall be stripped with all salvageable tiles set aside for re-use in the subsequent reinstatement. All good rafters and the existing trusses shall be reused and receive suitable preservative treatments. It is proposed that the roofline of '3' will line through with the new tiled covering of building '2'. Certain sections of the external stone and brick walling will require localised taking down and rebuilding where spreading has occurred (in building 1 trusses bear on corbelled stone which is showing signs of failure). All existing masonry shall be reused.

3.6 The buildings are subject to a previous Listed Buildings Consent Approval (See Fig: 3.1 adjacent denoting previously approved layout App Ref: SMD/2016/0304) This approved scheme permitted the conversion and subdivision on the barns into 3 separate small residential dwellings. The scheme involved the segregation of existing open spaces to form separate rooms and the inclusion of a renewed first floor within building 1. The courtyard would be split to provide a shared amenity space and provide parking for the 3 dwellings.

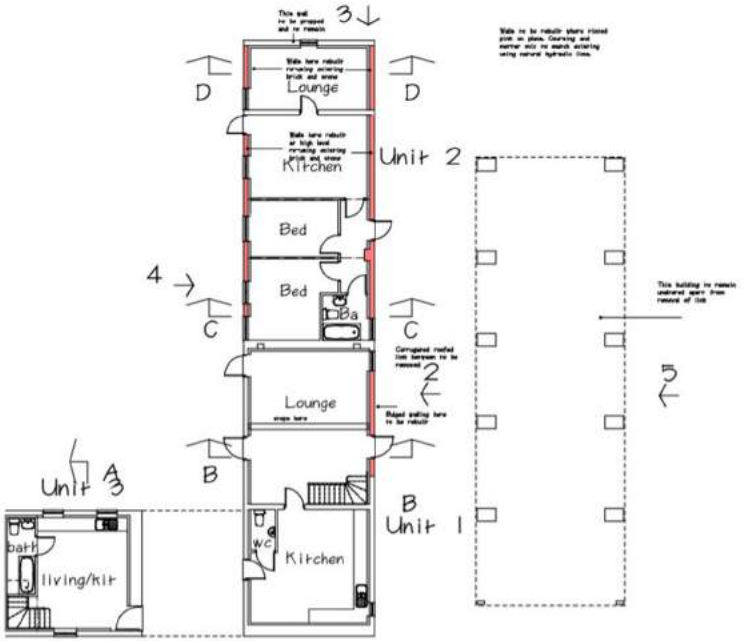

FIGURE 3.1: PLAN OF PREVIOUS APPROVAL (SMD/2016/0304)



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Design Development

4.1 The clients recently acquired the site with the benefit of the aforementioned approval SMD/2016/0304 which was secured by unrelated third parties to this current application. The applicants immediate intention was to alter the design to instead secure permission for a single residential dwelling and make this their family home.

4.2 Prior to their purchase of the site, we entered into informal pre-application advice with the previous case officer, Mr Arne Swithenbank so as to ascertain whether the authority could support the revised proposal in principle. Our suggestion was that conversion to a single dwelling 'could' provide a scheme that was more sympathetic to the original fabric and overall character of the buildings. The subsequent response was positive and in general agreement.

4.3 The brief, in terms of accommodation to provide within the design, is to achieve a minimum of 3 bedrooms, decent size living spaces alongside separate functional spaces for a Utility, W/C, Storage etc...

4.4 Whilst a new extension is proposed, we would request the reader to consider the benefits that this could provide. Primarily, the extra space afforded by the extension enables the existing open internal spaces to remain open as such, thus protecting much of what is currently special about this asset.

4.5 As referred to within the Heritage Statement, the extension will also offer screening to the garden which would otherwise introduce an uncharacteristic domestic aesthetic into the scene. The internal courtyard could therefore remain as such, a 'yard', a more honest appreciation of its former agricultural use. We feel taking into consideration the benefits outweighs any perceived harm attributed by the inclusion of the extension.



PROPOSED FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

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Design Development Continued

4.6 The design of the extension is a considered approach that is borne from the context and setting of the site. Firstly and with regards to the siting, the intention is to attach with the least possible impact on the existing fabric. The connection is at the rear of the existing single storey range, arguably the buildings with the least historical significance. The link with the roof is perceived as neutral, with the existing covering here being cementitious sheets to be replaced with Staffordshire blue tiles.

4.7 Connections at existing walling is minimised through use of glazed screens which shall provide a delicate connection that allows the existing form to be read in context with the newer elements.

4.8 The large glazed screens to the front and rear of the extension mimic the form of the existing gangway opening and help maintain the visual aesthetic currently appreciated from the existing street scene.

4.9 The massing of the extension is relatable to the single storey barns to which it is attached and is subservient to the host buildings. The form of the extension is contemporary, but inspired by the aesthetic and materials palette of the local vernacular - (a combination of Staffordshire Blue tiles & vertical timber cladding with a charred or stained finish). Our ethos is that this approach can be more sympathetic than a pastiche interpretation in allowing the development to be more clearly read against the historic character of the original.

4.10 Internally, the main 2 storey barn will exhibit much of the current existing form. The existing internal walling will remain in place to allow for some practical sub-division of the internal layout. Centrally an open tread staircase leading to a galleried landing at first floor level will maintain the open double height vaulted space. In a similar vein, it is proposed to glaze between the members of the truss forming Bedroom 2 and install a sliding wall under to further enhance the feeling of openness whilst offering privacy when required. This would essentially be akin to a mezzanine sleeping area that can be closed off more substantially when required.

4.11 Incorporating an 'open plan' Kitchen & Dining area within Building 2 again maintains the existing open form of the current space. Functional spaces such as the Utility and W/C are incorporated into existing separated spaces within Building 3 (The calf shed).

4.12 The barn separated by the gangway (Building 4) shall be converted to provide storage space and a mezzanine office at first floor level.

4.13 The reader is requested to refer to the Heritage Statement and proposed drawings to determine the full extent of works requiring Listed Buildings Consent.











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Design: Precedents Examples

5.1 Our proposals presented in this application are in response to the constructive dialogue and advice given by the Staffordshire Moorlands Planning team and an independent third party Heritage Consultant.

5.2 We trust that following this guidance has helped develop a concept that responds effectively to the heritage asset & the site constraints by both preserving and enhancing the special nature of all the aforementioned considerations.

5.2 Limiting the materials palette and features of the design is intended to offer a simple structural form.

5.3 The simplicity we are striving for would replicate that of the barns and preserve the simple façades featured on all the elevations.

5.4 The precedents illustrated offer an insight into some of the styles that demonstrate a similar response and some that we feel would be appropriate in this situation.











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Conclusion and Context

6.1 Sustainability: The refurbishment will incorporate a number of measures to improve the thermal performance of the building. Modern concrete floors will be excavated allowing for the inclusion of insulation and a new structural slab. The stone barn (building 1) is just a single block thick, therefore it is proposed to form an independent internal timber frame lining which shall be insulated whilst maintaining a void for the stonework and masonry to breath. The stud frame shall be sufficiently sized to take the loading of new first floor joists.
The rafters will also be insulated, resulting in a fully insulated external envelope. The heating and hot water provision will be via an ASHP, a proven renewable heating source.

6.2 Access: Parking is provided out of view within the site, which again helps to limit the domestication of the conversion somewhat. Cycling storage is provided in Building 4b.

6.3 Planning Policy: There are a number of national and local policies and guidance pertinent to this application. Where relevant, we have referenced as follows;

6.4 SMDC Design Guide P24 Paragraph 5.1 states - *" The improvement or renovation of an existing property is generally preferable, both on cost and visual grounds, to redeveloping the site afresh. It is often also the more sustainable option. An old building will have features and detailing that cannot easily be rebuilt today".*

6.5 SMDC Design Guide P24 Paragraph 5.2 states - *"Alterations need to be undertaken with care. Insensitive changes can easily spoil a building. The key to a sensitive approach is to take note of what is there already before preparing the design and to work with and not against the building's character (accurate survey drawings are essential in this respect). The aim should be to revitalise the building without altering its fundamental character".*

6.6 SMDC Design Guide P24 Paragraph 5.5 states - "*All extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing. Setting back the new section from the building line and keeping the eaves and ridge lower than the parent building will help*".

6.7 SMDC Design Guide P24 Paragraph 5.6 states - *"In some circumstances it may be acceptable to consider extensions which do not emulate the style of the original building. A more contemporary approach to extension in terms of style and materials will provide a more honest recognition of the building's evolution and retain its historic integrity".*

6.8 SMDC Design Guide P25 Paragraph 5.15 states - *"The guiding principle behind the design of any conversion should be that the character of the original building and its setting should be respected and retained. This means that in most cases the barn, mill or chapel should afterwards look like a converted barn, mill or chapel, and not like a new house or a new block of flats. When converting traditional buildings, new uses should not normally require the construction of extensions or ancillary buildings. However, if alterations are necessary and approached carefully, it may be possible to bring about a new understanding of historic buildings by making a clear distinction between what is old and what is new"*

6.9 Paragraph 192 of the NPPF States that In determining applications for proposals affecting heritage assets, "*local planning authorities should take account of:*
a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
c) the desirability of new development making a positive contribution to local character and distinctiveness".

6.10 Paragraph 193 of the NPPF goes further to state "*When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation*"

6.11 Paragraph 202 of the NPPF states "*Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.*"

6.12 Conclusions:
a) Aside from the elevation affronting the road, the site is in a relatively isolated position.

b) Changes and alterations are proposed, but we feel these can be considered neutral in terms of visual impact, and also appropriate in order to maintain the intrinsic existing character of the barns.

c) We feel the proposals offer an overall improvement and enhancement to the previously approved scheme.

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Appendix - Site Photos

7.1















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