



Heritage, Design and Access Statement



Traditional Barn Conversion to form dwelling, Barwickstead, Beckernet

June 2020 **Rev C 21/09/2021**

Planning Statement

Introduction

This Planning Statement has been prepared on behalf of Mr H Tyson, owner of the application site and is to accompany a Full planning application for the change of use of an existing agricultural barn to form a permanent dwelling. The building sits centrally within the village of Beckermest and Planning Policy allows for the conversion of the barn to a dwelling. The building has been subject to an inspection by the Conservation Officer previously.

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Volume

The Planning Application submitted refers to a Planning Application for the conversion of an Agricultural barn to form a dwelling. The building sees no increase in footprint which remains as existing. More modern alterations to the rear of the barns are to be removed to re-instate the existing barn.

Layout & Scale

The building sits in a prominent location adjacent to the former house of Barwickstead, which is now sub-divided into three dwellings. The right hand side has a detached garage which sits to the front of the site and masks in part the street elevation.

The property has been subject Listing in December 2020 during the planning process. The barn is a bank barn being built into the hillside with upper ground floor access via the rear cart doors.

The ground floor is generally a mixture of storage, stabling and workshop spaces and this generally remains unaltered. It is proposed to retain this as the 'service' area of the building with only a new staircase internally to connect to the residential floor above.

The existing first floor is re-planned to create a large living space with small bedroom area to one side of the main floor plan. A new stair connects to the new second floor area, with rooflights inserted to allow light to penetrate into the depth of the building.

The existing upper pigeon loft which has suffered rot and is now unsafe, this will be dismantled and a new mezzanine floor created in this location. The general internal aspect of voluminous / double height

space is retained and will be top lit with glazed ventilation slots at the wall head position.



Existing rear barn with roof removed forms new garden area, access lane to walled garden remains

Appearance

The original stone built barn is substantial made with local sandstone. The detailing of the building both internally and externally is all purposely designed with rounded corners or appropriate and sized key stones. In general the barn has had very little alterations over time with only localised doorway improvements at the ground floor area. There remains an original ventilation cowl on the roof, historically two others were installed but removed on safety grounds many years ago.

The works by their nature do require intrusive works to the elevations to create daylight into the new bedrooms. These have carefully moved onto the gable elevation to reduce the impact on the formal layout of the front façade.



Existing loft are within the trusses forming pigeon loft



Rear elevation with Georgian windows and modern barn

To the rear original windows exist and their fenestration with small glazed panes is appropriate and therefore retained. Whilst there are

some modifications to the barn, these have been scaled back to suit the proposal and generally in keeping.



Part front elevation obscured by garage with evidence of modern lean to buildings

Landscaping

The approval of this scheme will see the removal of the existing modern barn linking between the two sandstone buildings. This will be removed with the rear wall retained for historical setting and provide privacy to the adjacent garden. A new garden will be formed within the former buildings to the rear of the site, and the walled garden sitting outside of this application.

Access

The existing access from the public highway is maintained however some improvements are being made to lower the boundary wall and enhance visibility.



Existing Piggery – not forming part of the current Planning / LBC application

Conclusion

The proposal is sympathetic to the host building with alterations being kept to a sensible volume / amount. The works will allow for the long term security of the barn and see an important building being brought back into use.

Additional Information Sept 2021

Further to information received from English Heritage & the Conservation Officer the following information is being submitted in support of the application.

1. The original Heritage and Design Access Statement was prepared for the conversion of the barn and piggery prior to the application site being Grade II Listed. The Conservation Officer had visited the site prior to the planning submission but only decided upon applying for LB status once a live planning application was submitted.
2. Concerns have been raised over the removal of the horse ginnery siting directly adjacent to the barn and forming a link to stabling and other buildings extending the farm range in westerly direction.

3. The horse ginnery remains in visual form with a rear sandstone gabled walls. To the eastern side this abuts the existing retained barn and to the West to the line of a former stabling wall where in part timber gates remain. The more apparent and visual appearance is to the North where the gable peak is infilled with metal corrugated panelling to provide a degree of weather protection to the upper level.
4. The space is formed with three clear spanning beams arranged at approximate 3.5m centres with the rear quarter being supported on the sandstone gable wall.
5. The central two floor beams are approximately 8m in span and sized at 300 x 350mm approximate in section, these forms part of the roof truss design with vertical steel rods providing a mechanical connection to the lower truss chord. These two floor beams have evidence of significant decay to their ends and new concrete block columns were installed around 1970's to provide a solid bearing for the ends which due to being buried in a masonry wall had decayed significantly. Wet rot has spread further now and the decay extends 1.8m along the beams towards the centre of the ginnery.
6. The front beam was replaced due to decay in the 1970's a culmination of rot to the ends due to being buried in the walls and having a front face exposed to the elements, this similarly is now supported on new blockwork columns.
7. A floor deck has been placed on top of the upper chord and it is not clear whether this was an original floor or added to the Ginnery roof at a later date. This is suggested as the ventilation stack on the roof would unlikely have to been fitted to serve a loft area.
8. The ventilation stack is construction of timber with part leaded roof and this has now decayed and rotated as rot has set in. Within the roof slope two cast iron rooflights have significant decay and the water ingress surrounding this has now badly affected the floor deck, purlins and roof timbers around the central core of the building.
9. Of particular note here is the steel tensioning rod passing through the trusses in three locations forming a structural frame. These bolts and plates no longer provide a function and have separated from the lower truss chord by 75mm indicating significant rotation of the main truss, this could be due to age, weight of the roof or decay in the roof timbers.

10. Viewing the roof externally a change in profile is evident with the ridge near the parapet wall remaining constant and the ridge timbers dropping away from this again confirming rotation of this element. Further decay will lead to this being more pronounced and with purlins being built into the rear wall, failure of the roof does create a real risk of the wall in part collapsing.
11. The above demonstrates that the horse ginnery in majority is not constructed with the original materials and the structural frame is bears on modern masonry piers. The rot in these elements requires significant further works therefore rendering the originality of the structure in question. The profile of the ginnery roof in the building array is significant however with the removal of this element the rear parapet wall identifies this profiles and allows interpretation of the original building intent.
12. It is therefore proposed given the above information that there are few elements of the ginnery that provide for a substantiation for it's retention. Similarly the replacement in form of a pergola framed structure as suggested by the Conservation Officer whilst a practical solution offers only an expensive replacement for the element which provides no significant enhancement to the overall setting. The current unsupported gable walls for the upper range of building indicate no sign of distress or rotation. An engineered solution for the retention of this element appears sensible if the ginnery is to be removed and this is likely to be formed in a stone buttress raking back approx. 2.5m into the parking area. An alternative solution would be to consider lowering the wall to a self supporting height of approx. 2.5m, the negative side to this is the loss of profile / outline of the former ginnery and this option would require support from the Plannig Officer / Conservation Officer.
13. In reference to the pigeon loft, this is indeed an interesting element of the building, the has not been surveyed as access ladders to this area and floor are severely decayed due to water ingress in part due to the failing of the ginnery roof and valley detail. It is acknowledged that the form is unique however it's practical application within a 'living' dwelling is unsuited. The proposed mezzanine floor over the kitchen are replicates this in form and mass, and seen as the replacement of this loft area still dominating the loft area as currently installed. Woodworm and wet rot is evident from ground level inspections and therefore it is assumed this level of decay is more prevalent within the main structure.

14. Replacement window /door and stair drawings will be made available for further comment but are not expected to raise any further questions in regard of their design.
15. Roof Coverings – These are replacement / making good of the slated roofs with like for like which appear on inspection to be local green slate laid in diminishing courses, and we would expect this to be Conditioned as part of any LBC approval.

PHOTOGRAPHS OF CONDITION OF GINNERY – Sept 2021



Right hand column of ginnery supported on new masonry columns



Modern internal block piers supporting decayed end of the timber



Side gable of barn, lead valley and horizontal timber beams now rotted and absent on site



Left hand side opening shortened in width circa 2m to support bearing of new steel beam



Rear left hand masonry column, timber beam decayed and rotted at valley junction



Slender piers too small to provide adequate support to the barn floor



Floor overhanging at first floor level, with lower course of slates showing as valley and ead work has disappeared / rotted away.



Steel bars and support frame up the truss



Water damage from rooflight has decayed timber purlins and leaked onto floor below



Water damage to floor boards – now soft with wet rot



Steel bars forming roof truss have separated from lower chord as whole truss has rotated as decay has set in, separation 35mm



Location of former valley gutter between higher range of the ginnery all timbers have decayed offering no support.



Part of lead valley in situ, rotation of truss evidences with ridge dropping sway from rear wall, ventilation cowl shown in poor condition.



Pockets in stonework identifying locations of timber lintels long since rotted away, exposed rafter feet on roof shown above.