

1237
CHARLESWORTH BARN



PLANNING DOCUMENT
JULY 2010



1237

DESIGN AND ACCESS STATEMENT



1237



Fig. 1 Site Location

SCHEME DETAILS

| | |
|----------------------|---|
| Site Location | : Land adjacent to 40 Glossop Road, Charlesworth, SK13 5HB |
| Development | : Proposed Conversion and extension of Existing stone barn to create new domestic residence. |
| Date Prepared | : July 2010 |
| Applicant | : Mr T Parsons |
| Agent | : Carl Grannell ;John McCall Architects, ;No 1 Arts Village ;Henry Street, ;Liverpool ;L1 5BS :carl@johnmccall.co.uk :0151 707 1818 |

INTRODUCTION

This Design Statement has been prepared on behalf our client as part of the supporting documentation for the planning application for the site below..

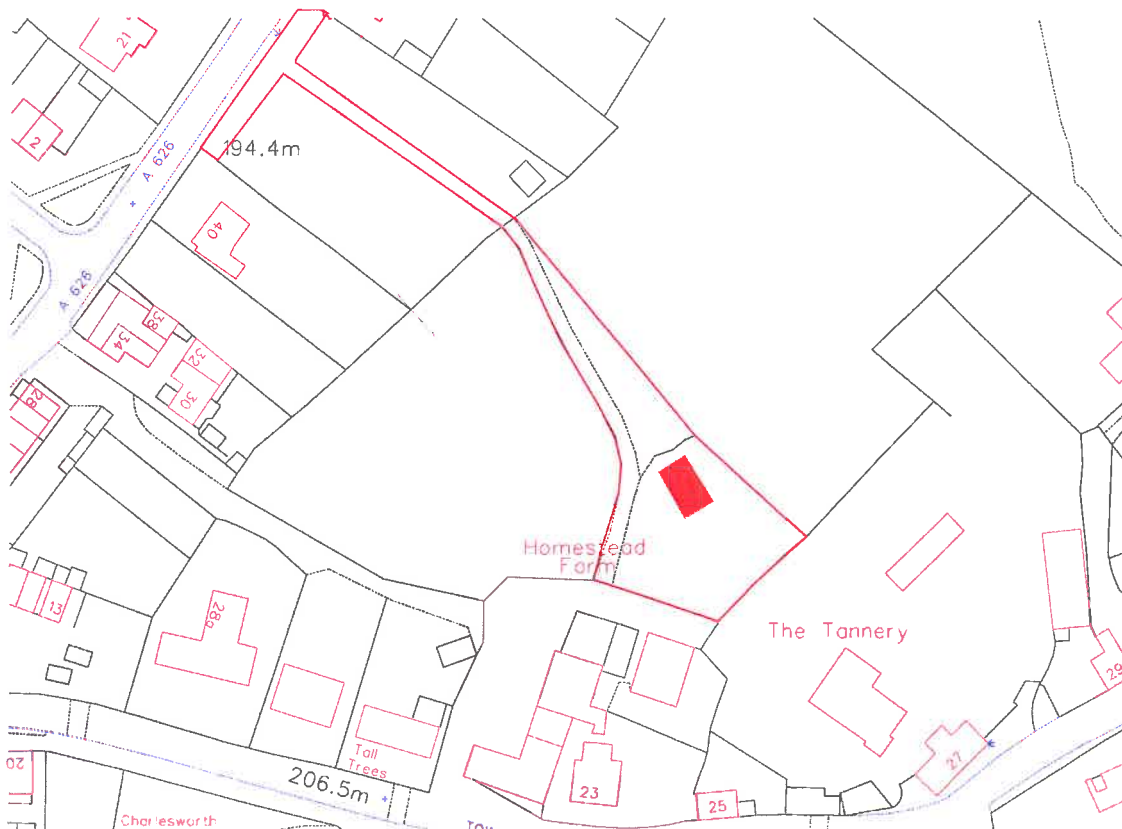
It has been produced with reference to guidance from Cabe (2006) and of PPG15 – Planning and the Historic Environment.

Pre-application guidance has been sought through several meetings with the council Planners and Conservation Officer. The design of the scheme has been developed to take into account the comments, recommendations and suggestions made through this process of constructive dialogue.

BACKGROUND

The existing barn is of a stone construction, originally built in the 17th Century, standing in a agricultural curtilage of approx 1/2 acre (0.18ha), on the east side of Glossop Road in Charlesworth on the A626 between Glossop and Marple and at an elevation of approx 656ft (a 200m) above sea level. The site is accessed from and is also visible from an existing vehicular drive on Glossop Road and the overall site straddles the boundaries of the Charlesworth conservation area. (See *conservation area map over*). There are several trees on the site, which are also covered by the protection of the conservation area and these are shown on the Topographical and existing site plans.

THE PROPOSED SITE



- The site is located within the red line boundary and is located within a predominately rural area.

EXISTING SITE & BUILDING PHOTOS



View from gate on Glossop Road



Existing front elevation



Existing side elevation



Existing side elevation



Existing rear elevation



Existing side elevation

CHARLESWORTH CONSERVATION AREA

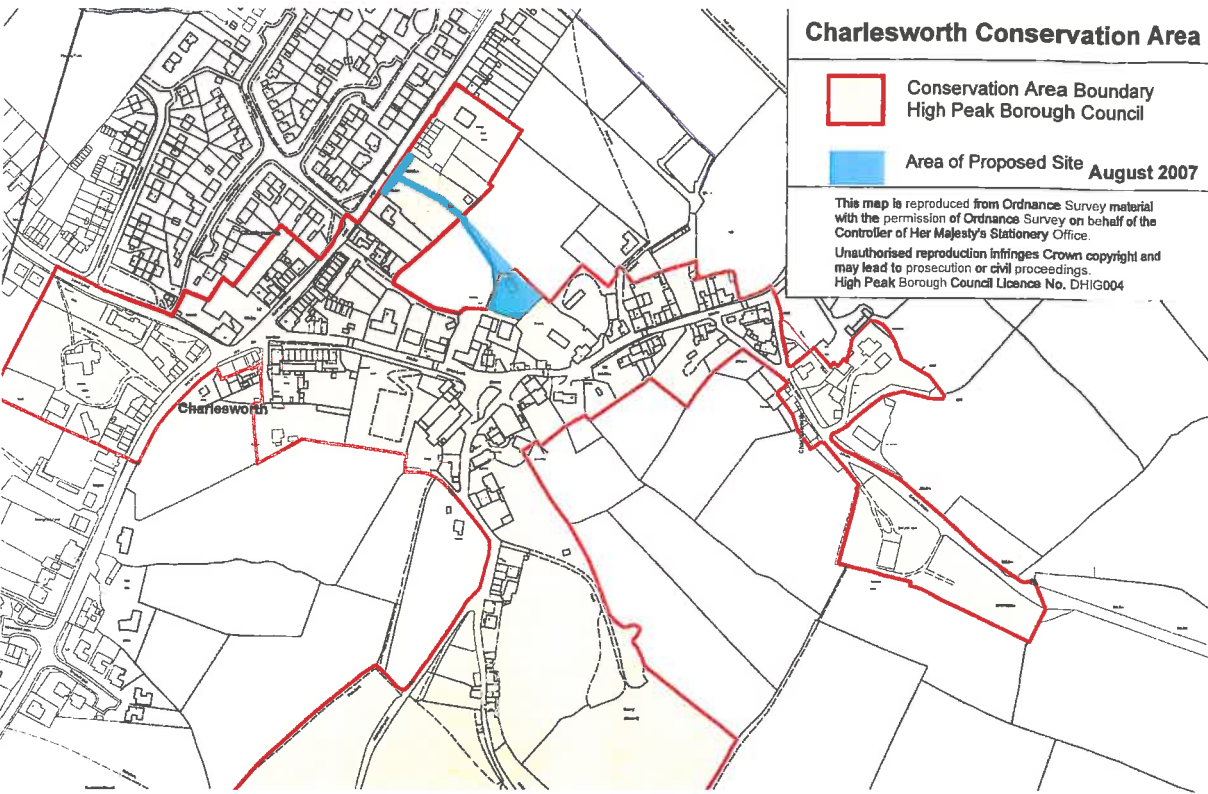
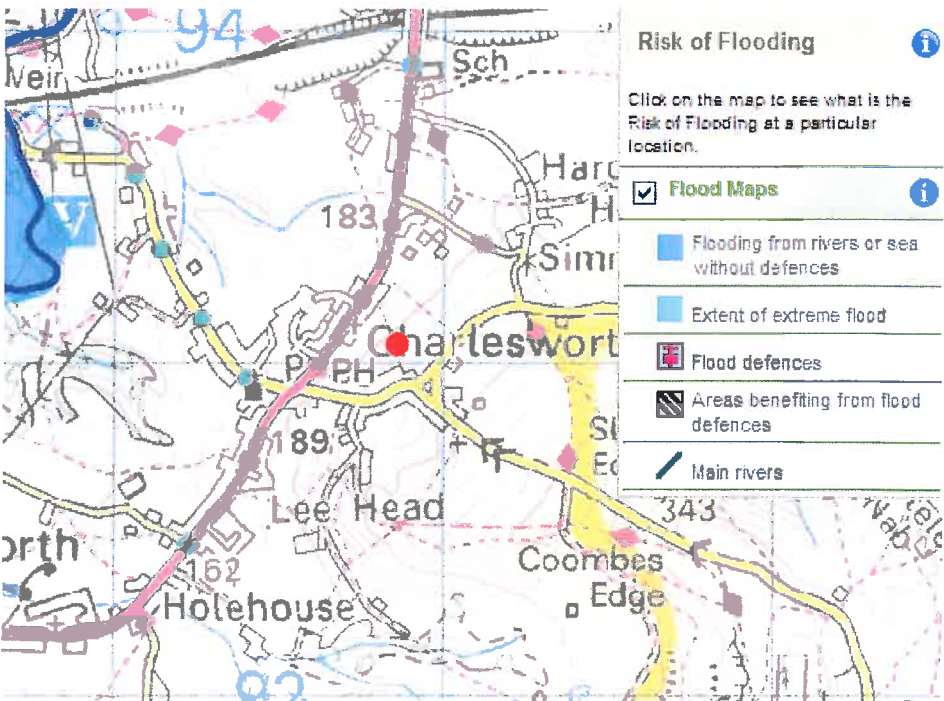


Fig. 3 Location of Barn in Conservation Zone

FLOOD RISK



As can be seen from the Environment Agency Website, the site is not located a flood risk area and therefore does not need a Flood Risk assessment being carried out.

EXISTING FLOOR PLANS

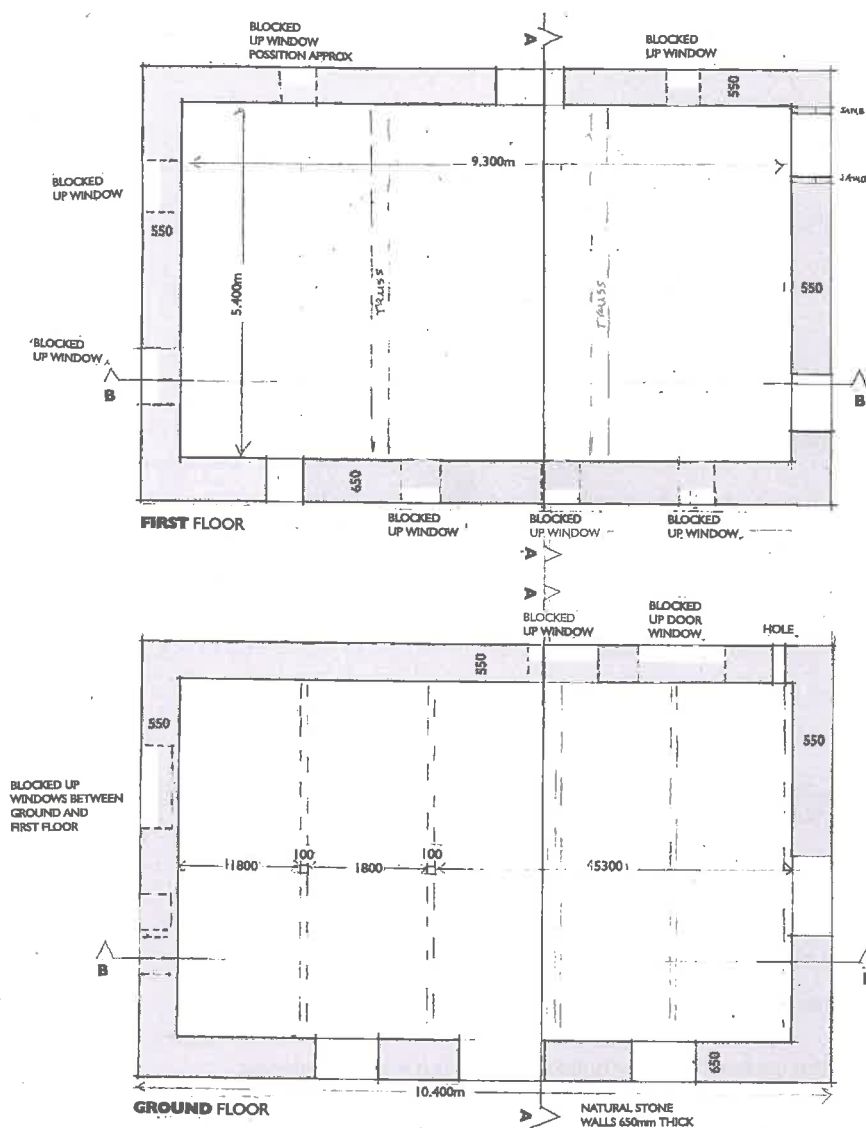


Fig. 4 Existing Plans

EXISTING ELEVATIONS

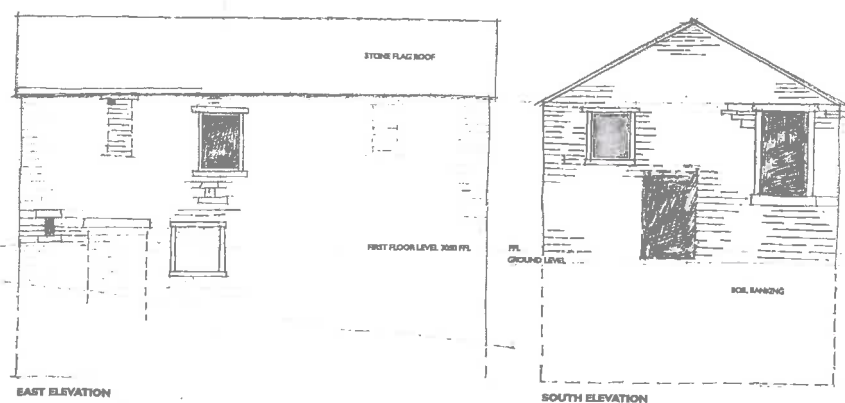


Fig. 5 Existing Elevations

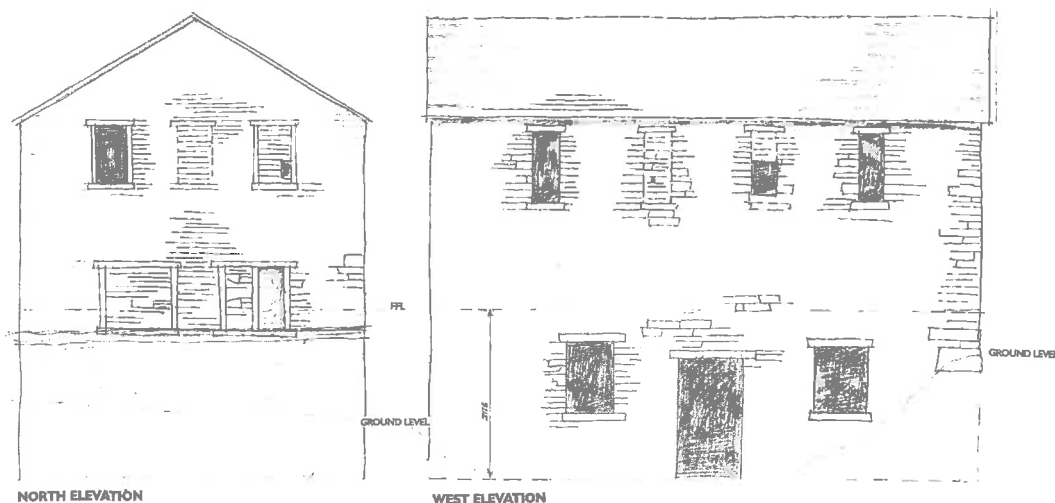


Fig. 6 Existing Elevations

As requested during the planning consultations, a full structural survey of the existing barn has been completed by the engineer and is part of the submitted planning application documents.

ORIGINAL CLIENT BRIEF

In summary, the client requirements were as followed:

- To restore, convert and extend the existing 2 storey building creating a 4 bed residence.
- To create extra space befitting a modern house via the addition of a new and sympathetic, but distinct stone extension.
- The creation of a new entrance within a glazed zone which will separate the new and older stone structures.
- To reopen previously closed off existing windows, within the existing structure to allow more light into the dwelling
- To make the glazed double height entrance area the heart of the home
- Confinement of any domesticated garden area to the North East as requested during discussions with planning.

DESIGN AMBITION

Our aim is to provide a high quality family living environment in a building, which has been sensitively restored and enlarged via a modern glazed structure and stone extension. The finished building should be sympathetic to its surroundings and improve, not detract from the distinctive characteristics of the existing building.

PROPOSED SCHEME

From the existing access gate off Glossop Road, the new extension (glazed link and rear structure) will be all but hidden behind the existing barn structure and as such unseen from the road. As you approach the barn via the drive, which will be formed using a local stone gravel and be a min 3.5m wide, the route will lead you round to the side of the barn where there will be a new front entrance and parking area. The top of the access path will lead to the entrance drive and parking area. This area will be hidden behind a new stone wall and in front, the landscaping setting will be retained in a natural appearance as present. From the parking area, the original barn is on the left of the new entrance and the new extension on the right. Separating the two will be a new 2 storey glazed entrance hall, which will form both the front and rear entrances and also contains a glazed linked between the upper floors either side. This proposed layout arrangement creates a recognisable formal entrance and circulation zone between the two 'solid' blocks either side, which will contain the habitable areas. The glazed circulation zone separates the new and the old and allows light and air to flood in between the two structures and so retain the original barns size and massing.

As part of this scheme, It is not proposed to take any of the main trees out which have been identified on the topographical survey or incorporated in the tree survey, which is provided as part of the planning application submitted documents. Smaller unnamed species which face onto the adjacent field and are of little importance may be thinned as part of the works once on site

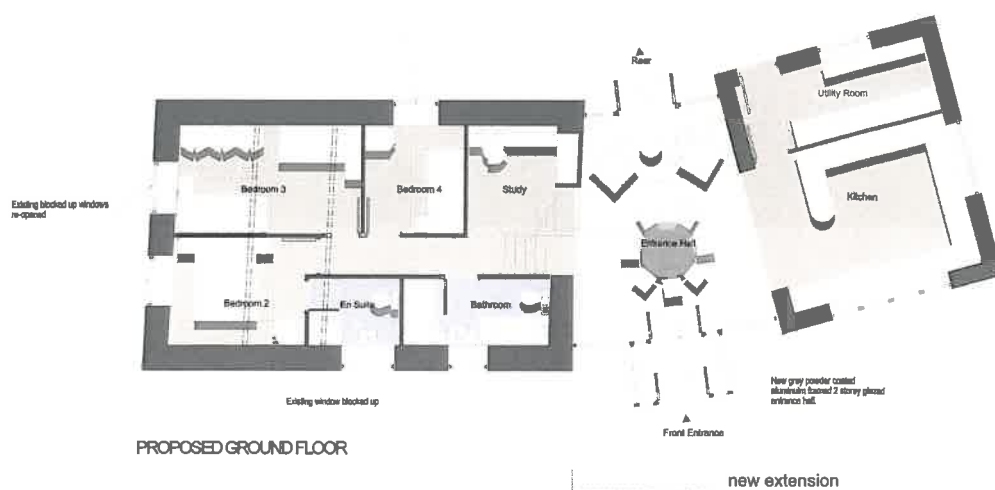


Fig. x Proposed Ground Floor

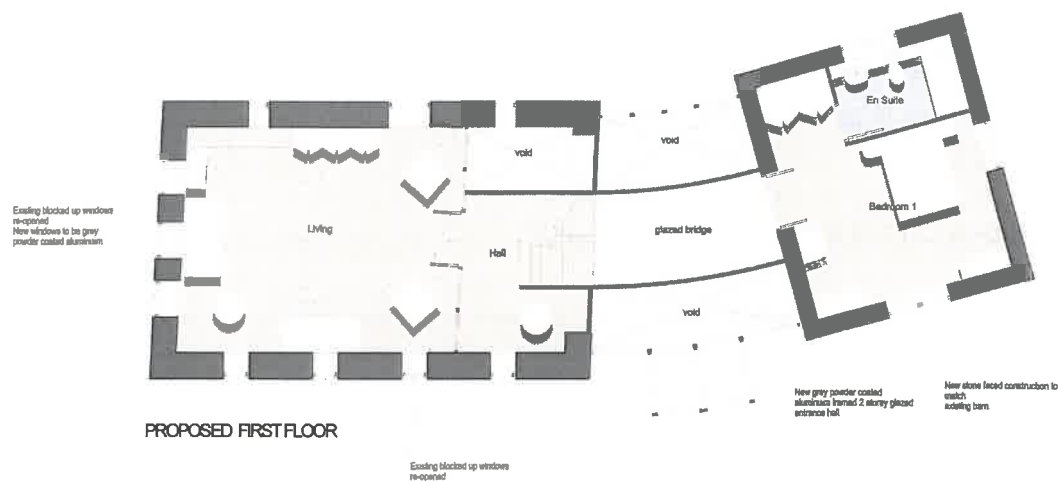


Fig. x Proposed First Floor

PROPOSED ELEVATIONS



Fig. x Proposed Side Elevation

LOCAL COUNCIL CONSULTATIONS

There have been several meetings and discussions with Liz Pleasant the local planning development officer and Joanne Brookes, the Conservation officer, regarding the issues of both converting and extending onto the original structure. All feedback given, has been reviewed and incorporated into the

design prior to making this submission. The main areas of feedback discussed and incorporated include:-

- Keeping levels around the barn as existing– minimum excavation
- Barn to be kept at two storey
- Window openings are largely as existing
- Reference and use of matching structural materials
- Domestic curtilage defined by dry stone walls
- Landscape setting retained
- Lightweight glazed element to separate old and new.
- Extension confined to south east gable
- Reference to councils supplementary planning documents on Landscape character and residential design.

CONCLUSION

Through a series of discussions with the Conservation officer about the existing building characteristic's and exploring ways of extending the building without losing these, we believe that the proposals incorporated in the planning application retain and restore the original structure back to a useable condition, whilst at the same time, the new additions, enhance the existing building and ensure a sustainable future as a modern family home.

HERITAGE IMPACT ASSESSMENT



BARN CONVERSION , CHARLESWORTH.

Proposed Conversion of Existing Barn, the erection of a 2 storey glazed link and a new 2 storey stone structure to the side.

HERITAGE IMPACT ASSESSMENT

This document has been prepared as part of the supporting documentation for the Planning Application on the above proposal.

It has been produced with reference to English Heritage Policy Statement – Practical Guide to Assessment “ Enabling Development and Conservation of Heritage Assets”.

BACKGROUND

The Barn is set within the curtilage of Homestead Farm which was a working farm occupying a large area within Charlesworth, probably since medieval times. The Farm is within the original area of Charlesworth which was a part of the Wybersley estate mentioned within the doomsday book. Charlesworth translates as “Kingsland” and the estate was protected by the Baron Sir William Peverel. The old Farm was constructed with “Crook Beams” a method used widely in medieval times and little since.

Certainly it is fair to assume that the Farm is at least as old (more likely older) as one of the adjacent buildings on Town Lane featuring a date stone circa 1660s.

The Farm property including the Barn was acquired by the clients Father in- law during the sixties and the Barn which was already in disrepair at that time, has become derelict since. The internal fireplaces would give clear and logical evidence that the property was used for human habitation



either a dwelling or industrial use at some point in history.

This theory is also supported by the many large windows and higher quality first floor boards that were at some stage added for human benefit. The large rectangular opening on the southern elevation is more industrial than agricultural, suggesting the use of lifting gear. Sheaves and subsequently bales of straw were never the subject of lifting tackle and were exclusively stored via manual labour or conveyors. The clients father in law, subsequently converted the lower floor for the housing of Ponies during the 1970s.

The land that we intend to use for access does have a clear industrial history which is supported by the attached map of 1894 (which does depict the barn close to Homestead Farm). This was the site of Charlesworth Cotton Mill and a Gas works of the time. There is much of the mill in evidence and a visit to the site via Google Earth clearly shows the site of the old Gas holders. A number of Charlesworth residents remember the ruins of the mill and the boiler house chimney remains intact.

The mill pond is also largely intact and some walls and foundations are still evident.

The access track from Glossop road was clearly established as the main Cotton Mill access prior to 1894 and was probably in existence as a farm track prior to this period. The clients father in Law certainly had a right of vehicular access during the sixties (and to date) and the track has been in constant use since this time. Recently Derbyshire CC Highways department used the track when storing both their own and contractors vehicles on the site when re-surfacing Glossop road. A local building contractor also used the access to reach the rear of a house on Glossop road during the construction of an extension (clearly passed by High Peak Planning) and a variety of HGVs used the track including eight wheel tippers, delivery vehicles, and concrete mixers. The track is still used for access daily when accessing the horses and a local farmer, has permission to keep sheep on the fields beyond and he frequently transports livestock in and out via the main access.

EXISTING

As can be seen from the previous photo's, the stone walls and roof of the barn remain intact, but all timber windows and doors have been lost and some of these have been previously filled in with stone . As part of the planning application a full structural report has been completed by Richard Rhodes and Partners and accompanies the application.

Apart of the proposed works, many of these previously filled windows, will be re opened and utilised in the new scheme, rather than creating new ones

Internally, timber columns / floors beams + boarding are all visible but in varying stages of decay. To the roof,

HERITAGE IMPACT ASSESSMENT

- | | | |
|----|---|---|
| 1. | Type of Significance - Relative Importance - Impact - | Archeological Low The existing openings are retained as part of the new proposals. |
| 2. | Type of Significance - Relative Importance - Impact - | Historical / Associational / Use Low The existing barn probably has had habitable status in the past and as such the new proposed use continues this. The remainder of the site is unaffected |
| 3. | Type of Significance- Relative Importance- | Architectural Low |

| | |
|---------------------------|---|
| Impact - | The existing barn will be retained as part of the new proposals. |
| 4. Type of Significance - | Landscape |
| Relative Importance - | Low |
| Impact - | The proposal does not include the removal of any significant trees (see arboriculture report). It is envisaged that by the use of traditional stone walls where required, the view of the converted barn and gardens will not differ significantly from what is there at present. |

OVERVIEW

The proposed alterations and additions to Barn, which are the subject of the Planning Application have, on balance, a beneficial effect on the Building, as previously discussed. In addition the overall effect of the proposal will be create a domestic home on the site, which will be sustainable in the long term, with a program of accommodation which is suitable for modern patterns of family life. The modern glazed entrance structure will both retain the identity of the original structure as well as opening up the home to bring in the garden and the landscape into the home.

