



PLANS + DESIGN
Architectural Drawing



Heritage Statement & Design and Access Statement

Brook House Barn, Ridge Lane, Combs, High Peak, SK23 9UU

Householder Planning & Listed Building Consent

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The Site

Brook House Barn is a Grade II Listed 2 storey detached gritstone barn with slate roof covering, situated in open countryside. The site adjoins the built-up area boundary of Combs and is within the Combs conservation area.

Combs is a small village located to the south west of the neighbouring town of Chapel-en-le-Frith. The village comprises of 2 historical areas, the first being centred around the cross roads in the centre of the village and the second, being separated off by 20th Century bungalows. This second area is associated with the 15th Century Rye Flatt Mill which has since been demolished.

Brook House Barn is accessed off Ridge Lane via a private track serving 3 properties known as Old Brook House, Brook House and Brook House Barn. Ridge Lane forms the boundary of the Peak District National Park Authority.

Planning History

List Entry Number: 1140153

HPK/2005/0151 - Listed Buildings Consent. Change of Use of Barn to Single Dwelling

Refused 19/04/2005

HPK/2005/0157 – Listed Buildings Consent. Change of Use of Barn to Single Dwelling

Refused 19/04/2005

HPK/2005/0601 – Change of Use of Brook House Barn to A Single Live/work Unit

HPK/2005/0602 – Listed Buildings Consent. Change of Use of Brook House Barn to A Single Live/work Unit

Approved 29/09/2005

The Proposal

A principal aim of the proposals is to provide additional storage accommodation and a covered parking area for the applicants whilst enhancing the characteristics of the host building and the surrounding area.

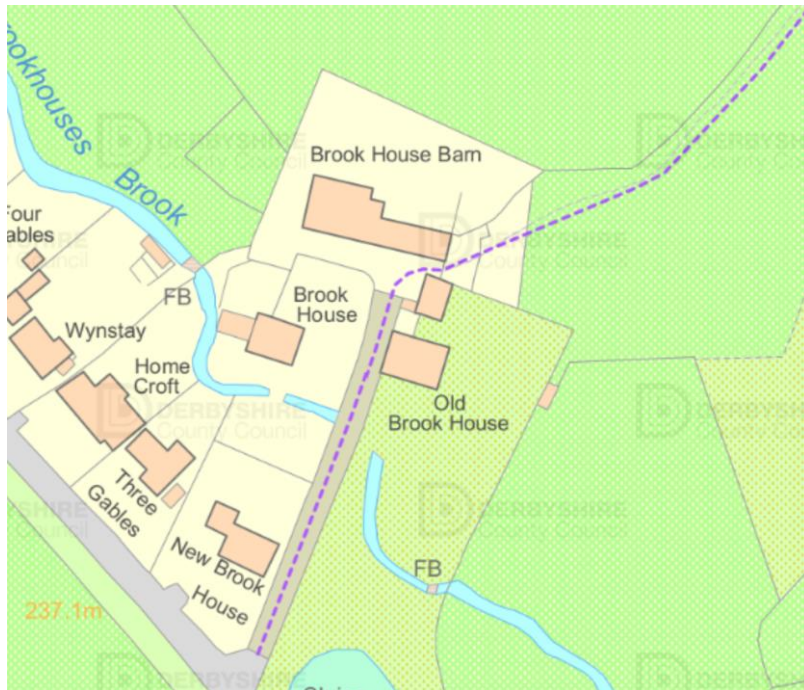
Careful consideration of the garage design provides a split of 3 bays to emulate the 5 clear divisions of the barn, whilst remaining subservient. Furthermore, the barns cat slide roof is replicated in the garage design, with dropped eaves to the rear. This reduced height alongside the step up in ground level where the boundary adjoins Brook House, minimises the impact on the adjoining neighbours.



It is considered that whilst it is generally desirable for buildings to reflect the material finish of the host building, in this case the cedar finish is designed to weather and has the appearance of a traditional ancillary storage building located to the side of the main building. The garage is positioned within a recess which is currently used for parking and storage.

This space will benefit from development to improve its undesirable appearance and negative impact on the wider landscape. The recess is enclosed by a mixture of dry stone walling, timber fencing and posts with corrugated metal sheeting. The conflicting material choices and open storage creates a jarring relationship with the barns traditional detailing and aesthetics of the historic asset.

The site for the proposed garage is obscured from the public footpath which runs through the site, along the private track and away towards the East of the site. It is set back in a recess away from the main building and results in no harm to the character and appearance of the building, nearby listed buildings, or wider conservation area, thereby demonstrating accordance with Policy EQ7 of the High Peak Local Plan and relevant restrictive paragraphs contained within Chapter 16 of the NPPF.



Timber cladding reinforces that this is a building ancillary to the main barn and provides an agricultural aesthetic suitable for the wider context.

High Peak Design Guide encourages against the use of timber cladding, yet its use in this development gives the garage the appearance of an agricultural outbuilding which are commonly found associated with barns. The site is within close proximity of the Peak District National Park boundary which supports the use of timber cladding in providing an agricultural vernacular.

The design of the garage relates to the form of traditional buildings with openings along the long access set under the eaves and the ridge following the long axis of the building.

The roof pitch and covering matches that of the main house whilst the half round black guttering supported on spike brackets has also been replicated.

The garage is split into 3 equally spaced bays with visible timber pier divides and timber beam lintels above. This emulates the detailing used in traditional buildings and the ground floor gable window opening in the main house.



Two bays are to remain open fronted with timber corner detailing whilst the bay furthest from the house will be enclosed with garage doors. The garage doors are side hinged vertically clad timber providing a better effect than a single up and over door, because they create smaller units which are in keeping with the traditional vernacular.

Conclusion

The Grade II Listed Brook House Barn has significant historical merit, yet the proposed garage will not be read alongside the Barns principal elevation and does not have any detrimental impact on important historical features.

To minimise any impact, the garage is detached and positioned away from the main building ensuring the overall visual appearance does not significantly harm the character and appearance of the Listed Building. Furthermore, it provides an opportunity to enhance the landscape within the immediate vicinity of the barn. The garage has been designed in sympathy with the property it serves and respects its scale, proportions and detailing.

No traditional features will be lost and the scale and sitting of the garage will have no detrimental impact on the building, with the prominence of the host dwelling still being evident.