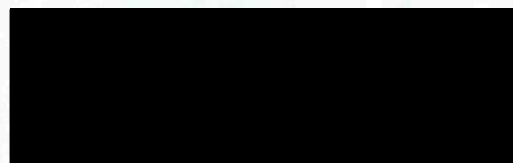


DESIGN STATEMENT

**Conversion of Redundant Barn to Dwelling
Mill Barn, New Hall Farm, Ardsley**

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BARNLEY
S70 2EP**



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1.0 Introduction

This application for Listed Building Consent is submitted in respect of variations to the existing Listed Building Approval Ref: 05/0030/LB dated 22 July 2005. The application was requested by Mr Tony Wiles, the Conservation Officer, following a site meeting with the applicant in April 2009 to discuss the alterations.

2.0 Context

Following receipt of Planning and Listed Building Consent in 2005, works started on site. The applicant is undertaking a self-build whilst operating the working farm at New Hall. Progress has been delayed partly by the need to maintain an archaeological watching and recording brief. In July of 2009, the majority of structural works have been completed. The principal barn has been re-roofed and both single storey buildings to the north east and south east have been constructed. Works to the single storey lean-to at the north west, together with drainage and external works, have not yet commenced.

No internal floors, windows and doors or services have yet been installed.

The following variations to the original design are proposed:

- a) Re-design gable glazing to north west elevation.
- b) Include solar panels to south west elevation single storey roof.
- c) Add flue from kitchen range to south west elevation on two storey roof.
- d) Add full height glazing to kitchen opening on south west elevation and half glazed rear door in lieu of boarded doors.
- e) Re-design half light window to sitting room on north east elevation.
- f) Add steel casement windows in lieu of timber to 7 No small openings.
- g) Add reclaimed brickwork to pier facings in full height glazing to study on south west elevation.

This statement is intended to assess the impact of these proposals providing justification for the works and explaining why it is considered they are necessary.

3.0 Design Statement

3(a) Re-design gable glazing to north west elevation

As part of the original Listed Building Consent it was intended to retain an existing roof truss to the north west gable wall of the principal barn. At the time of the application, this could not be inspected in detail as it was covered by boarding. It was proposed to retain the truss in its original location and add glazing between the truss members.

Following commencement of the works, it was discovered that the truss was in poor condition with several areas of severe decay and without both diagonal struts.

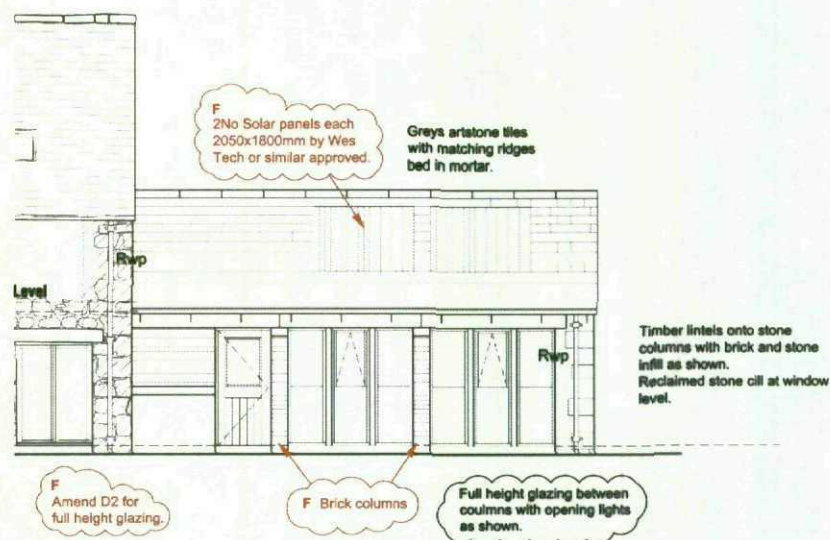


Gable Truss

Following a detailed inspection, it was decided that the truss could be retained and repaired. Missing struts could be replaced but that its condition was unsuitable for use as a glazed frame. The proposal is to retain the truss and relocate it approximately 350mm to the south east where the main tie will sit on the internal leaf providing structural support. A new, independent glazed frame will be positioned on the outer face of the truss as shown on drawing Ref: A3.01. The new frame has vertical sub-division designed to allow a view of the existing truss through the glazing and allowing the gable to be formed using manageable areas of glazed units. The truss is retained in a near identical location supporting the roof structure and protected against further deterioration by weathering.

3(b) Include solar panels to south west elevation of single storey roof

The applicant has considered a number of alternative methods of providing an energy efficient home and continues to investigate alternatives such as ground source heating. They would like to include solar panels capable of providing stored hot water and have considered various locations for the siting of panels. The optimum location would be the roof of the two storey principal barn with a panel located on both sides of the roof.



Solar panels to single storey roof

Whilst this may be desirable from a technical aspect, it would have an impact on the Listed Building. We consider that locating the panels on the single storey south west (rear) elevation will provide an acceptable compromise. In this position, they are hidden from all public rights of way and have no impact upon the principal Listed barn. They are located on the roof of a secondary single storey building previously granted permission for demolition and reconstruction, improving energy efficiency without detriment to the overall scheme.

3(c) Add flue from kitchen range to south west elevation

The applicant would like to include a solid fuel stove within the kitchen. This will provide cooking facilities and contribute to the provision of heating and hot water. The stove will require a Class 1 chimney vented to external air via a twin wall metal insulated flue pipe. The pipe will exit the roof of the principal barn on the rear south west elevation and extend 600mm above ridge level.

The proposed flue pipe is located adjacent to an identical flue serving a solid fuel stove within the dining hall, which was approved as part of the original Listed Building Consent. The impact of an additional flue pipe in this location is minimal

and imposes no significant harm on the appearance of the Listed building. It requires no alteration to the original structure and provides a valuable and sustainable method of producing heating and hot water as well as cooking.

- 3(d) Add full height glazing to kitchen opening on south west elevation and half glazed door to south east elevation in lieu of fully boarded timber doors

The existing opening at the southern corner of the principal barn is one of two historic door openings at ground floor level on the south west elevation. It is the less significant of the two with the door to the dining hall having a full stone surround and arched lintel. It is proposed to retain a solid boarded door to the dining hall (D1) but to replace the door with glazing to the kitchen (D2). The glazing will be fixed and sub-divided by a central timber mullion to improve vertical emphasis. The frame will be set into a deep reveal of 100-125mm to help give the appearance of an inframed opening.

The glazing will provide much needed natural light to the large kitchen which has limited windows. The inclusion of a half glazed door to the south east elevation (D4) will also improve natural light and provide a view to the rear garden.

The use of additional glazing within existing openings requires no alteration to the structure of the Listed building and no detrimental impact on the external appearance.

- 3(e) Re-design half light window to sitting room on north east elevation

The photograph below illustrates the existing window to the sitting room on the north east elevation



The frame is capable of salvage and repair. The lower half of the window is crossed by the sitting room floor and will be finished in vertical timber boarding as shown on the elevations. The applicant is keen to retain the existing frame which, although not original, provides an historic reference to an alteration carried out perhaps one hundred and fifty years ago.

3(f) Add steel casement windows in lieu of timber to 7 No small openings

The conversion works include the glazing of a number of existing small window openings and the formation of new openings within the extensions. These refer to windows Nos W3, W4, W5, W9, W10, W12 and W16. In an attempt to provide opening lights for ventilation without reducing the areas of glass available for natural light, the applicant would like to install high quality thermally broken metal frames similar to the ones illustrated in the photograph below.



Steel casement window

These frames, which would be set into deep reveal and finished in dark grey, (to blend with the glazing and vanish the frame) provide the practicalities of opening lights for ventilation, slim frames for maximum natural light and enhanced aesthetics.

3(g) Add reclaimed brickwork to pier facings in full height glazing to study on south west elevation

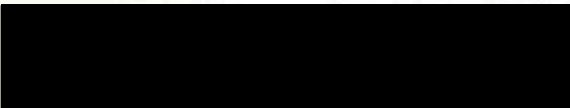
The proposals illustrate the construction of 2 No load-bearing piers as part of the rebuild single storey building to the south east of the principal barn. The piers are

located between D3 and W7, and W7 and W8 on the ground floor plan. It had originally been intended to construct the facing of these piers in stonework to replicate stone columns. The lack of an available resource has led the applicant to consider an alternative material. Part of the original façade was constructed in brickwork and this detail has been maintained in an upper panel adjacent D3 shown on the south west elevation. A similar arrangement of piers and glazing is present on the south east elevation and the Listed Building Consent permitted the use of brick piers in this location.

The brick piers to the study glazing within the reconstructed single storey building maintain the external appearance of the former three bay cart shed, sub-divided by two piers supporting timber lintels. The stone pier cappings, which have been included, help to retain the original appearance and the use of brickwork to construct the piers, which is consistent with other details approved, is of no detriment to the Listed building.

4.0 Summary

The works are progressing methodically under the supervision of the appointed field archaeologist. As the works proceed, the applicant has identified areas where alterations and improvements can be made. Individually, the variations are of a minor nature and collectively present no significant harm or detrimental effect on the Listed building.



FOR CHRIS CARR ASSOCIATES