

**DESIGN AND HERITAGE STATEMENT
PROPOSED REPAIR AND ALTERATIONS
TO BARN AND OUTBUILDINGS**

**BARNs AT THE OLD RECTORY
GROVELEY ROAD
BARFORD ST MARTIN**



Design and Access Statement: The Old Rectory, Barford St Martin

This Design, Access and Heritage Statement supports a full planning application for repairs and alteration to an existing traditional barn and outbuildings set within the grounds of The Old Rectory, Barford St Martin.

The application includes an accompanying submission for Listed Building Consent due to the proximity of The Old Rectory, a Grade II listed building, and its location within the Barford St Martin conservation area.

Planning History

S2012/1658

Carry out alterations and erect extension to existing barn to provide swimming pool and leisure/gym facilities, installation of photo voltaic panels on roof of outbuilding and construction of tennis court with associated retaining walls and fencing.

Withdrawn

13/00605/FUL and 13/00608/LBC

Carry out alterations and erect extension to existing barn to provide swimming pool and leisure/gym facilities and construction of tennis court with associated retaining walls and fencing.

Approve with Conditions

14/04690/FUL and 14/04694/LBC

Conversion of Barns to domestic use, new garage and wood store.

Approve with Conditions

Existing Buildings



Existing main barn



Existing yard and Outbuildings



Existing main barn

The Proposal

The application comprises two main elements:

1. Barn structural repair and alterations to the layout to create leisure facilities to the main dwelling, including snooker room, cloakroom, food preparation area, and lobby with stair access to mezzanine level storage space.
2. Conversion of outbuilding to form gym/yoga space and storage.

Design Considerations

The previous lapsed planning consent, submitted by the former owners in 2014, granted permission for extensive alterations to the barns, extending the footprint and creating an indoor swimming pool with an expanse of glazing to the building.

This application seeks to simplify and reduce the scope of the previous scheme by retention of the structure, carrying out less intrusive and sympathetic repairs to the main barn

The scheme concentrates on restoration of the building, rather than extension of the footprint, thereby securing the future of the building, and providing leisure facilities for the family.

Structural repairs and design will be carried out by Harvey and Snowden of Wilton.

Main Barn

The barn consists of a traditional oak framed structure supported on stone outer walls. The building is clad in horizontal timber boarding.

Structural repair to the oak frame is required, and a scheme of strengthening will be designed by Harvey and Snowden, structural engineers.



Decay in joists at northern end of main barn

To the northern end are two small rooms with an upper floor. This area has been subject to water ingress and decay over a prolonged period. Patch repairs have been undertaken, however, some floor joists are in need of replacement.

A new floor forming the mezzanine storage will be set to provide additional headroom to the ground floor. The existing main timber beams will be retained as features within the ceiling.



Existing floor joists supported on oak frame

Outbuilding

The existing outbuilding is of brick construction with a plain tiled roof.

The roof structure is in good condition and will; be retained, however, joinery items are in a poor state of repair and require replacement.



Simple plank doors to outbuilding



Proposed timber main barn doors

Ecology

An extensive ecological report has been undertaken by Stark Ecology. Provision and mitigation for bats is included within the report, with the installation of access points within the roof and gable end of the building.

Nesting swallows will be catered for by the installation of swallow cups, all strictly in accordance with the recommendations contained within the ecological report.

Conclusion

The scheme intends to retain the historic fabric of the barn and outbuilding.

It focuses on modest alterations and restoration of the building, rather than modernising the fabric and installing high levels of insulation with detriment to the rural feel of the building.

The proposal will bring the building back to a usable condition for the owners to enjoy, and secure the future of the building within the conservation area and the listed main dwelling.

Listing

The Old Rectory Listing
SU 03 SE BARFORD ST MARTIN GROVELY ROAD (west side)

2/8 The Old Rectory with attached garden walls and gateway 23.3.60

GV II

Rectory, now detached house. C15, altered late C18, C19 and 1960s. Dressed limestone, Welsh slate roof, brick stacks. L-plan main range with rear service wing. Two-storey, 4-window south front, probably C17 and altered c1800. Four 1960s French windows with flat-roofed 2-storey early C19 porch to left; 6-panelled door with octagonal-paned transom light and 12-pane sashes. First floor has 2-light and single-light casements. To left is C15 range with 2-storey canted bay with 12-pane and 8-pane sashes with 12-pane sash to ground and first floor to right, south gable to left has 12-pane sashes to both floors, coped verge. Left return has central projecting stair turret with C20 six-panelled door and 12-pane sash, C15 square-headed Tudor-arched light with spandrels to first floor, to left of this are two 12-pane sashes and C15 single-light window to gable of main range. Rear has 16-pane sash to ground floor, five 12-pane sashes and one small 12-pane to first floor, C20 attic dormers, attached C20 lean-to extension. Right return has glazed door and sash with cast-iron casement to first floor. Rear C19 service range in brick and stone bands has casements. Interior retains stone Tudor arched doorway between drawing room and C15 range, possible former external doorway. Three cross beam ceilings in C15 range, the north room has moulded beams, the stair hall and morning room beams are deeply chamfered. Early C19 stairs with stick balusters and carved tread-ends. First floor and attics not accessible but said to have original roof timbers, despite extensive 1970s restoration. Ceased to be the rectory in 1960s.

Listing NGR: SU0576731514