

Design Statement

New Hall Barn
Ribchester



1 Background Information

1.1 Introduction

This design statement has been prepared to support a planning application for the conversion of an existing agricultural building to a four bedroom dwelling with detached garage.

The existing barn is to the west of Blackburn Road and is bordered to the North by the grade II* listed New Hall.

This report seeks to demonstrate that the proposal for the renovation of the barn and its conversion to residential use has undergone a formal and thoughtful design process. The resultant scheme is a response to site context, access, massing, orientation, materiality and architectural detail and that a sustainable approach has been adopted.

The statement will be accompanied by a planning statement from PWA Planning to demonstrate that the proposed development has been assessed for compliance with prevailing national and local planning policy.

The application description is as follows:

Proposed conversion of an Agricultural building to provide 1 no. residential dwelling.



Site Location

1.2 Aim and Context

This statement demonstrates how the design has been informed by a rigorous process of assessment, evaluation and design to include the following information:

- Use - what the building, and the spaces it creates will be used for;
- Scale - the extent of development, size and height of buildings;
- Layout - how the building and public / private spaces will be arranged on the site and the relationship with their environs;
- Landscaping - how spaces will be treated to enhance the character of the development;
- Appearance - how the building and the internal spaces that are created will look, including building materials and architectural details;
- Access - how the site is accessed, any changes to parking facility and the accessibility of the dwelling within the context of the site.

This application is for the conversion of an existing barn to residential use. Site levels make the south elevation a prominent feature from Blackburn Road. Well established trees to the north within the grounds of New Hall act to screen the building ensuring the north of the site remains private.

The surrounding properties vary considerably in design from the stone built, grade II* listed New Hall, to the pebble dashed New Hall Farm to the east of Blackburn Road.

1.3 Design Brief

Stanton Andrews Architects were asked to review the site and provide proposals to retain and convert the existing barn, providing a modern family home. The conversion must have strong connections to the external space and views towards the river. The client, their requirements and a detailed brief are outlined in section 3 of this report.

1.4 Team

A thorough approach towards the sustainable conversion of the barn has been adopted. Professionals have been consulted to ensure all aspects of the design and planning process are well informed. The current team are; architects Stanton Andrews, planning consultants PWA Planning; heritage consultant Chris O'Flaherty, ecological assessor David Fisher, Geo-environmental consultants E3P, Structural Engineer Reid Jones Partnership, Landscape Architects TPM Landscape .

1.5 Stanton Andrews Architects

Charles Stanton and Neil Andrews established their architecture practice in late 2006. With projects across the north-west Stanton Andrews have established a strong reputation for producing high quality and imaginative designs to suit the needs, desires, aspirations and budget of its clients.

Consistently projects have demonstrated a focussed and considered appraisal of the existing arrangement, its site, and context resulting in imaginative and elegant designs tailored to the specifics of each commission. This combined with a sensibility for historical context and vernacular identities has created a socially and environmentally responsive architecture.

At the recent LABC Building Excellence Awards 2014, Stanton Andrews Architects were the winners in the 'Best Change of Use of an Existing Building or Conversion' category, and both finalist and highly commended in the 'Best Extension or Alteration to an existing Home' category.

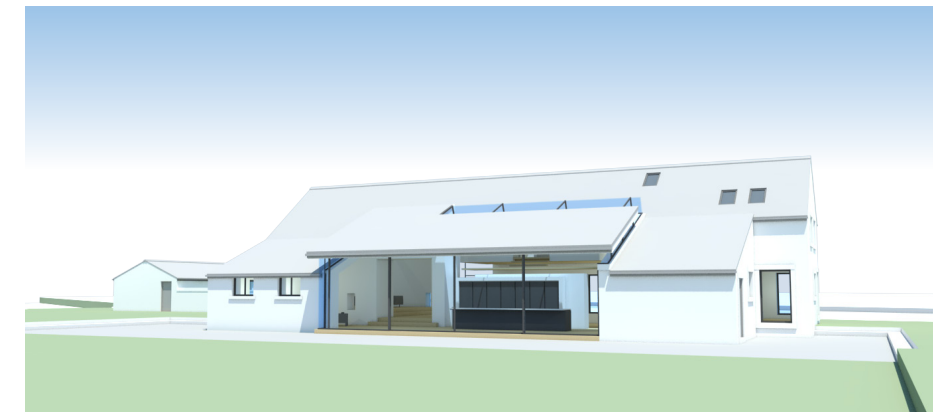
1.6 Planning policy

PWA Planning have prepared an accompanying statement in support of this application. This report provides a description of the site and history, the proposed development, and detailed appraisal of relevant planning policies.

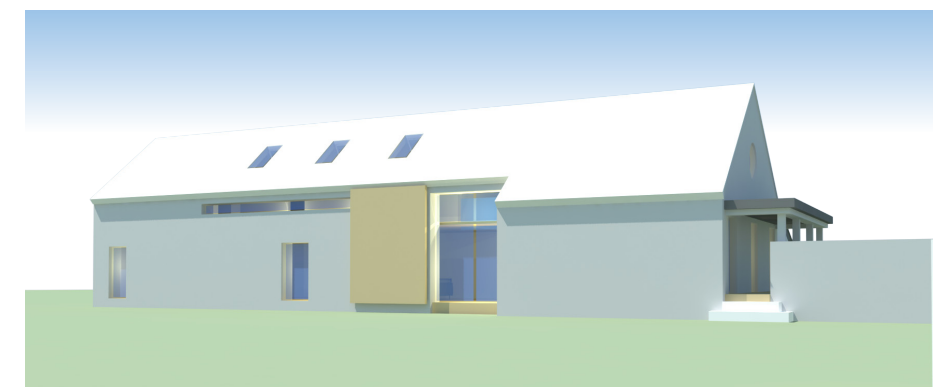
Amongst other matters, the report notes a recent consent ref. 03/2015/0321.



View from Blackburn Road looking North



Early concept model



Early concept model

2 Existing Building

2.1 Materiality

The existing barn is of random stone construction with a thick and cement rich, stiff render finish (figure 1 below). The render is unattractive and conceals a roughly coursed rubble stone wall with large dressed stone quoins to the corners (figure 2 below).

Exploratory works have revealed a number of openings (figure 3 below) and repairs have been undertaken.



figure 1



figure 2



figure 3

2.2 Extensions

There are two significant extensions to the original barn, the red brick 'shippon' to the west and a lean to extension to the north gable.

The shippon extends from the original dairy at the north west corner of the building to the south gable. This extension masks a number of existing openings in the original barn to the west elevation. The current pitch of the roof covering the original dairy and the shippon is 17.5 degrees which is unsuitable for slate.

The lean to extension to the north of the original barn is in-situ concrete similar in appearance to the rest of the barn. The current pitch of the roof is 15 degrees which is unsuitable for slate.



lean to extension to north gable



'shippon' extension to west

2.3 Structure

In the main the existing barn is structurally sound, with the exception of the latter additions.

The shippon extension is unstable, particularly at the south gable and has begun to fall away.

Internally there are a number of original trusses, some of which might be unsuitable for retention.

Detailed structural information is included in the supporting statement from Ried Jones Partnership.



existing truss members over double height space

3 Design Development

3.1 Client

Mr and Mrs Gaffing purchased New Hall Barn with the intention of converting it into a family home for themselves and their two children. Mr Gaffing runs a local building company with a reputation for producing high quality work in the local area.

The property was in a state of disrepair at the time of purchase, significantly overgrown and with a number of dilapidated outbuildings. Mr and Mrs Gaffing begun to improve the site immediately after purchase by clearing and treating weeds and removing the unsafe outbuildings.

It is important to Mr and Mrs Gaffing to improve the visual amenity of the site both for their own use and for the surrounding properties.

3.2 Brief

Mr and Mrs Gaffing initially approached Stanton Andrews to consider the conversion of New Hall Barn.

Their intention is to create a family home with four bedrooms, a large kitchen / dining area and snug.

An important aspect of the brief was to create a strong connection between the living spaces and the surrounding landscape, more specifically to emphasise the views to the north and west over the River Ribble.

Externally the clients are keen to restore the former quality of the barn by taking the external envelope back to the original stone. They were keen to improve the appearance of the later red brick 'shippon' addition to the west enhancing the distinction between the original structure and the modern additions.

3.3 Design Process

The current design proposal is the result of a detailed and thorough design process, in which a number of options were explored prior to deciding on, and refining, a preferred scheme.

In the early stages of the design process it was established that the existing red brick shippon would be replaced with a largely glass addition to optimise the views from the site over the river.

A number of early feasibility options were computer modelled within the context of the site. This provided a detailed understanding of the massing of the proposed schemes and their visual impact on surrounding properties and highway.

Following the selection of a preferred option the scheme was refined and amended to suit the clients brief and the advice and recommendations of the wider design team.



Rear Elevation

4 Design Development

4.1 Use:

The proposed conversion will provide a single four bedroom family home with a detached garage/workshop. The house has been designed in response to the brief and provides contemporary, usable living accommodation with a strong connection to its setting.

4.2 Scale and Massing:

The proposed conversion of New Hall Barn reduces the overall footprint of the building. The lean too extension to the north of the barn is to be removed to expose the original gable wall.

The red brick shippon extension will be rebuilt with a reduction in its overall length. The face of the shippon will be set back from the face of the main south gable allowing it to be read more legibly. This also allows an existing doorway that was originally external to be re-exposed. Overall this reduces the impact of this latter addition on the original barn and creates a clear distinction between old and new.

To further highlight this distinction the roof to the shippon has been lifted. This allows the pitch of the roof to be increased making it suitable for slate.

In the context of the 0.25ha site the building remains appropriate in scale with gardens to the north, south and west. The overall height of the property remains as existing.

4.3 Layout:

The layout of the proposed dwelling exploits the views from the site to the west over the River Ribble and towards Ribchester. A connection to these views is established immediately on entering the barn via a direct sight line from the retained waggon doors on the east elevation through to the glass curtain wall of the shippon on the west.

The main living spaces are concentrated on the west of the house with views over the river.

In order to maintain the open, agricultural feel of the barn the first floor accommodation has been kept to a minimum. The master bedroom suite is at ground floor level with three bedrooms to the first floor.

The main sitting room to the north of the barn is left open to the rafters with a large section of glazing providing views into the property from the surrounding gardens. This elevation is screened from New Hall via existing established trees within its own grounds.

At first floor the raised roof over the shippon provides natural light into the centre of the plan and the head room for an open landing. The third and fourth bedrooms are hung from the roof structure to prevent the dining room below feeling enclosed and dark.

4.4 Appearance:

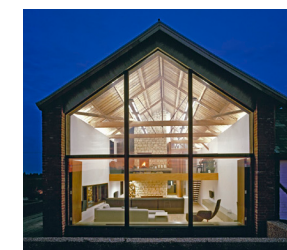
The existing external finish to New Hall Barn is an unpainted render under a slate roof. The shippon to the rear of the property is red brick with a shallow, cat-slide slate roof over. The proposed renovation of New Hall Barn will see this render removed and the existing random stone walls repaired and re-pointed.

Alterations will be focused to the west of the property. The existing red brick addition is to be demolished and replaced with a stone and glass structure. The foot print will be reduced in length ensuring that this contemporary addition remains subservient to the original barn and is both distinct and sympathetic in design and materiality.

The front elevation and south gable remain largely unchanged

A new window will be introduced to the north gable elevation. The room behind is double height with glazing allowing natural light into the heart of the plan and providing a better understanding of the trusses and internal organisation.

To further increase natural light into the centre of the plan the roof over the proposed shippon is to be lifted and two large roof lights installed over the first floor landing.



recent barn
conversion showing
new, large window
to gable

New Hall Barn - proposed north gable

4.5 Landscaping:

An Outline Landscape and Visual Appraisal and Landscape Strategy have been produced by TPM Landscape Ltd in support of this application.

4.6 Access and Parking:

The existing access into the site is to be retained off Blackburn Road. Parking provision is made for 3/4 cars, with new garage to the northern boundary with the grounds of New Hall.



Section through barn and extension

**Stanton Andrews
Architects**

44 York Street
Clitheroe
Lancashire
BB7 2DL

T 01200 444490
E mail@stantonandrews.co.uk
W stantonandrews.co.uk