



3201901407

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HERITAGE STATEMENT

Green Banks Barn
West Bradford Road
GRINDLETON

The barn is part of the former Green Banks Farm, now in separate ownership to Green Banks House, to the north east.

The barn is in two principal cells dating from 1817, with a common north eastern front set at 45° to the house. There are cobbled yards to the north and south, the latter containing a 3 bay implement shed, and both have walled enclosures.

The whole group are in the Forest of Bowland AONB on its southern edge, some 0.6 km from Grindleton village.

None of the buildings are listed but they are distinctive - the barn being some 23 metres long with two sets of front & rear cart doorways. The house is now rendered and painted with some neo-Gothic detailing. To the rear of the house, the Coach House has been converted to a dwelling.

The group status of the buildings will not be adversely affected by the proposal to convert the barn into a single dwelling. The minimum number of new openings are proposed to meet emergency egress and daylighting standards. Because of the proximity of the barn to Green Banks House, no new openings are proposed in the eastern gable. One small new window is proposed in the first floor northern elevation above the adjoining outbuilding roof; otherwise the north elevation is unchanged.

All the cart doorways are to be filled with well inset glazed screens, with first floor voids inside the screens to the north.

Internal planning on the ground storey has the minimum subdivision, retaining two large open spaces. First floor rooms are to be open to the underside of the roof, with exposed trusses and purlins.

The proposals will bring the barn back into use whilst restoring the existing unsympathetic features (such as the tiled roof) back to a uniform whole roofing material. The group value will not be harmed and there will be no negative effect on the wider setting in the AONB.

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Architect
April 2018



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CONDITION STATEMENT

Green Banks Barn

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General arrangement :

3 bay + 3 bay stone barn dating from 1817 sited to the west of Green Banks house, on split floor levels, with cobbled walled yards to the north and south.

There are single storey lean-to extensions to the north and south - the former still used by Green Banks house - the whole having originally operated as a farm unit.

walls :

Nominally 500 mm thick random stone, squared quoins, reasonably plumb and square, capable of re-use without significant rebuilding, in need of re-pointing.

Each 3 bay barn has opposing cart doorways on north + south elevation, mostly with cambered archways and relieving timber lintels beneath. The shallow camber to the arches has caused some minor settlement at the voussours.

There are various other door and window openings, all capable of re-use. Some timber lintels should be replaced with more durable items.

Ground floor :

From the west - rammed earth, stone sets + flags, concrete, rammed earth, concrete, on two principal upper levels and a lower level to the east. New insulated concrete floors on damp proof membranes are required throughout.

Loft floor :

Western barn - one bay timber boards, joists, beams, posts, in poor condition and too low headroom beneath for re-use.

Eastern barn - $1\frac{1}{2}$ bays timber boards joists on steel beams + brick piers, in fair condition, likely 20th century construction.

Roof :

2 no timber king post trusses in each 3 bay barn, timber purlins, all in fair condition - some built-in ends may require local repair. Small timber rafters, some built-in ends will likely require replacement.

Some parts of the roof are felted. The northern slope is covered in stone slates, capable of re-use; the southern slope is covered in flat brown concrete tiles. This slope should be re-slatted in stone or art stone slate and the whole roof covered in breathable felt. New deeper rafters could accommodate new insulation.

The existing trusses and purlins can be re-set.

Outside :

Stone cobbled front and rear yards are contained by stone walls or other buildings.

The rear yard contains a 3 bay open fronted lean-to implement store, whose stone slate roof could be re-laid.

The area currently used as a slurry pit could accommodate a new sewage treatment plant which could discharge to an existing surfacewater manhole in the southern yard.

Suitability for conversion :

Drawing JTV 2780.2 shows that the barn will convert to one 5 bedroom house with the minimum change to external appearance.

The barn is an important element of the original farm group, and its conversion to a dwelling does not detract from the group setting.

The conversion will enable re-use of a disused former agricultural building.

Bats + owls :

See EED Report with the application. A condition requiring a summer survey is acceptable, at which time roost provisions can be agreed.

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DESIGN & ACCESS STATEMENT

Green Bank Barn
West Bradford Road
GRINDLETON

Existing situation :

The barn is of two cells, three bays each cell with a common northern elevation line and a stepped southern line. There are single storey lean-to additions to the front and rear, that to the north is still owned with the adjacent former farmhouse - it was formerly the route from the house to the barn.

Farming use ceased some time ago. The barn has north and south walled courtyards land outside the yard wall to the west, and vehicular access to both courtyards, and is unusual in having 'through' cart doorways to each cell.

Proposals :

To convert the barn to a single dwelling, with the minimum intervention.

Design :

The plan is arranged to make full use of all the existing door and window openings with the minimum number of new openings to meet daylighting and emergency egress requirements; one to the north, three to the west, one forking hole walled up.

Each cart doorway will have an inset full height glazed screen. The northern doorways will retain boarded shutters.

The ground storey has the minimum new subdivision and retains the existing split levels. A full new first floor is to be constructed.

First floor rooms will generally be open to the underside of the roof slopes, with exposed trusses and purlins.

The southern roof slope has been re-covered at some time with concrete slates which are to be replaced with art stone slates and new conservation roof windows.
The northern slope, of existing stone slates, will be re-laid.

Access:

Both gated courtyards will be retained; the northern side as a vehicular access and parking space for at least 3 cars on the western edge.

Level access is available into the 'front' door.

Floor levels will be stepped at levels similar to those existing.

The conversion has been designed to comply with Part 'M' Building Regulations.

Refuse bins can be kept in the open-fronted shed in the rear yard, for collection off the access track from West Bradford Road.

Landscaping:

The northern cobbled yard will be available for car parking and access.

The southern cobbled yard will be re-surfaced in cobbles, paving and gravel, with lawned and shrub beds introduced to work as a garden.

A new mini sewage treatment plant will be sited to the south of the rear courtyard.

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