

# HIGHER NEWFIELD EDGE & PENTANGLE BARN.

## HERITAGE STATEMENT.

**ZMA**  
ZARA MOON ARCHITECTS  
October 2021





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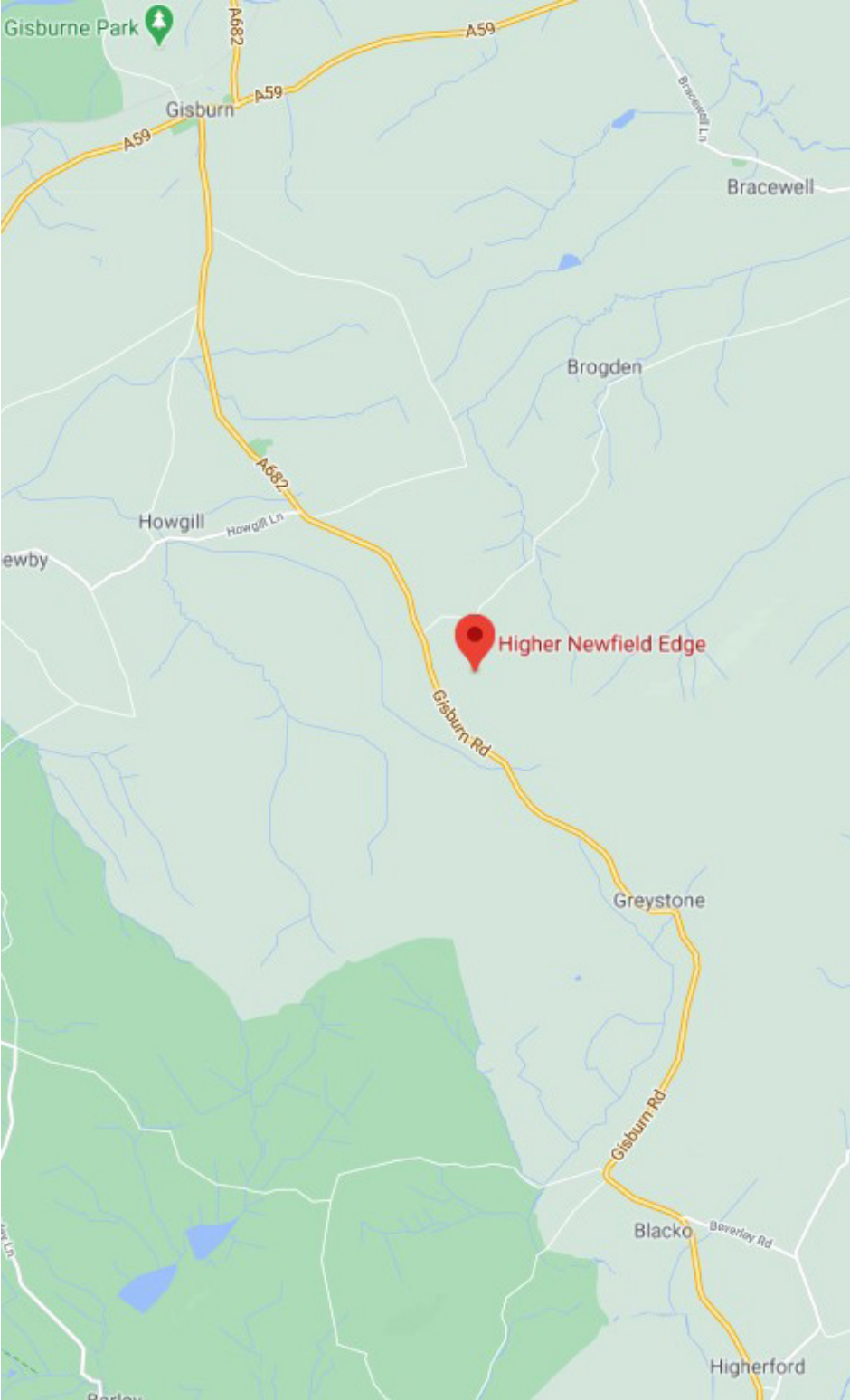
# 1.0 INTRODUCTION

**Site Location:**  
Higher Newfield Edge & Pentangle Barn  
Stocks Lane  
Middop  
BB7 4JN

**Applicant:**  
Justin & Louise Birchall  
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**Development:**  
The proposal is the demolition of a 3-storey dwelling ‘Higher Newfield Edge’, and the demolition of the dwelling’s detached triple garage, and demolition of all existing out-buildings. The proposal includes the erection of a replacement dwelling ‘Higher Newfield Edge’ with attached garage and part subterranean accommodation. The proposal detaches ‘Higher Newfield Edge’ from the attached property ‘Pentangle Barn’, refurbishes ‘Pentangle Barn’ and re-designs the associated garden areas, parking and landscaping for both properties. The proposal also includes the creation of an access lane to Pentangle Barn and the adjacent attached property New Field Edge.



Site location in context.



Site aerial.

## 1.2 BACKGROUND

This heritage statement has been prepared to support the full planning application on behalf of the applicants, Mr & Mrs Justin and Louise Birchall to replace their existing property which does not meet their current living requirements and to create a sustainable forever home.

Higher Newfield Edge is 1 of 3 attached properties, Pentangle Barn is the central property and has recently been purchased by the applicants. New Field Edge is the end property which is owned by a third party.

The initial proposal for the site included reconfiguring the 2 properties Higher Newfield Edge and Pentangle Barn into 1 single dwelling. A scheme was produced which included the internal and external reconfiguration, rationalisation of any previous additions and new part subterranean accommodation. The properties both have a number of issues which would have needed to be addressed as part of the construction work which would have required all but 1 of the elevations to be re-built in their entirety. It was therefore evident that to achieve the proposed scheme, most of the property would need to be re-built.

The proposal was submitted to RVBC to engage in the pre-application process, of which the proposed scheme was discussed along with the possibility of proposing a replacement dwelling instead, which would be designed in a similar way to the reconfiguration, referencing the character of the original building but with the benefits of being a new-build property.

A number of points were discussed during the pre-application and formed the basis for the revised proposal. Please refer to the Pre-Application section of the Design and Access Statement for further detail. To summarise, the planning officer made the following comment:

*It is evident that the properties have undergone some significant physical alterations over the years, and it now bears little resemblance to its rural origins. A heritage statement needs to be submitted to demonstrate the existing buildings have undergone so many alterations that it has no heritage value as a barn conversion worthy of retention, and to justify the case for demolition.*

The new proposal responds to the pre-application response, and amends the original proposal to re-imagine the full site and 2 properties to create 2 exceptional family dwellings. The existing Pentangle Barn will become a semi-detached property rather than a mid-terrace, and will be reconfigured to create a 4-bedroom family home with private garden, access lane and parking area. Higher Newfield Edge will be demolished along with the existing garage and out-buildings, and will be re-built detached from Pentangle Barn central to the garden plot.

We have worked together with the applicants to create a solution which meets the applicant's extended family requirements whilst being mindful of the surrounding open countryside. The completed scheme would refurbish the existing Pentangle Barn to create a desirable rural family home, and would transform Higher Newfield Edge into a truly outstanding family dwelling, and an exceptional

example of a rural property, designed for sustainable, contemporary living.

One of the key design drivers for the project was the applicant's brief to create a highly sustainable eco-home. The applicants are passionate about living and working sustainably which they have integrated into their business systems and processes. They now wish to transfer these methods into their home.

One of our key aims as an architecture practice is to set a precedent for designing properties in rural areas. All of our schemes are design, and context-led and we believe that we can set a benchmark for the architectural quality requirements of rural schemes.

## 2.0 HERITAGE STATEMENT



2.1 HISTORIC MAPS

New Field Edge is visible on the 1885 historic map. It shows as a larger L-shape configuration which could have included more agricultural buildings than what is evident today.

On the 1900 map the property is shown as a house and attached barn with an additional structure to the North.

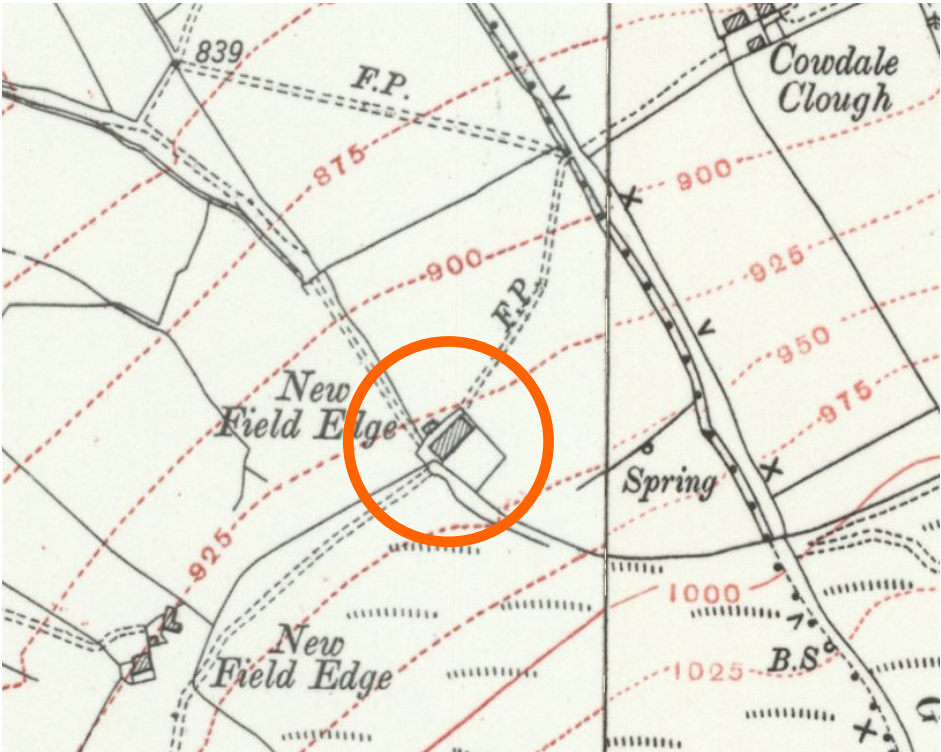
The 1960's aerial although unclear shows a number of structures to the West of the property projecting further to the West than the location of the existing garage today and at a different angle to New Field Edge. Please see page 11 of this statement for photographs of this agricultural building.

The 1970's map is similar to how the existing structures are arranged to-date with a projection on both the South-West elevation, and South-East elevation.

The applicants have confirmed that the projecting element to the South-East was part of the original barn prior to conversion, which is also visible on the 1960's aerial prior to the conversion in approx 1968.



Historic map: 1885



Historic map: 1888



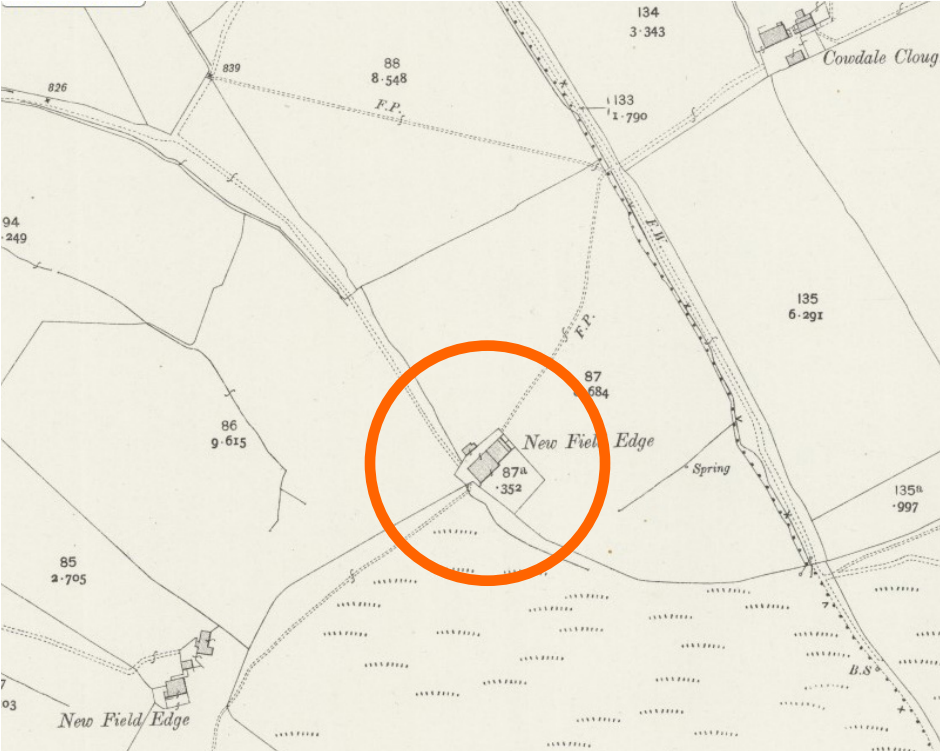
Historic map: 1950



Historic map: 1955



Historic map: 1970



Historic map: 1900s



Historic Aerial: 1940s



Historic Aerial: 1960s



Historic Aerial: 1960s (Zoomed)



LCC Mario Aerial



## 2.2 HISTORIC SITE PLAN

There is little evidence of how the buildings looked originally, with no drawings and only the adjacent photographs available. However, we have created a number of illustrative drawings based on the applicant's knowledge of the properties, and reviewing historic maps.

It appears that New Field Edge was the original farmhouse with a long barn and shippon attached.

The shippon and barn were converted into 2 dwellings around 1968 which formed the 'Pentangle Barn' dwelling and the 'Higher Newfield Edge' dwelling.

The adjacent site plan has been created to illustrate how the original farmhouse (New Field Edge) and attached shippon and barn (Pentangle Barn and Higher Newfield Edge) would have been arranged.

There was also a large 2-storey pitched-roof agricultural building located on the footprint of the current triple garage with a 90 degree orientation, and a second agricultural building located in the adjacent field to the West.



## 2.3 HISTORIC PHOTOS

The adjacent photos dated 2002 show the presence of a large 2-storey pitched-roof agricultural building on the site of the current garage with a 90 degree orientation.

This structure is also visible on the 1960s and 1970s historic map, and was on site both before and after the conversion of the adjacent barn and shippon. This is evident from the photographs which show Higher Newfield Edge post conversion in the background.

The building was demolished in 2006 when the structure was no longer required by the applicants. The triple garage is now sited in this location at the same orientation, but rotated 90 degrees.

The presence of this large structure presents the case that the site has previously contained a larger amount of volume than what currently stands to-date.

From distance viewpoints the site would have read as 2 large structures, 1 being the attached properties (once as a farmhouse, barn and shippon; and later as 3 attached dwellings), and the second structure being this large 2-storey agricultural building.

The siting and orientation of the replacement dwelling will be positioned to respond to this structure which once stood on the site.





## 2.4 ORIGINAL ELEVATIONS

The elevations adjacent present how the barn and shippon would have appeared prior to conversion based on the applicant's knowledge.

The form and proportions of the original barn are still evident to-date with the asymmetrical gable, width and overall height. However the elevations have changed extensively from the original building.

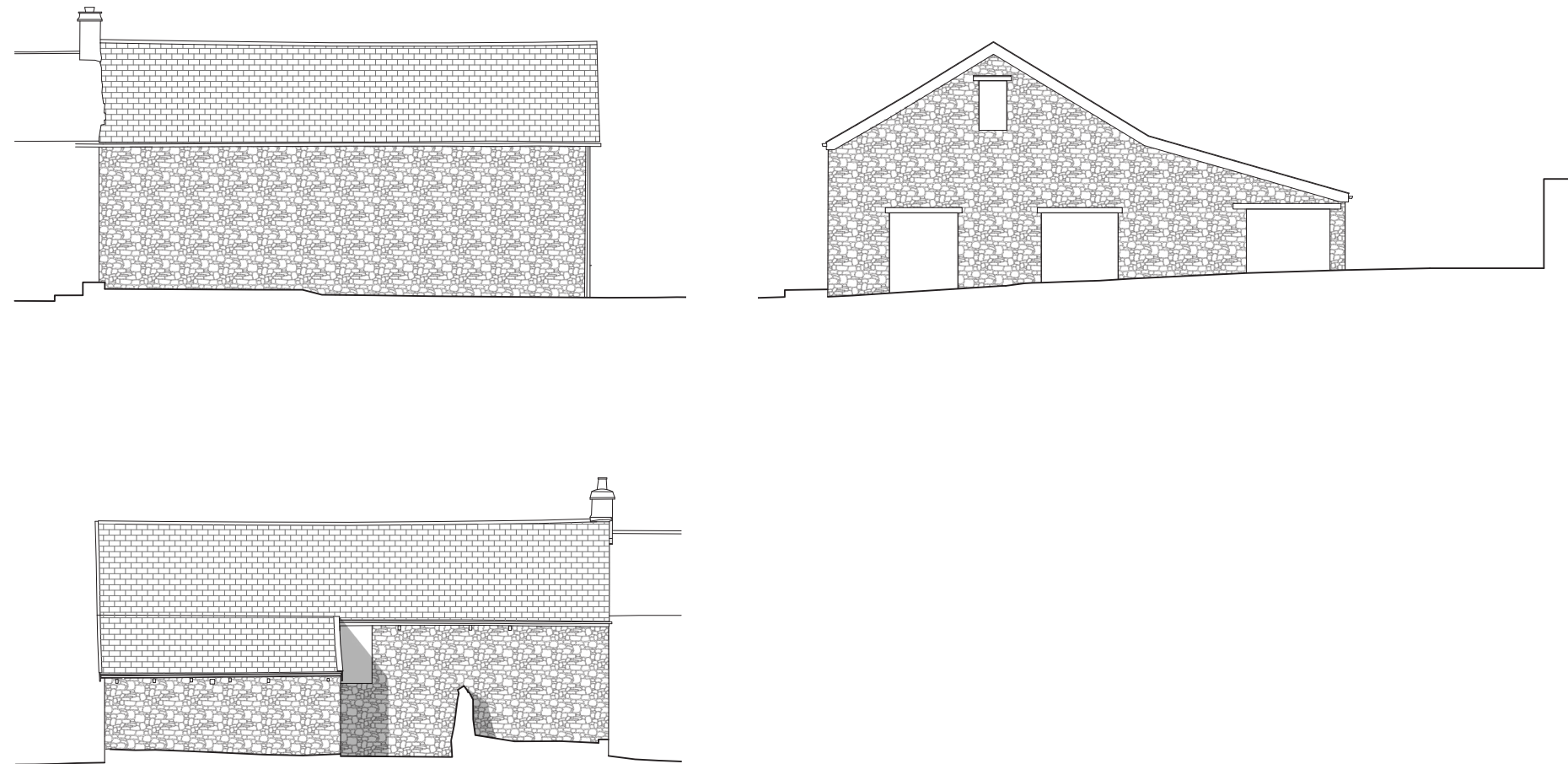
The barn has a wider frontage than New Field Edge, with the barn being the dominant structure in comparison to the farmhouse.

The front elevation has no architectural features or openings, with all access openings being located to the Western elevation. The Western elevation includes 3 barn-door access points to the barn. This elevation is characterised by large openings and an asymmetrical gable form.

The possible reason for this may have been the impact of the weather to the North elevation, and the farmyard being located to the West which provided a larger access point for animals and vehicles than through the front.

The rear elevation includes a lower level single-storey element where the roof continues at the same angle to create an asymmetrical gable elevation to the West, a common building form for barns in the local area.

A hay-chuck was located to the rear elevation at first floor level which may suggest that the upper ground level to the rear was utilised to move hay into the building with ease by using the natural level changes of the site.



## 2.5 BUILDING ALTERATIONS

Since the conversion, Pentangle Barn experienced further alterations around 1995 to create a front porch, changes to the windows, the insertion of a false wagon arch and a single storey rear extension.

Pentangle Barn also includes a flat roof dormer which may have been incorporated at a similar period.

With regards to Higher Newfield Edge there appears to be 1 extension from the original barn which is the summer room to the Western gable elevation.

The footprint and form of the original barn remains the same as the original barn but with extensive changes and additions to the elevations.

The drawings adjacent indicate which openings or extensions are new additions and are not original.



## 2.6 DESIGN JUSTIFICATION

It is clear that the original barn has been lost over the years through the extensive alterations, and it is difficult to read the original property and understand how it would have once appeared.

The 3 original barn-door openings to the Western elevation have been altered to a point that they are not read as ‘barn-door’ openings, and are also not read as the key features to this elevation. The inclusion of the various random openings to this elevation dilutes the legibility of which are the ‘original’ or new additions, which loses the character of this elevation.

Higher Newfield Edge is suffering with a number of issues such as extreme damp ingress to the elevations, and structural cracking which have resulted in black mould, internal condensation and the appearance of damp to all internal elevations. The applicants have tried to remedy the issue with numerous attempts at re-sealing and re-pointing with no result. These issues have severely affected the enjoyment of the property, and the applicants have been advised that to rectify the issues, the elevations need to be re-built from the ground up.

To achieve the applicant’s requirements for their sustainable forever home, and to address the issues of the existing building fabric, the property would need to be re-built.

Although there are no original features externally remaining on Pentangle Barn, this property still reads as a converted barn, and as a subservient element to the original farmhouse New Field Edge.

The linear attached character of the 2 properties (farmhouse and barn) should be retained. Therefore Pentangle Barn will be retained and improved as part of the proposal, and the later additions to the property will be removed.

The detachment of properties will therefore occur between Pentangle Barn and the demolition of Higher Newfield Edge.

The applicants can then control the detachment, and re-build the gable wall using random natural stonework to match the front and rear elevations. Pentangle Barn can then retain its internal structure, the original king trusses, the original materiality and can include a number of contemporary improvements to create a beautiful family home.

The most appropriate solution for the Higher Newfield Edge, would be to demolish the existing property and create a high quality family home which can be re-built using the same random stonework, whilst creating a sustainable eco-home which references the history of the site.

The proposed design will create a contemporary response to the site, pairing traditional materials with agricultural references; whilst responding to the barn’s asymmetrical form; proportions; materiality; character; subterranean elements; and the upper level access from the original building.



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