

Giles Quarme Architects
Historic Building Architects & Consultants

ASTON HALL - SHROPSHIRE
Aston Munslow - Craven Arms



DESIGN AND ACCESS AND
HERITAGE STATEMENT

Submission to Local Authority

September 2021 - REV 0

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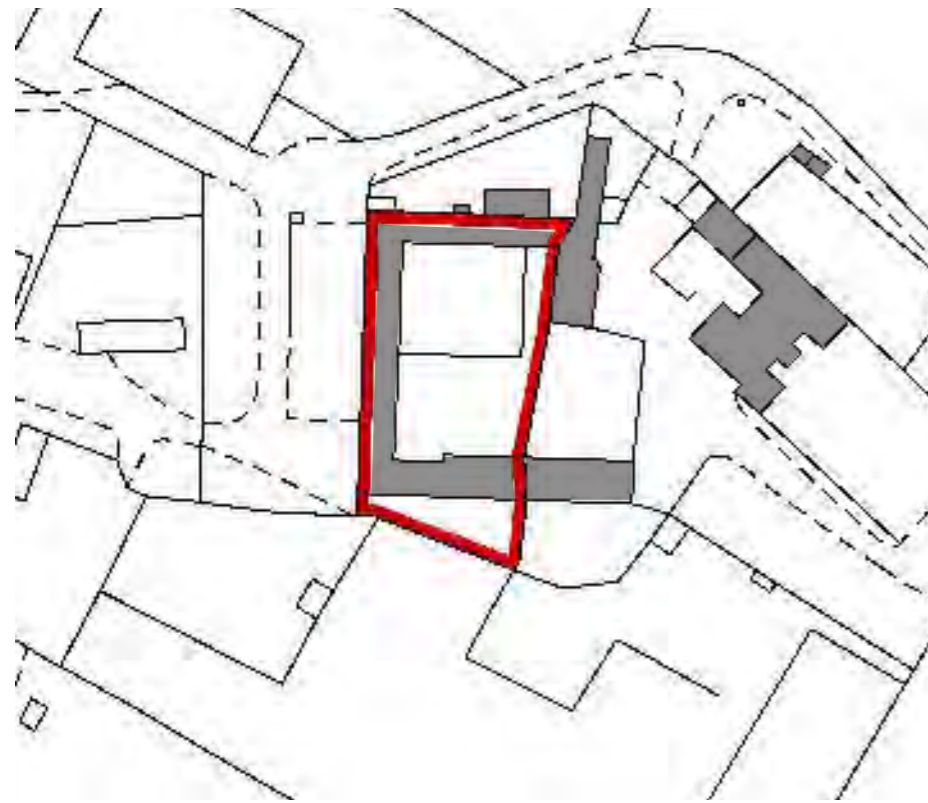
To be read in conjunction with the following drawings & reports:

- GQA Survey & Proposal Drawings (full sets)
- Mann Williams Structural Survey, Proposals and Method Statements
- A Plus Energy Efficiency & MEP Feasibility Report
- Hutton + Rostron Timber Investigation Report
- Integrale Ground Investigations Report
- Worsfold & Bowden Ecology Report
- Arbor Vitae Arboricultural Report
- PCA Archaeological Desk Based Assessment

0. Introduction

Following the pre-application, the owners were advised by their neighbours that they had covenants in their favour that prevented the conversion of the barns for “ancillary residential use” other than in the South East corner of the barn nearest the Hall.

The previous proposals for the conversion of the barn had to be totally abandoned and a new smaller scheme involving the construction of a new pool building in a traditional barn form with an adjoining link building would be attached to the small part of the barn complex that was capable of being converted. This is explained in Chapter 9: Proposals.



Aston Hall - The existing barns covered by covenants are marked up in red.

Giles Quarme Architects won a limited competition for the repair and conversion of the barns of Aston Hall, Aston Munslow SY7 9ER.

The barns lie within the curtilage of the Grade II* listed Aston Hall, and by virtue of being constructed before 1948 benefit from listed building protection.

Our clients, Ros and David Cleevely, the new owners of the Hall wish to repair the barns and provide them with a beneficial new use that is ancillary to the use of the Main Hall, which is a single-family dwelling.

The barns are redundant and in a very poor state of repair, requiring substantial investment to preserve them and secure a long-term viable future for their re-use.

Unfortunately, there is no realistic prospect of the barns ever reverting back to the original historic use as agricultural barns. The extensive amount of agriculture land previously associated with the Hall has now almost been totally sold off. The landholding is now only a shadow of its former self being 13.39 acres. This is an unsustainable acreage for a working farm with this quantity of barns needing to be kept in use.

It has been shown in Chapter 2 that the current proposals comply with the guidance on the re-use of redundant historic barns issued by Historic England as well as the Shropshire Local Plan Policies for the preservation and re-issue of historic barns.

In the M&E separate report ‘Proposals and Energy Efficiency options’ have been designed to ensure that the barns will also have a sustainable future. It is proposed to extend the M&E installation to the Hall itself. It is likely that the new M&E installation, in order to be sustainable, will involve the use of PV panels, or Ground Source Heat Pumps. Great care has been taken to demonstrate that any above ground equipment, such as PV panels, will be shielded from views from the nearby footpath and will have no adverse impact on the character and appearance of the AONB, see GQA drawings MEP Ground Installations series.

In Chapter 6, ‘Constraints’ it is explained that the current access drive to the Hall and barns cuts across the grounds and fails to service the rear of the whole properly. It is proposed to provide a new drive road to overcome these shortcomings. Unfortunately, the original historic rear drive was sold off a long time ago and is now a private road serving the new houses behind the barns. It is not available for use by the new owners and the owners of the road have stated that it will be unavailable for use in the foreseeable future.

The separate Landscape brochure explains how the new access road can be accommodated whilst both preserving the setting of the listed building and protecting the surrounding trees.

Chapter 10 provides the Historic Building Impact Assessment. GQA Demolitions drawings illustrate how the proposals will have a minimal impact on the historic fabric of the barns. The driving ‘Philosophy’ behind our proposals have been to create minimal interventions wherever possible and for intrusive and harmful interventions that already exist to be reversed or ameliorated.

Existing historic fabric in terms of doors, windows, and other features and materials will be retained and repaired using SPAB techniques to match those repairs that have been previously carried out in the past in certain areas, [see page 13](#). Unfortunately, most of the other and most recent interventions have not been done to the same standard and they have been carried out with very little sympathy for the existing historic fabric of the building, such as the structural steel framing in the West Range and the insertion of modern block work walls where the stonework had previously collapsed. It is proposed to remove and reverse these harmful interventions as part of the repair and conversion proposals.



1. Location

Aston Hall is located in Aston Munslow, a small village located 7 miles North-East of the small town of Craven Arms in the mid-southern region of Shropshire.

The village borders the Shropshire Hills Area of Natural Outstanding Beauty (AONB). The area was designated in 1958 and covers 802 square kilometres long the Anglo-Welsh borders.

Aston Munslow is an historic village with more than 10 listed buildings. The highest listings are:

- Grade I - 12th C. Parish Church of St. Michael;
- Grade II* White House - Medieval hall house;
- Grade II* Millichope Park - Greek revival country house.

Aston Hall lies outside the Aston Munslow Conservation Area.

Aston Hall itself is a Grade II* listed property, but we will analyse the listing in more depth in the following pages. Not far from the property, (circa 7 miles), we also identify the presence of Stokesay Castle, one of the best-preserved fortified medieval manor house in England.

The property is a traditional country residence with a tree lined drive uphill and the main hall facing South-East overlooking the Corvedale valley and the Brown Clee Hill.

The estate has unfortunately sold off almost all of its agricultural land, but the central core defined by the main hall along with a coach house, kennels, workshops, stables, barns with hay lofts, outside privies, walled gardens, a croquet lawn, greenhouse, potting shed, orchard and a modern tennis court is still preserved.



<https://www.bing.com/maps> - Plan not to scale.



View towards the hills - GQA 2020.

- KEY:
- | | |
|---|---|
| ① Aston | ⑥ Aston Hall - Pond |
| ② Aston Hall - Main entrance | ⑦ Gazebo/tea house outside of property boundary |
| ③ Aston Hall - Main Hall | ⑧ Pond out of property boundary |
| ④ Aston Hall - Outbuildings | Property boundary |
| ⑤ Aston Hall - Walled garden partially outside of property boundary | |



2. Statutory legislation

1. LISTING

Heritage Category: Listed Building

Grade: II*

List Entry Number: 1383344

Date first listed: 12-Nov-1954

Date of most recent amendment: 29-Feb-2000

Statutory Address:

ASTON HALL AND WALL AND GATEPIERS TO SOUTH EAST AND GATEPIERS TO NORTH EAST, ASTON MUNSLOW

The building or site itself may lie within the boundary of more than one authority.

District: Shropshire (Unitary Authority)

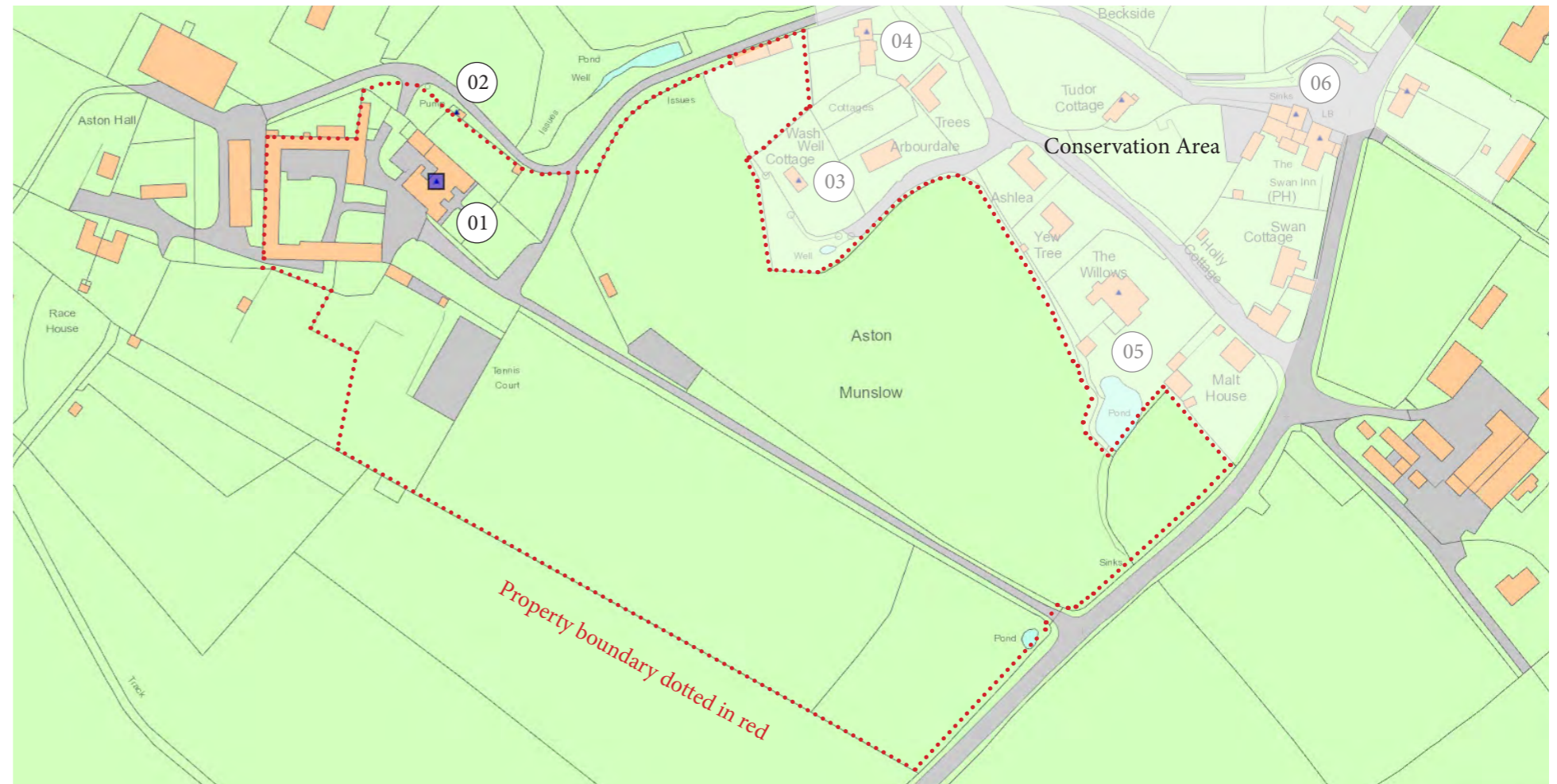
Parish: Munslow

National Grid Reference: SO 50892 86615

GV II*

Manor house, now house. C16 with earlier core, much restored. Coursed and uncoursed stone rubble with ashlar dressings, painted timber frame on stone rubble plinth. Plain-tile roofs. Projecting stone rubble stacks to side and rear with 3 shafts and integral brick stack to right-hand wing with 4 shafts, all shafts of spurred brick with connecting oversailing caps. 2 later small brick gable-end stacks. H-shaped plan.

EXTERIOR: 2 storeys and attic. Front with 2 deeply projecting cross wings with front gables, and linking 3-bay range with projecting porch and gabled room over. Single window in each storey of each bay of ashlar mullion windows with ashlar surrounds, generally 2-light with 3-light to ground floor of cross wings and single-light to attic of cross wings; some leaded panes. Central round-arched front porch opening, boarded and studded door with ogee and fillet moulded frame. Left side: central large gable flanked by large gabled stone dormers with projecting stack between centre and right dormers; 2-window central gable range of wood mullion and transom windows with a single window in attic and stone mullion window at ground storey; to left, 2-window range of wood mullion and transom windows on left side and casements on right side with 2-light dormer casement; to right is a single-light casement in ashlar surround. Right side: to left, 2-window range of wood mullion and transom windows. To right, 2-bay timber-framed range of close studding with girthing beam and middle rails, truss posts with straight arched braces, 2 first-floor casements and 4 ground-floor casements, all restored, inset in framing. Rear: 2 projecting gable ends of wings, the right stone rubble, the left rendered and partly covered by single-storey gabled brick service wing. Linking range partly covered by later brick single- and 2-storey extensions.



<https://historicengland.org.uk/listing/the-list/map-search> - Plan not to scale.

- KEY:
- | | |
|--|------------------------------------|
| ① Aston Hall and wall and gatepiers to South-East & North-East - Grade II* | ④ Arbour Cottages - Grade II |
| ② Privy and garden wall 13 metres north of Aston Hall - Grade II | ⑤ Lower Farmhouse - Grade II |
| ③ Washwell Cottage - Grade II | ⑥ Swan Inn Public House - Grade II |



2. Statutory legislation

INTERIOR: not inspected.

SUBSIDIARY FEATURES: garden terrace in front with flanking walls and pillars; opposing pair of gatepiers adjacent to front facade of house with brick garden wall running approximately 10 metres along the length of the garden to third pier, continuation of wall and linking wall across the front now missing. Gatepiers of brick with ashlar moulded base and corniced cap, gatepiers surmounted with ashlar urn, the wall-pier with obelisk.

Outbuildings object of this feasibility study:

The law provides that buildings and other structures that pre-date July 1948 and are within the curtilage of a listed building are to be treated as part of the listed building. The three key factors to be taken into account assessing the curtilage of a listed building are the physical layout of the LB, the ownership and the use / function both historically and at the date of listing. The outbuildings in object fall into all three categories therefore all buildings are considered part of the listed building.

2. BARN CONVERSION

Historic England summarize the character and significance of the national farm building types and provide best practice guidelines for repairs and adaptive reuses in accordance with the National Planning Framework. Historic England promote appropriate and high-quality design, both traditional and contemporary, including appropriate detailing, materials and craftsmanship and the setting of buildings.

Historic rural buildings are heritage assets which make a fundamental contribution to the character of English countryside. Maintaining and reusing farm buildings that no longer have a viable agricultural use is considered a sustainable option with benefits such as:

- Telling us about English countryside and the local distinctiveness of each area;
- Exemplifying local crafts, materials and techniques that can be preserved through conservation;
- Raise awareness of the historic, landscape and socio-economic importance of traditional farm buildings;
- Through conservation and reuse, make a significant contribution to rural economies and communities;
- They can be an important wildlife habitat.

3. AONB - SHROPSHIRE HILLS

The Shropshire Hills Area of Outstanding Natural Beauty (AONB) is an area located in the Welsh Marches and was designated in 1958. This designation is recognised in the Planning system and AONBs are deemed to have the same level of landscape quality and protection as National Parks. The responsibility for planning policy and decisions within the Shropshire Hills AONB rests with our two unitary authorities; Shropshire Council and Telford & Wrekin Council. They have a legal duty under S85 Countryside and Rights of Way Act 2000 to have regard to the purposes of the AONB in carrying out planning and other functions. The statutory 'Shropshire Hills AONB Management Plan 2019-24' seeks to guide and inspire action to meet the AONB purposes and underlines the following:

- The AONB designation is not about preventing change and a large majority of planning applications in the AONB are granted. Appropriate development is necessary for the economic and social wellbeing of those who work and live in the AONB. However, it is important for the planning system to protect the qualities which people value about the area, and some forms of development which may be appropriate elsewhere should be controlled in the AONB.

- Lowering carbon emissions within the area is an over-riding priority which should influence all areas of decision making, but should not be seen in isolation. Energy conservation should be given the highest priority, and should always accompany renewable energy generation. Low carbon community initiatives are supported. In addition to carbon from energy use, the ability of land management to reduce carbon emissions should be optimised. Integration of energy efficiency and renewable energy should be encouraged in all development – new or refurbishment - of any scale, having regard where necessary to the significance of heritage assets.

- Landscape and Visual Impact Assessment is an important part of Environmental Impact Assessment for more significant planning applications. The two aspects of landscape and visual impact are often wrongly conflated, and both need to be considered.



Shropshire Hills map - Plan not to scale.

3. Historical analysis

The estate was held by the Smith family from 1492 to c. 1914. John Smith, Baron of the Exchequer under Henry VIII, was the first member of the family to take Aston Hall as his residence. Much of the current hall is 17th C., but there are evidences of earlier 13th C. construction.

Some information is available through the history of the local parish with the two surviving villages of Munslow and Aston Munslow (<https://www.british-history.ac.uk/vch/salop/vol10/pp151-167#p32>):

1. Aston Hall, probably the parish's most important house in the 16th and 17th centuries, is built of stone, (quarried from the Covedale);

2. Aston Hall is a stone H plan building, and a two storeyed porch gives the front (south-eastern) elevation a symmetrical E shaped appearance. Timber framing in the north-east wing—large jowled posts and parts of the roof— and a break-back at the south-west corner indicate the incorporation of a timber-framed building to the west when the Hall was built, perhaps c. 1665; a skewed stack may be later. The plan, a widespread use of panelling and bolection moulding, and the quality of the principal staircase, all suggest the intention to create a substantial and superior gentleman's house. So too do the three gardens, walled in brick (with some diaper work) with ornate listed gate piers and partly terraced, and the household's stables at one end of a threshing barn, are both probably contemporary with the remodelling of the house.

3. In 1911 Wright sold Aston Hall and 100 acres to P. G. Holder, who sold the property in the next year to J. I. Benson. In 1978 Maj. D. Benson sold the Hall and 13 a. to R. N. Broad. Broad sold it in 1985 to Cdr. J. L. Skinner, who sold it in 1988 to Mr. and Mrs. P. A. G. Cressall.

4. After the sale of Aston Hall in 1911 E. C. Wright retained 661 acres at Aston and c. 1914 he sold that property too to P. G. Holder. In 1942 Holder sold it to the Ecclesiastical Commissioners, and in 1963 the Church Commissioners sold Lower Aston Farm, 244 acres of a small estate that John Smith had owned in 1843. The farmyard was constructed over an extended period of time beginning in the South East corner and achieving its current appearance in the 19th century with the construction of the brick West Wing and the open arcade.

The Savills brochure mentioned a BBC account written by Robert Wilson, a child sent to live with the Benson family during the World War II. The document paints a vivid portrait of the rural family lifestyle at Aston Hall in the 1940s.

01. SHROPSHIRE SURVEYED 1883



<https://maps.nls.uk/> - Plan not to scale.

02. SHROPSHIRE REVISED 1901



<https://maps.nls.uk/> - Plan not to scale.

KEY:

- Access
- Main Hall
- Stables & other annexes / agricultural buildings
- Other annexes / agricultural buildings
- Orchard
- Coppice
- Walled / kitchen garden



Aston Hall early 20th C. - <https://www.shropshirearchives.org.uk/>



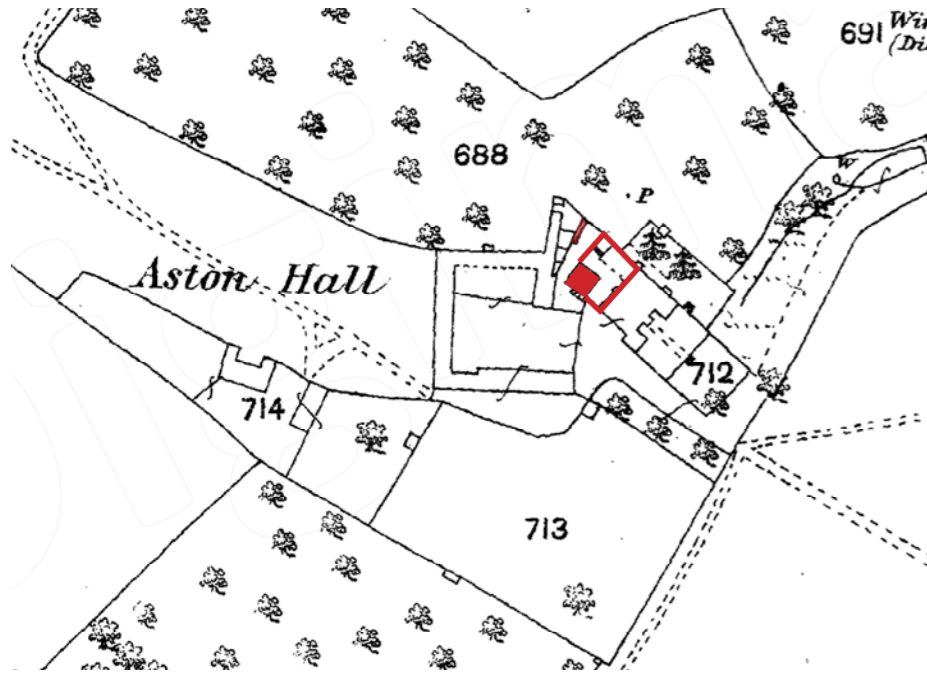
Aston Hall 1949 - <https://historicengland.org.uk/>



3. Historical analysis

01. ASTON HALL 1880

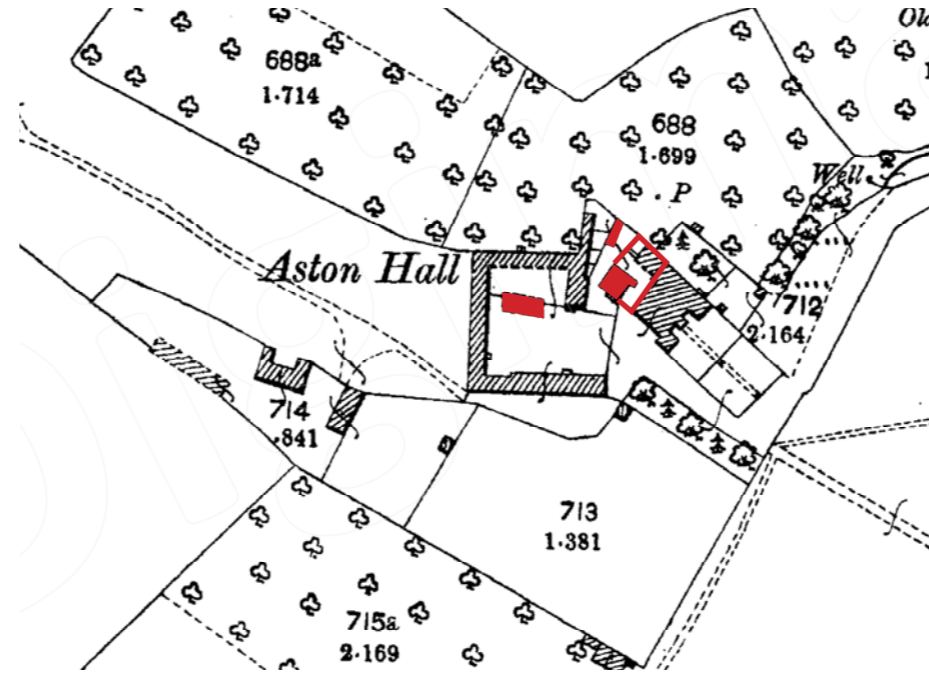
KEY: Buildings that no longer exist marked-up in red.



<https://digimap.edina.ac.uk/> - Plan not to scale.

02. ASTON HALL 1900

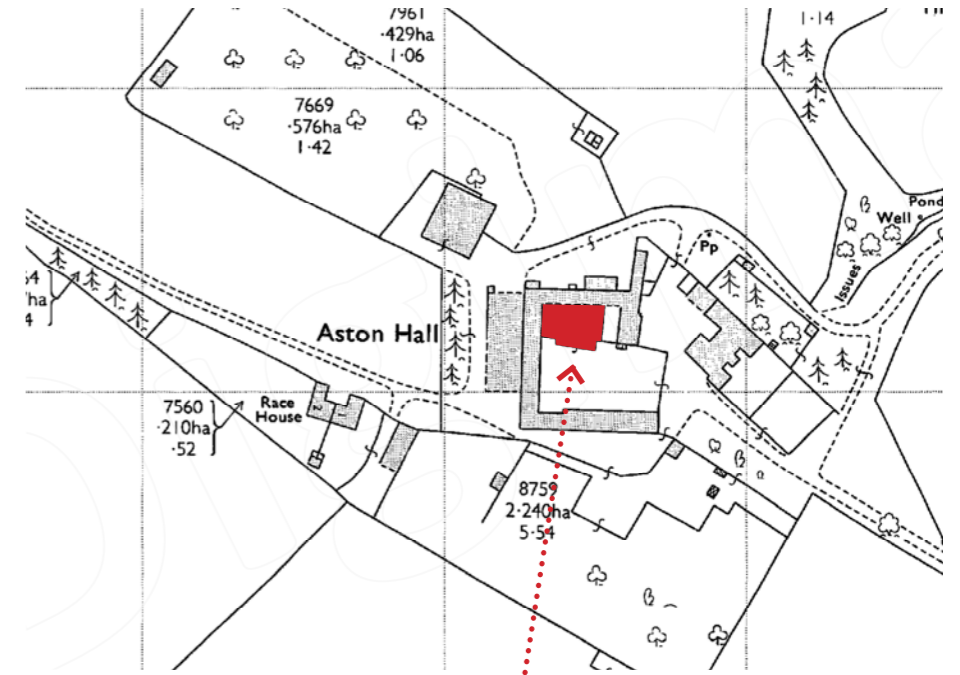
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03. ASTON HALL 1970

KEY: Buildings that no longer exist marked-up in red.



<https://digimap.edina.ac.uk/> - Plan not to scale.



Horse riding stables with 2 barred windows and single door (photo 1991) & Historic 3 seater toilet (photo 1993) - <https://www.shropshirearchives.org.uk/>.



'Dutch' barn traces on West elevation - GQA 2020.

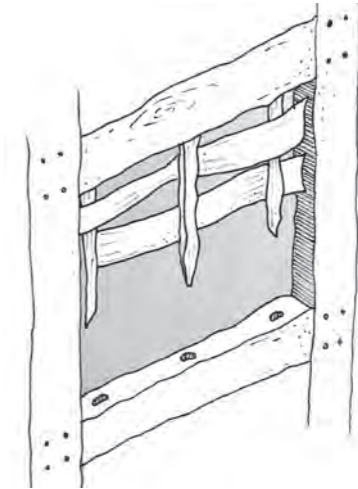
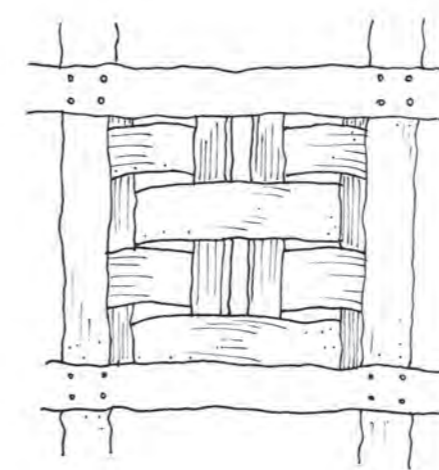
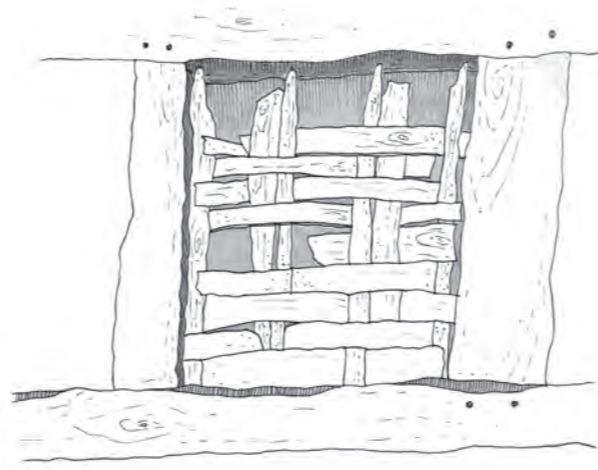


https://www.google.co.uk/intl/en_uk/earth/ - Aerial photograph of the 'Dutch' barns prior to demolition.

4. Analysis of the existing fabric



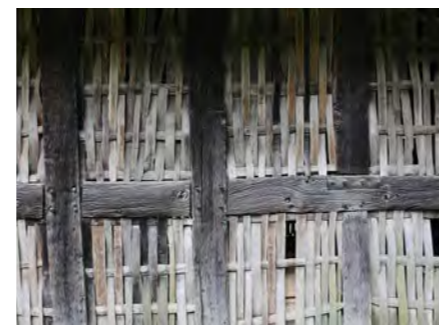
WOVEN PANELS - Hand sketches - GQA 2020.



Existing woven panels - GQA 2020.

WOVEN PANELS

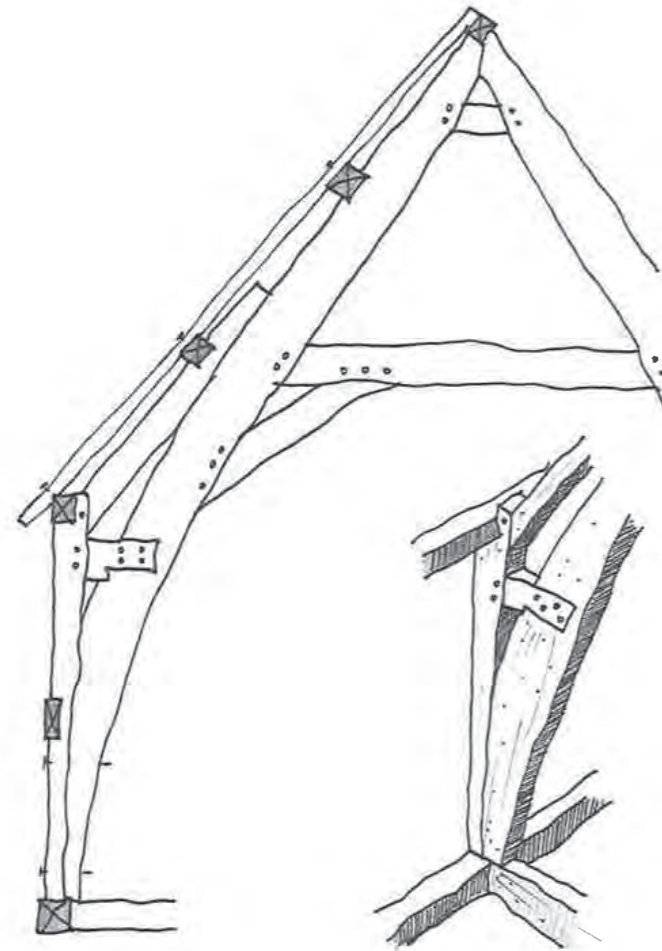
Undaubed panels illustrated on this page are typical ventilation panels used in the walls of historic timber-framed barns in Hereford and Shropshire. There are many local variations of size and weave used in panels of this type.



Examples of other barns with traditional ventilation woven panels.



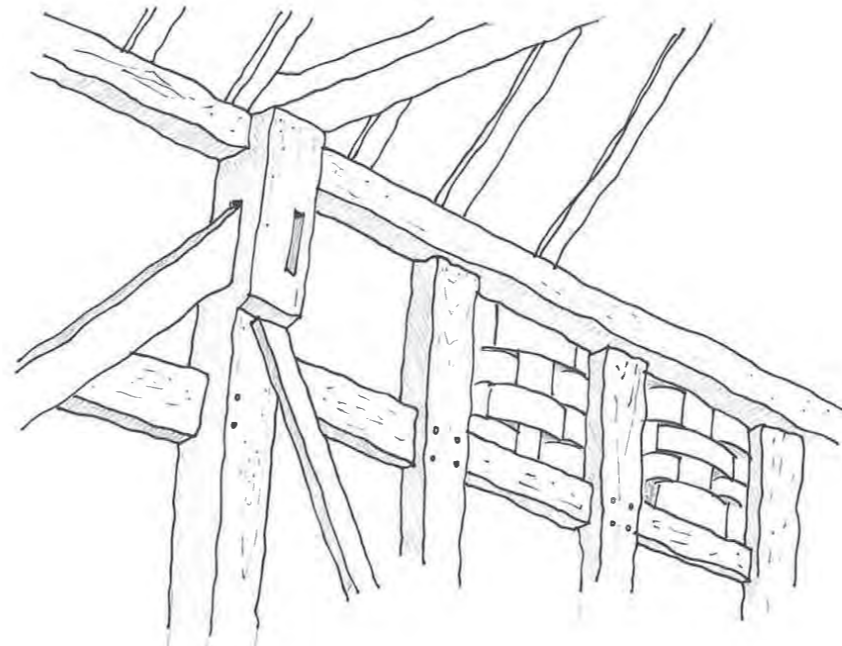
4. Analysis of the existing fabric



TIMBER FRAMING TRACES
Sketch - GQA 2020.

TIMBER FRAME (CRUCK) TRACES

The South wing presents some interesting traces in its timber-work which suggest the reuse of historic elements from older timber frames that could have been located within the property or nearby. The timbers have been carefully examined both in terms of their physical condition and historical evolution by Hutton + Rostron, see separate reports.



TIMBER FRAMING TRACES & WOVEN PANELS
Sketch - GQA 2020.



DOUBLE BOARDING
Sketch - GQA 2020.

DOUBLE FLOOR BOARDING

Vernacular detail typical of agricultural / working buildings that tells us about the utilitarian approach of saving the cost of building materials (in this case timber floor boards) as much as possible.



Features within existing timbers - GQA 2020.

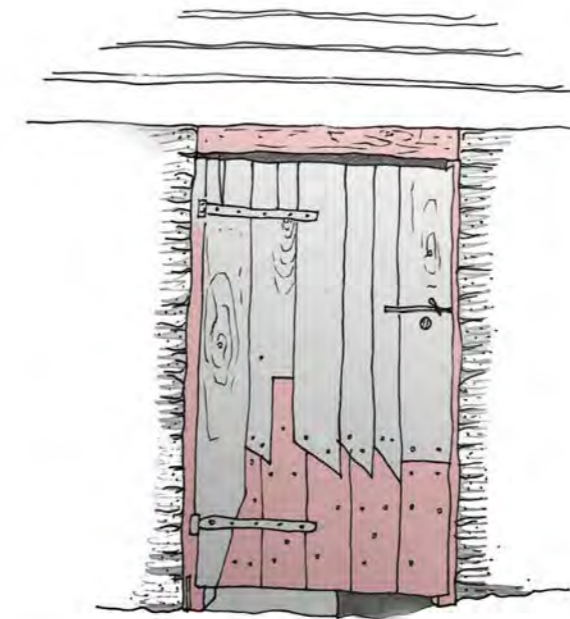
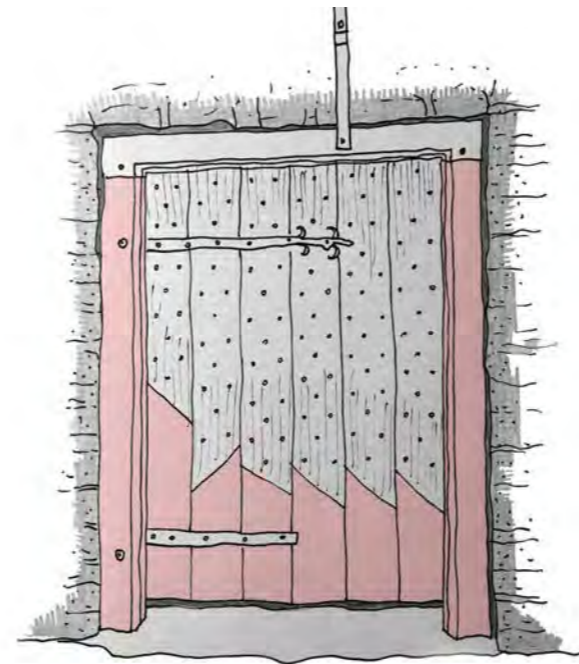
4. Analysis of the existing fabric

SPAB REPAIRS

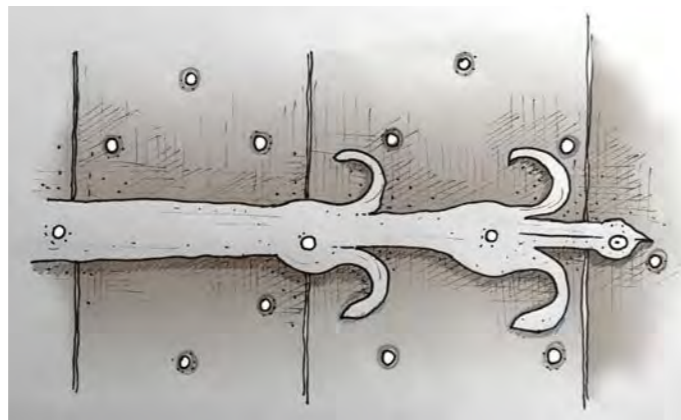
The removal of old doors can significantly reduce the character and authenticity of a building. Commonly the decay and damage affects only a small area, such as the foot of the door where there is wet rot. A skilled carpenter will in many cases be able to splice in well-seasoned, matching new timber. Such repairs are highlighted in pink on the adjoining sketches.

OLD DOOR FURNITURE

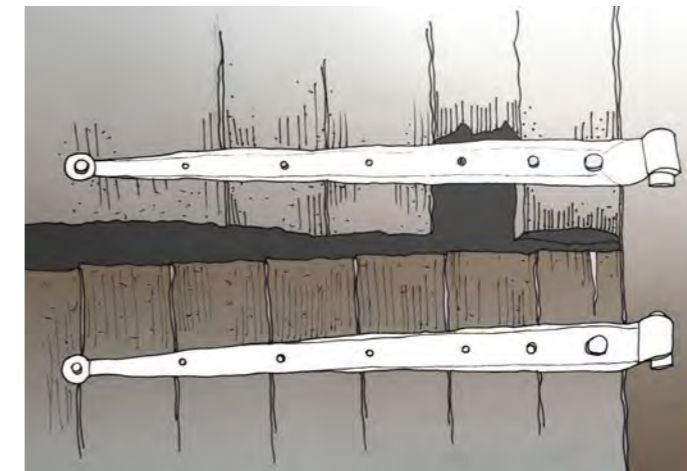
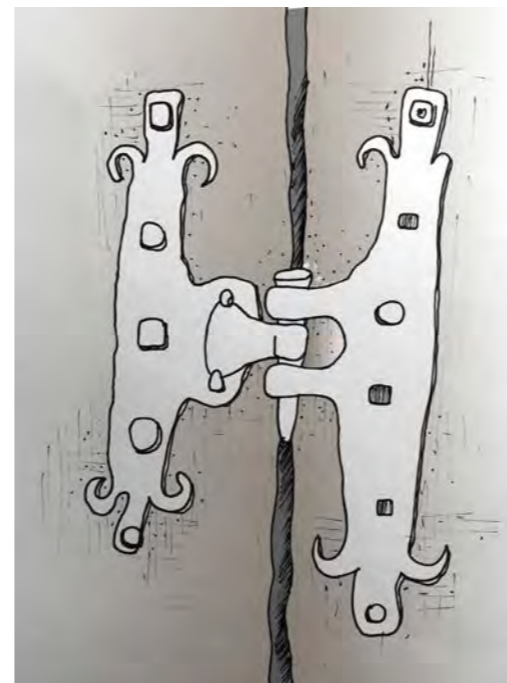
Old ironmongery can make a small but valuable contribution to the character of buildings. The items noticed on site, such as T penny end hinges and ornate hinges, can be reused with a little bit of maintenance and care.



*SPAB REPAIRS TO EXISTING TIMBER DOORS
Sketches - GQA 2020.*



*HAND FORGED WROUGHT IRON HINGES
Sketches - GQA 2020.*





4. Analysis of the existing fabric



SOUTH WING - CATTLE HOUSING

The South-East stone corner building can be identified as a former cattle byre. Cobbles with drainage channel are still visible on the floor. The interior to the cattle byre could be quite dark with slits providing ventilation and natural lighting, with artificial lighting being more commonly introduced in the late 19th century.

SOUTH WING - THRESHING BARN

The South wing can still be read as a threshing barn between opposite doors. The space is an uncluttered double height open to the roof, with full-height double doors facing North and South. The threshing floor was built taking advantage of the natural rock emerging from the ground. The threshold, which created gaps, is now filled in with brickwork.

WEST BARN - INTER-WAR PERIOD & HYGIENE REGULATIONS

The West wing is characterized by stalls with concrete floors and drainage channels. These elements can be dated back to the inter-war period circa 1930s, when new hygiene regulations and new forms of cattle byres and dairies were developed.

4. Analysis of the existing fabric



NORTH WING- SHELTER SHEDS

Open fronted structures, facing into a cattle yard, were commonly introduced into farmsteads from the late 18th century onwards. In this instance, the original cobbled floor finish seems to be still present under layers of debris and concrete. The area is to be further exposed and inspected. They are in very poor condition and have been badly reconstructed re-using timber to create simple 'A' frames. A number of brick piers have collapsed and been replaced by timber posts.

WEST WING - ELM CONSTRUCTION

In the North-West end there are some relatively modern baulks that would appear to be Elm and were probably salvaged after the last outbreak of Dutch Elm Disease. The Dutch elm disease first spread to Britain in 1920s, when it killed the 10-40% of elm trees. The second wave in the 1960s was accidentally introduced into Britain and killed most of the remaining mature British elms by 1980s.

NORTH-WEST END - DUTCH BARN

Dutch barns / covered yards were introduced from 1880s onwards and placed on the farmstead perimeter or replaced earlier buildings. They often related to new access routes and concreted areas as they were built for modern farming techniques. The constructions within the courtyard at Aston Hall do not exist any longer, (there are traces on the brick West elevation), but the adjacent neighbour's Dutch barn is still present.



5. Brief

The client, David and Rosalind Cleevly, provided a brief for making Aston Hall into a family retreat for themselves, their 3 adult children and their grandchildren. The intention is for it to be a casual, relaxed, fun place for family and friends, that is understated yet comfortable and quirky. The clients wanted the barns to be a leisure facility with additional office space, storage and workshops, and a disabled bedroom suite. The integrity of the original barns needs to be maintained. The clients are open to interesting uses of the space, and welcome 'thinking outside the box'. An inside / outside nature of spaces and physical / visual link between spaces is also requested.

1. To recap total number of occupants:

- 8 ADULTS (the clients, their children and partners);

- 8 CHILDREN (7no. aged up to 9 and 1no. baby);

- 2 ADULTS - Maintaining the property and currently living in the Coach House;

- FRIENDS visiting the family.

2. The client requested the whole site, including the house, to be carbon neutral or as close to that as feasible. Broadband connectivity through the buildings using Cat 6 cabling and security cameras for the whole site were underlined as essential.

Self sufficiency/Zero Carbon

- Power generation, electricity-solar power, photovoltaic and solar panels, and ground source, water or airborne heat pumps

- Battery storage - including enough energy storage for charging 3x 100kwhr cars and running the house for 3-5 days

- Insulation

- Water collection & storage

The proposed strategy is to achieve the client's brief and objectives in terms of energy and mechanical, electrical and plumbing services was analysed with APlus Consulting. A separate specific report is dedicated to this subject.

3. Client's must-have elements are listed below and numbered as they are cross-referenced on GQA proposals:

1. SWIMMING POOL

Swimming pool with:

- Safety cover;
- Air conditioning;
- As long and wide as possible;
- Walkway either side;
- Shallow end / Consideration for very small children;

2. CHANGING ROOMS

- Minimum 2 - Ideally 4;
- At least 2 large enough for small families.

3. SHOWERS

- 4 along wall;
- If next to gym / changing room 2 in cubicles.

4. SPA / MASSAGE ROOM

5. TOILETS

Easily accessible for all areas / multiple locations.

6. SAUNA & STEAM ROOM

7. STORAGE FOR CHEMICALS

8. OFFICE

- Spacious office for up to 4 people comfortably with standing desks and white boards;
- Heating;
- Air conditioning;
- View.

9. MEETING ROOM

- Able to sit 4 to 6 people;
- White board.

10. IT EQUIPMENT ROOM

Secure for leaving laptops / computers etc.

11. MEDIA ROOM

- Flex seating for 10 adults;
- Flex seating for 10+ children;
- Fridge;

- Soundproofing;
- Surround sound Dolby Atmos;
- Air conditioning.

12. GAME ROOM

- Billiard / Pool table;
- Table tennis;
- Game consoles;
- Large TV;
- Good heating.

13. MUSIC ROOM

- Soundproofing for playing drums / electric guitar / trumpet etc.

14. GYM

- Soundproofing;
- Air-conditioning down to 12 degrees;
- Grippy floor;
- Inside / outside ability (outside for rig, tractor tyre etc.);
- Fridge + Water supply;
- Lots of floor space;
- Large mirror;
- Surround sound, Dolby surround;



5. Brief

Spinning machines

- 2-3 turbo trainers Wahoo Kickr;
- Wattbike;
- Peloton bike;

Running machines

- 1-2 running machine;
- Peloton treadmill;

Other equipment

- Rowing machine;
- 1-2 cross trainer;
- Set of weights and kettle-bells;
- Pull-up bar;
- Battle ropes;
- TRX;
- Boxing bag.

15. KITCHENETTE

Central kitchenette / Gym, Office, Media Room provided with their own fridge, kettle, running water, coffee machine.

16. CHARGE POINT FOR ELECTRIC CARS

- 2-3 electric cars;
- Consideration for discrete parking as cars are kept between the house and the outbuildings at the moment;
- Consideration for non-intrusive car movements through property;
- 6-7 cars to be parked.

17. BIKE STORAGE

- Secured and sheltered for around 20 bikes (adults & children);
- Charging points for electric bikes;
- Room for parking trailers;
- Room for bike workshop.

18. WOOD-STORE

19. GARDEN EQUIPMENT STORAGE

20. SECURED WORKSHOP

21. DISABLED BEDROOM & BATHROOM

- Step-free access to drive and kitchen.

22. AED (Automated External Defibrillator)

The proposals submitted as part of the Pre-application in March 2021 involved the conversion of all the barns to fulfil the Client's extensive brief.

Unfortunately being informed that there is a covenant that prevents almost all of the barns from being converted to provides those "ancillary" uses, it has been necessary to totally redesign the proposals to achieve as many as possible of the requirements in the remaining part of the barn capable of conversion, the new pool and link buildings.

The existing keepers cottage (coach house) and garages will now also be converted to make up the shortfall in accommodation.

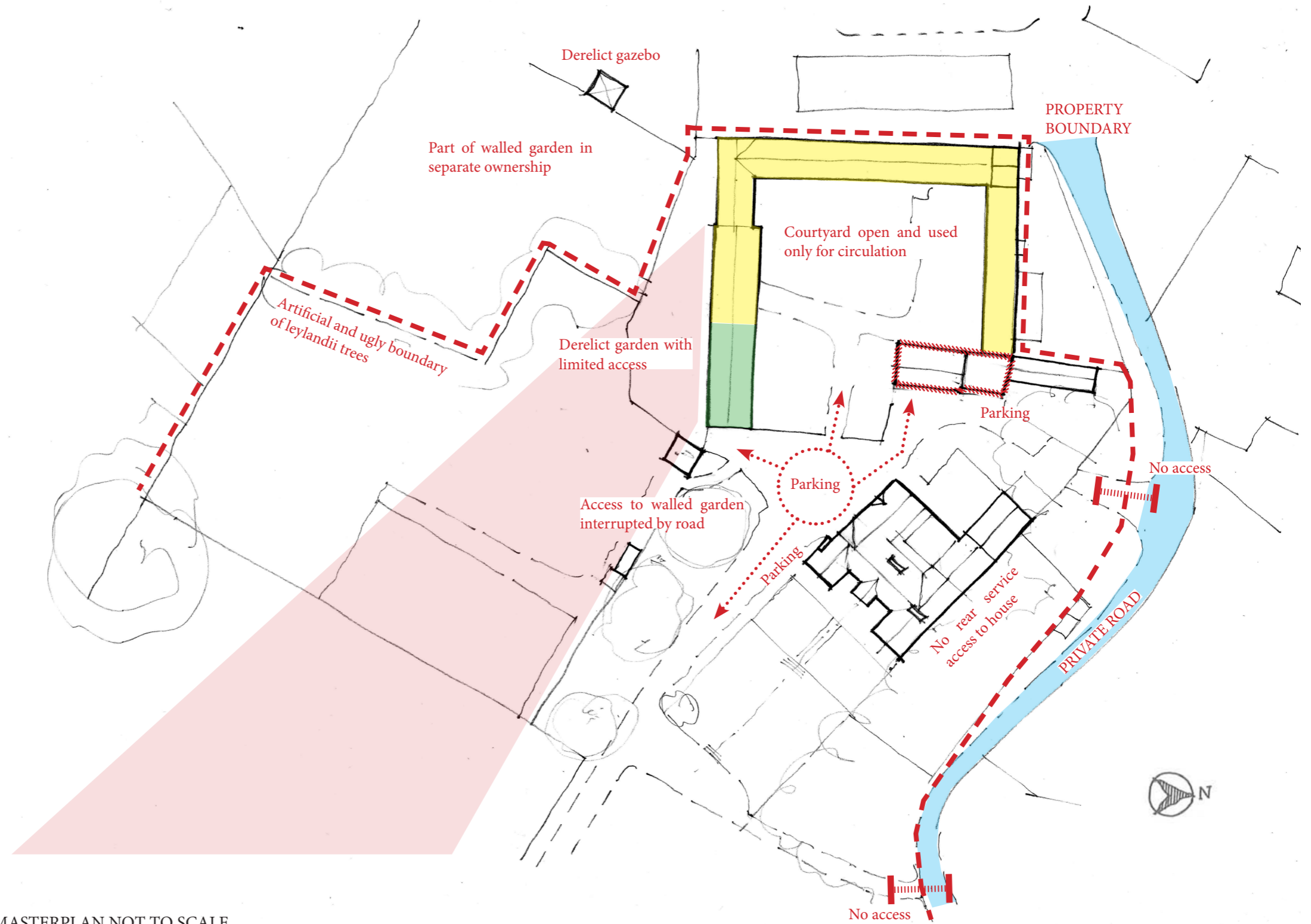


6. Constraints

1. CONSTRAINTS

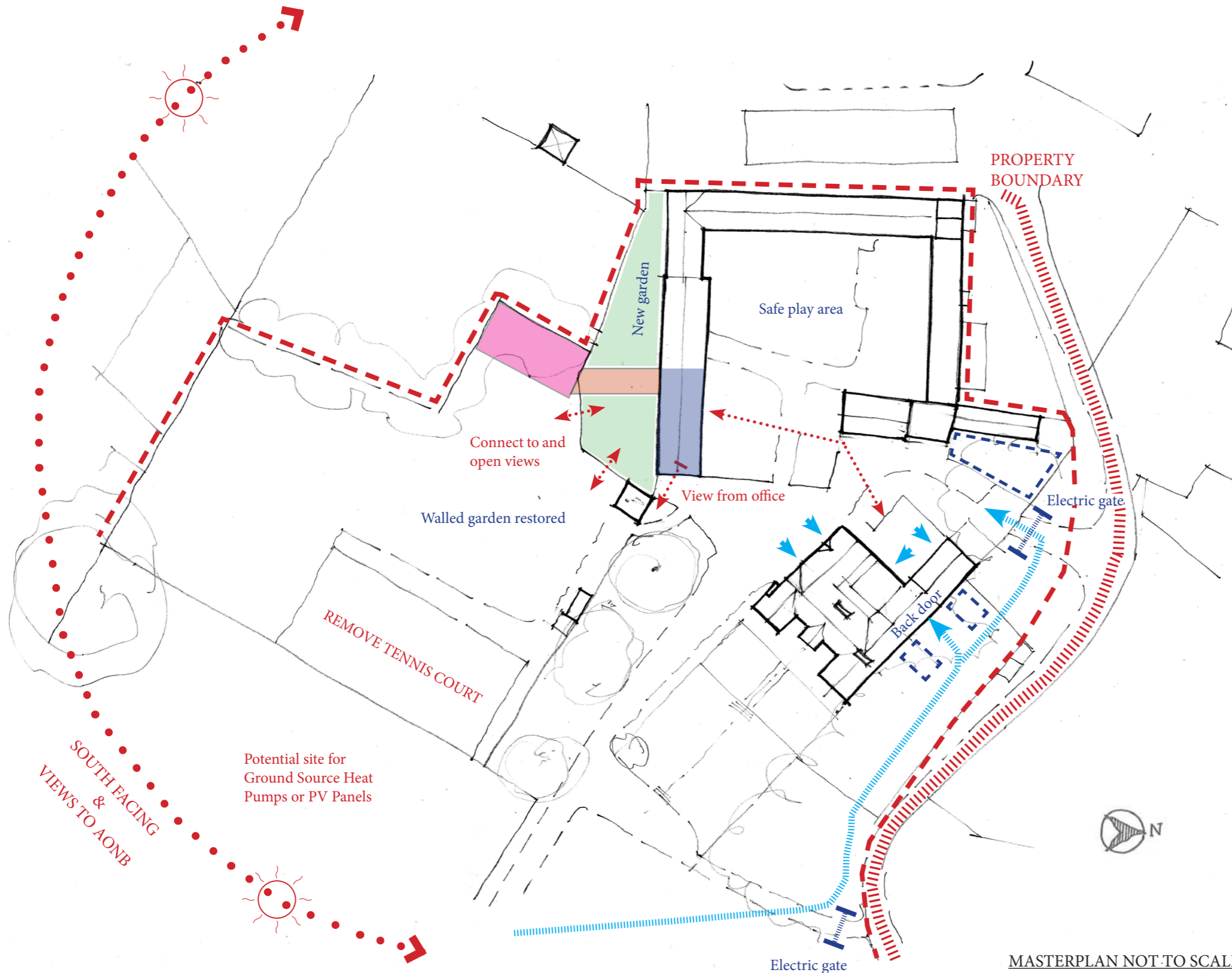
KEY

- - - Property boundary
 - ⬢ Main driving / parking circulation in front of main Hall - Dangerous for children running between outbuildings and main Hall / main family kitchen
 - | | | | Missing back of house access or alternative access
 - ⬢ Obstruction between main family kitchen and outbuildings / courtyard
 - South-East view overlooking the valley partially blocked by tennis court / not fully valued
 - Barn building covered by restrictive covenant preventing conversion
- Poor security arrangements from public highway up to the hall;
 - Adjoining neighbours' land compromising the privacy of the hall;
 - Poor relationship between hall, barn complex and residual walled garden.
- Barn building covered with less limited restrictive covenant
 - Private road unavailable to the owners of Aston Hall (Clients)



MASTERPLAN NOT TO SCALE

7. Opportunities



2. OPPORTUNITIES

KEY

- - - Existing property boundary
- ||||| Historic service access road: private and prohibited to clients
- ▨ Potential for new electric gate to avoid car circulation to front of house
- ▶ New access for family to avoid car circulation to front of house
- - - New visitor parking space to avoid car circulation to front of house, carefully landscaped
- ▨▶ New back lane for access because historic route cannot be reopened
- ▶ Enhance existing entrances into house by removing vehicular circulation
- ▶ New route linking family kitchen with outbuildings, courtyard and proposed pool
- Relocate tennis court to open up view
- Create new garden linking barns with walled garden
- New pool building
- Link building
- Barn capable of non-residential conversion

MASTERPLAN NOT TO SCALE



8. Repairs to existing fabric

REPAIRS TO FLOORS & PIERS



1. TRADITIONAL COBBLED FLOOR



4. MODERN CONCRETE OR CEMENT SCREED



2. TRADITIONAL 'PALMET BRICK' FLOOR



5. BRICK PIER BASES DAMAGED BY RISING DAMP



3. MODERN CONCRETE FLOOR AND DAMP IN DWARF RETAINING WALL



6. BRICK PIERS: MISSING PIERS TO BE REBUILT

8.1 Repairs to floors and piers

1. Traditional cobblestone floor: Generally challenging to walk on. Would need to be relaid on limecrete floor. The passage between the media and music rooms might be appropriate.

2. Traditional 'palmet brick' floor would be appropriate to use in rooms that need a traditional appearance or combined with underfloor heating because they transmit heat well. Should be laid on limecrete.

3. Concrete floor: these will all need to be removed because they drive the damp up the adjoining walls. A "breathable" floor is required to minimise that risk.

4. Concrete floor: This is a raised floor and it is likely that a cement screed has been applied over a traditional floor, this will need to be removed and replaced with a breathable floor.

5. Brick piers: The oversite concrete has forced damp up the soft brickwork, which has delaminated due to subsequent frost action. It will need to be repaired and repointed in lime.

6. Brick piers: Open barn: The brick decay to the bases has resulted in their total collapse in the past, and some are now missing. It is proposed that they should all be rebuilt.



8. Repairs to existing fabric

ROOF REPAIRS

8.2 Repairs: Roof trusses, purlins, rafters and battens

1. Simple triangular trusses with diagonal braces could be the oldest on-site, except for apparent remains of some of the 'cruck' frames.

2. King post trusses made from recycled timbers probably date to the late 19th Century, when the North range barns were rebuilt. They are much more sophisticated than the simple triangular trusses or cruck frames. Despite being made of recycled timbers, they generally appear in reasonable order.

3. King post truss similar to photo 2. When the roof was reslated, the farmer economised by not replacing the roof battens and employed timber blocks instead. The roof cover-up is likely to fail because of the deficient fixings achieved.

4. Simple triangular truss to the open barn roof: This range has been in very poor condition in the past. Many of the piers collapsed and the roof covering removed and replaced with corrugated iron. The remaining timbers, though crude, may still be serviceable as structure to support new timber-work.

5 & 6. Simple triangular trusses with diagonal braces could be among the oldest on-site. Modern/replacement infilling has been introduced to partition the different rooms. The plasterboard introduced to convert the South-West corner storage room appears particularly detrimental in the context of double height barn space. The proposal is to remove this and regain the space open to the roof as well as some natural light.



1. SIMPLE TRIANGULAR TRUSS WITH BRACES



4. SIMPLE TRUSS TO OPEN BARN ROOF



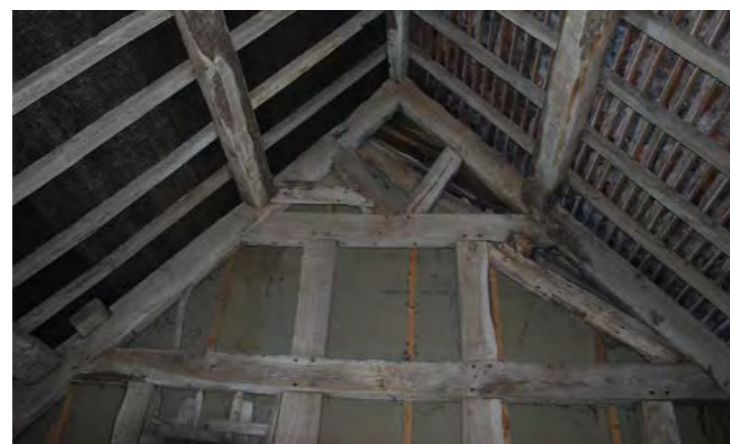
2. KING POST TRUSS MADE FROM RECYCLED TIMBERS



5. SIMPLE TRIANGULAR TRUSS WITH BRACES & MODERN BOARDING



3. KINGPOST TRUSS WITH TIMBER BLOCKS SUPPORTING THE SLATES



6. SIMPLE TRIANGULAR TRUSS WITH BRACES & PLASTERBOARD INFILLING



8. Repairs to existing fabric

DOORS & WINDOWS REPAIRS



1. FRAGMENTARY REMAINS OF HISTORIC DOORS



3. REDUNDANT HISTORIC DOORS



2. HISTORIC DOOR VERY BADLY ALTERED



3. HISTORIC DOOR WITH SPAB REPAIRS



5. CATTLE STALLS AND FODDER HOLDER



6. A SURVIVING EXAMPLE OF WOVEN STUD WORK



7. TIMBER SLATTED WINDOW OPENING

8.3 Repairs: Doors adjustments

1. Fragmentary remains of historic doors: on-site there are a number of redundant historic timber-work collections set aside for recycling. Many of them have old hinges and fittings and should be re-used.

2. Historic door: This door has been very badly strengthened with plywood and provided with a concrete threshold. The threshold will need to be replaced, the door lining scarfed in where missing, and the door properly repaired.

3. Redundant historic door: as above Photo 1.

4. Door partially repaired at foot where there is wet rot.

5. Cattle stalls and fodder holder: The North Range appears to have been used for over wintering cattle, and fodder holders were replenished from voids in the first floor above. Given their design, they are unlikely to have been used for horses. The stalls and feed holders could be repaired and relocated under the open arcaded barn.

6. A surviving example of woven stud-work: Fortunately, this historic feature has survived quite well because the framing has subsequently been overboard with modern ship lap timber boarding.

7. Timber slatted window opening: The original timber frame and window is likely to have rotted away and been replaced with this crude old boarding with open joints to allow ventilation.

8. Repairs to existing fabric

WALL STRENGTHENING

8.4 Repairs: Wall strengthening

1. Steel wall ties: The South facing brick walls of the North range are leaning out dramatically, see photo 3. Significant structural strengthening has been constructed, which is exceptionally crude and ugly, but appears effective. The cause of the outward leaning wall is likely to be a rotation of the foundations, inadequate tying of the first floor joists to these walls to provide restraint and prevent the outward thrust of the roof.

2. Internal steel stanchions (South Wall): the bottom member of the roof truss is now supported in certain places with steel stanchions linked to the ground floor steel beams and stanchions, see photo 4. The structural efficacy of these repairs and strengthening will need to be checked and replaced with something more sensitive.

3. Outward leaning South Wall: It is proposed to run the new glazed Cloister wall (similar to Huttons Farm) to provide additional bracing to this wall.

4. Internal Steel Stanchion, (North Wall): The North wall is leaning significantly and is similar; in its effect as the South Wall. This suggests that the South Wall's failure has 'pulled' the North Wall one out of vertical alignment, see Photo 2 above. The shed supports will be replaced with a more sympathetic structural repair.

5. Internal Steel Frame (South Wall): This frame appears to support the structure at first-floor level, similar to Photo 2. It is proposed to replace it with a more sympathetic structure. The first-floor timbers have generally failed or are failing, and it will be necessary to repair and tie-in these floors to the walls on each side to provide additional restraint.

6. Please see the following chapter "Structural Engineer's Method Statement" for a comprehensive analysis with potential stability strategies.



1. STEEL WALL TIES



3. OUTWARD LEANING SOUTH WALL



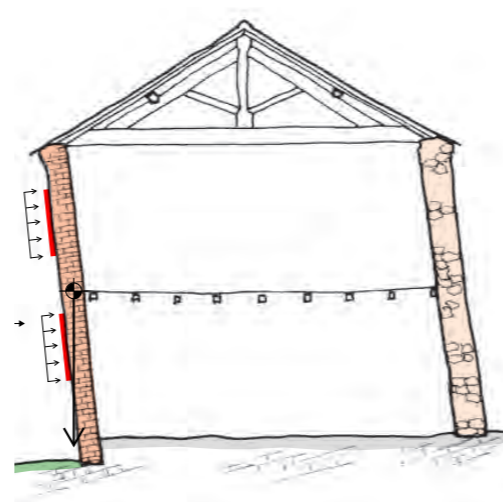
5. INTERNAL STEEL FRAME (EAST WALL)



2. INTERNAL STEEL STANCHIONS (EAST WALL)



4. INTERNAL STEEL STANCHIONS (WEST WALL)



6. LEANING BARN AS SURVEYED THIS YEAR



8. Repairs to existing fabric

MASONRY WALLS



1. STONE PIER TO BE REBUILT



4. STRUCTURALLY FAILING STONE WALL
NEEDING TO BE TIED TOGETHER



2. BRICK AND STONEWORK TO BE REPOINTED



5. MODERN CONCRETE BLOCKWORK TO COACH
HOUSE TO BE REPLACED



3. MODERN CONCRETE BLOCKS TO BE REPLACED



6. MODERN BLOCKWORK & STONE ELEVATION
WITH CONCRETE LINTELS TO BE REPLACED

8.5 Repairs: Masonry Walls

1. Stone pier needs to be rebuilt: The local stonework is very 'soft' and has deteriorated severely. It is structurally relatively weak and fails when overloaded. Stone repairs will be also required.

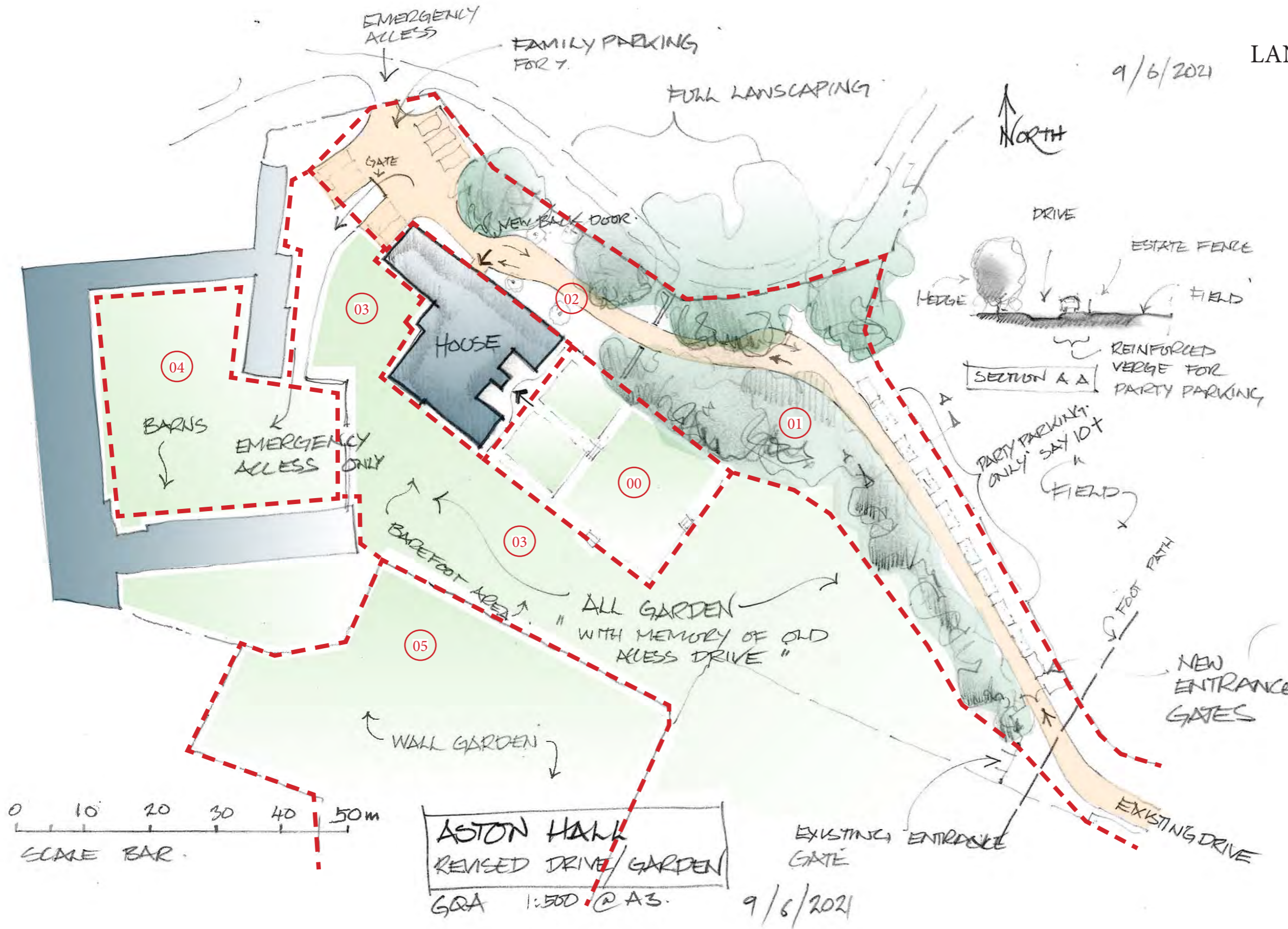
2. Brick and Stone walls to be repointed: The random rubble stonework is traditionally strengthened with brick quoins and reveals. Both stonework and brickwork require extensive repointing.

3. Modern concrete blockwork will need to be replaced: This section of wall would appear to have collapsed in the past and been rebuilt with a new concrete footing above and presumably below ground level.

4. The stone wall will need to be tied together: this wall, has been extensively repaired using 'bonding' timbers. However, there appear to be movement cracks that could still be 'live'.

5 & 6. The current proposals for the Coach House take into consideration the reconstruction of the modern concrete blockwork walls in order to take the proposed new double pitched roof.

9. Proposals: LANDSCAPE & CIRCULATION



9/6/2021

- KEY:
- (00) Existing formal garden to front of Hall
 - (01) Proposed new Drive
 - (02) Proposed landscaping to back of main Hall
 - (03) Proposed landscaping between main Hall & Outbuildings
 - (04) Existing main Courtyard & proposed Productive Garden
 - (05) Proposed landscaping to existing Walled Garden

LOCATION PLAN - NOT TO SCALE



9. Proposals: BARN'S REPAIR



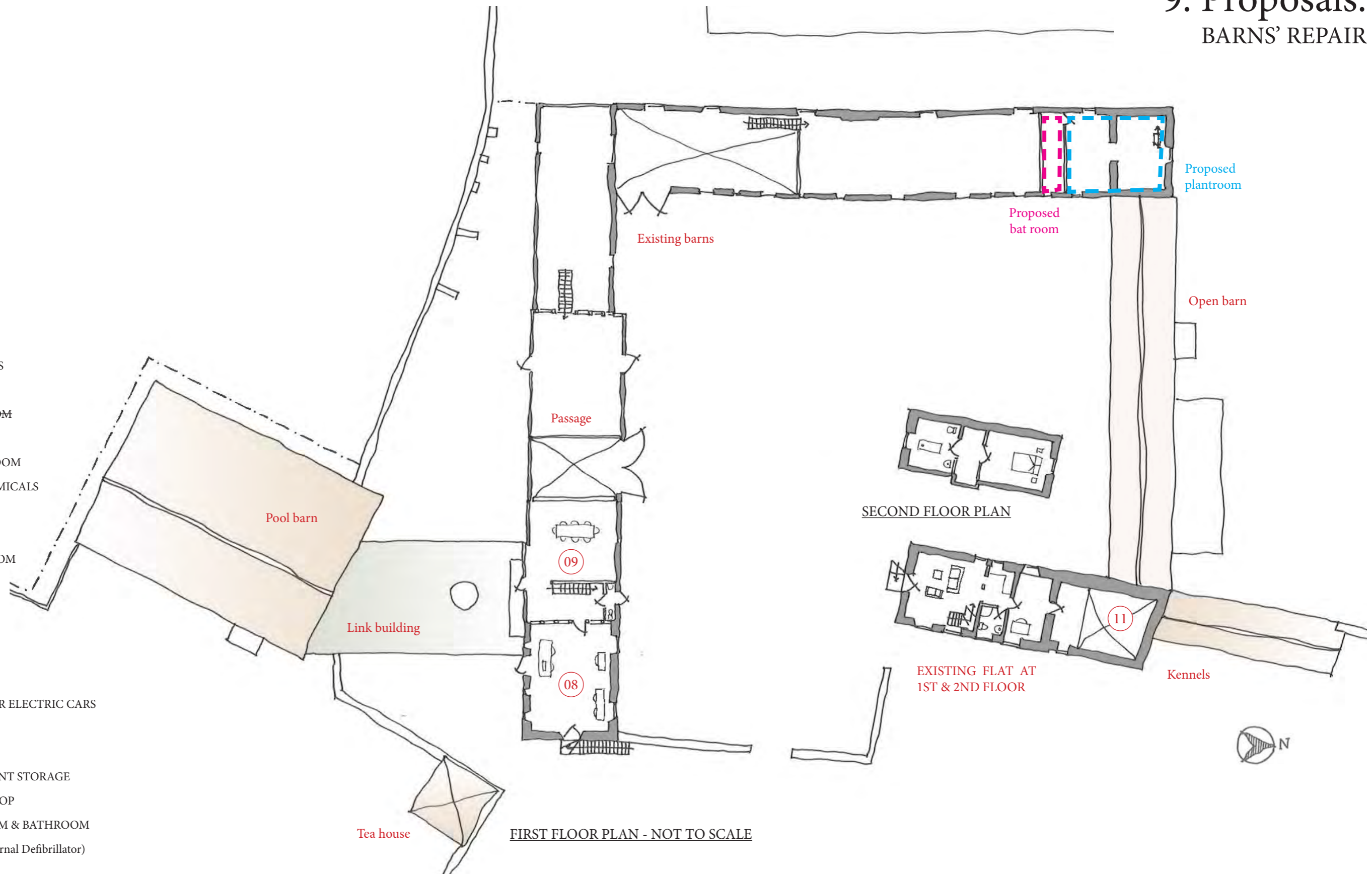
- 1. SWIMMING POOL
- 2. CHANGING ROOMS
- 3. SHOWERS
- 4. SPA / MASSAGE ROOM
- 5. WC
- 6. SAUNA & STEAM ROOM
- 7. STORAGE FOR CHEMICALS
- 8. OFFICE
- 9. MEETING ROOM
- 10. IT EQUIPMENT ROOM
- 11. FAMILY ROOM
- 12. GAME ROOM
- 13. MUSIC ROOM
- 14. GYM
- 15. KITCHENETTE
- 16. CHARGE POINT FOR ELECTRIC CARS
- 17. BIKE STORAGE
- 18. WOOD-STORE
- 19. GARDEN EQUIPMENT STORAGE
- 20. SECURED WORKSHOP
- 21. DISABLED BEDROOM & BATHROOM
- 22. AED (Automated External Defibrillator)

GROUND FLOOR PLAN - NOT TO SCALE



9. Proposals: BARN'S REPAIR

1. SWIMMING POOL
2. CHANGING ROOMS
3. SHOWERS
4. SPA / MASSAGE ROOM
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9. Proposals: BARN'S REPAIR

