

MGL DESIGN ASSOCIATES

Redevelopment of the vacant former Glebe Hotel and its surrounding site,
Church Street, Barford, CV35 8BS

DESIGN & ACCESS STATEMENT

NOVEMBER 2021





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INTRODUCTION

1.0 FORWARD

- 1.1 The author of this statement is Mike Lapworth B.A (Hons) Architecture and Environmental Science, B.Arch (Hons) RIBA and is the lead designer/architect on this project.
- 1.2 Mike has worked in various architectural practices in Birmingham and elsewhere and in 1988 founded Lapworth Partnership which was an award winning practice winning around 30 design awards until the practice closed in 2010. After that Mike Lapworth was a consultant with Lapworth Architects until 2016 but still continued with his own private projects and work. Mike has since traded as M Lapworth Design and now as MGL Design Associates.
- 1.3 Mike Lapworth was involved with the committee of Birmingham Architectural Association since 1980 as programme organiser, BAA Treasurer for 10 years, BAA Vice President and BAA President and during that time worked with the council's planning department looking at ways to improve the planning service offered by the council which included the idea to establish the householder team to deal with house extension applications leaving the area team members to deal with more complex applications.
- 1.4 Mike Lapworth has over the years been the architect designer of around 40 award winning projects and these include some of the following:
- 2019 National Award - London Evening Standard best small development in UK
 - 2018 National Award - London evening Standard medium sized house design award
 - Leamington Society Award - Contemporary design - large contemporary design extension to listed dwelling.
 - CABE Gold Award - Building for life - Redevelopment of Gordon Russel Works, Broadway, Wolverhampton.
 - CABE Compendium Guide to Design for Living - Development of Lickey Grange, Bromsgrove was included as good design example.
 - Green Tree for sensitive building in environment National Award - Lickey Grange Development, Bromsgrove
- Green Tree for sensitive building in environment Regional Award - Lickey Grange Development, Bromsgrove
 - Birmingham Post Housing Design Awards. Many wards in most categories including; Best overall development for relevant year, Best special development category, Best 2-bedroom house, Best 3-bedroom house, Best 4-bedroom house, Best executive home, Best apartment.
 - Conservation Awards - Birmingham, Solihull, Stratford.



George Road



Ampton Road Contemporary House



Evenlode house



Contemporary House

- 1.5 Mike has worked on many building types including housing, industrial, retail, education, university, restaurants, health buildings - doctors' surgeries to hospitals etc. He has worked on many period buildings and grant aided projects with Historic England, Birmingham City Council, Coventry Council and other projects were included as good examples in Solihull and Stratford Upon Avon Council's Conservation Area guides. Projects include:

1.6 GRADE I LISTED BUILDINGS

- Croome Court – Earls of Coventry country estate, Nr Pershore - Capability Brown and Robert Adam
- Hagley Hall – Hagley

1.7 GRADE II* LISTED BUILDINGS

- Thorngrove – Worcestershire , Home of Lucien Boneparte (Napoleon's brother) early 19thC and then Baker White Victorian explorer who discovered the source of the Nile. Worked on the property various projects to the house, walled garden restoration, landscape and drained and refurbished the lakes all over around 15 years.
- Great Barr Hall – Great Barr, Walsall - Home of the Scott family and leased to one of the Galton family during the time of the Lunar Society who regularly met there. Georgian Gothic House associations with John Nash and Gilbert Scott whose only known boathouse and other garden structures were on this site. Landscape Park Grade II Listed associations with William Shenstone, Repton and Gilbert Scott.
- 25 Somerset Road, Edgbaston – Various consents for owners and complete refurbishment and extension.
- Singers Hill Synagogue, Birmingham –Various work.
- Former Rectory, High Street, Henley in Arden

1.8 GRADE II LISTED BUILDINGS

- There is a very large number in this category all over the UK. There are many on the Calthorpe Estate in Edgbaston including Simpsons Restaurant in Highfield Road and more unusual ones such as a 1968 former factory in Bath built for a furniture company and was the first Mero space frame structure in the UK. It had to be fully refurbished and repaired after being unused for twenty years, vandalized and set on fire etc. It now has a retail use.



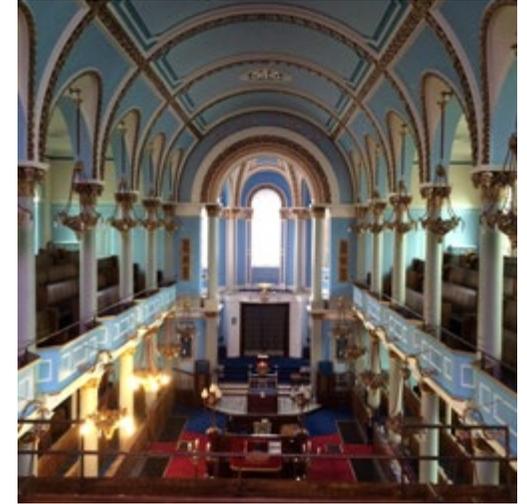
Haseley Manor



Interior Staircase



Gordon Russel Works - CBE Gold Award for world heritage project



Singers Hill synagogue



Lode House



Regents Green



Simpsons Restaurant



Somerset Road

2.0 INTRODUCTION

- 2.1 This Planning and Listed Building Application seeks to gain consent to redevelop the former Glebe Hotel site in Church Street, Barford
- 2.2 This site is located within the quiet historic residential village of Barford which is adjacent to the River Avon, around three miles from Warwick. The site is within the Barford Conservation Area which includes most of the historic part of the village and includes 42 Statutory Listed Buildings (Grades II and Grade II* Listed Buildings).
- 2.3 The Glebe Hotel site was formerly part of a larger Barford Rectory Complex and includes two Grade II Listed Buildings. One is the remaining part of the late Georgian/Regency Rectory and an earlier Dovecote. The Rectory was built immediately adjacent to the Grade II*Listed St Peters Church right in the heart of the Medieval village. The Rectory complex was a large country house and included principle rooms, staff accommodation, stables, coach house, garden buildings, walled garden and large pleasure gardens. The listed Rectory was built sometime after the Mills family purchased the accommodation in the 1740s. The Mills were a wealthy family and three successive generations were Rectors of the Parish of Barford from the 1740s until 1901. The advowson still rests with the family.



Current Ordnance Survey Map

- 2.4 From about 1948 the former Rectory complex was first used as bed and breakfast accommodation and progressively it was used as a hotel.
- 2.5 In the 1960s the former Rectory site was partially redeveloped with a new detached dwelling being built to the north of the site accessed off Church Street, 8 detached bungalows were built on most of the private Rectory gardens, walled garden and garden court etc. This led to the demolition of the majority of the service buildings apart from the brick boundary walls and the Dovecote.
- 2.6 In the late 1980s the Council granted consent for the demolition of the staff house associated/connected to the Rectory and the construction of most of the current hotel complex was built. The remaining part of the Rectory was listed in 1984 and the Dovecote was separately listed in 1987.
- 2.7 66 Church Street was acquired and attached to the Hotel complex and more recently the detached bungalow, 7 Church Lane was also acquired. Within the garden of No7 lies the Dovecote, now reunited with what remains of the original Rectory Complex.
- 2.8 The 39 bedroomed Glebe Hotel traded well for many years but from about 2012 the Hotel started to lose money year on year and when it was forced to shut down at the beginning of the Covid 19 pandemic first lockdown in March 2020 the owners decided the hotel would have to close for good. It has remained empty since that time apart from a live-in security guard.
- 2.9 The big question now is what can be done with the site? It has no future as a Hotel and many other possible options/ uses have been considered. There are problems with the roofs and other maintenance issues with the buildings and the owners want to find a way forward for the site to preserve/conservate the Listed Buildings so that Barford village is not left with vacant boarded up premises for years to come.
- 2.10 As architects for the proposed redevelopment, we successfully dealt with the restoration and conversion of Haseley Manor, another vacant Listed Building complex within the Warwick Council Area and it is hoped that The Glebe can be dealt with in a similar proactive way with the Council to achieve a good sustainable long-term future for the site and the Listed Buildings.
- 2.11 Whilst a formal Pre-application Application has not been submitted to the Council we have forwarded some information to Rob Dawson a Conservation Officer at the Council with whom we have also worked in the later stages of the Haseley Manor Project. Rob has confirmed that the return of the former Rectory to a family dwelling would be a positive way forward and by detaching it from the Hotel complex as part of improving its setting would help achieve a positive outcome for the property.
- 2.12 The initial application proposed was looking to redevelop the site with apartments and houses. After discussions with the Council that application was withdrawn after which a few possible options were prepared and discussed with the Case Officer and the Conservation Officer.
- 2.13 The initial advice received from the Council after looking at the sketch options was as follows:
Retention of the existing bungalow No.7 Church Lane and a preference for no building in the "garden space" beyond that which currently serves the hotel.
Retention of all the existing hotel buildings including the remaining Regency part of the former Rectory and several later extensions, which amalgamated with a 1960s dwelling and then conversion of this space into apartments.
- 2.14 We have spent a great deal of time looking at how the existing hotel can be converted into apartments. The existing floor plans and structure does not lend itself to conversion without major reorganisation of the interior space.
One option would deliver around 20 to 21 one and

two bed apartments but Knight Frank who are working with us to advise on marketability were very firmly of the view that these apartments in Barford would not be a good approach and would be difficult to sell.

A further option produced ten much larger apartments and involved a considerable amount of internal demolition and rebuilding to deal with access, fire requirements and simply to make some attractive marketable apartments. Whilst this was thought a better option two of the apartments were around 350 square metres in size (3500 square feet approx.) and these were thought to be simply too large for this location and when set alongside smaller apartments. To make these two apartments smaller it would involve creating more entrances into the building which was not practical and would involve yet more alterations to the Grade II Listed building.

2.15 The Applicants took the opportunity to discuss the issues concerning the permanent closure of the Glebe Hotel with the Chairman and other senior members of the Parish Council.

It is agreed that no one wants to see a long-term vacant building in the village with boarded up windows and a sense of decay. A positive future for the site needs to be found and the conversion of all of the existing buildings into apartments was not really

the best and preferred option from the village point of view. Visually from Church Street, the existing modern extensions are not attractive, and the rear elevation is even less attractive albeit it is accepted it is not really seen from the Public Domain.

The other problem visually is the enormous expanse of car park effectively covering the whole frontage, and just because it has been there for many years, it doesn't mean it is attractive from the village point of view. Apart from a rough hedge to part of the frontage and the historic cedar tree, there is no relief from the hard landscaped area, which is also not a very good setting for the grand 3 storey former Rectory building main front elevation.

2.16 The Applicant's preferred approach which is the Parish Council's preferred approach is to demolish all of the latter extensions used to create the Glebe Hotel just retaining the only historic Grade II listed element. The existing listed building will then be converted into four apartments as a way of preserving and reinstating the remaining historic detail and fabric to achieve a workable solution that the marketing consultants and the rest of the team feel will work and provide a good quality solution.

In place of the demolished areas of the hotel four new Georgian/Regency style town houses would be

created along with a further entrance to serve the majority of the apartments located within the historic listed building. Three of the houses plus the new apartment entrance will be on the same line and be the same length as the existing section of the hotel in line with but set back from the historic 3 storey façade. The eaves height of the new building will match the existing eaves line and the pitched roof slope will be similar to the existing building, but just sit slightly higher and will be around the original ridge height of the historic older part of the former rectory that was demolished to create the new hotel accommodation.

The fourth dwelling will be in the same style, height and detail and will return in line with the existing 1960s/70s house which was amalgamated into the hotel.

The detail of the design will be explained in more detail later on in this addendum, but the Parish Council senior members discussed this scheme with the Applicants and confirm this approach to the redevelopment of the hotel is what they preferred and wanted to see go forward.

Obviously, the other advantage of this scheme was the creation of front gardens and a better frontage to the street, which along with better quality building which would greatly enhance the village of Barford

and the Conservation Area. Long rear gardens will also be created in the rear area and the bungalow No.7 Church Lane - will be retained with a garden area reinstated as a detached dwelling. The Grade II listed Dovecote will then simply remain exactly as it is and be within the plot of No. 7 Church Lane as it has been since the Church Lane bungalows were first built.

3.0 THE SITE LOCATION & CONTEXT

3.1 The site is 5495 square metres in area (0.55 ha) and consists of a single parcel of land accessed via Church Street and separately off the existing Church Lane cul-de-sac. It has a long boundary frontage to Church St on the Western side and it sits adjacent to the Grade II* Listed St Peters Church and churchyard to the South. The Church Lane access is via a 1960s cul-de-sac serving the site of 8 new bungalows off the historic Church Lane which wraps around the western and southern side of St Peters churchyard. The other site boundaries to the south are the plot boundaries to Nos.5 & 9 Church Lane and finally to the north and north east the site is on the boundary with two existing detached dwellings being the Grade II listed The Old Mill House (No.2 High Street) & the New Mill House.

3.2 The site is in a highly sustainable location within the heart of Barford village. Access to the site is via the bypassed A429 (Bridge Street and Wellesbourne Road) to the West or via High Street and Barford Hill, an alternative route from Leamington Spa and Warwick to the North.

The M40 junction 15 is approximately 2 miles away with Warwick 3 miles, Warwick Parkway & Warwick stations 4 miles, Leamington Spa 5 miles & Stratford Upon Avon 8 miles.

The M40 and nearby railway stations provide



Google Earth view

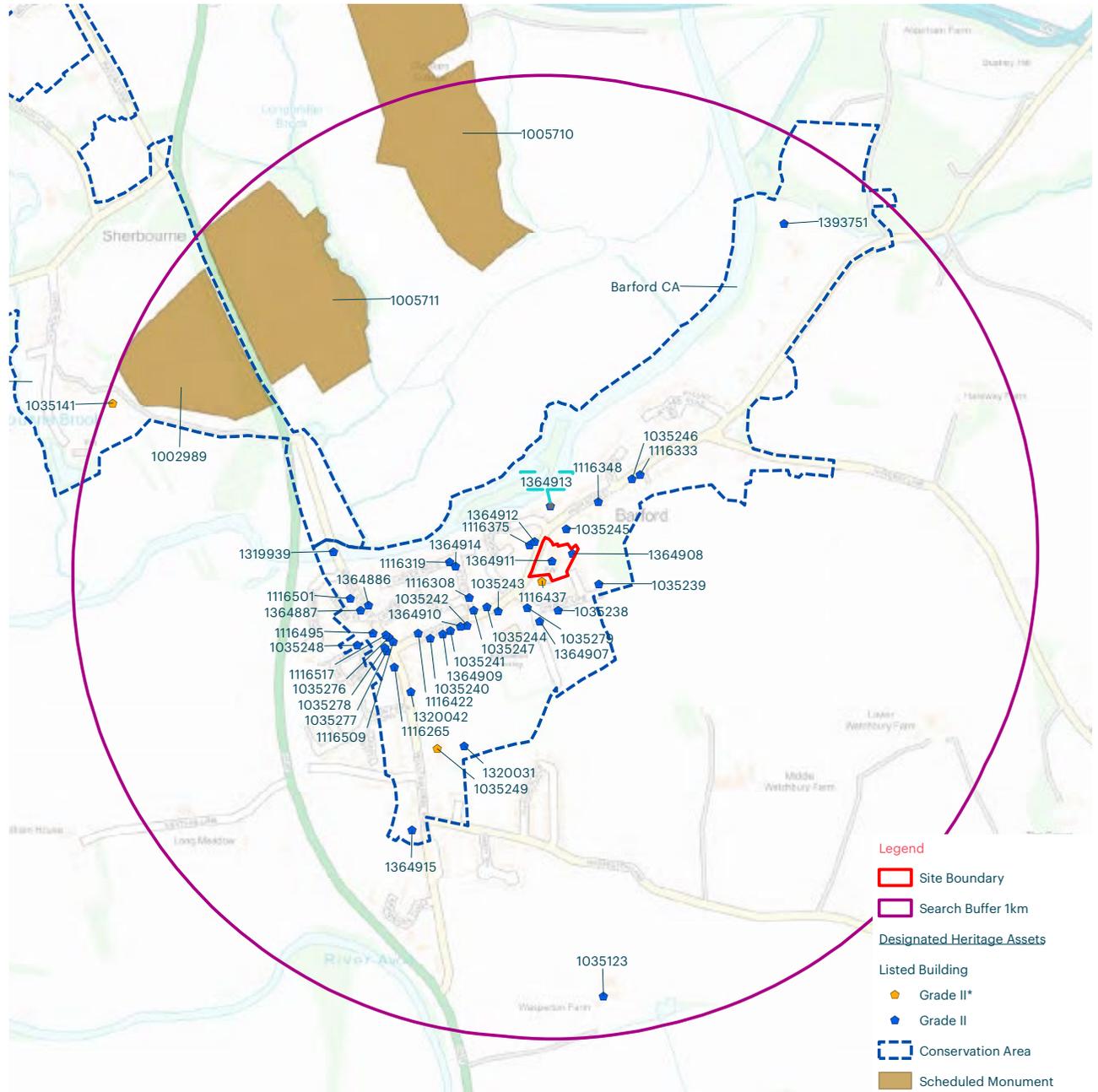
easy access to Birmingham, London & beyond and Birmingham International Airport is also relatively close.

3.3 The site has had a residential use from the Middle Ages as part of Church lands and has been used as a Rectory (residential use) since at least the time of Henry VIII's Dissolution of the Monasteries. From possibly 1948 the site has been used as guest accommodation / a hotel which is its current legal Planning Use. Apart from St Peters Church all surrounding sites are residential.

3.4 Barford is a historic village and all the main streets fall within the Barford Conservation Area which also includes 37 statutory listed buildings mainly Grade II Listed but a few like St Peters Church and Barford House are Grade II* Listed.

3.5 The site is relatively flat and the generous vehicular and pedestrian access off Church St serves the 39 bedroom Hotel and 150 person Events room and Leisure facilities. Virtually the whole of the triangle of land to the west of the site is now gravel car park with some hedge planting to the boundary to Church St and a buffer zone adjacent to the northern boundary with the Church.

3.6 The hotel entrance is the original Rectory entrance which is raised by three steps but the remainder of the ground floor of the hotel is level including the small yard to the rear of the Banqueting Room. Plot 7 Church Lane (now part of the hotel) is slightly higher gently rising to the ground floor level of the Dovecote about 700 to 800 higher than the main Hotel floor level.



Designated Heritage Assets & Conservation Areas



Glebe Hotel listed building front elevation



Front of hotel extension and listed building



Main entrance



Parking and No.66 Church Street



Front of hotel extension - No. 66 Church Street



Front of hotel extension



No.66 Church Street front yard



Cedar tree and car park in front of The Glebe Hotel



Boundary wall on Church Street



Boundary wall on Church Street



Boundary wall on Church Street



The Glebe Hotel side elevation



Original estate fence gate connecting church to Glebe site



Rear of hotel extension



Rear of listed building



Central court



Central court



Dovecot exterior



Dovecot exterior



Remaining walls in rear garden



Remaining walls in rear garden



No.7 Church Lane



Remaining walls in rear garden

ANALYSIS

4.0 NATIONAL PLANNING POLICY FRAMEWORK (NPPF) & NATIONAL PRACTICE GUIDANCE (NPPG)

4.1 NATIONAL POLICY

4.1.1 Government policy in relation to the Historic Environment is outlined in section 16 of the National Planning Policy Framework (NPPF) entitled “Conserving & Enhancing the Historic Environment”. This policy provides guidance for Planning Authorities, property owners, developers and others on the Conservation and investigation of Heritage Assets. Overall the objectives of Section 16 of the NPPF can be summarized as seeking the:

- Delivery of sustainable development
- Understanding the wider social, cultural, economic & environmental benefits brought by the Conservation of this Historic Environment,
- Conservation of England’s Heritage in a manner appropriate to their significance, and
- Recognition of the contribution that Heritage Assets make to our knowledge and understanding of the past

4.1.2 Section 16 of the NPPF recognizes that intelligently managed change may sometimes be necessary if Heritage Assets are to be maintained for the long term.

4.1.3 Paragraph 189 states that Planning Decisions should not be based on the significance of the Heritage Asset, and that the level of detail supplied by an

applicant should be proportionate to the importance of the Asset and should be no more than sufficient to understand the potential impact of the proposal upon the significance of that Asset.

4.1.4 Paragraph 197 requires the decision maker to take into account the effect on the significance of non-designated Heritage Assets and to take a balanced judgement having regard to the scale of the harm or loss and the significance of the Asset(s) potentially affected.

4.1.5 Heritage Assets are defined in Annex 2 as a building, monument, site, place area of landscape identified as having a degree of significance meriting consideration in planning decisions because of its Heritage interest. It includes Designated Heritage Assets identified by the local Planning Authority (including local Listings)

4.1.6 Archaeological interest is defined as a Heritage Asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point. Heritage Assets with archaeological interest the primary force of evidence about the substance and evolution of places, and of the people and cultures that made them.

4.1.7 Designated Heritage Assets comprise: a World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Parks and Gardens,

Registered Battlefields or Conservation Areas designated under relevant legislation.

4.1.8 Significance is defined as the value of a Heritage Asset to this and future generations because of its heritage interest. This heritage may be archaeological, architectural, artistic or historic. Significance derives not only from a Heritage Asset’s physical presence but also from its setting.

4.1.9 Setting is defined as the surroundings in which a Heritage Asset is experienced. Its extent is not fixed and may change as the Asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of the Asset, may affect the ability to appreciate that significance or may be neutral.

4.1.10 The NPPF is supported by the National Planning Policy Guidance (NPPG). In relation to the historic environment, paragraph 18a – 001 states that: “protecting and enhancing the historic environment of the NPPFs drive to achieve sustainable development (as defined in paragraphs 6-10) The appropriate Conservation of Heritage Assets forms one of the core planning principles”.

4.2 LOCAL PLANNING POLICY

4.2.1 The study site is located within the Warwick District Council's Planning area. The Warwick District Local Plan 2011-2029 (adopted 20 September 2017) contains the following policies relevant to the assessment of the Application.

HE1 Designated Heritage Assets and their setting

Development would not be permitted if it would lead to substantial harm to or total loss of the significance of the Designated Heritage Asset, unless it is demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh the harm or loss, or it is demonstrated that all of the following apply:

- (1) The nature of the Heritage Asset presents all reasonable uses of the site and
- (2) No viable use of the Heritage Asset itself can be found that will enable its conservation and
- (3) Conservation by grant funding or charitable or public ownership is not possible, and
- (4) The harm or loss is outweighed by the benefit of bringing the site back into use

Where development would lead to less than substantial harm to the significance of a Designated Heritage

Asset, this harm would be outweighed against the public benefits of the proposal, including securing its optimum viable use.

4.3 GUIDANCE

Historic Environment Good Practice Advice in Planning Note 2: Managing significance in decision taking in the Historic Environment (Historic England 2015)

4.3.1 The purpose of this document is to provide information to assist Local Authorities, planning and other consultants, owners, applicants and other interested parties in implementing Historic Environment Policy in the NPPF and NPPG. It outlines a six stage process to the assembly and analysis of relevant information relating to Heritage Assets potentially affected by proposed developments

- Understand the significance of the affected Assets
- Understand the impact of the proposal on that significance
- Avoid, minimize, and mitigate impact in a way that meets the objectives of the NPPF
- Look for opportunities to better reveal or enhance significance
- Justify any harmful impacts in terms of the sustainable development objective of conserving

significance and the need for change, and

- Offset negative impacts on the significance by enhancing and archiving archaeological and historical interest of the important elements of the heritage assets affected

5.0 ACCESS & MOVEMENT

5.1 Currently the main site is accessed from Church Street & has a secondary access from the acquisition of 7 Church Lane. As already described access out of Barford is available via Church Street to Wellesbourne Road & Bridge Street or via High Street

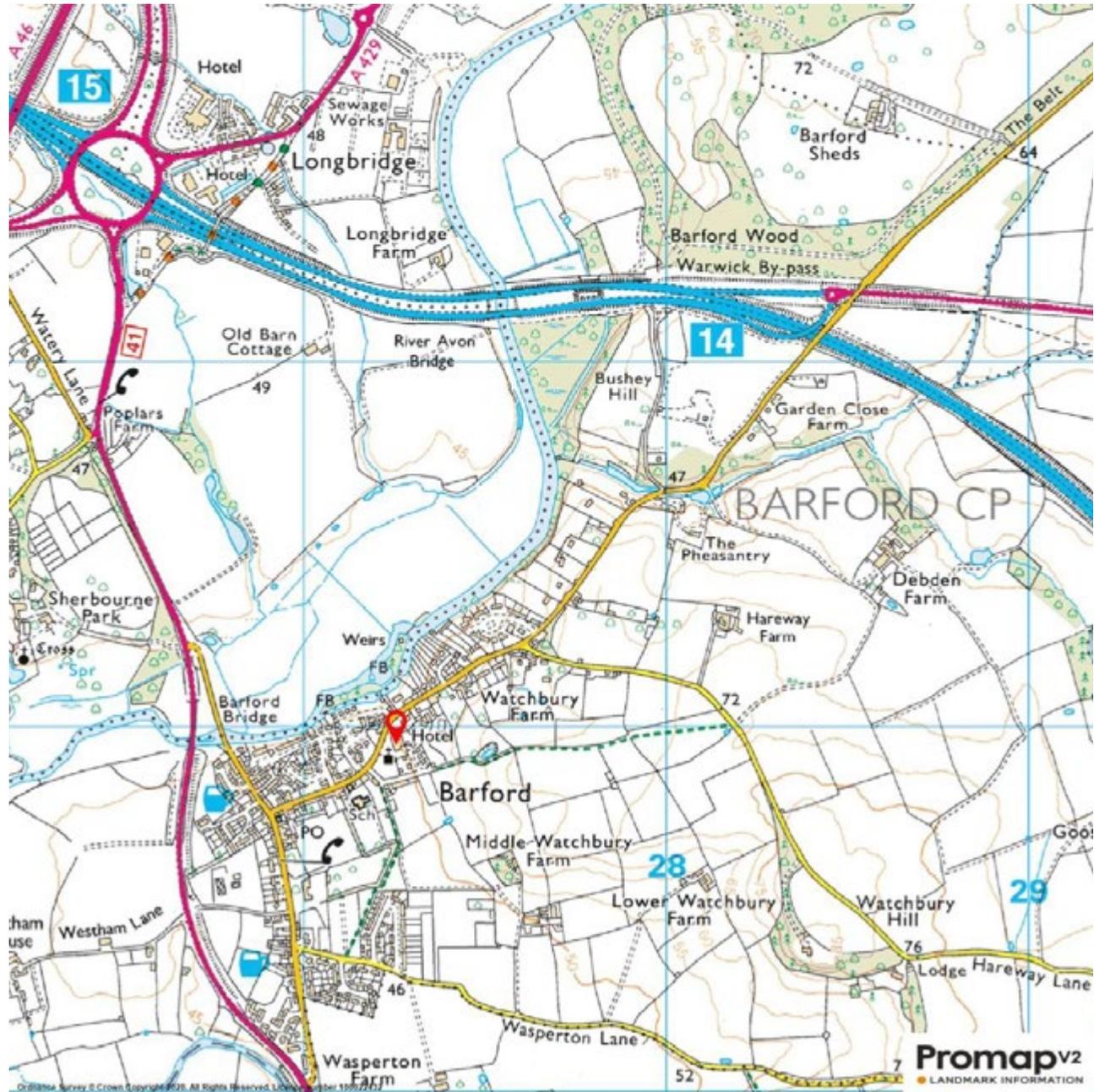
5.2 Pedestrian access is via the same main access points as noted above and via an existing footpath connection with the site from the hotel to Church Lane cul-de-sac.

5.3 Bus & train services

Stagecoach No15 runs an hourly service on Mondays to Saturdays & every two hours on Sundays. The times from Barford to Warwick and Leamington are 6:51, 7:36, 9:19 & then 13 minutes past the hour from 10:13 to 15:13, 16:06, 16:56, 17:59, 18:59 to Warwick only, 20:18 to Warwick only & 22:18 (Fridays only). On Saturdays times are: 00:08 & 13 minutes past the hour from 08:13 to 15:13 & then at 16:18, 17:23, 18:23, 18:59, 20:18 Warwick only & 22:18.

On Sundays (to Warwick only) at 53 minutes past the hour from 09:53 to 17:53.

The times to Wellesbourne and Stratford are Mondays to Fridays at 6:35, 7:28 and then 50 minutes past the hour from 9:50 to 14:50 then 16:00 (school term only), 16:30, 17:00, 18:00, 18:58, 19:58, 20:58 (Fridays only) and 22:48 (Fridays only).



Promap

Saturdays at 06:51, then at 50 minutes past the hour from 08:50 to 14:50, 15:54, 16:55, 18:00, 18:58, 19:58, 20:58 & 22:48.

Sundays at 08:45 and then at 30 minutes past the even numbered hours from 10:30 to 18:30.

The x18 which serves Sherbourne via the A46 is available on Mondays to Saturdays and there are also services on Sundays.

A wide range of train services are available from Warwick Station & from Warwick Parkway.



Barford satellite view

6.0 LOCAL FACILITIES



Barford Beehive Nursery



Joseph Arch Inn

6.1 EDUCATION

Primary School – Located in Church Street is St Peters Church of England Primary School with age range from 4 to 11 years.

Day Nursery – Barford Beehive Nursery and Preschool for children aged 3 months to 5 years in Church Street, Barford.

6.2 COMMUNITY FACILITIES, PARKS AND OPEN SPACES

Barford Village Hall – Church Street. King Georges Field award winning free to use sports facility for residents of Barford, Wasperton and Sherbourne includes two tennis courts, multi-user games area, children's playground, outside gym, skate ramps, basketball net and playing field.

6.3 SHOPS & SERVICES

Barford Village shop & Post Office in Church Street.

Peach Perfect Presents, 32 High Street

Warwick K9 Services Petcare, 56 Wellesbourne Road

6.4 PUBS & BARS

Granville Arms

Joseph Arch Inn



Barford Village Shop



Barford Village Hall

SITE ASSESSMENT

7.0 LOCAL CHARACTER ASSESSMENT

7.1 ASSESSMENT

7.1.1 A brief assessment of the building forms and types within the local area has been undertaken of Barford to look at its local character and sense of identity.

7.2 LOCAL MORPHOLOGY

7.2.1 Barford is an historic residential village and much of it lies within the Barford Conservation Area. Warwick District Council selected the village as a place with special characteristics worthy of designation as a Conservation Area. The maintenance of the character is a working partnership with those who live in the area, the Parish Council and the District Council where householders and visitors to the village can enjoy its special sense of place and special characteristics.

Historically Barford is made up of four main streets, Wellesbourne Road, Bridge Street which runs north / south and was the main road to the Cotswolds to the South and Warwick & Stratford to the north. The two named roads merge to form one route and the change of road name relates to the connection in the main part of the village served by Church Street leading onto High Street which runs parallel to the River Avon (just to the north).

Bridge Street connects Church Street to the Grade II* Listed stone bridge over the Avon which was the main local crossing point.

These main streets were arteries onto which most of the houses were built or related to over the centuries. Historically there were two short roads to the north of Church Street both leading to the river, Keytes Lane and one to the Corn Mill. To the South was a short lane – Church Lane which wrapped around St Peters Church and passed the Rectory gardens and led to a lodge serving Watchbury House which also fronted High Street.

Over the last 40 to 60 years there has been new development which has mainly consisted of cul-de-sacs added to the main historic streets. These include Fairfax close off Keytes Lane, Verdon Close and Verdon Place to the North of Church Street opposite the Church and Glebe Hotel and Avon Close also on the north side of the High Street. All of these have infilled land between the Avon and the historic roads. The only other main change is the extension of Church Lane onto the former Rectory gardens. Similar infill / cul-de-sac developments have also been added off Bridge Street (Warwick Road) and Wellesbourne Road.

7.3 BROAD DENSITY ASSESSMENT

7.3.1 The Application site has high density development until Plot 7 of Church Lane was acquired and combined with the large frontage car park occupied the entire



Church Street - Glebe Hotel site access



Church Street - Glebe Hotel boundary



Church Lane showing Rectory and Dovecot in distance



Site plan as existing - handdrawn



St. Peter's Church from Church Street



Watchbury House



Dovecot in rear garden of Glebe Hotel

remaining area of the former Rectory site. The acquisition of No.7 Church Lane has now added a detached bungalow, a listed Dovecote and a rear garden area which has become outside space linked to the Hotel Banqueting and Conference Room.

7.3.2 Within Barford most of the development has taken place fronting the main streets creating the effect of high density but there is open space to the rear of the developments.

7.4 URBAN FORM & BUILT FORM

7.4.1 The historic development is linear and fronts the main streets either directly off the pavement or slightly set back from the pavement. The development includes a whole range of houses which include 3 storey, 2 ½ storey, 2 storey, 1 ½ storey and single storey buildings which range from detached houses, semi-detached and linked terraces. Virtually all of the terraces are made up of properties built at different times and are of different heights but they all look comfortable together and this variety creates the particular sense of character and place that makes Barford village unique.

7.4.2 The modern infill development is also varied and includes 3 storey, 2 ½ storey, 2 storey, 1 ½ storey and single storey buildings set within former larger historic plots or on previously undeveloped land. Stylistically

it is difficult but generally it does blend in well and just becomes part of the overall village character within the Conservation Area.

7.4.3 The size and type of buildings / houses range from small cottages to large period houses all directly off the street.

7.4.4 The plot sizes vary to suit and there are larger buildings like the Church, Village Hall, Barford C of E School being community buildings and then much larger impressive houses like Barford House, Watchbury House and the former Rectory which were set back from the road with large grounds.

7.5 LANDSCAPE AND OPEN SPACE

7.5.1 Within the village there is a green space associated with the Village Hall, St Peters Church churchyard and land adjacent to Watchbury House which are seen from and read as part of Church Street and High Street.

7.5.2 Behind the buildings are Barford School playing fields and the extensive King George playing fields next to Barford Cemetery all accessed from Church Lane.

7.5.3 Beyond the built form and landscape associated with the built form and the communal spaces are open fields.

7.6 BUILDING DETAILS & MATERIALS

Generally the buildings have double pitched roofs covered traditionally in clay tiles or slate. Walls to buildings vary throughout the village but are generally traditional brick, brick with stone dressings/details, stone or render. Windows are painted timber casement or vertical sliding sash.

7.7 BOUNDARY TREATMENTS

Brick walls of varying heights
Stone walls of varying heights
Closeboarded fencing



Church Street buildings



Church Street buildings



Church Street buildings



Church Street buildings



Church Street buildings



Church Street buildings



Church Street buildings



Church Street buildings



Church Street buildings



Church Street buildings



Church Lane buildings



Church Lane buildings



Church Lane buildings



High Street buildings



High Street buildings



High Street buildings



High Street buildings

8.0 SITE CONSTRAINTS AND OPPORTUNITIES

8.1 TOPOGRAPHY

8.1.1 As can be seen from the topographic survey the site is relatively flat just rising slightly to the rear by the Dovecote

8.2 LANDSCAPE & VIEWS

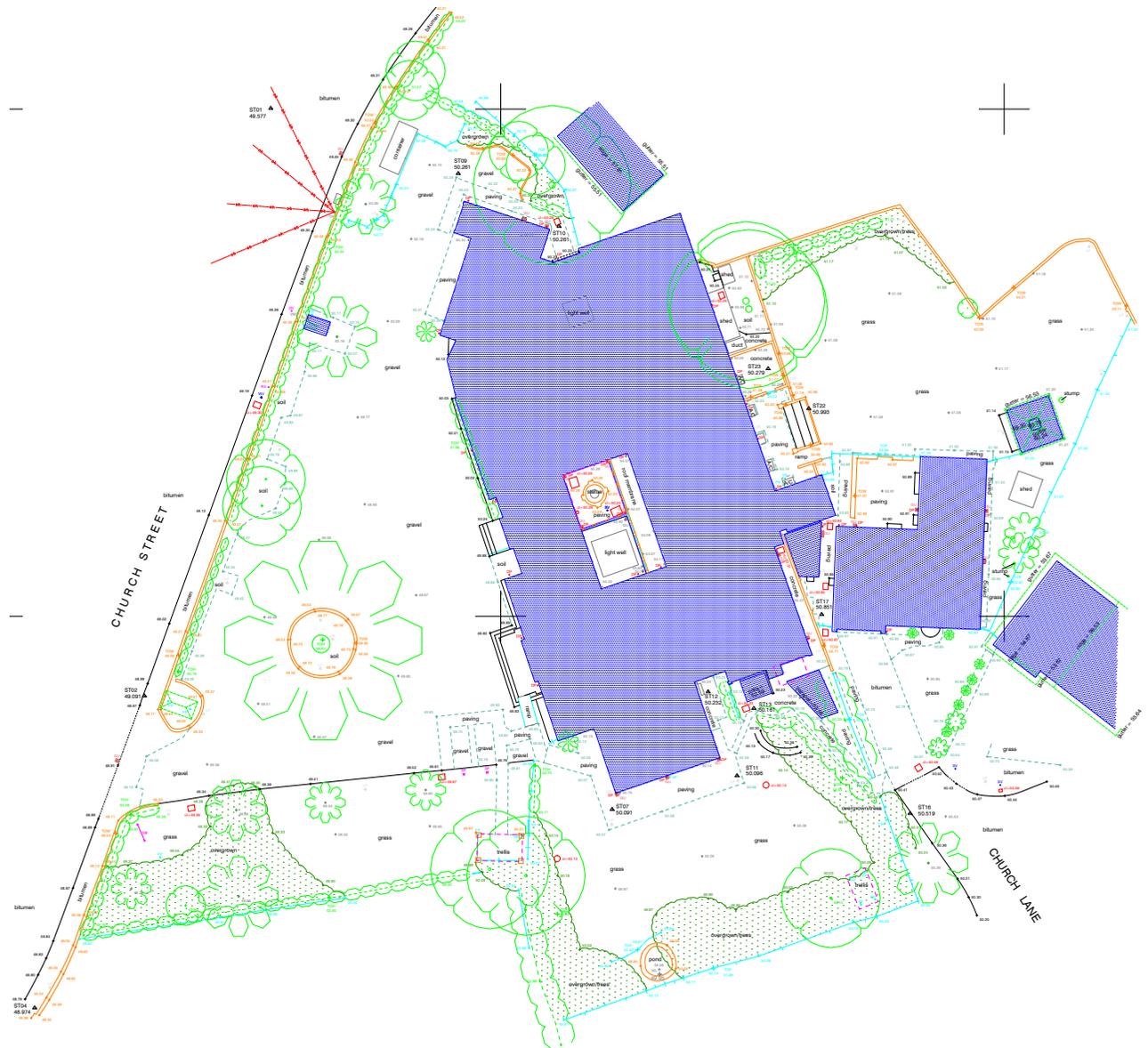
8.2.1 To the Church St side of the site and entrance, the main features which frame the front elevation of the listed building are the large cedar tree and the landscape buffer strip adjacent to St Peters Church. The remainder of this area is covered by gravel car parking with some boundary hedging to back of pavement. There is an impressive view of the front elevation of the Listed Building and there are good views out towards Church Street from the Hotel. There are no buildings at back of pavement opposite the former Rectory site

8.2.2 Remaining Area of the Rectory garden to the south of the listed Glebe Hotel.

This private garden area is a lawn contained by landscaping to three sides and the Hotel on the fourth side. There are no views into the site from this area and only views into it are from the Hotel

8.2.3 Northern boundary

There is a hedge to the front garden of the New Mill House and the Hotel Leisure complex which has a two



Site topographic survey plan

storey high brick wall forms the rear site boundary to the New Mill House

No views in or out of the site.

8.2.4 Eastern Rear Garden Area

There is a small terrace running along the rear of the Hotel and a grass area beyond which is a slightly sloping plateau about 600mm above the terrace level. There is some hedging and a high brick boundary wall. On the northern side the adjoining land is overgrown with little views in or out but looking out from the Hotel eastwards, the landscape is more open, associated with Watchbury House. This gives parkland views from the existing Hotel rooms

8.2.5 The proposed design would look to lessen the continuous mass of building and to break up the extensive front car park which dominates views of the Glebe Hotel.

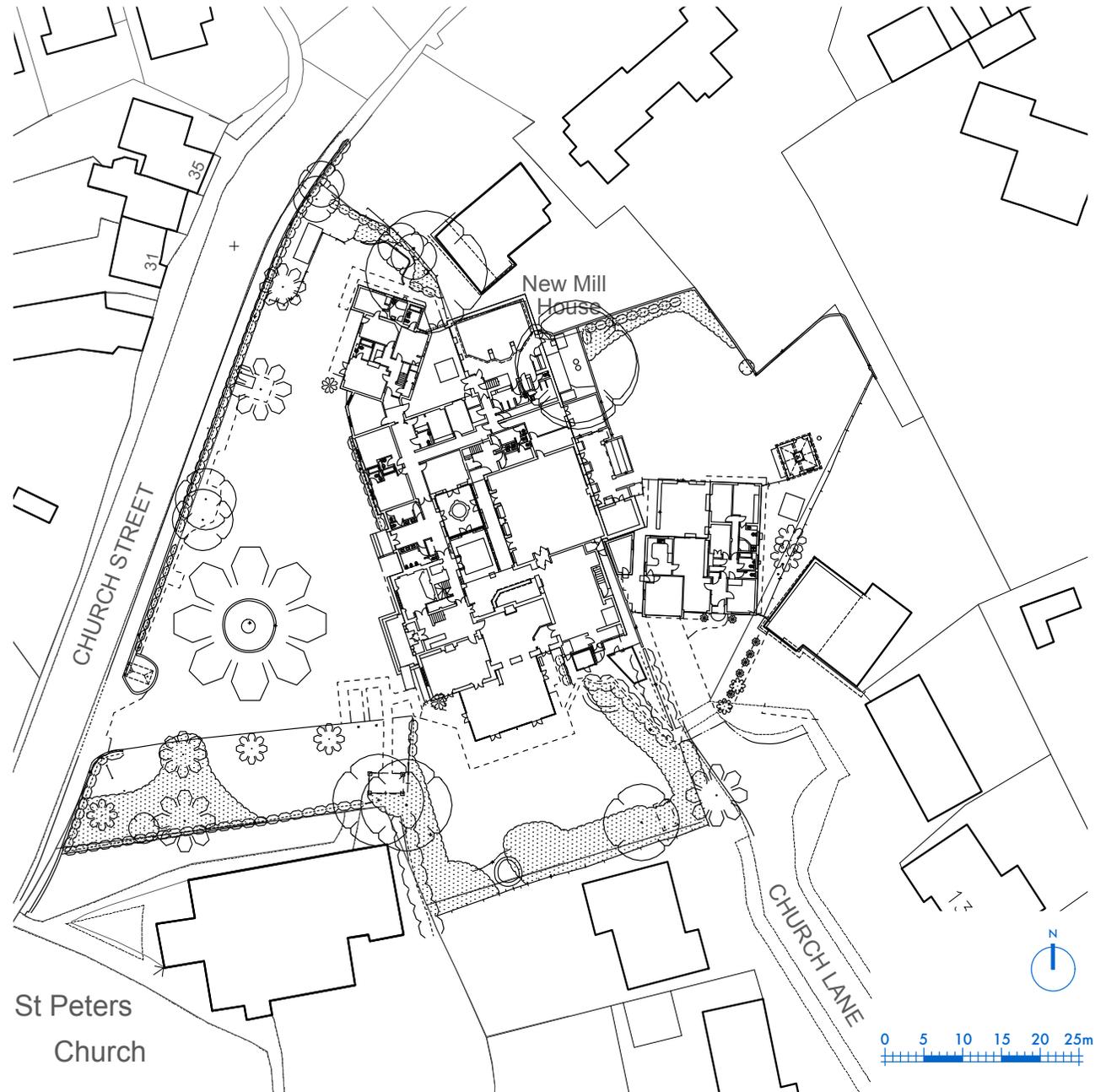
8.2.6 The all-important view of the front elevation to the listed former Rectory will be enhanced by significant landscaping and the removal of most of the hard car park surfacing to provide a more domestic front garden. The cedar tree will be growing in a lawned area rather than a raised brick area set within a car park.

8.2.7 The Church Street elevation of the detached apartment building will include parking but it will be broken up with landscaped areas which will give a much different and softer feel.

8.2.8 Iron gates and railings will be reintroduced to the Church Street boundary set on a low brick wall along with hedge and other planting behind the railings when viewed from Church Street.

8.2.9 The garden to the south of the Listed Building would be retained and enhanced

8.2.10 More hard and soft open landscaped areas will be introduced into the scheme as a whole to lighten/break



Site plan as existing

away from the massive hotel complex that exists and the stable/coach/kitchen/garden yard area feel that existed for over 200 years will be reinstated giving a better backdrop to the Listed Buildings.

- 8.2.11 The Glebe hotel listed former rectory building will be detached from the other buildings and converted into new private houses

8.3 FLOODING AND DRAINAGE

- 8.3.1 Glebe Hotel – according to the Environment Agency Flood Map the site and adjacent area has a very low risk of flooding (less than 0.1%) and is clear of the flooding area of the River Avon which floods the land north of the river. This would make sense that historically the village builders deliberately sited the village on the higher ground avoiding regular flooding.

8.4 ACCESS

- 8.4.1 There is an existing wide access serving the hotel off Church St and a second access at the end of the Church Lane cul-de-sac road which was created to serve No7 Church Lane which is now part of the site. Both access points serve pedestrians and vehicles.
- 8.4.2 There is also a pedestrian footpath access from Church Lane to the back of the hotel kitchen area.
- 8.4.3 The existing Glebe Hotel access off Church Street will

be modified to create a smaller gated access to serve the Glebe House No1.

- 8.4.4 A second vehicular and pedestrian access will be created to serve the new apartment building off Church Street.
- 8.4.5 The Church Lane access will be utilised to serve the Glebe House No2 & the new residential stables complex.

8.5 ARCHAEOLOGY

- 8.5.1 A desktop archaeological report for the site has been prepared and forms part of this Application

8.6 ECOLOGY

- 8.6.1 A bat survey has been undertaken by X and forms part of the Application

8.7 GROUND CONDITIONS AND POLLUTION

- 8.7.1 The site's history and location adjacent to the Church is known for several centuries. It is understood that its use has been residential for that time and it has definitely been a Rectory since the Dissolution of the Monasteries in the 1540s.
- 8.7.2 The remaining part of the former Rectory site has been either Rectory gardens or the site of former service buildings and yards. It is not expected any contaminated ground is present on this site.

8.8 ARBORICULTURAL REPORT

- 8.8.1 A tree report has been prepared by Godwin's Arboricultural Ltd.

8.9 OTHER CONSIDERATIONS

- 8.9.1 Drainage: The site has drainage connections for storm water and foul drainage to the existing drainage system in the village. The total area of built form will be smaller than the existing building and will be able to drain easily into the existing systems utilising existing connections.
- 8.9.2 Services: The hotel has mains water, electricity & gas connections for heating, lighting etc.

INVOLVEMENT & EVALUATION

9.0 DESIGN EVALUATION

9.1 INITIAL CONCEPT & DESIGN OPTIONS

9.1.1 The problem is to find a creative solution for the future of the Glebe Hotel site. As with many building types over time the original uses are no longer required. On this site there is a listed Dovecote which was formerly a useful working part of the Rectory complex but is no longer required for food production. Being a quirky building and part of a site belonging to the same family (who were Rectors of Barford church) for 160 years, it survived within the service yard and was repurposed as an interesting tower feature seen from the Rectory gardens. To retain it as a visual feature and possibly used as a store, a new cupola was added to replace the open dove/pigeon access to the nesting holes. The plain gable verges were lifted visually by adding decorative barge boards. In the 20th Century it again started to fall into disrepair and from the 1960s was separated from the Rectory when the gardens were redeveloped with eight new detached bungalows. No.7 Church Lane was used as the Rectory /Vicarage and the Dovecote became part of the rear garden by default. Around 20 years ago No. 7 Church Lane was purchased by the Glebe Hotel and the neglected Dovecote and the bungalow became part of the Glebe Hotel complex. The Dovecote was covered in ivy and in poor order and it was refurbished, in part paid for by the hotel and in part by the village. The problem is that the Dovecote has been stabilised but does not

have a use and therefore it needs be repurposed for its survival in order to save its special qualities, retains its significance and enhance its setting. Currently the Dovecote seems like an afterthought set awkwardly between two 1960s bungalows.

The second problem is what to do and how to use the second major Listed Building on the site, formerly the late Georgian/Regency Rectory. The building was designed to sit alongside the Grade II* Listed Church and is important to the setting of the Church. The front elevation of the Rectory was designed to show wealth and impress when seen from Church Street. This view was originally seen across lawns through the iron railings which were set on a stone coping over a low brick boundary wall. The current access did not exist until more recent times but the mature cedar tree was deliberately planted to frame the main 3 bay 3 storey elegant front elevation of the Rectory set back by over 40m from Church Street on one side while the Church frames the opposite side. Like the Dovecote the large Rectory had the appearance of a large country house within the village and showed the villagers that the Rector was a wealthy man and part of a wealthy family. In more recent years this no longer was the case and in the 20th Century it ceased to be a Rectory and the money needed to maintain it was no longer available. In the latter part of the 20th Century the

former house and staff house started to be used as a hotel and the service buildings like the stables, garden stores, walled garden along with the Dovecote were became unnecessary, unused and no doubt started to fall into disrepair. This inevitably led to further a repurposing of the site with 9 detached houses built within the former Rectory complex, the demolition of most of the service buildings and the addition of a large hotel block extension that cut into the side of the Listed Rectory. This was accepted as a way to give the site a viable future at that time and the latest version of the hotel successfully traded for over 20 years until various external issues made it clear that it would not be able to keep profitably trading. It was only a matter of time but when the lockdown started in March 2020, the hotel was forced to close and this was the final nail in the coffin. The site was closed for good. Once again, the site and the remains of the Rectory needed a new use, not only to save the Listed buildings but to give them a viable long-term future which recognises their significance and their important setting within the village. In its current arrangement, some of the fabric of the Listed Hotel building has been lost along with period details and features. The setting has also been changed with the demolition of part of the original connected building and outbuildings and the addition of a significantly larger hotel block along with the removal of the garden setting replaced by a large

gravel car park. What has been done was consented and legal but on looking how to repurpose the site for its next new life and use, part of the challenge is to try to improve the setting for the Listed Buildings.

- 9.1.2 The previous point tries to outline the problems that need to be resolved but the question is what can be done to improve the site for the future and what use or uses could be incorporated within the site which will work well with the village and the neighbouring sites in the long term.

The initial idea was to see if a use could be found using the existing fabric and structure on the site. Various options were investigated which included a care home, and apartments but neither of these fitted easily within the building. Considerable changes were needed involving the removal of walls and the rearrangement of accommodation but the design solutions were forced, did not flow naturally and simply did not work and/or were not viable.

- 9.1.3 What became clear was that a residential use had the potential to work within the site but what would be the best way forward to deliver that scheme.

It was clear that the Listed Building formed by the remains of a single family dwelling with its central main entrance and staircase could not easily be split into apartments. In addition, it became clear that its

significance and setting would be improved if it was detached from the rest of the site and the idea of converting it back to a single family dwelling was investigated. Not surprisingly, this worked well as the property would be returned to its original use, but as the Rectory had much bigger grounds and without that land it was not really going to be viable. The principle of converting the Listed Building back to a single family dwelling was discussed with the Conservation Officer Rob Dawson who confirmed his support but agents who were consulted liked the idea but were concerned the property would not achieve its true value without its full plot and therefore the proposal would not be viable.

Alongside that, a solution had to be found for the rest of the site. The first idea was to design 4 new large dwellings fronting Church Street. They were three storey with large front gardens and smaller rear gardens and then an apartment building was designed to be located on the rear part of the site accessed via Church Lane. This on paper seemed to sit reasonably well on plan but there were concerns that this proposal put a bigger mass of building at the rear of the site and would clash with the bungalows in Church Lane & the Dovecote, all set against the parkland views of the gardens on the neighbouring land. To make it a viable proposition the apartment building needed to

be 3 storey and it would be seen from Church lane dominating that view. Clearly the original setting for the Glebe Hotel and the Dovecote had been changed by the redevelopment of the grounds but the former Rectory and the Dovecote could be seen above the bungalow roof tops giving a hint of the original setting and significance.

10.0 CONSULTATION

10.1 Warwick District Council

As with the Haseley Manor project and because the Barford site contains two listed buildings we took the opportunity to have an early initial discussion with the Conservation department. Unfortunately because of the Covid19 issues Rob Dawson was unable to visit the site but as agreed we forwarded emails with photographs of the site, the Listed Buildings, plans of the existing and initial sketch plans to separate the former Rectory and to reinstate it as a single family dwelling.

Based on this initial approach, Rob Dawson, who we have been working with in the latter stages of the Haseley Manor project, confirmed he was happy with this approach of returning the hotel to its original use as a single family dwelling.

As the project was worked up to a more detail stage, we proposed to send more detail to Rob Dawson but he confirmed that this level of detail would need to be sent as a Preapplication Application or as a Planning and Listed Building Consent Application.

10.2 We have met with a neighbour of the site and a member of the Parish Council. He has been a Barford resident for some years and was supportive of quickly finding a good use for the site to prevent years of neglect/boarding up of the hotel building etc to the

detriment of the village.

A residential use for the site was thought to be the best way forward if the hotel was no longer viable. Also, an apartment building was a good idea but should be set on the Church Street frontage with lower density accommodation than that shown at the rear of the site to blend better with the bungalows and have a more open garden aspect.

10.3 We have taken on board these comments and the comments made by Rob Dawson in the development of the Application design.

11.0 SUMMARY OF DEVELOPMENT OBJECTIVES

11.1 Listed building objectives

- Look at suitable uses to give a good long term future which is viable and good for the village as well as the site
- Reinststate/repair/refurbish the Listed Buildings in a sensitive way which will reinforce their significance and in a way that maintains or improves their setting

11.2 Landscape objectives

- Provide good quality new landscaping to a site which is currently almost devoid of landscaping for the benefit of the residents and to improve the setting within the village and Conservation Area.
- The landscaping will create green amenity for the enjoyment of the residents
- Maximise the potential for views in and out of the site and improve the site and improve the views of the Listed Buildings to maintain/improve their setting and significance.

11.3 Ecological objectives

- Create biodiversity within the site which is currently limited.

11.4 Development Objectives

- Create a good long term viable use for the Listed Buildings.
- Improve the setting of the Listed Buildings within the site and in the village of Barford / Conservation Area
- Enhance and improve the remaining part of the former Rectory site in a meaningful way which will help recognise the significance of the Listed Buildings
- Remove the modern additions built to create the Hotel complex which is now permanently closed. In their place create an attractive, viable residential scheme to make good use of the site and create a long term use that is appropriate within Barford Village.
- Protect privacy and amenity of surrounding developments & properties

- Protect the setting of neighbouring listed buildings including St Peters Church, The Old Mill House, Watchbury House, buildings opposite the site on Church Street etc.
- The site has a particularly unusual shape after the original Rectory grounds were progressively split and divided. Much of the existing site is developed but in not a particularly attractive way. Any proposed scheme must fund the extensive demolition and reclamation of the site required to prepare it for new building and landscaping. It must also fund the reinstatement, refurbishment, and repair of the two Listed Buildings. As with the Haseley Manor project, it will require an “enabling works” type of approach.

DESIGN

12.0 DESIGN

- 12.1 This section describes the site development and application proposals in more detail. It looks at the layout, scale and massing, appearance, access, and landscaping of the proposed scheme, and the design approach and how it has continued to develop from the initial appraisals and move forwards from the withdrawn application scheme.
- 12.2 Our previous approach was to seek to reunite the whole of the remaining part of the former Barford Rectory site, reflecting in part its original historic setting in the Conservation Area. The approach was also to safeguard and improve the two statutory Grade II Listed buildings, which includes the major part of the late Georgian/Regency rectory and the much older Dovecote.
- 12.3 Our current application design no longer will reunite the historic parts of the site as our original intentions set against the backdrop of development that has been undertaken and completed on the former Rectory complex which will remain.
- 12.4 The current application design now relates only to the Church Street frontage of the site and is on the footprint of the existing hotel buildings.

As requested by the Council, the existing bungalow No 7 Church Lane will remain as it exists at the moment as a single dwelling and as part of the existing



Site plan as proposed handrawn

bungalow development carried out in the 1970s. Its access off Church Lane will remain unchanged with its existing front drive and garage which will provide parking. It will have a large rear garden which will be reinstated and defined by a new close boarded fence and match all of the other boundaries to the existing properties in Church Lane. The Dovecote will remain within the garden of No 7 Church Lane as previously. It will become part of the plot under the ownership of the new owner of the private dwelling and no work is proposed to it as part of this application.

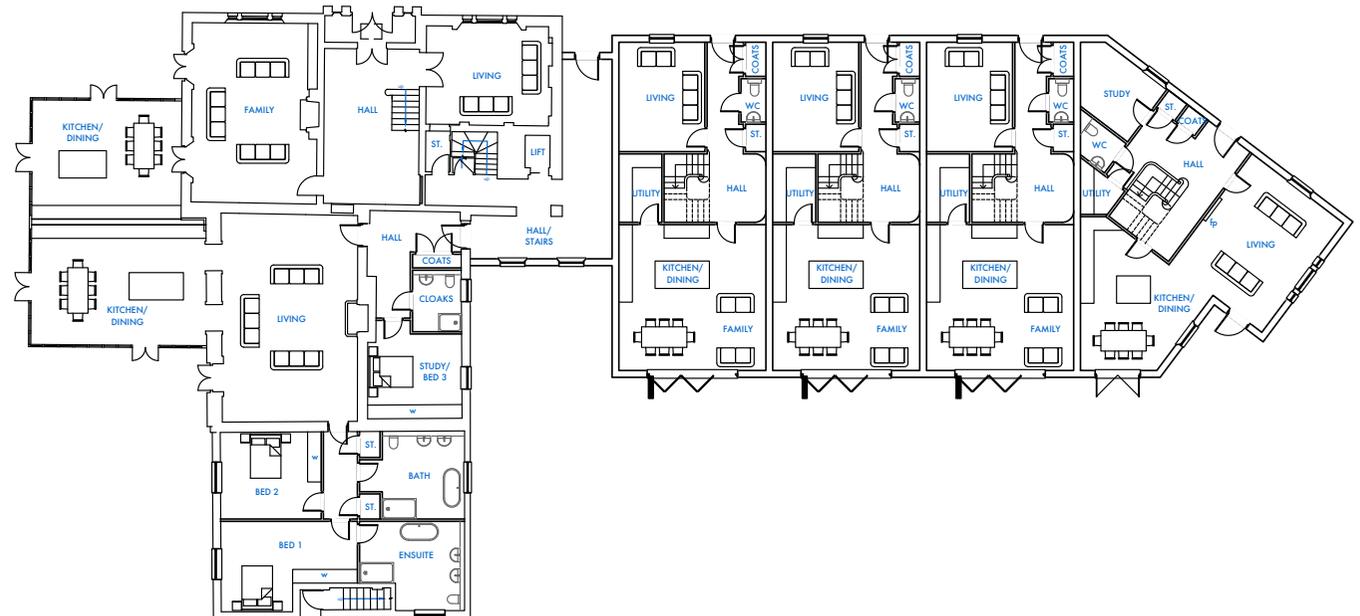
12.5 The previous application proposal sought to convert the main part of the original Rectory, which is Grade II Listed, into two dwellings, and was an approach supported by the Council. With the new application, this is no longer possible to achieve, and the marketing advice also confirmed this will no longer be a viable option.

The retained original part of the former Rectory is difficult to easily split into apartments, but with some effort, and looking at a number of possible ways to achieve a suitable apartment layout, we believe the four large apartments are the best solution.

The main difficulty with the apartments is the splitting of the original accommodation to make best use of the space but the circulation within the property has to work practically whilst maintaining original features, ideally without adding fire screens etc., and complying with Building Regulation, Fire Protection and Means of Escape requirements.

As we all know, one of the main features within the building is the original entrance hall, which includes the main staircase which accessed only the principal rooms at first floor level from a galleried landing.

There is also a service stair which is part of the original fabric which rises from the ground floor to 1st and 2nd floor levels where there is still a galleried landing not accessible via the main staircase but originally it



Ground floor plan as proposed

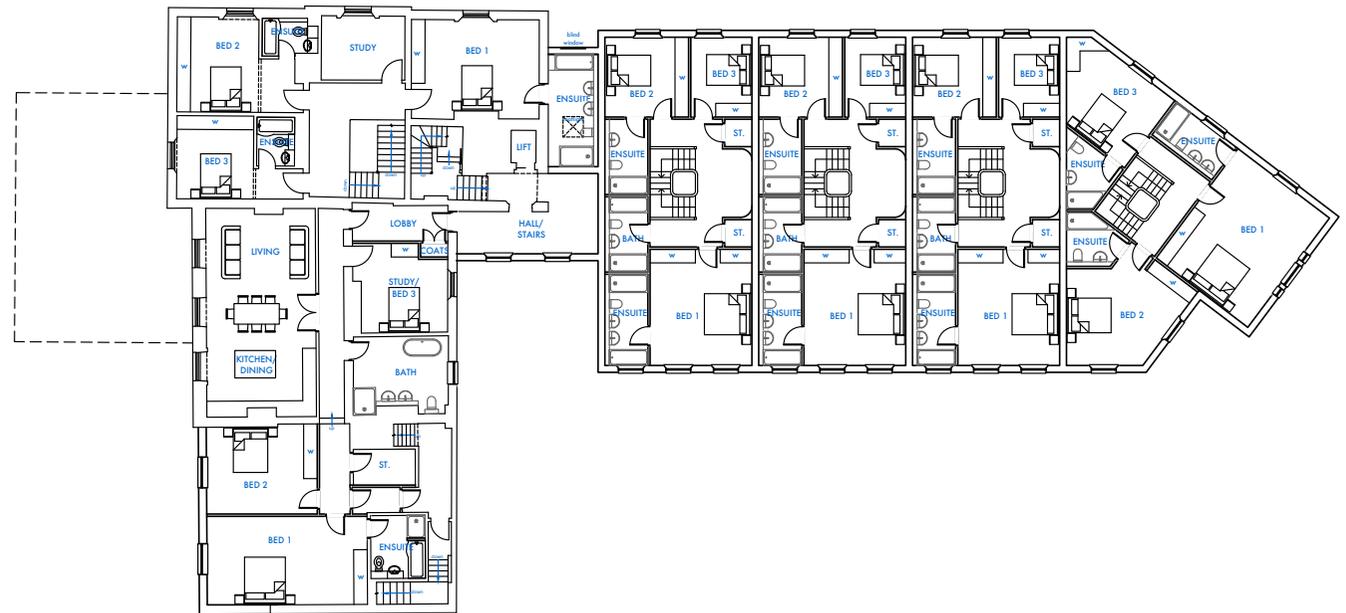
allowed a lantern light on the roof to light the stairwell at all levels. For the hotel use, the second floor level is separated for fire purposes by georgian wired glass panels, which still let light through to the first floor level and below.

In addition, and alongside the service stair, there is a lift installed to serve the hotel but this relates to the original service floor levels of the Rectory which, as with most properties of this kind, have lower floor to ceiling levels. As a result, the lift and service stair are level with all areas at ground floor level, but they relate to an original lower service level which must have existed in the original larger rectory building so when one arrives at first floor service stair level, it is at a quarter landing level to the main staircase with six more risers to the principal rooms at the first floor of the main house. Six steps have also been added to get to the lift landing level, which ties in with the rear wing of the existing building, which currently is 2 steps lower than the main gallery landing floor level.

The later extended area to the rear wing is 2 steps lower again and within this space there is also a fire escape staircase from the second floor level through the levels to outside at the rear of this building and this stair has been retained to serve the rear first and second floor accommodation (Apartments 3 and 4).

Apartment 1 has been created to use the original main entrance at the front of the building. The apartment is a duplex apartment utilising the accommodation at first floor level set around the galleried landing. Currently we have closed off the door/access on the quarter landing of the main stair but the door will be retained with a solid firewall behind it on the service stair side unless it is needed as a secondary means of escape.

Because there is no other front entrance door to allow good access to the other three apartments, we have created an entrance in the new proposed extension

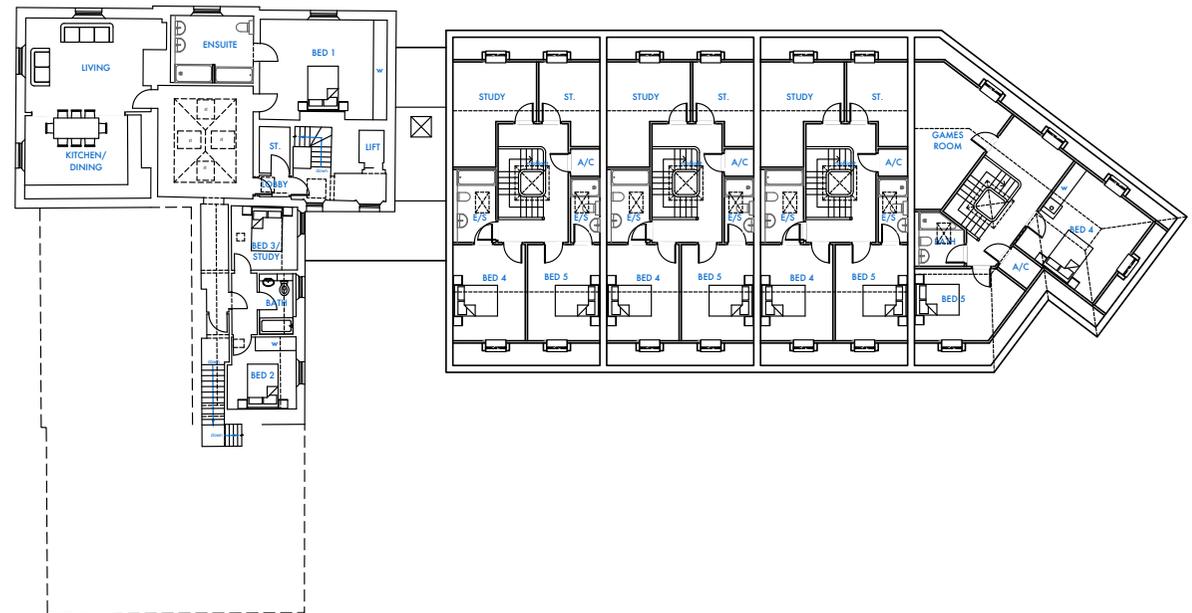


First floor plan as proposed

immediately adjacent to the main retained building. This will allow access to the secondary staircase and the lift and will facilitate access to Apartment No2 to the rear on the ground floor, Apartment 3 to the rear at first floor level and to Apartment 4 at second floor level. To facilitate this, a small section of hallway has been incorporated at ground floor and first floor levels, which will replace the existing much larger Glebe Hotel accommodation.

12.6 All apartments have been designed to respect as much of the original Rectory room layout as possible, but some of the hotel amendments will be retained. Some areas will require creating openings into adjoining rooms and some existing original door openings will have to be closed. Where openings are created to create larger rooms, the openings will not be full width or full height. Virtually all of the original plaster cornice has been removed in the past and a modern cornice added in its place. However, the line of the wall and cornice will be maintained when the opening is created, so it could easily be reinstated in the future and the cornice can be maintained on each side of the wall. The openings would also be lined and have appropriate architecture added to suit the patterns in the existing room and its location in the overall building layout. (i.e. whether it is smaller service room architecture or grand main room architecture etc.)

12.7 Apartment 1 is the largest and is a duplex apartment utilising the original main staircase located in the original entrance hall. At ground floor level the two existing reception rooms are retained and have tripartite sash windows on the front elevation. The smaller reception room will be adjusted with partitions removed to return it to the original room which still includes a fireplace. The larger reception room will also be retained much as it exists including a fireplace with the modern opening in the wall to the largest original reception room being infilled with plastered brickwork to return both rooms to their original



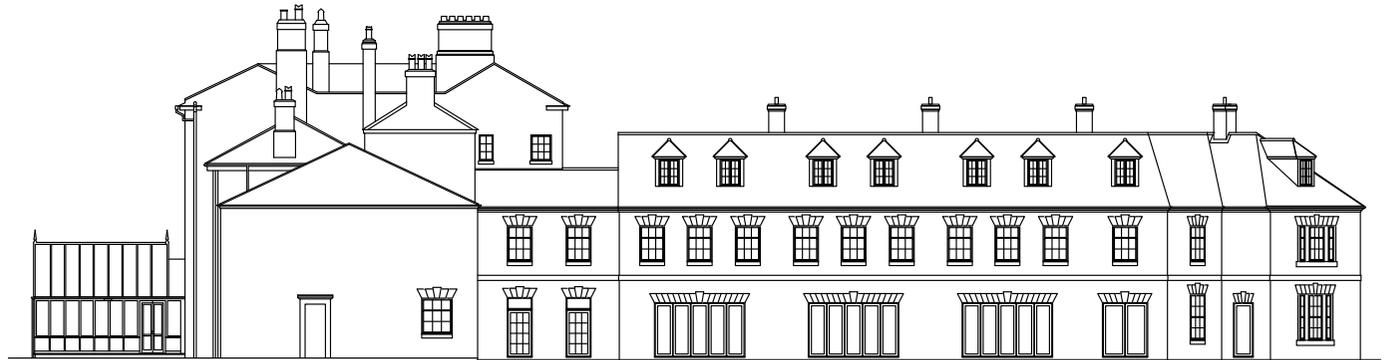
Second floor plan as proposed

proportions.

Kitchen/dining space will be created in half of the existing conservatory accessed via the existing French windows. The other French windows from both areas lead directly into the shared garden amenity space. At first floor level there will be three bedrooms. Bedroom one will have a new access created leading to an ensuite bathroom set in the new extension. The existing doors to the room over the entrance hall will be closed off and the original door from the landing will give access to a study. Bedroom two and three are both ensuite and retain the existing hotel bedroom layout.

- 12.8 Apartment No 2 is on the ground floor level and is located to the rear of the main original stair hall. Access to the apartment is off the newly created entrance hall with the main original reception room being reinstated to its original outline as the living room. To achieve this some later partitions which project into the space will be removed and the splendid original white marble fireplace will of course be retained. Currently two of the three original French windows have been removed and arched openings introduced to connect the other half of the existing Machin conservatory. These will be retained to access the new kitchen/dining area and then the various French windows will provide access to the garden area. In addition, there will be a cloakroom, three bedrooms with an ensuite bathroom to bedroom one and a separate bathroom to serve the other bedrooms.

- 12.9 Apartment No 3 is at first floor level and is located over Apartment No2 at ground floor level and has a similar floor layout. Its living room, kitchen/dining room is in the original main first floor accommodation overlooking the side garden area and was originally primary bedroom accommodation. It is accessed off the service stair/lift new hall area and includes three bedrooms and two bathrooms in a similar manner to Apartment No2 on the floor below. It seeks to maintain as much of the existing original walls as possible, and



Front and rear elevations as proposed

it will lose the existing connection with the main stair gallery landing. The existing hotel fire escape stair is retained and an access created to allow a secondary fire escape route from this Apartment.

12.10 Apartment No 4 is entirely at second floor level, utilising all of the original accommodation at this level. The new accommodation includes a living, dining/ kitchen overlooking the front and side garden areas. Bedroom one utilises the original room and also overlooks the front along with an ensuite bathroom. The roof light gallery landing is retained along with the fire glazing to the first floor level below. Two more bedrooms and a bathroom are included in the existing accommodation in the rear wing and the existing secondary escape stair is retained to serve the apartment. The main access is via the lift and service staircase via the original hall at this level.

12.11 New Houses

Plots 2, 3 and 4 are designed as three Georgian/ Regency town houses set alongside each other, creating a terrace in line with the existing original hotel extension.

Each include an entrance door with fan light and a tall vertically sliding sash window to the front elevation and a large bifold door to the rear elevation. Accommodation at ground floor level includes a living room, entrance hall with stores and cloakroom, a large living/dining/kitchen to the rear overlooking large rear gardens and a feature central staircase lit by a traditional lantern light at roof level. A utility room off the kitchen is also included.

At first floor level there are two bedrooms to the front of the house with a large master bedroom located to the rear all served off a galleried landing. Two bedrooms have an ensuite bathroom and there is also a main house bathroom. At second floor level in the roof space accommodation includes a study and store with dormer windows to the front elevation and two



Side elevations as proposed

bedrooms to the rear, again with dormer windows. Both rear bedrooms have ensuite bathrooms, but one bathroom also has a door to the landing area so it is accessible from the house. The bathrooms are roof lit.

12.12 Plot one is the largest plot set at the end of the terrace with its front outline following the existing building line. A three bay symmetrical front elevation has been created because of the angle will not be seen from Church Street as part of the main elevation including plots 2, 3, and 4. At ground floor level plot one includes a study, central hall and staircase, a triple aspect living room linked to a kitchen/dining area which overlooks and has access to the rear garden area which also connects to a good side garden area which also is accessed from the living room and the front of the house. At first floor level, set around the central staircase are three bedrooms, all with ensuite bathrooms. Second floor level accommodation includes a games room and two further bedrooms with a bathroom. As with the other plots, the main staircase is lit by a roof lantern, which follows the original pattern for the Glebe Listed building.

12.13 External Elevations. Existing to Church Street

The remaining parts of the former Rectory is in Flemish bond brickwork with stone string courses, cills, window surrounds, and window heads. Apart from original natural stone which can still be seen at eaves level all

of the other existing stone has been painted white for at least 50 years or more. The hipped roof is natural slate with lead roll detail to hips and ridges. The chimneys are all in brick.

The ground floor windows are tripartite sash windows framed in stone externally with the main central section being a 12 pane (6 + 6) vertically sliding sash window. The first floor windows are also 12 pane with nine pane (6 + 3) at second floor level.

12.14 Elevations. Proposed to Church Street

The original Rectory, which is framed by the Cedar of Lebanon, remains pretty much unchanged.

The original hotel extensions which includes matching brickwork and slate roof connected by a single storey link to a brown brick 1970s house will all be demolished and replaced by a new facade in matching Flemish bond brickwork and a slate roof with an eaves level matching the existing hotel extension.

Immediately adjacent to the listed Rectory will be a recessed linking section which includes the additional entrance needed to allow the retained building to be divided into four large apartments. Above the six panel door and fan light is a blind window and a lower ridged link roof.

From Church Street in line with the main former Rectory

façade and the current hotel accommodation is the frontage for three new houses. The wall is proposed in Flemish bond brickwork to match the existing Rectory. The bricks will also match in size, coursing and mortar joint. Each house has a 6 panel door with fan light and three other vertical sliding sash windows in the facade detailed to match the existing original sash windows. A white painted string course and opening head details and cills to the windows are also included to match the Rectory.

The same design repeats on the angled section of the facade to plot 1 which has three bays rather than two to the facade. The line will match the existing hotel, as will the slate roof and chimneys. Also included are hipped dormer windows with white paint casement windows as shown on the plans. This type of dormer features on a number of existing houses in Barford. The ridge height of the house is higher than the existing front ridge, but is lower than the existing rear section ridge. The new ridge is similar to the original ridge height for the former earlier rectory building, which was demolished to build the hotel bedroom extensions. That roofline can still just be made out on the sidewall of the three storey former Rectory.

12.15 Rear elevations.

The rear elevation to the retained listed building is as existing and the variation in height and detail of the

rear extensions all remain. There is a new link section as part of the access to the proposed apartments in the retained building which is two storey with similar detailing proposed to the new houses as already noted above. Plots 2, 3 and 4 have a large opening at ground floor level with three nine pane sash windows to first floor accommodation with two hip dormers over set in the slate roof. Plot one follows a different pattern as drawn to reflect the shape of the plot, but all four houses offer town house accommodation.

The new extended building we believe sits very comfortably alongside the existing retained main section of the Grade II listed building. As can be seen from the elevations, and in particular the side elevation the ridgeline for the new accommodation is well below the eaves of the original rectory buildings. The building lines are similar to the existing hotel accommodation but in our view they offer a much happier solution to what is seen today.

12.16 External areas.

Church Street frontage.

Currently the hotel is served by a large wide single access off Church Street between the Cedar tree and Saint Peters Church, and apart from a small area under the Cedar tree, virtually all of the frontage space is used as one big car park to serve the former

Glebe Hotel. As well as improving the built form seen from the street the proposed application will also greatly improve the frontage.

The Glebe Apartments will be accessed via the existing access to Church Street which will be adjusted with gates and piers added to create a pleasant entrance. A driveway will be created to the front entrance of the apartments, along with discreet parking bays with sufficient parking to serve the four apartments.

The apartment frontage will be separated from the houses by an estate fence and a grassed area will be added under much of the cedar tree along with other landscaping to the front area.

From what is left of the original front boundary wall it is clear that part or all of the frontage at one time had metal railings set over a low wall. It is intended to reintroduce the railings and then plant an Evergreen hedge such as holly or yew behind the railings. The retained Cedar Tree will continue to frame the three storey listed Rectory facade, but when viewed with the planting and adjusted frontage, the net effect will be a great improvement.

House frontages

Plots 1, 2, 3 and 4 are proposed to be served by a new entrance off Church Street and plot 1 also will include a new single dwelling access point. Parking will

be included with three spaces per dwelling to meet the Warwick Highways car parking standards and a small building will also be included to serve plot 1 and a separate building to serve plots 2 to 4 to facilitate a provision of five cycle parking spaces for each house.

Both new entrances will be marked by gate piers with a low wall and railings to complete the frontage. As with the apartments a yew or holly hedge will be planted adjacent to the railings along with other landscaping.

Amenity space for apartments

Apart from the landscaping at the front of the building, the existing gardens on the South side will be available to residents of the apartments. In addition, there will be a yard area between plot 4 and the rear wing of the apartments, which will be accessed via a path to the rear and from the new front entrance. Within the yard, a small building will accommodate the apartment cycle store with at least three cycles per apartment allowed together with a refuse store. In addition, an access facility will be provided to serve the rear gardens of plots 2, 3 and 4.

Currently there is a pedestrian access from the hotel to Church Lane. A pedestrian gate will be added to this and the route will be retained so the new apartments and plots 2, 3 and 4 have a connection to Church Lane

as well as to Church Street.

Church Lane.

7 Church Lane is an existing bungalow which still retains its front drive access off Church Lane. This will be retained and 7 Church Lane, which remains as a separate dwelling will be once again separated from the Glebe Hotel site with a large rear garden which will still retain the listed dovecote within its curtilage. This has been the case since the Church Lane bungalows were built and the ownership of the dovecote will be part of this plot.

Gardens of Plots 1 to 4

Plots 2, 3 and 4 will benefit from around 35 metre long rear gardens, looking out towards the open and tree planted space beyond the Old Mill House and Watchbury House.

The existing brick boundary wall, which is at least two metres in height, will be retained and refurbished. (This wall, as the rear wall of the former rectory stable block and in part the stable yard) At about a halfway point the ground level rises so the end of the rear gardens is about 800 to 900 mm higher than the garden immediately to the rear of the houses, but the existing brick retaining wall on that line will be retained and steps created for each plot to access the full garden area. The existing two walnut trees will be

retained. Plots 2, 3 and 4 will have a garden access via a pathway as shown on the plans.

Plot 1 will have extensive side and rear garden with access from the front of the plot. The rear garden will be around 12 metres long and the 24 metre long side garden will vary in width from 7 to 10 metres. There is currently a high brick wall to the boundary to the New Mill House which was built after the former hotel swimming pool and leisure block. This goes right up to the boundary line with a two storey high brick boundary wall. This wall will be retained and reset as the permanent boundary to the New Mill House. Working. On this basis, there will be no difference in privacy, amenity or light for the New Mill House, albeit there will be an overall improvement because plot 1 will no longer be up to the site boundary, as is the existing building. All four houses will have a similar area of rear garden, which will be well in excess of the Council's minimum standards.

12.17 Materials.

All new dwellings will be in brick to match the existing building in size, bond and colour. The mortar colour and joint will also match the existing.

The roof slopes will be in natural slate, and the windows and doors will be in painted timber.

13.0 AMOUNT AND SCALE

- 13.1 The existing buildings on the site range in height from single storey, two storey and tall three storey and the footprint of buildings is mainly concentrated in one large building approximately 60 metres by 34 metres plus a detached bungalow.
- 13.2 The proposed buildings have been designed to find a viable alternative design for the site which will achieve a change of use from hotel back to its original use. The main remaining parts of the listed Rectory will be clearly identifiable and remain as two and three storey in height.
- 13.3 The new houses are two storey with accommodation in the roof, but with the scale in line with the existing hotel extensions which will be demolished, and the houses will also be within the footprint of the existing hotel accommodation.

14.0 ACCESS & MOVEMENT

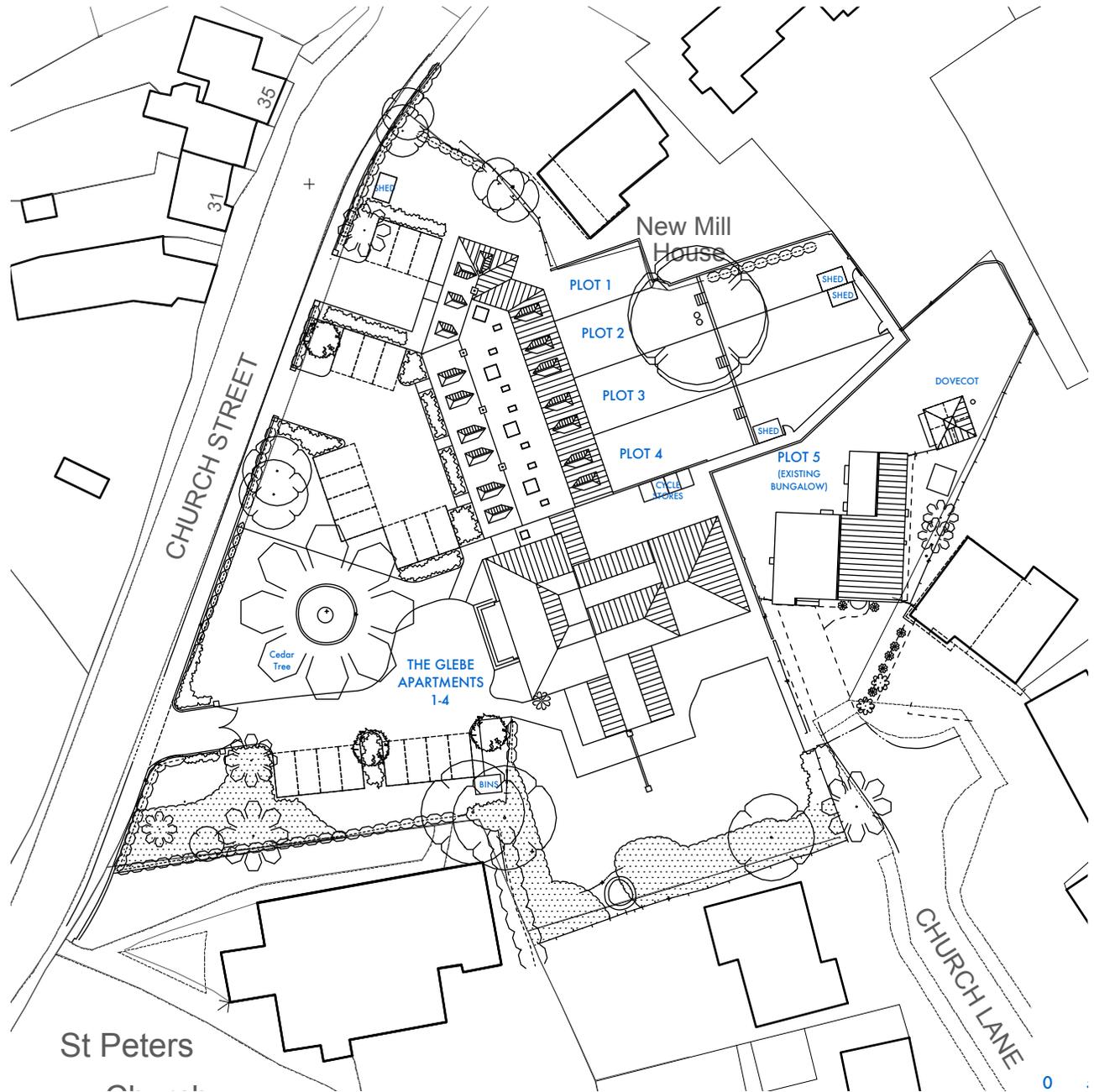
- 14.1 Vehicle access will be via the existing access off Church Street and then with two new points also from Church Street as shown on the plans. Pedestrian access will be also via the same three access points along with a retained access to Church Lane.
- 14.2 Number 7 Church Lane will retain its existing vehicle and pedestrian access off that Road.

15.0 LANDSCAPE AND PLACE

- 15.1 Landscape and sense of place has been designed to work with the built form to create garden space and a setting with interconnection both physical and visual throughout the site. The buildings will have views out of the site and there will be views in across landscaped spaces.
- 15.2 The intention with good landscaping is to improve the biodiversity of the site.

16.0 ARCHITECTURAL APPROACH

16.1 The architectural approach takes a lead from the Listed Buildings, the context of the site in the Barford Conservation Area and the site's immediate setting.



Site plan as proposed

17.0 IMPACT ON THE SETTING OF THE GRADE II* ST PETERS CHURCH, OTHER NEIGHBOURING LISTED BUILDINGS AND THE BARFORD CONSERVATION AREA

- 17.1 The key part of the former rectory remains on site largely as it was first built and that is the Grade II listed building. Currently the main and key public view is from Church Street and from there the main tall 3 storey front elevation is framed between the church and the large feature cedar tree. The current setting is harmed by the extensive car parking area which is over 40 metres from Church Street to the front entrance. The proposed scheme will return that gravel car park into a front garden with an appropriate sized gravel drive, lawn and planting which will greatly enhance the setting of the adjacent church and the former rectory and as such preserve and enhance the setting of the church and in turn the Barford Conservation Area.
- 17.2 When seen from Church Street the 1980's hotel extension is separated from the listed building by the cedar tree and that combined by the distance from the church means it has little impact on the church. The demolition of the modern hotel extension will allow the then detached grade II listed former rectory building to be fully restored including reinstating walls at ground floor level that had been removed to create a hotel bar and connections to the hotel kitchens. The new apartment building is designed to separate from the listed rectory building and will also be further separated visually from the grade II* listed St Peters
- church. In overall terms the proposed redevelopment will enhance the setting of the two listed buildings when viewed from Church Street and also enhance the Barford Conservation Area.
- 17.3 The other main change to the setting of the Grade II* St Peters church took place when the redevelopment of the former rectory private gardens and walled garden took place in the 1960's 70's. Eight new bungalows were built off a new cul de sac created off the original Church Lane. No 7 Church Lane was a bungalow set directly between the back of the listed former rectory and the separately listed dovecote and effectively cut off their historic connection as both being a part of the whole original rectory complex. There is a view of the rectory and the dovecote from the junction of the cul de sac to Church Lane where both buildings can be seen above the rooftops of the bungalows and also walking up the Church Lane cul de sac towards no 7 Church Lane. The new cul de sac clearly harmed the setting of St Peters Church and the Rectory by creating a sub urban setting which replaced the long term rural setting that had been the case for hundreds of years before that. Seven existing bungalows would remain outside the application boundary and 7 Church Lane will simply remain as part of that earlier development and be what is already a single family dwelling. The dovecote will now also be as it has been ever since
- 7 Church Lane and the whole cul-de-sac was built. It will be within the ownership of 7 Church Lane, which originally was the last Barford Vicarage. No works are proposed to that building.
- 17.4 The other neighbouring listed buildings have also been considered and it is our view that their setting will be unaffected by the proposed redevelopment of the Glebe Hotel site so altogether there will be an enhanced setting to all of the adjacent listed buildings and also to the Barford Conservation Area.



Existing main view from Church Street

18.0 SUSTAINABILITY

- 18.1 The new buildings should be flexible enough to respond to future changes in use, lifestyle and demographic. This means, wherever possible designing for energy and resource efficiency, creating flexibility in the use of property, public and shared spaces and service infrastructure and introducing new approaches to transport, traffic management and parking.
- 18.2 The design of the new buildings will ensure they are built to achieve up-to-date standards of construction and will be thermally insulated to at least the latest standards. All of the other issues like control of water use, lighting etc as required by Regulations will also be included.
- 18.3 Energy Conservation measures will focus on high levels of thermal and energy efficiency. This can be achieved by using air tightness of the building envelope, minimising thermal bridges, high performance insulation, and glazing as well as reducing demand for hot water and electricity by use of efficient lighting and appliances.
- 18.4 The Grade II Listed Buildings and in particular the former Regency Rectory (The Glebe) will be more difficult to upgrade because of the controls of the Listing. However, we will be adding thermal insulation wherever possible for example to the roof loft areas and where can in any new work /repairs in a sensitive way and not impacting the listed building fabric. The existing sash windows etc will remain single glazed but they will be fully refurbished to achieve a good fit. Air tightness will be improved by adding draught excluding sash beads which will match the existing pattern and seals at meeting edges. All will be subtle and unseen but will make a great difference to the windows and doors.
- 18.5 The following principles are to be part of the design, construction and implementation approach delivering sustainable development:
- 18.5.1 Establish sustainable strategies and protocols for the development
 - 18.5.2 Adopt sustainable construction practices
 - 18.5.3 Minimise site waste during construction
 - 18.5.4 Adopt a prudent approach in the use and conservation of natural resources
 - 18.5.5 Use of local materials and supply chains
 - 18.5.6 Use of natural ventilation and daylight
 - 18.5.7 Waste minimalization and incentives for recycling for householders

19.0 TRANSPORT AND REFUSE

19.1 Walking and cycling will be encouraged and will ensure connectivity of the site with the local area.

19.2 Cycle and refuse storage has been provided on the site as follows:

Glebe apartments

- External refuse and cycle building has been provided to facilitate 3 cycles minimum per apartment (12 cycles total) along with refuse bins which can be collected from Church Lane.

New houses

- Plot 1 has a refuse and cycle building which will accommodate 5 cycles to meet the standards.
- Plots 2,3 and 4 would also have a refuse and a cycle building, which would accommodate 5 cycles to meet the standards.

19.3 Parking provision.

Glebe apartments

- The four apartments will each have three car parking spaces to meet the standards.

Glebe houses

- There will be three spaces for plots 1 and 10 spaces for plots 2, 3 and 4, which is 3 per unit plus one visitor space.

Every car parking facility will be wired for future electric car charging points with one charging point included for each house and apartment.

19.4 A travel plan will be prepared for each property and will include details of existing bus services, bus stop locations, train services etc. for information and convenience of residents.

20.0 CRIME PREVENTION

20.1 The design proposals are based on an understanding of best practice principles and references have been made to relevant documents including Safer Places: The Planning System, Part Q of the Building Regulations and normal crime prevention measures.

20.2 The development is designed to create a safe and secure environment which would be well maintained. People should be able to take pride in their surroundings, feel comfortable and safe and have a sense of shared ownership and responsibility.

The proposed design offers a high level of supervision over all areas of the site and with the gated entrances, boundary walls and boundary railings the entire Glebe Site will be a safe and pleasant space for the residents to enjoy. There will be a maintenance scheme for residents for the maintenance of common areas and this will be managed by the residents as a group and paid for via a small service charge.

20.3 Natural surveillance is promoted by the design to ensure open spaces are overlooked and feel safe and secure.

20.4 The key areas considered in designing out crime have been set out in Safer Places – The Planning System & Crime Prevention ODPM (2004) and are as follows:

- Access and movement
- Development Structure
- Surveillance
- Ownership
- Physical Protection

SUMMARY

21.0 CONCLUSION

- 21.1 This is a difficult site with a unique shape and arrangement which has evolved from changes over the decades to the former Barford Rectory complex.

For 50 to 60 years its use changed from a single family large residence to a Hotel use in various forms with a large purpose built extension being created in the 1980s to add Hotel Bedrooms, a Leisure suite and a Conference/Banqueting suite so at the time the Hotel closed it had 39 bedrooms and the other facilities mentioned with a large parking area to the Church Street frontage and an amenity space to the rear being the rear garden of No 7 Church Lane after it was acquired by the Hotel.

- 21.2 What is clear is the Hotel use is no longer viable and a new sustainable and viable use needs to be found for the site not only to prevent the complex from being an unused derelict structure but to find a new use for the two splendid Listed Buildings which are a key and significant part of the site and are the last remaining features of the centuries old Rectory built next to the Grade II* Listed St Peters Church.

- 21.3 Having looked very closely at many possible options we have come to the conclusion that the Application scheme is the best way forward for the site. Its use is all residential and it has been prepared to save, restore, and refurbish the Listed Buildings and give

them a viable long-term use which should ensure their protection and wellbeing for many years to come. Clearly there is a great deal of demolition and site clearance required but all of this would be done for the benefit of the site and the Listed Buildings not to mention the Conservation Area and Barford village.

We would ask the Council to consider the Application Proposals and grant consent as soon as possible to give the site a positive future and enable work to be undertaken before the site starts to detract from the village.