

Design & Access Statement

Conversion of Grade II Listed Stable Block,
Harden Grange, into Five Residential Units



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1.0 Introduction

1.1 Spoke Architectural Design Limited [SL] has been commissioned by Shabir Hussain to assist in the preparation of information to form a full planning application, in association with Bradley Stankler Planning, for the conversion of this beautiful grade II Listed two-storey Stable Block of Harden Grange into five individual residential units.

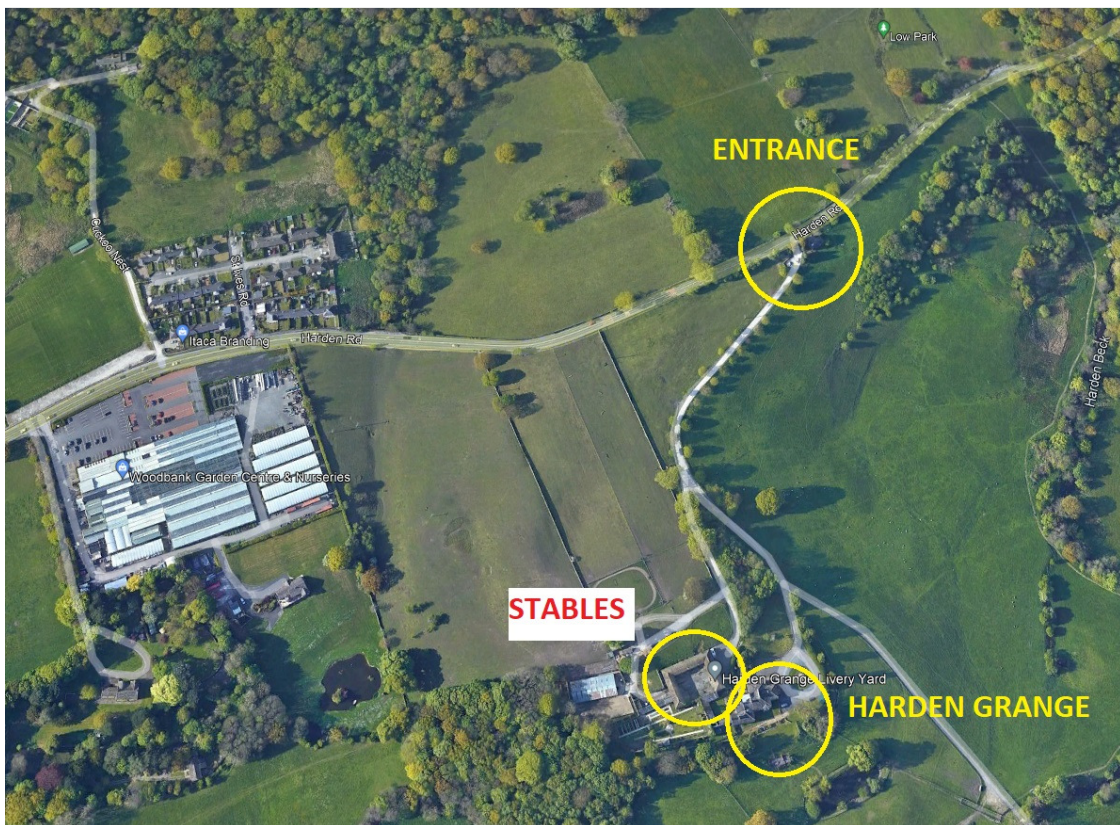
1.2 The 'U' shaped Stables surround a courtyard and are bordered to the south with a Victorian Walled Garden, with the main dwelling, Harden Grange, to the south and east. Equestrian uses are to the north and west of the stables.

1.3 The 8,700sq.m application site sits in an estate of approximately 60 acres.



2.0 The Site: The Building

2.1 As mentioned in the planning statement (prepared by *Bradley Stankler Planning*) the main dwelling (Harden Grange) dates from the latter part of the 18th Century and was designed by James Paine, a prominent Georgian architect and it is possible that stable courtyard was also of his design.



2.2 The site sits to the south of Harden Road and is accessed via an existing gated entrance adjacent the Lodge. The gates are to be widened as part of this application.

2.3 A pre-app (BCS/IES/898/21) was submitted for a residential development, and supported in principle.



2.4 The Google earth extract above shows the Stable Block in context with the other main buildings of the Harden Grange estate.

2.5 The shared drive splits to give the stables area independent in-site access from the main dwelling.

2.6 The Victorian Walled Garden can be accessed from the courtyard and will be maintained by the owner of Harden Grange, but available to the tenants for leisure uses.

2.7 Similarly, the existing out-buildings adjoining the courtyard to the south will be refurbished to accommodate a cycle store and separate bin store. The bins will be collected and transported to the collection point (adjacent the Lodge) by the owner on a weekly basis.



2.8 The Grade II Listed two-storey Stable block benefits from many windows and doors which work well with the proposed conversion. The fabric and asset value of the building is better explained in the supporting Heritage Statement prepared by Stephen Haigh, Buildings Archaeologist.

2.9 SL have considered the existing fabric of the building and minimised the level of intervention on the property through considered design.

3.0 Design

3.1 Through good design this proposal demonstrates the benefits of the conversion is a means of securing the future of the building and maintain a quality heritage asset.

3.2 Quality materials are to be used throughout, including stone slates, reclaimed feature stone heads and sills, installation of timber framed windows to match the design of the existing windows, exterior quality timber doors.

3.3 Structurally damaged / decaying elements are to be treated or replaced in a sympathetic approach.

3.4 Replacement rainwater goods, presently a combination of cast Iron and plastic, will be done with appropriately designed aluminium products.

3.5 The M+E elements will be designed to minimise the apertures to penetrate the external fabric of the building.

3.6 The courtyard will be resurfaced with a hardstanding design using cobble setts, edgings and features sympathetic to the stable setting.

3.7 Floors. The existing internal ground floors are uneven and irregular, laid to falls in places and damaged. All internal ground floors will be removed and replaced. The replacement floors will consist of a variety of floor finishes but mainly ceramic / porcelain tiles (with smaller areas of carpet or engineered timber) over a screed containing Under Floor Heating, over an insulation on a DPM (Damp Proof Membrane) on structural rein. concrete slab. The overall depth of the above will be wholly dependent on the depth of the existing foundations.

3.8 Walls. The walls will be repaired and re-pointed appropriately externally to match existing. Where new windows are proposed (to the West Elevation) the apertures are to accord with existing coursing and the windows will receive stone window heads, sills and jambs to match existing.

The internal side of the external walls need to be lined with an insulated plasterboard system to improve heat-loss calcs and help the building perform sustainably.

3.9 Roof. The roof will be made good as necessary, with materials, stone slates & lead used to reflect the historic materials. Internally the roof will be insulated at rafter line to help the building perform in a thermally efficient way.

3.10 Finishes. All the finishes used within the conversion are to reflect the bespoke and quality environment of the buildings' environment.

3.11 The supporting Bat Survey states Brown Long-Eared Bats were identified on site. The Bats have been considered and accommodated within the proposal.

4.0 Access

4.1 Designated parking bays, with electrical charging points, will be provided close to the entrance for each tenant.

4.2 A one-step threshold will apply to each residential unit of this Grade II Listed building.

4.3 Internally there will be a ground floor WC to each unit.

4.4 The courtyard is reasonably level and although cobbled setts are proposed, these will be bordered with smoother stone flags to provide easy access to the units for wheelchair users.

5.0 Sustainability

5.1 Five residential units are to be provided through the conversion of this existing building used currently for ancillary storage.

5.2 Ten Electric Car Charging Points are to be installed.

5.3 LED lighting will be used internally and externally throughout.

6.0 Conclusion

6.1 Pre-application advice was sought, the response was positive, the prepared documents are based on the positive response.

6.2 This Design & Access Statement is submitted in support of applications for planning and listed building consent seeking change of use and alterations to form 5no. dwellings at Harden Grange Stables, Bingley.

6.3 The supporting Planning Statement clearly identifies how this application accords with policy, and proves the desirability of preserving a listed building.

6.4 The supporting Heritage Statement demonstrates there is no detrimental impact upon the Heritage.

6.5 The design team and client are excited to work alongside the Bradford Planning Team and Conservation Officers to take this project forward, and it should be approved on this basis.