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## Design & Access Statement

Alterations to incorporate an existing barn  
within the domestic use  
of  
19 College Street, Higham Ferrers NN10 8DX  
November 23<sup>rd</sup> 2023

## 1.0 Proposal

- 1.1 This application is a reapplication for Planning and Listed Building Consent, with a greatly reduced revised scheme, to refurbish the existing barn / store following refusals in May 2023 of applications ref 20/01630/FUL and 20/01631/LBC respectively.
- 1.2 Within this application are drawings 1439 — 01 to 13 inclusive, Built Heritage Assessment (prepared by Pegasus Group) and this Design and Access Statement.
- 1.3 The Applicants wish to make proper use of the 19<sup>th</sup> century threshing barn which is physically attached to the rear of their property.
- 1.4 Currently, the barn sits empty and has been used in recent times as a store and garage as part of the domestic curtilage of the property, thus no change of use is required.



*The barn is physically linked to the main house*

1.5 The alterations required to create additional accommodation are indicated on the drawings, as scheduled below:

|         |                               |
|---------|-------------------------------|
| 1439-01 | Existing Ground Floor Plan    |
| 1439-02 | Existing level 1, 2 & 3 Plans |
| 1439-03 | Existing Sections             |
| 1439-04 | Existing Elevations           |
| 1439-05 | Location Plan                 |
| 1439-06 | Proposed Ground Floor Plan    |
| 1439-07 | Proposed First Floor Plan     |
| 1439-08 | Proposed Sections             |
| 1439-09 | Proposed Elevations           |
| 1439-10 | Proposed Joinery Details      |
| 1439-11 | Proposed Garage Doors         |
| 1439-12 | Block Plan                    |
| 1439-13 | Proposed Rooflight            |

1.6 The property is Listed, Grade II, and a separate Historic Impact document has been prepared within this application by 'Pegasus Group' Ref Built Heritage Assessment dated 20/11/2023.

1.7 The structure sits close to Chichele College, which itself is Listed Grade 1 and is one of the most important structures within the town.

1.8 This monument is well detailed elsewhere and, on the basis that there are no new extensions or substantial alterations proposed, it is not considered that this application has a negative impact upon the intrinsic historic value of the College. See 'Built Heritage Assessment'.

## **2.0 Detail of the Application**

2.1 The property is located in the centre of the town. It also sits within the Conservation Area and the house (which remains unaffected by this Application) is acknowledged as being part of the important street scene. Proposals have been carefully considered against the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as

amended by Section 51 of the Planning and Compulsory Purchase Act 2004. The assessment has also been made against Policy 1 of the North Northamptonshire Joint Core Strategy (JCS) which secures sustainable development and Policy 2 of the JCS which (most importantly for this application) seeks to protect historic assets such as Listed buildings. Policy HFDE1 of the Higham Ferrers Neighbourhood Plan seeks to achieve high quality design and Policy HFDE2 of the same document seeks to protect heritage assets and their settings.

- 2.2 The new structure which is to be created within the barn is independent of the external walls. It would be constructed on a steel frame, thus being largely removable in the future with minimal intervention to the walls and other aspects.
- 2.3 The barn is in relatively poor condition currently and requires refurbishment and maintenance in any event and, to make this financially viable, it is considered appropriate to implement the works necessary to enable the building to be used more effectively as part of the existing domestic property. Policy HFDE1 would appear to actively support the reuse of the building.
- 2.4 The existing roof covering has perished and is to be replaced with a blue slate (sample to be provided). Blue slate is considered a more appropriate finish for the roof, will last longer and already sits on the main house and is the dominant roofing material throughout the town. A reasonably thorough inspection could not find any other pantile roofs at all.

### **3.0 Listing**

- 3.1 *HIGHAM FERRERS COLLEGE STREET SP9668NW (West side) 18/32 No.19 and attached barn to W GV II*

*House. Mid and late C18. Squared coursed limestone with slate roof. Originally 2-unit plan. 2 storeys with attic. 3-window range of unhorned sash windows with glazing bars under gauged stone heads. Central C19 3-panel door with fanlight and flat hood over. 2-storey, one-window range of late C18 is attached to right and is set back from original 3 bays, all in similar manner. Chamfered plinth and ashlar gable parapets. Central flat-topped roof dormer with casement window. Brick stacks at ends. Rear elevation has mid C19 wing attached at right angles to main house and linking to early C19 barn. Barn is of squared coursed limestone with slate roof. Modified central cart entrance flanked by slit vents. Ashlar-gable parapets. Gable end has slit vents. Interior of house has late C18 staircase with stick balustrade and some 2 panelled doors.*

## 4.0 Recent Planning History

- 4.1 There have been previous Planning and Listed Building Applications made in August 2020 ref 20/O1630/FUL and 20/O1631/LBC respectively. Please refer to the HIA document items 1.6 to 1.12 inclusive for the planning history.
- 4.2 The applications were dealt with by Officers Jennifer Wallis and Lloyd Mills and had various revisions, removing new openings, rooflights, etc., and an agreement appeared to be established. The application then sat dormant for a period with various covid restrictions in place during these periods.
- 4.3 In May of this year a message was received to the property owner, Alex Speaight, from Consultant W Tysterman (Principal Development Management Officer) stating that the planning department were to refuse both applications. This was a surprise as it was considered that an agreement had been made with the Planners to approve.
- 4.4 Both applications were refused dated 2<sup>nd</sup> May 2023, as below:
- The proposed barn conversion would result in the subdivision of the single volume space which is a key element of the buildings significance of the Grade II listed building. The proposal is considered contrary to Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 paragraphs 199-202 of the National Planning Policy Framework. It also contrary to 2 (a) of the adopted North Northamptonshire Joint Core Strategy 2011-2031 which seeks to conserve and, where possible, enhance the heritage asset and criterion (d) of Policy 8 of the North Northamptonshire Joint Core Strategy which seeks development that draws on the best of local character.*
- 4.5 During conversations with the LPA (Mr W Tysterman) and the property owner, along with a site meeting, he proposed that a reduced 'Pod' design would be favourable making the garage and any other space a box within the larger space. This design ethos has been adopted for the new application. The garage forming one area and the bathroom, essentially a box, sat in the living area. The dividing walls are all removed, and the living area remains one large open space as recommended by the Officer.
- 4.6 We believe this application addresses any issues as previously discussed and saves the building from any further deterioration and harm.

## 5.0 Proposed alterations and new structures to the barn.

Reference should be made to the drawings submitted with this application, which relate specifically to the numbering below. The significance, impact and other historic details are resolved in the heritage impact assessment. Several of the items below have photographs attached for clarification purposes.

*Item 1 — Replacement garage doors with glazing over external and internal views below.*



*Item 2 — New internal staircase.*

*Item 3 — New internal studwork walls.*

*Item 4 — Steelwork to maintain independence of the structure from the historic fabric.*

*Item 5 — Section of failing existing brick wall infill to be removed.*

*Item 6 — New studwork walls and doors.*

*Item 8 — New internal doors*

*Item 9 — New glazed door to the existing opening.*

*Item 10 — New double-glazed windows to the existing openings (to the elevation below).*



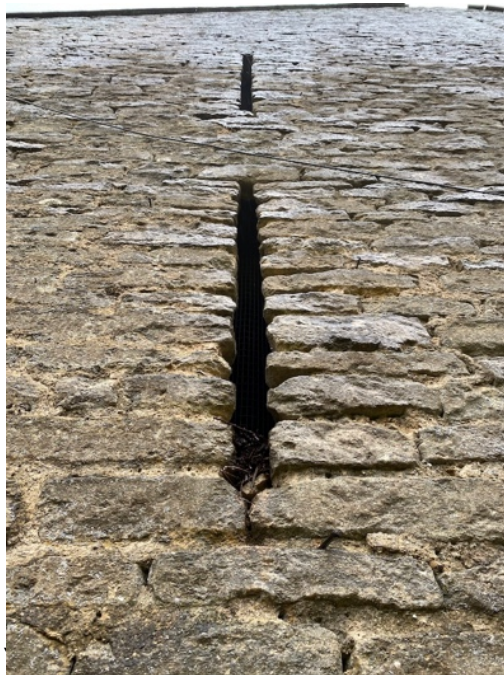
*Item 11 — Reconfigure the existing steps within the floor.*

*Item 12 — Raise the existing lintel and install new doors (to old opening shown below).*



*Item 13 — New landing and balustrade*

*Item 14 — New glazing to existing slot windows.*



*The existing openings are to be retained in their exact form and an arrow slit style glazed window is to be inserted as indicated on drawing no. 1439-09.*

*Item 15 — New bathroom and stud wall pod.*

*Item 16 — New conservation rooflights - new conservation rooflights CR — 09 from the Metal Window Company as detailed.*

*Item 17 — New mezzanine floor construction*



*Item 18 — New replacement roof covering in blue slate and blue solar tiling. To be read with item 19 below.*

*Item 19 — New replacement blue slate roof covering (holes indicated below)*



*The existing roof has a large number of holes.*

*Item 20 — New flue from log burning stove.*

*Item 21 — New timber gate.*

*Item 22 — Removal of existing gate and infill brickwork reclaimed from adjacent wall.*

## **6.0 Miscellaneous Information.**

- 6.1 The proposed works will be designed to comply with current Building Regulations — particularly Part L, Thermal Insulation. The walls between the residential area and the garage will be constructed strictly in accordance with that document.
- 6.2 There is no flood risk relating to this site.
- 6.3 There are no significant landscaping alterations proposed by this application.
- 6.4 The building is not home to any bats or other protected species as it is already in domestic use. Pigeons infest it, however. They will go.