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Design & Access Statement

Bridge House Farm Development

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Introduction



1.0 Introduction & Background

This Design and Access Statement has been prepared by Artform Architects in support of a planning application for the conversion of Bridge House Farm in Normandy.

The existing farm and surrounding agricultural land are all owned by the applicant. The buildings on site are mostly unused apart from one of the sheds that is used for storage and the farmhouse in which is used for residential purposes.

The proposal is to re-purpose the barns and agricultural buildings into a sensitively designed wedding venue. Consisting of a ceremony barn, reception and dining room with kitchens and affliating facilities. There will also be 13 guest bedrooms including a bridal suite.

This document outlines the various aspects of the design and explains how and why the proposals have developed in the way they have.

This Design and Access Statement should be read in conjunction with all architectural drawings submitted with the application.



2.0 Project Overview

The proposed scheme aims to re-develop the existing site at Bridge House Farm into a new, high quality wedding venue containing guest accommodation, ceremony room, reception room, external landscaping and ancillary spaces.

The development will restore the existing brick barns on site, some of which are grade II listed and in a considerable state of disrepair, and re-purpose these for new uses. Previously used for agricultural purposes, the majority of buildings on site are now empty and derelict and in great need of restoration and refurbishment to avoid further decay and in some cases, total collapse.

In addition to the conversion of the existing barn buildings, there are some new extensions proposed as part of the scheme in order to provide additional space required for a wedding venue. These include a feature 'Peach House' containing a lounge area, and a service block containing toilets, kitchen and storage. A new roof structure replaces the existing steel framed cow shed roof in order to cover the main reception room.

The scheme presents a sensitively designed venue that responds positively to the existing agricultural context in order to create a characterful and attractive development that will be a great improvement to the site as it stands. The proposals will restore listed buildings and traditional brick barns with contemporary insertions where appropriate as well as providing new jobs and contributing to the local economy.

3.0 Site Analysis



3.1 Location

Bridge House farm Farm is situated off Barugh Lane in a rural, Agricultural setting within the Ryedale district of North Yorkshire. It is a stand alone site surrounded by open farmland adjacent to the River Seven. There are a number of other farm/rural buildings in the area. The town of Normanby is located to the North East of the site less than 5 minutes drive away.

3.2 History

The site has historically been used for agricultural purposes and is surrounded by several acres of associated farmland. In more recent years one of the buildings on site has been converted to holiday lets which are no longer in use. The existing farmhouse on site was built for residential use and dates from the late 18th Century with an early 19th Century extension and later addition. The house was designated a grade II listing status in 1987 along with the attached garden wall and gate piers.

The block of farm buildings adjacent to the farmhouse also dates from the late 18th Century with later additions and alterations. These were also designated a grade II listing status in 1987. Across the rest of the site are more recent brick barns, guest house accommodation and modern steel framed agricultural sheds constructed in the 20th Century. Aside from one of the sheds being used for some small amounts of storage, the farm buildings are now derelict. The farmhouse is still used for residential purposes.



3.3 Existing buildings on Site

1. Grade II listed brick barns
2. Brick guest houses
3. Cow shed
4. Brick barn building
5. Steel frame agricultural sheds
6. Concrete frame agricultural shed
7. Grade II listed farm house

Existing Farmhouse



01



01



02

3.4 Listed buildings on site

There are two grade II listings on the site. One is the farmhouse and attached garden wall and gates, which does not form part of the proposed development. The other is the collection of barn buildings to the north of the farmhouse which form a connected grouping of 4 different structures. The oldest parts date from the late 19th Century and include a semi-derelict two storey brick barn and a single storey horse wheel house attached to the back. Later additions include a one and a half storey Byre with a high level lifting door and a 3-bay cart shed on the northern side.

Existing Barn Building



03



04



05





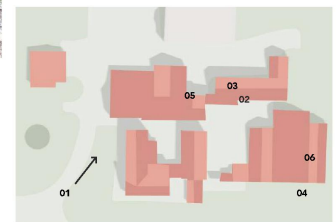
3.5 Site Character

The surrounding rural area is characterised by a mixture of traditional farm buildings, conversions and agricultural buildings.

Bridge House Farm is made up of the traditional pitched roof farm barns and buildings with a number of additional single storey lean-to's and steel frame agricultural sheds. The area has a material palette which generally consists of red brick, timber features and tiled or corrugated steel roofs.

Images Clockwise from top left

- 01. Existing farmhouse, garden and access road
- 02. Traditional external staircase feature on barn
- 03. Original timber door and window
- 04. Timber chicken huts and cow shed in background
- 05. Partially collapsed listed barn with shrubbery growing from facade
- 06. Interior view of a barn showing timber structure and corrugated steel roof



4.0 Design Proposals

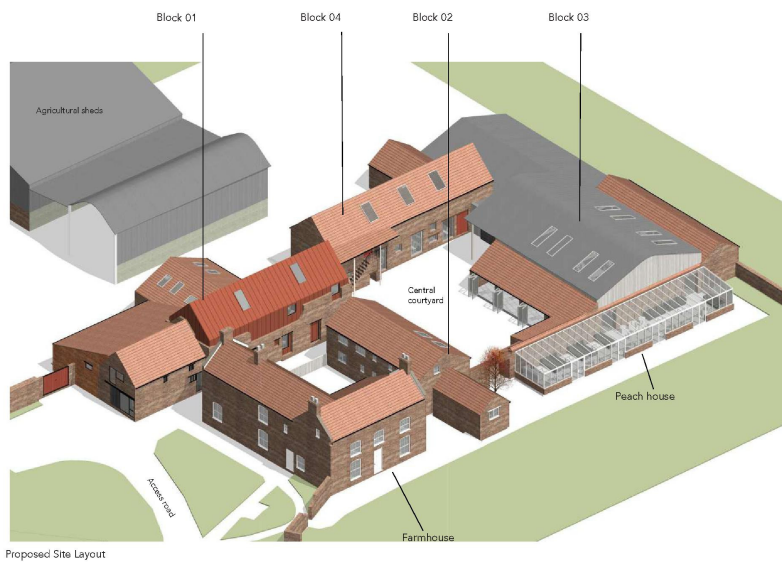
4.1 Layout I

The proposed site layout for the farm retains the overall spatial arrangement of existing barns and sheds, whilst improving the quality of the external spaces and inserting new additions to buildings where needed.

The entrance into the site is via the existing driveway / access road at the south eastern boundary which runs in front of the farmhouse. This leads up to the venue's reception and office with parking beyond to the north. This approach to vehicle access and circulation allows the central part of the scheme to remain car free and be fully pedestrianised in order to create a landscaped courtyard at the core of the development, which is currently a derelict yard adjacent the farm buildings.

The layout of barns and sheds are conveniently organised around this central courtyard allowing it to act as a focal point of the wedding venue and to be used by guests for a range of activities throughout the day.

The more functional ancillary spaces such as toilets, kitchen and storage are located to the rear of the scheme on the less prominent north eastern side where they benefit from road access and a vehicle turnaround space for deliveries and refuse collection.





4.1 Layout II

The proposed development is divided up into 4 separate blocks as follows:

Block 1

This is the collection of farm buildings adjacent the farmhouse which are grade II listed. The condition of these buildings vary greatly from the entirely derelict barn facing the farmhouse with no roof or first floor structure, to the largely intact single storey horse-wheel house on the northern side. Due to the location near the access road, this block contains the reception area for visitors and guests with adjacent office space. The remainder of the buildings are converted into guest accommodation with 10 en-suite bedrooms provided.

Block 2

This block contains the 2 storey brick building formerly used as holiday lets. This is largely in a good state of repair and due to its previous use, lends itself to guest accommodation over both floors, including the main bridal suite with adjacent dressing area in the single store element to the south. The small adjacent courtyard to the west is retained for private use by the farmhouse, whilst the eastern elevation of Block 2 overlooks the new central courtyard with easy access out and a good connection to the rest of the venue.

Block 3

This contains the existing cow shed to the eastern side of the site, along with adjacent single storey brick barns which enclose the space on either side. These brick buildings are converted to a bar area and breakout space from the main reception room. The existing cow shed roof is removed with a new roof structure proposed in its place to cover the whole reception room with capacity for circa 150 guests in the evening. The large open-plan space allows for a variety of different table configurations and provides the necessary flexible space required by wedding venues. This block is extended to the south with a new Peach House which overlooks the lawned garden and provides the main reception room with additional breakout space and a separate sitting area, benefiting from views across the landscape and high levels of natural light. Block 3 also contains the toilets, kitchen and storage space in a new extension to the north. This extension also provides a link corridor to Block 4.

Block 4

This L-shaped brick barn is converted to the main ceremony room with internal timber animal stalls and first floor structure removed to create a new double height space exposed to the roof structure above. The building is semi-derelict with a collapsed roof at the eastern end which is to be re-built over what will become an ante-room to the main ceremony space. The single storey element to the north side of the barn will become a store room.



Proposed Massing for Site

4.2 Amount / Massing

The proposed development incorporates both converted buildings and new build extensions, all of which are part of the new wedding venue. The breakdown of floor areas is as follows:

Overall site area: 6952 m²

Existing floor area: 944 m²
(Not including existing farmhouse or sheds to north of the site)

Extensions: 332 m²

TOTAL: 1269 m²

The amount of development proposed is proportionate to the existing farm site and the overall plot size. Whilst the amount of building floor area is increased as a result of the necessary wedding accommodation required, the massing of the proposed extensions is sensitive to the original farm layout and the listed farmhouse and barns. The development will still read as a tight knit collection of interconnected rural buildings much like any other farm site in the local area and avoids any development sprawl across the surrounding landscape. When viewed from the public highway the overall massing is largely the same as it would have appeared originally when all the buildings were in full working order.



Proposed East Elevation



Proposed West Elevation

4.3 Scale

The proposed development has a scale that is proportionate to the site and context and which does not have a negative impact on either the existing buildings or the agricultural setting. The restoration of the derelict barns will return them to being two storey buildings as originally designed. The proposed new roof over the main wedding reception room is a similar scale and proportion to the original cow shed roof although with a larger span and a slightly higher ridge to account for the new use and space being created below.

Both the Peach House extension and the kitchen/toilet block extension to the rear are single storey structures and subservient to the original barns and sheds on site. The Peach House has a lean-to roof that keeps the proposed ridge line below the top of the original brick wall enclosing the courtyard. This results in a low-lying building that is sympathetic to the context and allows the listed farmhouse to still be the dominant feature across the south facing elevation.

The proposed new build structure forming guest accommodation in Block 1, which rises up behind the listed walls of the original barn, has a form and scale that is appropriate to its context whilst still being contemporary in design. Whilst the ridge height is higher than the original barn would have been this in itself doesn't not overpower and dominate the site. The design maintains an appropriate scale that avoids having a negative impact on the surrounding buildings and restores the building in an imaginative way whilst still retaining what is left of the original listed structure.



4.4 Proposed Landscaping

The proposed landscaping strategy aims to retain the green open space that currently exists across the site and further enhance this with a combination of restored building and landscaped pedestrian spaces. In contrast to the hard, characterless surfaces surrounding the existing farm buildings, the new development will consist of high quality paving, hard standing and landscaped features that allow the venue a flexible outdoor space which can be used during events. The design approach has been to retain a rural feel to the development and tie the landscaping back to the wider agricultural context. This will be further detailed during the next stages of the project.



4.5 Appearance

The architectural design response to the site takes its reference from traditional rural and agricultural buildings found in the local area. As the site has previously been used as a working farm, it felt appropriate to develop the proposals in a similar aesthetic and use materials already found on the existing buildings across the plot. In particular the proposal for block 1, the grade II listed building, is a contemporary interpretation of a traditional barn structure, with simple a rectilinear form and symmetrical pitched roof. By placing the new structure within the walls of the dilapidated barn, while making what still stands good and stable, it preserves the essential character of the original farm. The red colour of the metal cladding is influenced from existing details that appear across the farm such as painted doors and gates.

The approach to the rest of the existing buildings is to retain and restore them, albeit with new interventions. Where possible the existing materials on site will be maintained, most new materials will match that of the existing with the aim of reviving the farms original English countryside appearance. The design of the existing cow shed, to be the reception room, aims to use the aesthetic of the existing vertical timber cladding on the southern facade and combines this with well proportioned glazing plus a curved ridge to reflect the roof as it currently is. This creates an attractive appearance that works with the existing structures, sympathetically rebuilding to the barn and converting it into a new use.

The addition of the peach house compliments the over all development by tying a well considered combination of traditional architectural ideas and contemporary design. Whilst the peach house is visible from road it is much smaller in comparison to the listed farmhouse which remains dominant along this elevation.



4.6 Materiality

The main cladding materials for the proposed scheme are as follows:

- 01. Silver Larch timber cladding
- 02. Black timber cladding
- 03. Profiled metal cladding
- 04. Red brick
- 05. Red metal cladding
- 06. Painted red timber features



4.8 Precedent Studies

At an early stage in the design development process, precedent studies were carried out to explore other similar schemes which were felt to successfully combine high quality architectural design with a rural, countryside context. Some of these examples are shown opposite and reflect the applicant's aspiration for the proposed development. The proposed design for Bridge House Farm draws on certain key themes which are in evidence across all these projects such as materiality, form, scale and relationship to context. These common threads are useful factors when considering how a development can actually improve and enhance the setting into which it is placed.

5.0 Access and Refuse



The existing access road which comes off Barugh Lane and into the site is retained and upgraded where required. This provides car access into the development for residents of the farm house and guests with 2 main parking zones in the upper part of the site as well as space for a refuse vehicle turning head. This approach minimises the amount of new roadway construction required and keeps any potential traffic away from the main event spaces, allowing the central courtyard of the development to be a landscaped pedestrianised space.

Dedicated bins stores are provided at the rear of the new services building.

A dedicated disabled access bedroom is provided in Block 1 (Bed 4) with level access. Bedrooms in the ground floor of block 2 will also have disabled access, as will the main event spaces.

6.0 Sustainability



The core principle behind the proposed scheme is also the most sustainable aspect of the development. By converting the existing farm buildings into a new use, the scheme provides much needed farm diversification and a long-term business venture that will provide new jobs without having to build a host of new buildings.

This negates the need to take up additional land for development and avoids consuming the energy required for new build construction, whilst still contributing to the rural economy. Bringing new life to these redundant farm buildings is a highly sustainable approach and will help to reduce the embodied energy in the construction of the development.

In addition, the proposed development will be naturally ventilated with operable windows / doors to the habitable rooms and guest accommodation. In contrast to many venues which rely on energy-hungry air conditioning systems. Where appropriate the design incorporates large areas of glazing and rooflights so the development benefits from high levels of natural light, thus reducing the requirement for artificial lighting.

The scheme incorporates larger areas of timber cladding across the elevations. This not only works aesthetically with the natural setting but is also a highly sustainable material. All timber used on the development will be specified as requiring FSC (Forest Stewardship Council) certification which ensures they are sourced from forests that are responsibly managed and have met eco-friendly standards. The development will also incorporate timber framed construction where possible.

7.0 Pre-Application



A pre-application was submitted to Ryedale Council for the proposed development on 30th July 2018. The main points of the appraisal in the written feedback were as follows:

Principle of development

The principle of the development aligns with policies SP1, SP6 and SP9 as the proposed wedding venue business would contribute to the rural economy and create employment at the site through the conversion of existing buildings and the provision of new buildings/extensions. The number of guest rooms required clarification and this can be confirmed being 13, limited to use only with the wedding venue for wedding functions. Design, character and impact on designated heritage assets In principle the restoration of listed barns is supported. The Building Conservation Officer welcomed the "sympathetic restoration of the listed barn" and provided advice on glazing openings and keeping the eaves of the Peach House low. The eaves height of the building has been duly kept low but equally at a height where adequate glazed opening doors can allow people to access the external space beyond. It was noted that to align with Policy SP20 the location, setting, form, layout scale and detailed design of the new development should respect the context provided by its surroundings. The previous chapters in this D&A Statement have outlined how and why this is the case, with the agricultural context and barn restorations being key drivers in the overall design and aesthetic of the proposed development.

Impact on amenity

Due to the potential for impacts in terms of noise disturbance and light pollution, the hours of amplified music and external lighting were requested. These can be confirmed as finishing at 1am.

Highways

The Local Highway Authority commented that there would be concerns if agricultural access to either the remaining sheds or fields will still come off the former farmyard access. However this access road off Barugh Lane will only serve the wedding venue and farm access will be via an alternative access point off Long Lane. Further comments raised by the LHA are addressed in the Transport Statement provided by Sanderson Associates. The large shed will still be used for farm purposes when there are no events taking place.

Flood Risk

It was noted that in the NPPF it states development should not be allocated or permitted if there are reasonably available sites with a lower probability of flooding. Given the proposed scheme seeks to restore and convert the existing farm, an alternative site away from the River Seven isn't an option in this instance. However the western part of the site that was shown in the pre-application as Block 5 has now been omitted from the scheme due to its more vulnerable location near the river in Flood Zone 3. The buildings to be developed are all now within Flood Zone 2, aside from a small corner of Block 1 that is within Flood Zone 3. The flood risks associated with the site and proposed mitigation measures are addressed in the Flood Risk Assessment provided by Sanderson Associates.

Sanderson advised a floor level of +27.56 for bedrooms in block 1. This has been implemented everywhere other than bedroom 4 which retains existing floor levels to avoid changing openings in the best preserved listed facade. However it is at the furthest point from floor zone 3 + the self-contained bedroom sits entirely in flood zone 2.

Protected Species

It was advised that checks and preliminary surveys are to be undertaken for birds and bats. A Bat and Barn Owl Scoping Report has now been provided by Quanta Environmental and forms part of this application. The feedback concluded by saying that the "proposed development has the potential to make a positive contribution to the rural economy whilst enabling the restoration of traditional, listed barns". The flood and highways constraints highlighted by the consultees have now been addressed in accompanying reports as requested.

8.0 Summary



This Design and Access Statement has been put together to outline the design process which has been undertaken whilst developing the proposals set out in the planning application. It explains the approach that has been taken in order to establish a high-quality wedding venue development which will regenerate a site that is currently disused and in a state of disrepair.

The document highlights how and why the proposed scheme is acceptable in both planning and design terms and how in particular it has been developed as a positive response to the context and setting. The application site provides a great opportunity to restore Grade II listed buildings and re-purpose these for a new use that creates local employment opportunities and contributes to the rural economy of Normanby and beyond.

The scheme has undergone a rigorous process of design development with careful consideration as to how best restore and refurbish the agricultural barns and how the layout of the existing buildings and external spaces can be re-worked for a successful wedding venue. The result is a proposal that significantly enhances the plot and brings the historic farm site back to life with a new use that will have a positive impact for the wider area. The scale, size and proportions of the proposed new build elements are all in keeping with the local agricultural context through the use of form and materiality. In certain instances, their design provides a contemporary interpretation of traditional agricultural architecture in an interesting and engaging way that still remains sensitive to the listed buildings.

The application can therefore be considered an appropriate development that should be supported by the local authority as a way of demonstrating how sites such as this can be regenerated in a sensitive and sustainable manner without having a detrimental impact on the context, natural environment or wider community.