

Design, Access and Heritage Statement for the Conversion and re-use of Barns 1 & 2 at Spring View, Keld Head, Pickering.



CLIENT	Mr M Stebbing & Dr R Dunk	JOB	Spring View - Barns 1 & 2
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I. INTRODUCTION

The Client for this project is Mr M Stebbing and Ms R Dunk owners of Spring View at Keld Head, Pickering, North Yorkshire, YO18 8LL.

In 2010 the Client obtained consent under approval 10/00627/FUL for Change of use and alteration of former agricultural buildings to form 2 no. one bedroom holiday cottages together with alterations to storage building and erection of single storey extension to north elevation of Barn 2 to form garaging and storage at Spring View. The consent was implemented by the construction of the single storey extension to Barn 2.

This application is a Full Planning application and Listed Building Consent application for a similar scheme but now it is proposed that Barn 2 has a second bedroom located on the ground floor, fully accessible to serve as an annexe to the house to accommodate the applicants parents. This additional space will integrate with the original proposals for Barn 2.

No proposed garaging is included in this new application though some storage is retained.

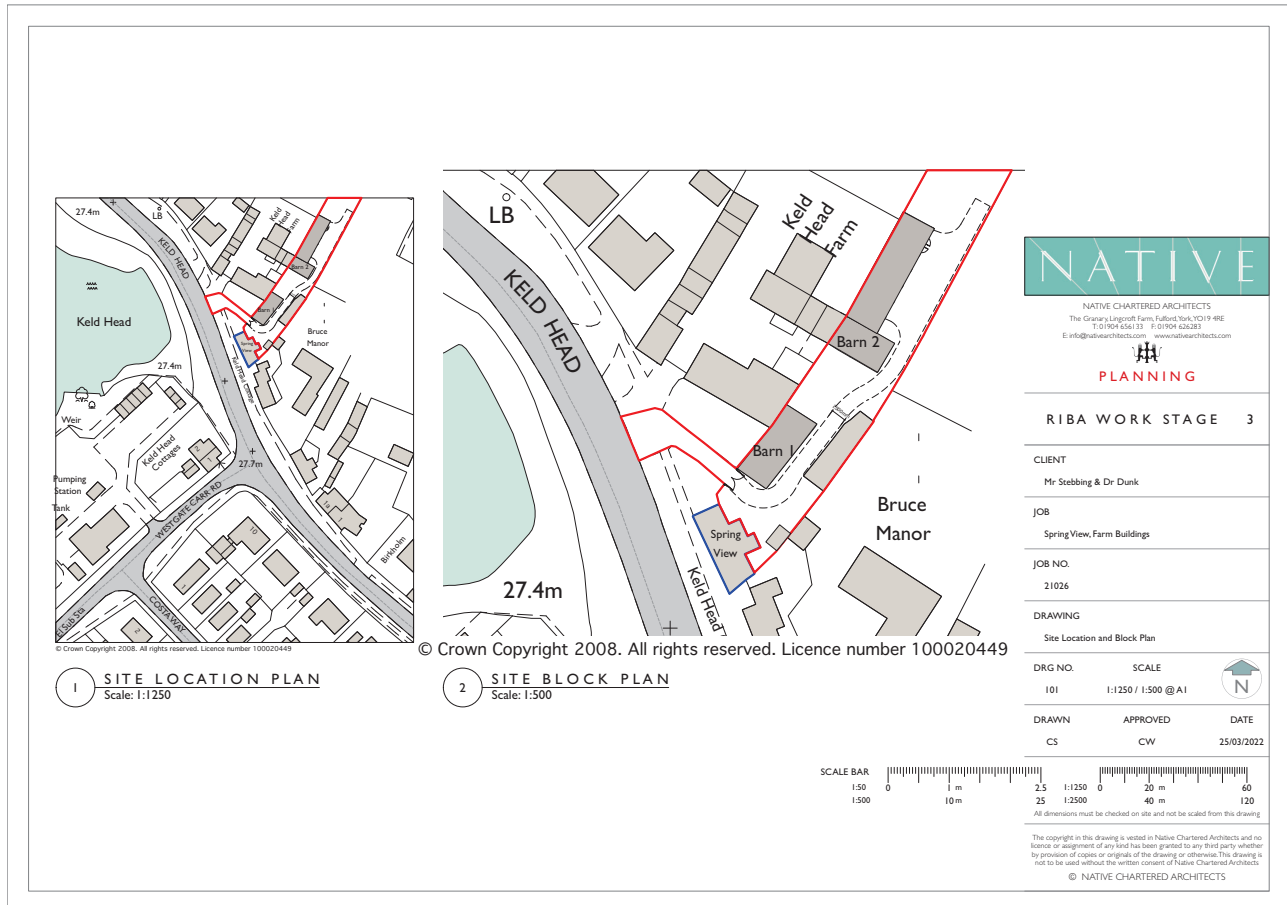
The proposals for Barn 1 remain the same although there are some minor revisions to the fenestration and the proposals around providing sufficient insulation to limit heat losses necessitate some external alterations to the roof.

Parking provision is shown in accordance with the Highway Design Guide published by North Yorkshire County Council.

2. SITE & CONTEXT

2.1 SITE

The site is in Ryedale District at Spring View, Keld Head, Pickering, YO18 8LL, shown on the Location Plan below. The site of this application is the narrow landholding to the rear of Spring View cottage extending northwards. The layout of the farm buildings associated with the cottage is immediately to the rear and comprise a small brick outbuilding to the east and to the west is a two storey barn



facing a broad track that gives access to the cart shed/stable further to the north. The stable is oriented at right angles to the other farm buildings and forms the eastern end of a farm range belonging to the next door Keld Head farm.

The proposed scheme comprises the following amount of development:

Barn 1. A total of 74 m² the same size as the 2010 application ref 10/00627/FUL

Barn 2. A total of 148m², 42m² of additional residential accommodation than in the 2010 application

2.2 CONTEXT

Ryedale District Council is in North Yorkshire and partly in the North York Moors National Park. Ryedale is a non-metropolitan district in the Vale of Pickering, a low-lying flat area of land drained by the River Derwent. The Vale's landscape is rural with scattered villages and towns. It has been inhabited continuously from the Mesolithic period. The economy is largely agricultural with light industry and tourism playing an increasing role.

Towns in Ryedale include Helmsley, Kirkbymoorside, Malton, Norton-on-Derwent, and Pickering. The A64 passes through Ryedale and villages such as Rillington. In the 2011 Census, the population of this primarily rural area of 150,659 hectares, the largest district in North Yorkshire, was 51,700.

Ryedale is covered by the Yorkshire and Humber Plan Regional Spatial Strategy to 2026. Policy YH1: Overall approach and key spatial priorities for the region include

A Growth and change will be managed across places and communities in Yorkshire and Humber in order to achieve sustainable development and the Spatial Vision (see Table 2.1)

B Plans, strategies, investment decisions and programmes should aim to:

1. Transform economic, environmental and social conditions in the Regeneration Priority Areas - the older industrialised parts of South Yorkshire, West Yorkshire and the Humber
2. Manage and spread the benefits of continued growth of the Leeds economy as a European centre of financial and business services
3. Enhance the role of Sheffield as an important business location within its wider city region
4. Optimise the opportunities provided by the Humber Ports as an international trade gateway for the region and the country
5. Support Principal Towns and Local Service Centres as hubs for the rural and coastal economy and community and social infrastructure and encourage diversification of the rural economy
6. Protect and enhance the region's environmental resources including areas of international and national importance, and the character and qualities of the Region's coast and countryside including for economic and social development
7. Avoid exacerbating environmental threats to the region and reduce the region's exposure to those threats
8. Avoid increasing flood risk, and manage land and river catchments for flood mitigation, renewable energy generation, biodiversity enhancement and increased tree cover.
9. Ensure that transport management and investment support and help deliver the spatial strategy

The outcomes of this strategy are to achieve a more sustainable pattern of growth and movement across the Region. The Region's strengths will have been successfully capitalised on and key needs will have been addressed. Table 2.1 Item 8 is relevant to this application where " *The use of the region's land and existing social, physical and green infrastructure has been optimised, in particular development to Historic and cultural assets on previously developed land, the impact on countryside quality is reduced and green infrastructure maximised.*" (Our emphasis)

3. CLIENT BRIEF

3.1 CLIENT

The applicant for this project is Mr M Stebbing and Dr R Dunk who in the past 12-15 years have been investing in the fabric of their historic house and buildings to maximise the building's potential and restore the historic fabric.

Much has been unpicked and repaired with conservation focussed materials and techniques to ensure the long term health and survival of the heritage assets and the applicant is highly experienced in this regard.

The applicant is totally committed to using low embodied carbon and vapour permeable materials that perform well when combined with traditional masonry construction whilst at the same time allowing the most significant historic features and structures to remain visible and intelligible.

3.2 BRIEF

The proposal includes the following components:

1. Barn 1: In 2010 the applicant obtained permission to convert this building and although no works were undertaken on this barn to implement the scheme, it retains its consents by virtue of the works carried out to Barn 2. Minor adjustments have been made to window positions in the ground floor bathroom and kitchen, the developed area remains the same. The intention remains to convert this barn into a single bedroomed holiday let.
2. Barn 2: The scheme approved in 2010 for the conversion of the barn to a holiday cottage with storage and car garaging, now includes this additional ground floor area to provide accessible living accommodation.
3. Car parking is now to be sited outside the buildings to maximise the internal living space in Barn 2.

S I T E

1. The site is freehold owned by the applicant.
2. On the application site are the three late C18 and early C19 farm buildings. The small brick outbuilding will stay in its current use with no works proposed whilst the two barns are to be converted as shown on the drawings.

S E R V I C E S

1. There is electricity and water to the site.
2. There is surface water drainage and foul drainage to the site discharging into a combined sewer rather than soakaways due to the Ground Water Source Protection Zone designation for this area of Pickering. It is proposed however to install rainwater harvesting tanks to maximise re-use of rainwater run off on site and minimise the quantity of rainwater entering the combined sewer.

4. DESIGN STATEMENT & PROPOSALS

4.1 Planning Context

The Ryedale Local Plan Strategy sets out a vision for Ryedale and a framework for achieving this vision. It has a number of policies that apply to this application - SP2, SP8, SP12, SPI6, SPI7, SPI8, SP21. These relate to housing, heritage, energy, drainage, occupancy, tourism, and design.

The barns currently have extant planning and listed building consents. This application seeks to revise these current consents in light of the changed personal circumstances of the applicant and their families.

4.2 The converted barns

Form. The barns, both Listed Grade 2, and located to the rear of Spring View form part of what was a small farm within a group of small farms lying to the western fringe of Pickering. It is now largely surrounded by modern dwellings and so the site is part of a streetscape rather than an isolated group of buildings within open countryside, albeit Spring farm does retain some agricultural grazing land which extends northwards to Swainsea Lane. The exterior and interior of the barns are essentially unaltered from when constructed in the late C18 and early C19. The owners wish to restore and conserve the original fabric whilst making sympathetic interventions in their layout and structure to allow the conversion of the barns to holiday let (Barn 1) and an accessible annexe for aged relatives. (Barn 2)

The proposals for the fenestration remain essentially identical to the detail shown in the extant permissions other than a revised window to the lean to extension on the north gable of Barn 1 and the revisions to elevations on the recently constructed extension to Barn 2.

Materials. The materials palette is intentionally minimal and in keeping with an agricultural typology and the local vernacular with all proposed materials to match those existing. Windows and doors will be constructed in timber whilst infill panels will be timber boarded.

It is proposed that electrical requirements can be powered by site generated electricity from the proposed photovoltaic slates on the roof of the recently constructed extension to Barn 2. The slates will replace the pantiles installed in 2010, this being the most fundamental change to the appearance of the barns.

A green roof is still proposed for the northern extension to Barn 1.

The existing roof structure in Barn 1 is of special interest and referred to in the Listing description due to its method of fabrication and re-use of cruck frames as the tie members in the trusses. The aspiration is to now leave these trusses and the purlins exposed and in view but to replace the rafters with much deeper timbers to allow for the addition of sufficient insulation both between the rafters and above. This will necessitate building up the eaves and verges to accommodate this additional depth. The proposals drawings indicate this amendment to the original approved proposals. As the method of insulation will be to use wood fibre sarking board and flexible batts the thermal performance is, in theory, poorer than using foil faced petrochemical derived insulation boards and therefore the roof of the conversion will not be compliant with Part L of the Building Regulations.

It is the intention to retain some exposed stone walls internally but to insulate the south gable and west wall using woodfibre boards bedded on a lime parge coat and with either a lime or clay plaster finish.

Both barns will have insulated walls, as shown on the application drawings using woodfibre, hemplime, or cork depending upon the location and use of the particular spaces within each barn. Barn 2 will be more comprehensively insulated than Barn 1 given the likely compromises to the roof performance outlined below.

Floors in each barn will be lifted, the subfloor excavated, and new insulated floors installed. These will be limecrete slabs laid on approximately 450mm of recycled foam glass aggregate to achieve u-values approaching those stipulated by Building Regulations.

The roof to Barn 2 is to be repaired where required and the rafters battened off internally to gain sufficient depth to provide a reasonable level of insulation. It is not possible to raise the roof level on this barn as the roof is contiguous with the adjoining barn owned by Keld Head Farm and simply abuts the gable end of the adjoining barn. In order to provide a support to the roof a new independent lining wall is to be constructed to carry roof loadings and provide insulation for the barn conversion. This is likely to be constructed in a timber frame with woodfibre insulation batts and a woodwool board and lime plaster finish.

5. SUSTAINABLE DESIGN & ENVIRONMENT

Ryedale is a predominantly rural area and protecting the landscape, wildlife, habitats, the natural beauty of the countryside and the historic environment are all important aspirations actively supported by the applicant. The sustainability ambitions of the project are not limited to just the re-purposing of the barns and the use of materials to be employed but to the generation of on site electricity to serve both barns in order to combat climate change and provide some resilience against rising energy costs.

Key issues set out in the Ryedale Local Plan Strategy:

2.14 Mitigating climate change is about dealing with the causes of climate change and can be achieved in a number of ways, including:

- Ensuring that development is as energy efficient as possible,
- Locating development as near to existing towns as possible,
- Realising the potential of natural renewable energy sources,
- Developing low carbon energy supplies,
- Delivering decentralised energy supplies in new development and promoting its use in existing buildings.

2.15 Adapting to climate change is about dealing with the consequences of climate change and can be achieved in a number of ways, including:

- Ensuring that the design of buildings helps them remain cool during hotter summers,
- Delivering on-site sustainable drainage systems and permeable drainage surfaces,
- Conserving water,

- Adopting a precautionary approach to developing in areas at risk of flooding,
- Making sure that Ryedale's potential to grow food is supported.

2.16 Key messages: The District is vulnerable to the actual and anticipated impacts of climate change. The Ryedale Plan plays an important role in supporting many of the things that help Ryedale play its role in mitigating climate change and also adapting to its impacts. Choices over the location and design of development and facilitating new renewable energy generation will be important if the area is to reduce its CO2 emission rates. This will demand innovative approaches to assimilating new technologies in the landscape or in historic buildings, which will undoubtedly challenge traditional opinions and views. Finally, choices over the location of new development will also need to ensure greater resilience and adaptation to the impacts of climate change, particularly flooding. (Our emphasis)

Native Architects ensure that buildings we design and build are sustainable throughout the design and construction process and in use because they have minimal environmental impact. It is important that Heritage Assets can be re-purposed to ensure long term viability though this much be achieved by designing solutions which through their low negative environmental impact either enhance or do not significantly diminish external environmental quality whether that be the built environment or the internal environment and the overall 'health' of the assets.

The proposals for this application aim to reduce energy use, during construction and in use by specifying materials that are inherently high performing and renewable or are made and transported using the minimum amount of energy, preferably materials that are locally sourced or produced.

The concept of embodied energy or low embodied carbon is a critical driver but generally overlooked by the construction industry with its focus upon energy in use. Low embodied carbon materials tend to be bio-based, i.e. grown, rather than petrochemical derived products. These materials have the added benefits of good breathability, low toxicity, and promote good indoor air quality. They are also generally suitable for use on Heritage Assets as they work in conjunction with traditional building methods and materials to avoid causing harm to original building fabric.

It is important to the applicant that on-site energy generation is included to guard against both climate change and the current uncertainties over global fuel supplies. To that end, it is proposed to re clad the roof to the recently constructed extension to Barn 2 in a mix of slate and solar slate to generate energy which will be used by both barn conversions for lighting, power, heating and hot water.

Rainwater will be harvested and the buildings insulated as far as is practicable and reasonable.

Existing tiles will be re-used where possible but if new tiles are to be used these will be on the northern roof slope of Barn 2 and will be reclaimed from those removed from the current extension roof.

Windows will be double or triple glazed with timber frames, doors and frames will be timber.

Rainwater goods will be painted cast iron to match existing.

6. PLANNING POLICY

The planning policies relevant to this application are identified in **4.1**, these being SP2, SP8, SPI2, SPI6, SPI7, SPI8, SP21.

SP2 - Delivery and Distribution of New Housing. This allows for the conversion of previously developed land and buildings within development limits and change of use where the previous approved use is for tourism ie holiday cottages. These proposals comply with this policy.

SP8 - Tourism. Tourism is an important economic driver of the local economy. The policy supports the re-use of existing buildings for self catering tourism use.

SPI2 - Heritage. This policy supports the sensitive re-use and adaptation of Heritage Assets where there is no harm caused. These proposals are carefully drafted to avoid causing harm and by the potential income generated from re-using them the conversion and re-use is a public benefit as it retains the buildings in good repair and the form and character of the site in general.

SPI6 - Design. This application is designed as a sensitive and appropriate solution to how best convert heritage assets for new uses and therefore complies with this policy. The buildings are capable of conversion without alterations which would be detrimental to their character.

SPI7 - Managing Air Quality, Land and Water Resources. Ordinarily it would be appropriate and desirable to include SuDs to address surface water run-off however Keld Head is a Source Protection Zone and therefore any drainage, whether rainwater or foul water, has to be discharged to the combined mains sewer. It is a problem however that the current Yorkshire Water sewer is prone to discharging at times of high rainfall into Costa Beck which is problematic for fish and other aquatic wildlife. To mitigate this and not add to this problem, a rainwater harvesting system is to be installed with sufficient storage capacity to minimise overflow run off to the drains. Currently all rainwater discharges from the roofs of barns 1 and 2 to the ground as there are no rainwater goods fitted.

SP18 - Renewable and Low Carbon Energy. This policy supports sustainable development and on site energy generation where possible. On site energy generation is key element of this application however the compliance of the existing historic building fabric with current Building Regulations (Approved Document Part L) is not possible given the constraints already outlined. These proposals intend to go as far as is possible to achieve compliance whilst being mindful of the limits of what is possible without causing harm to Heritage Assets. Building Regulations have some flexibility on these standards when applied to Heritage Assets so those energy conservation measures proposed in this application should be acceptable.

SP21 - Occupancy Restrictions. d) Ancillary Residential Accommodation relates to the proposals for Barn 2 as this conversion will remain as an annexe to the main house. a) Local Needs Occupancy allows for relatives who through age or infirmity need to be living near relatives who are permanently resident in the District so again relates to the proposals for Barn 2. The proposals for this barn are designed to allow elderly parents to move in and enjoy a degree of independent living in an accessible conversion with the potential option of a first floor bedroom that would allow for a carer to live-in if necessary.

7. HERITAGE STATEMENT

What are the issues for each proposed alteration ?

What is the overall impact and will an acceptable level of change occur ?

Do the changes overshadow the primary significance of Spring View, Keld Head, Pickering ?

The significance of a heritage asset is the sum of its archaeological, architectural, historic and artistic interest.

1. Understand the significance - in this case, it is neatly summarised by the Listing description.
2. Understand the impact of the proposal on that significance
3. Avoid, minimise and mitigate impact in a way that meets the objective of the NPPF
4. Look for opportunities to better reveal or enhance significance
5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change
6. Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving important elements

Most evaluation of significance is likely to be based on a mixture of documentary research and non-intrusive examination of fabric.

The reason why society places a value on heritage assets beyond their mere utility is explored at a more philosophical level by English Heritage in Conservation Principles 2008. There are four types of heritage value that an asset may hold, aesthetic, communal, historic and evidential value, and this is another way of analysing its significance and can help in deciding the most efficient and effective way of managing the asset to sustain its overall value to society.

Cumulative impact of incremental small scale changes may have as great an effect on the significance of a Heritage Asset as larger scale change. There the significance has been compromised in the past by unsympathetic development to the asset itself, or its setting, consideration needs to be given to whether additional change will further detract from or can enhance the significance to accord with NPPF policies. Positive change could include the restoration of a building plan form or original setting.

The significance of these barns lies primarily in their historic and evidential value given that they are remaining fragments of a former agricultural use that has almost totally disappeared in the area. The proposals will retain and preserve them through re-use whilst maintaining the original agricultural layout through a light touch approach to the conversion proposals.

Proposed alteration		What are the issues?	What is the overall impact?	Will an acceptable level of change occur
1	Alterations to existing floor plans.	<ol style="list-style-type: none"> 1. To provide sleeping and living areas, 2. To provide bathrooms, 3. To provide kitchens, 4. To insulate the external walls, roofs and floors to provide better thermal performance. 5. To make new openings to allow connectivity between spaces. 6. To install staircases. 	<ol style="list-style-type: none"> 1. Small loss of historic fabric but plan form remains highly legible in both barns. 2. As above. 3. As above. 4. Insulation to roofs and floors has minimal impact. Wall insulation is applied selectively to allow internal walls to remain as existing with their historic finishes. 5. New internal openings are minimal and do not affect the legibility of the plan form although a minor localised loss in historic fabric. 6. There will be no detrimental effect to the historic fabric as the existing stair to Barn 2 is unsafe and rotten. 	<ol style="list-style-type: none"> 1. The plan changes are minimal and maintain the cellular nature of the accommodation, particularly to Barn 2. 2. The new bathroom facilities are within an outshut to Barn 1 that contained modern cow stalls whilst it is at first floor level in Barn 2 and requires a partition wall. The first floor currently exists so impact in either barn is minimal and therefore acceptable. 3. The kitchen to Barn 1 is within the outshut whilst in Barn 2 it is now located within the modern extension to the rear of the barn. 4. Change generally is acceptable. Some loss of historic fabric to the floors. Change to eaves and ridge levels to Barn 1 is a change visible from the public realm however this preserves the visibility of the historic roof structure internally so an acceptable change. The integration of insulation is necessary to allow conversion so acceptable. 5. Minor changes so acceptable. 6. The proposed stairs will not impact upon the spatial qualities of the barns nor the legibility of the plan forms.

Proposed alteration		What are the issues?	What is the overall impact?	Will an acceptable level of change occur
2	Alterations to elevations.	<ol style="list-style-type: none"> 1. The removal of the existing Pantiles and rafters to Barn 1 and replacement with deeper timbers. Corresponding increase in roof height by building up eaves and verge stonework. 2. Insertion of windows into existing openings and replacement of existing doors and window screens/hatches. 3. Replacement of existing Pantiles to modern cartshed extension roof with slates and solar slates. 4. Closing in between cartshed columns to allow conversion. 5. Addition of rooflights to Barn 2 and adjoining cartshed extension. 	<ol style="list-style-type: none"> 1. Small loss of historic fabric and relatively minor adjustments to the elevations. 2. Some visual domestication of the barns. 3. This part of the building is circa 10 years old and whilst attached to a heritage asset, the substitution of one roof covering with another will have little impact. 4. Some gaps are already blocked in therefore little impact caused by blocking in the remainder. 5. There will be no detriment to historic fabric or appearance of the barns. 	<ol style="list-style-type: none"> 1. Loss of building fabric (rafters) but the elevations, although changed slightly, will be fundamentally the same. The relationship with the adjoining farmhouse is easier as it adjusts an awkward junction and allows rainwater goods to be installed if required. 2. Conversion inevitably alters the appearance of former agricultural buildings but as new external openings are not intended the level of change is acceptable. 3. Slate is a commonly used roofing material locally and given the location of the roof in relation to the remainder of the site and its historic assets the change is acceptable. 4. Acceptable changes. 5. Acceptable changes and no impact upon the primary significance of the complex of buildings and the house at Spring View.

8. SYNOPSIS

The proposals to convert the barns at SpringView are fundamentally similar to the proposals previously granted permission on the extant planning and listed building consents.

The revisions to the proposals for Barn 1 are very limited and although there is some impact externally, it will allow the building to become more energy efficient than in the previous proposals but with the benefit that the historic roof structure (now identified more specifically in the revised statutory Listing) will remain exposed and visible. The end use remains the same.

Barn 2 is fundamentally the same scheme for the conversion however the addition of the newly constructed cart shed structure to the rear has provided an opportunity to create an accessible annexe for ageing relatives to come and live close to the applicant who will be able to provide care if needed whilst still allowing for a degree of independent living.

The conversion techniques and materials proposed are appropriate to these historic buildings and the proposed new use for them is in compliance with the local plan policies identified in this statement.

Chris Walker RIBA

April 2022