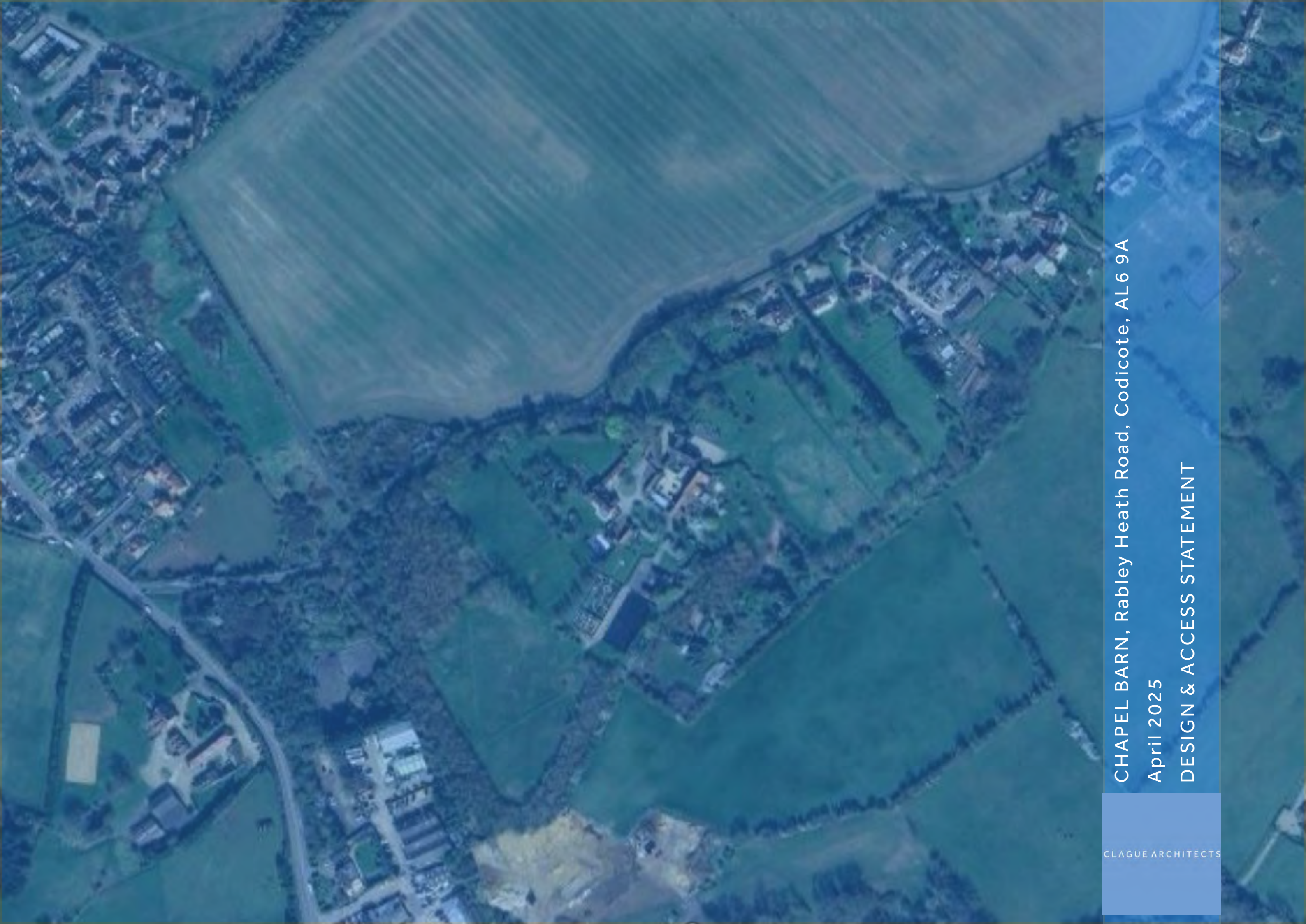




CHAPEL BARN, Rabley Heath Road, Codicote, AL6 9A

April 2025

DESIGN & ACCESS STATEMENT

CLAGUE ARCHITECTS

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INTRODUCTION

01

1.1

PROJECT DATA

Project Address

CHAPEL BARN, Rabley Heath Road, Codicote, AL6 9UA

Building Description

2-storey C17th timber frame barn with pitched roof. Two storey linked extension to the east of the aisled barn providing habitable space all in residential use. The property is set within extensive grounds, with existing hard-standing to the front for private parking and private gardens.

Use Class

C3

Area Classification

Rural

LPA

County
District
Parish

Hertfordshire County Council
North Hertfordshire District Council
Codicote

Listed

Grade II - North Barn at Sisservenes
List Entry Number - 1102815

Aisled barn. C17. Tall, weatherboarded structure with plain tile and machine tile roof. 6 bays. Clapsed purlin roof. Tie beams with straight braces. Deep aisle on SW. High side walls. Interior has later divisions.

AONB

n/a

Greenbelt

yes

Conservation Area

No

Flood Risk

Flood Zone 1 – Low probability of flooding

Other

Area of Special Control - Advertisements

INTRODUCTION

01

1.2

INTRODUCTION

This Design and Access Statement has been prepared to support a householder planning application and Listed Building Consent for the internal reconfiguration and refurbishment of an existing Grade II listed barn. Proposals include new staircases to access mezzanine levels and conservation roof lights as necessary. External materials are proposed to be refurbished or replaced in line with submitted proposal drawings and material schedules, and a new infill extension is proposed, providing a new, more visible entrance hall.

The proposals look to rationalise modern interventions within the property in a manner which enhances the historic features of the existing property. All external proposals intend to provide long term restoration to the property with respect to its value as a valuable historic asset.

Landscaping proposals look to enhance the relationship between internal and external spaces.

The main purpose of this Design & Access Statement is to explain the design process and strategic objectives that have led to the overall vision for the proposals, and how they have been considered within the site context of a Grade II listed asset. This document establishes that the proposals provide a suitable, sustainable and deliverable plan for developing the site.

This Statement has been prepared to be compliant with the Development Management Procedure (England) Order 2021, Planning Practice Guidance (2021) PPG, National Planning Policy Framework and National Design Guide.

This document follows the guidance published by CABI "Design and Access Statements: How to write, read and use them" (2006).

KEY SITE DETAILS

Site Location: CHAPEL BARN, Rabley Heath Road, Codicote, AL6 9UA

Application Description: Repair, refurbishment and reconfiguration of Grade II listed aisled barn with proposed infill extension to create new main entrance. Site is located to the south of Rabley Heath Road, and is accessed from a small access road which serves Sisservernes, Chapel Barn and Grand Barn.



SITE CONTEXT

02

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IMMEDIATE CONTEXT

The application site is located towards the centre of Radley Heath Road, and on the south side of the street. It is accessed by a small turn-off to three large dwellings, and which are considered to have collectively formed a rural settlement.

Key Considerations;

- Listed Building
- Metropolitan Green Belt
- Residential

The immediate context, referred to as Sisservedes within the listing, is made up of a number of listed barns, with the proposal site named as North Barn.

In terms of materiality, the dominant historic façade material is timber cladding and red clay tiles.

The historic buildings which make up Sisservedes have statutory listing and significantly contribute to the character and appearance of the area, whilst also highlighting the architectural value of the settlement.

Parking

The proposal site have considerable private external amenity to the front of the existing dwelling to provide suitable parking provisions for a property of this scale.

The parking area is accessed via a gated entrance.

Codicote

Large village south of Hitchin providing local amenity and services

Application Site

Grade II listed residential dwelling with private parking and external amenity space, located within the Metropolitan Green Belt

Metropolitan Green Belt

Protected area of the rural setting providing limitations on development



SITE CONTEXT

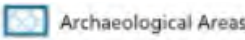
02

23

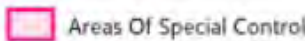
SITE CONSTRAINTS

A study of the local context provides a number of Material Considerations of the site;

- 1) Archeological Site subject to Recording Conditions



- 2) Areas of Special Control



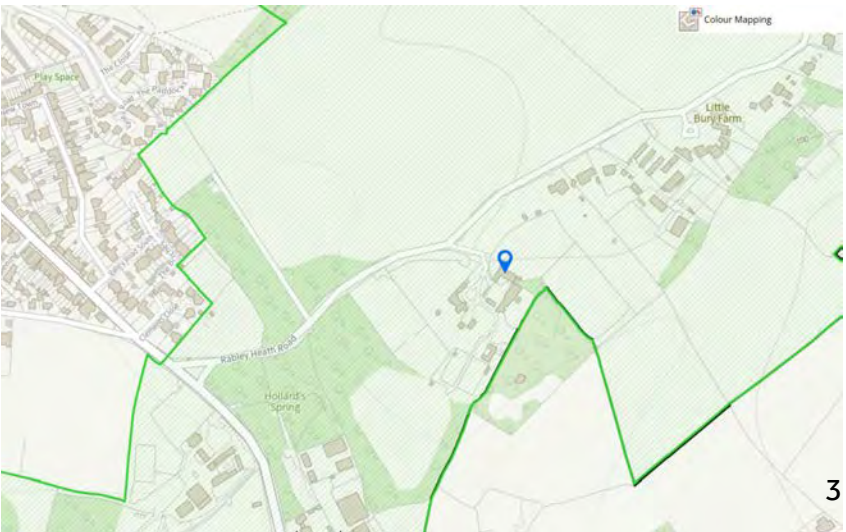
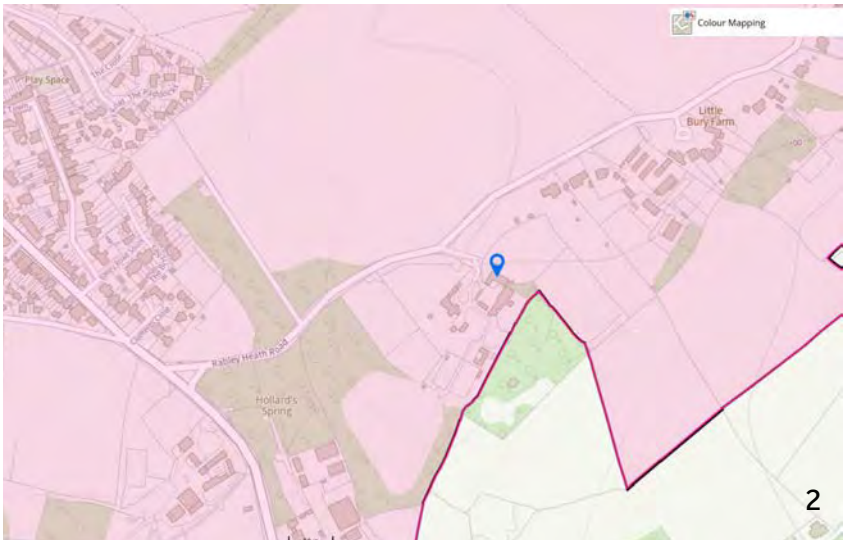
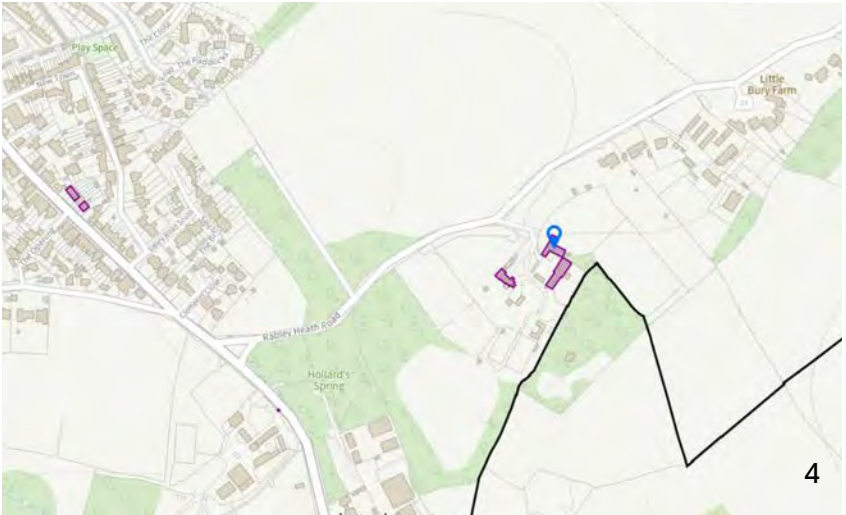
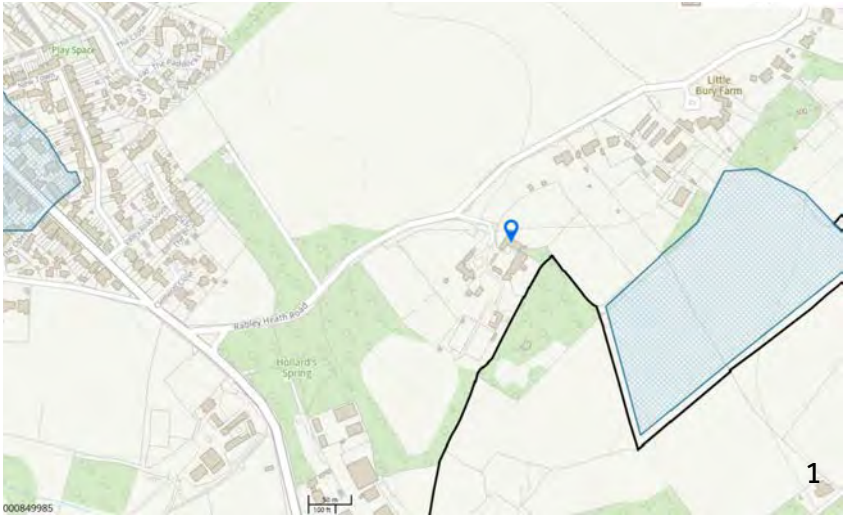
- 3) Metropolitan Green Belt



- 4) Listed and Locally Listed Buildings



- 5) Flood



SITE CONTEXT

02

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SITE PHOTOGRAPHY

The application site is located off a narrow public side road on the south side of Radley Heath Road, providing access to Sisserves, Chapel Barn and Grand Barn.



View from Radley Heath Road



View of gated access to application site

The site is located off a small public side street and is access via a gated entrance, with the property set back from the street behind existing high level hedges and with a forecourt to the front.
The arched access (shown to the left of the building elevation, are later additions to the original barn and are finished in keeping for continuity of design.

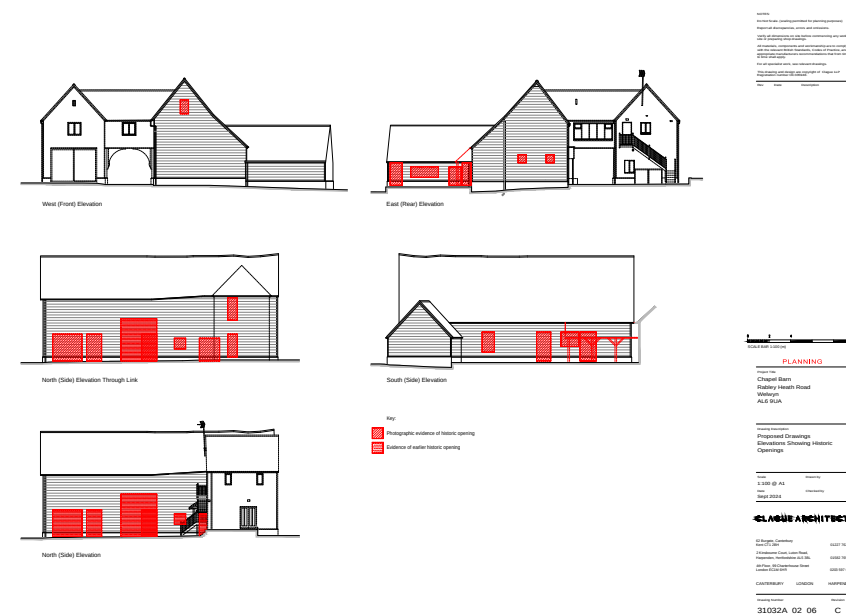
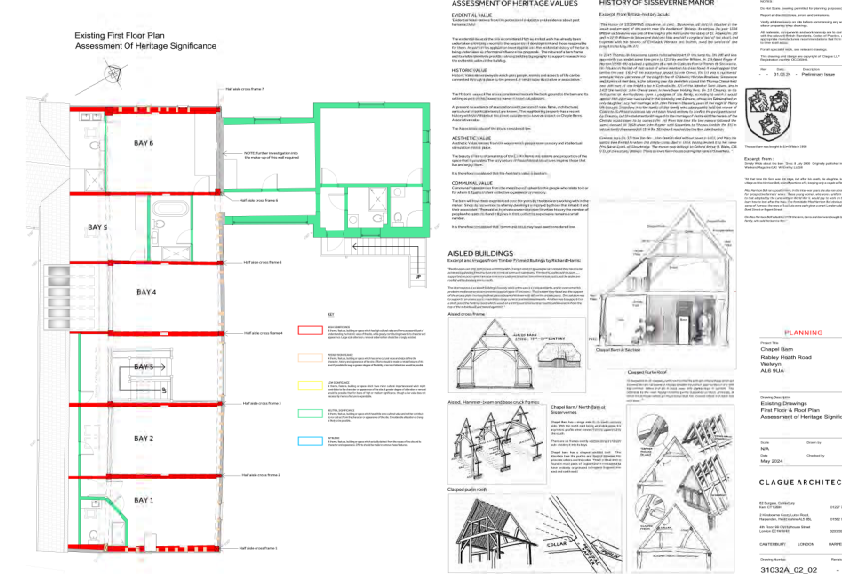
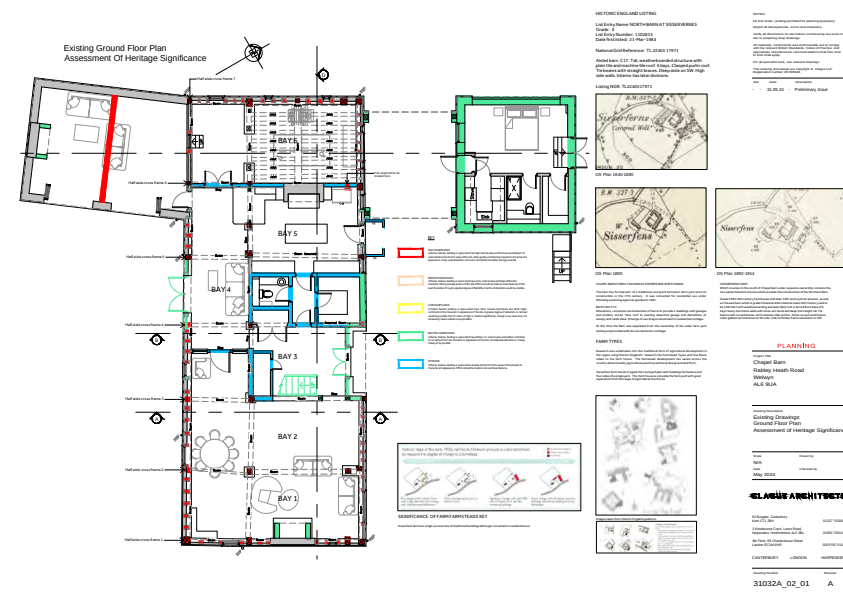
SITE HISTORY

03

3.1

SITE HISTORY

An assessment of the historic context and value of the site and the building are provided on supporting documentation and should be read alongside this design and access statement. Below are the drawings submitted as part of the overall submission and include historic assessment of plans and elevations, analysis of historic wall openings through study of photographs and analysis of the proposals in relation to the historic framing;



3.1 PLANNING BACKGROUND

A planning search of the application site has established the following planning history (most recent first);

Application Ref: 15/02965/1LB - Listed Building Consent
15/E02898/1EUD - Lawful Development

Certificate Existing

Description: Retention of two storey side extension and first floor link to original barn, external staircase to the former, and other external alterations including changes to fenestration affecting all elevation

Decision: Consent

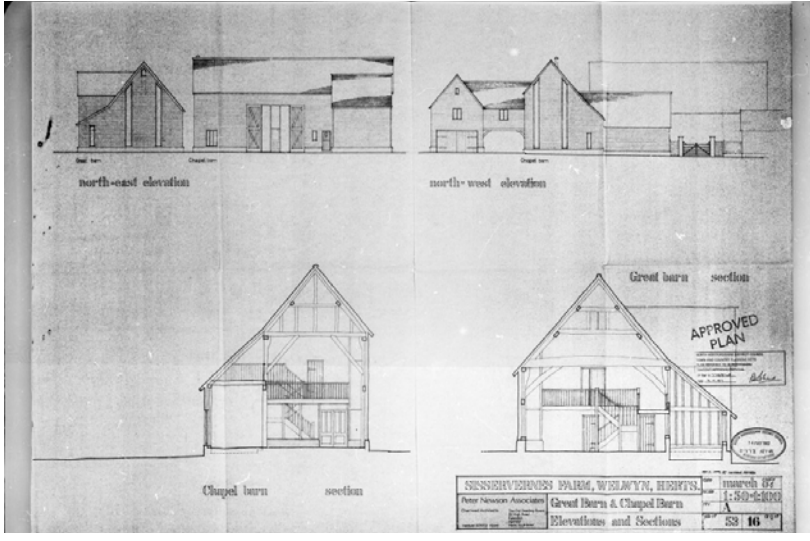
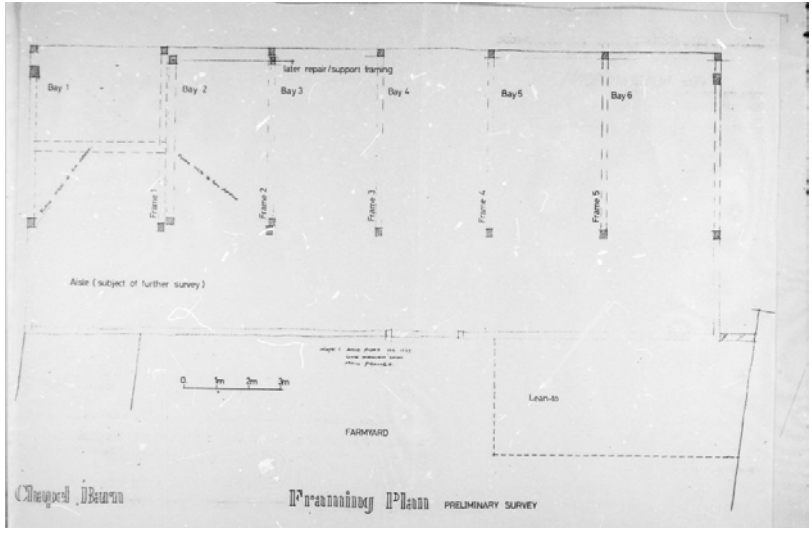
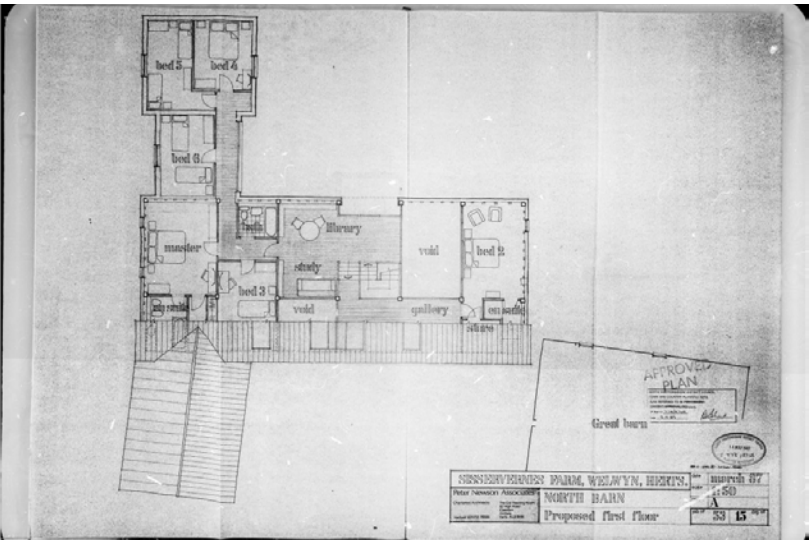
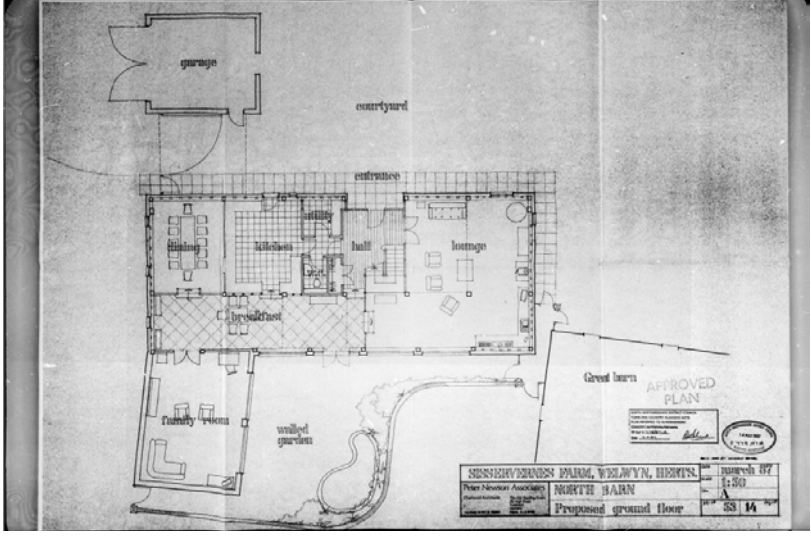
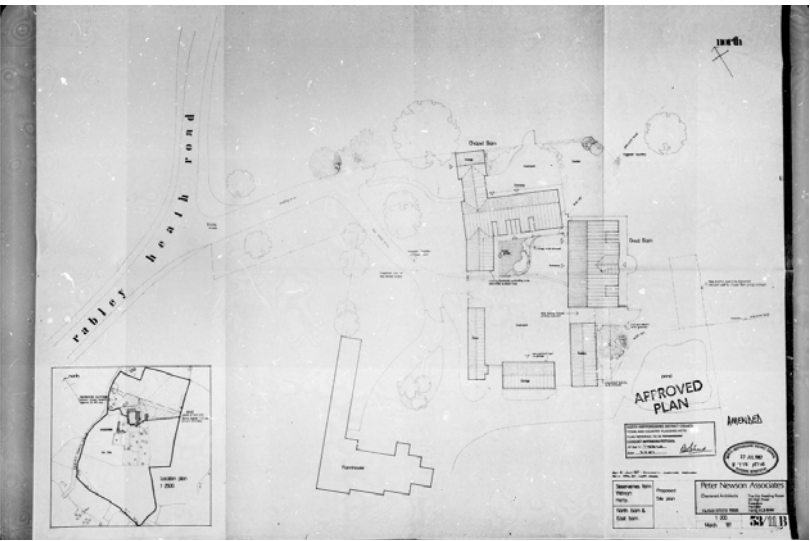
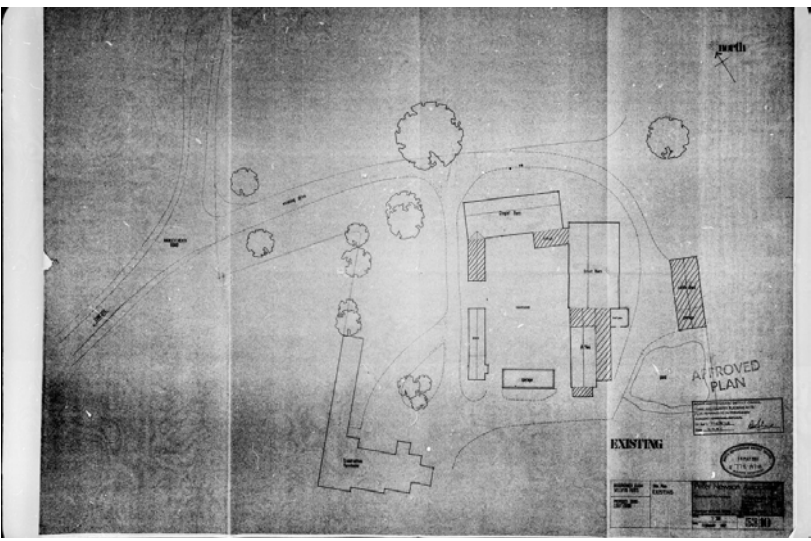
Notes: The File Notes from Case Officer John Chapman note that it is from the 1987 application that the barns are now known as Sisservenes Farm and Chapel Barn.

Application Ref: 87/00777/1 - Listed Building Consent
87/00778/1LB - Listed Building Consent

Description: Planning permission and Listed Building Consent for alterations, conversion and extension of barns to provide 2 dwellings with garages and ancillary works. New roof to existing detached garage and demolition of canopy and cattle shed

Decision: Consent

Notes: This application notes the change of Use from an agricultural barn to a residential dwelling. It is also this application which approves two storey extension and first floor link which shall form the area of amendment in this application.



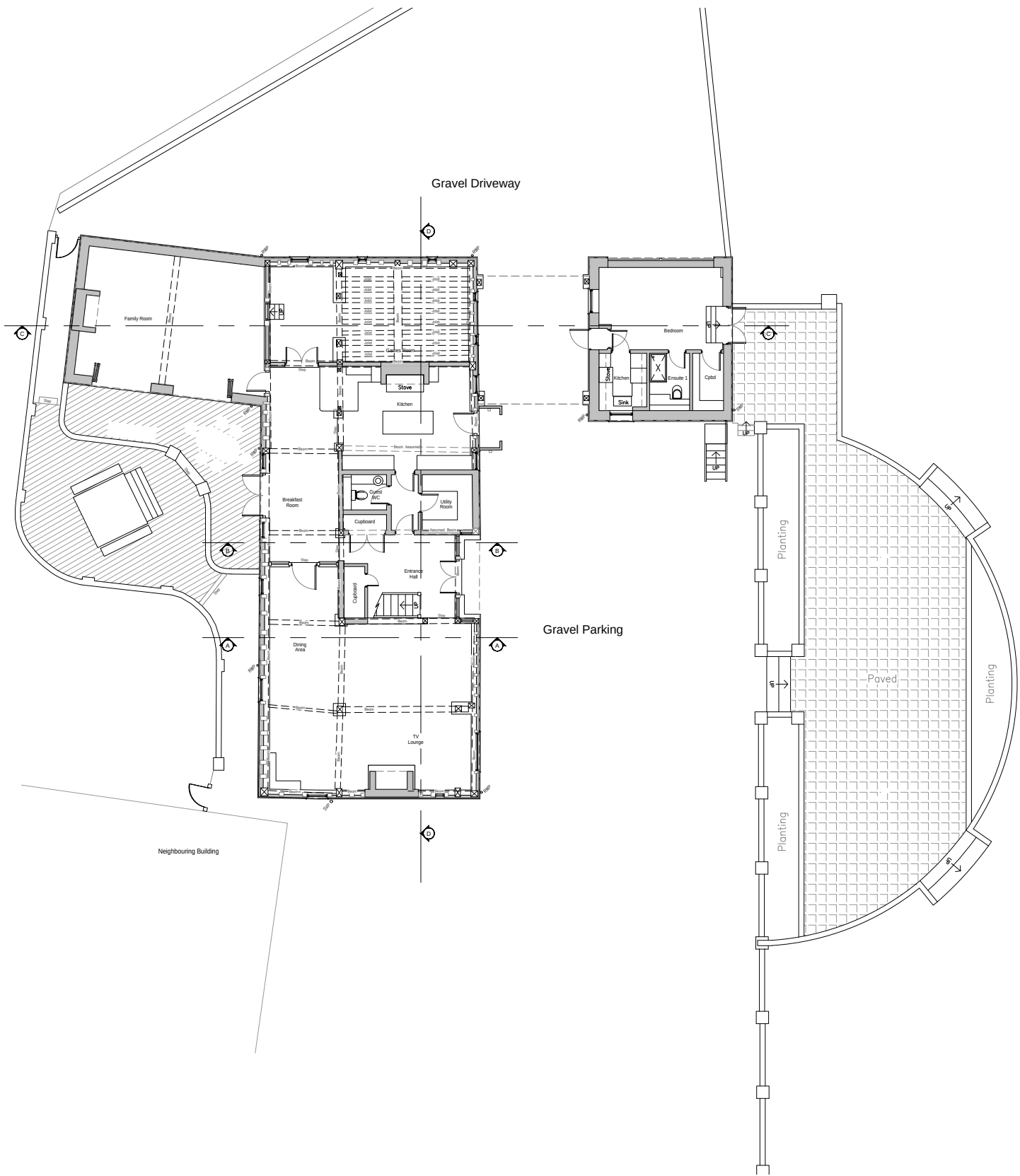
Images to Right from 1987 Approved planning & LBC scheme:
Top, (L) Existing Site Plan. (R) Proposed Site Plan
Middle: (L) Approved Ground Floor Plan, (R) Approved Ground Floor Plan
Bottom: (L) Approved Framing Plan (R) Approved Elevations



Photographs from the conversion from a barn to residential property

EXISTING BUILDING

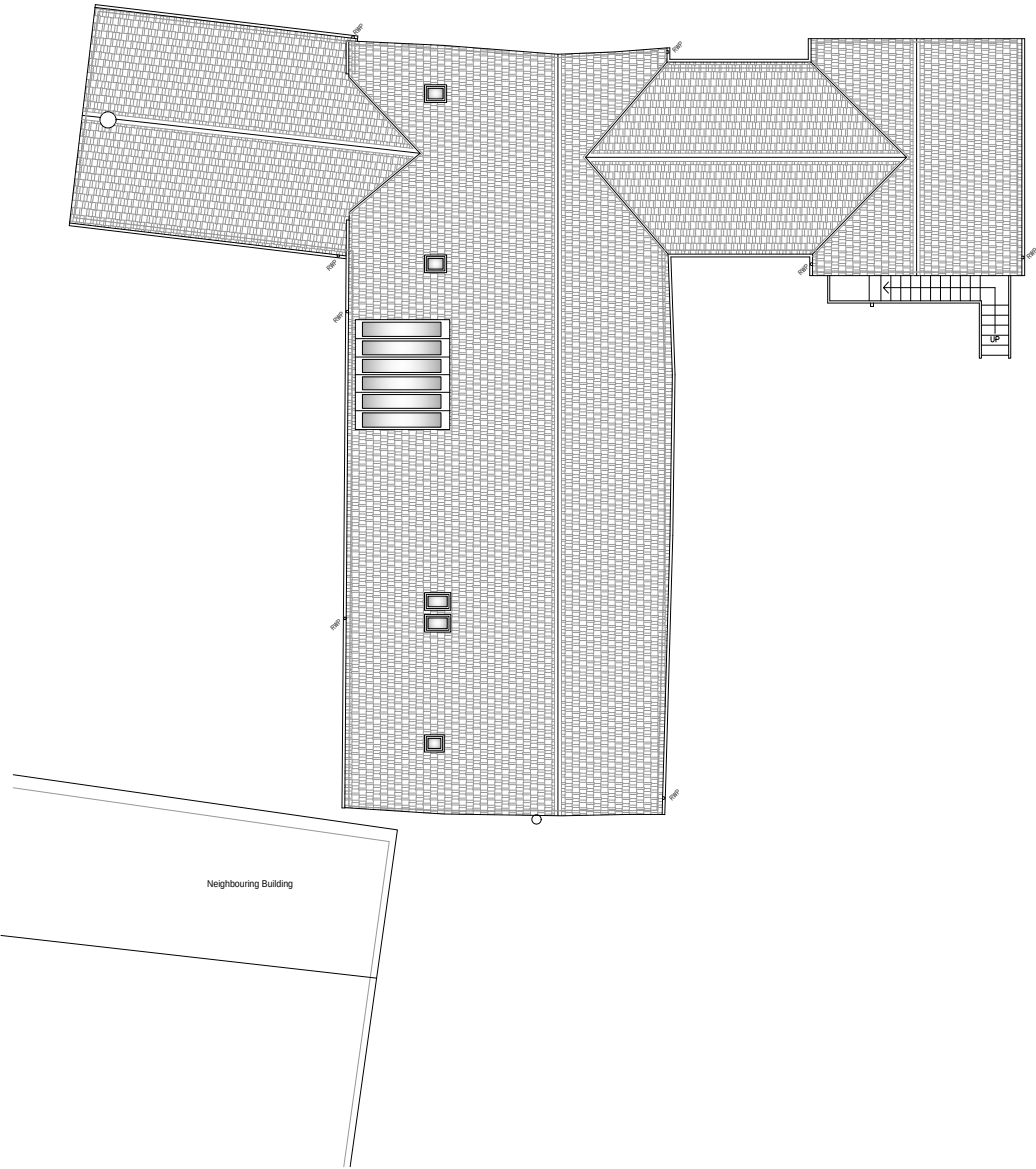
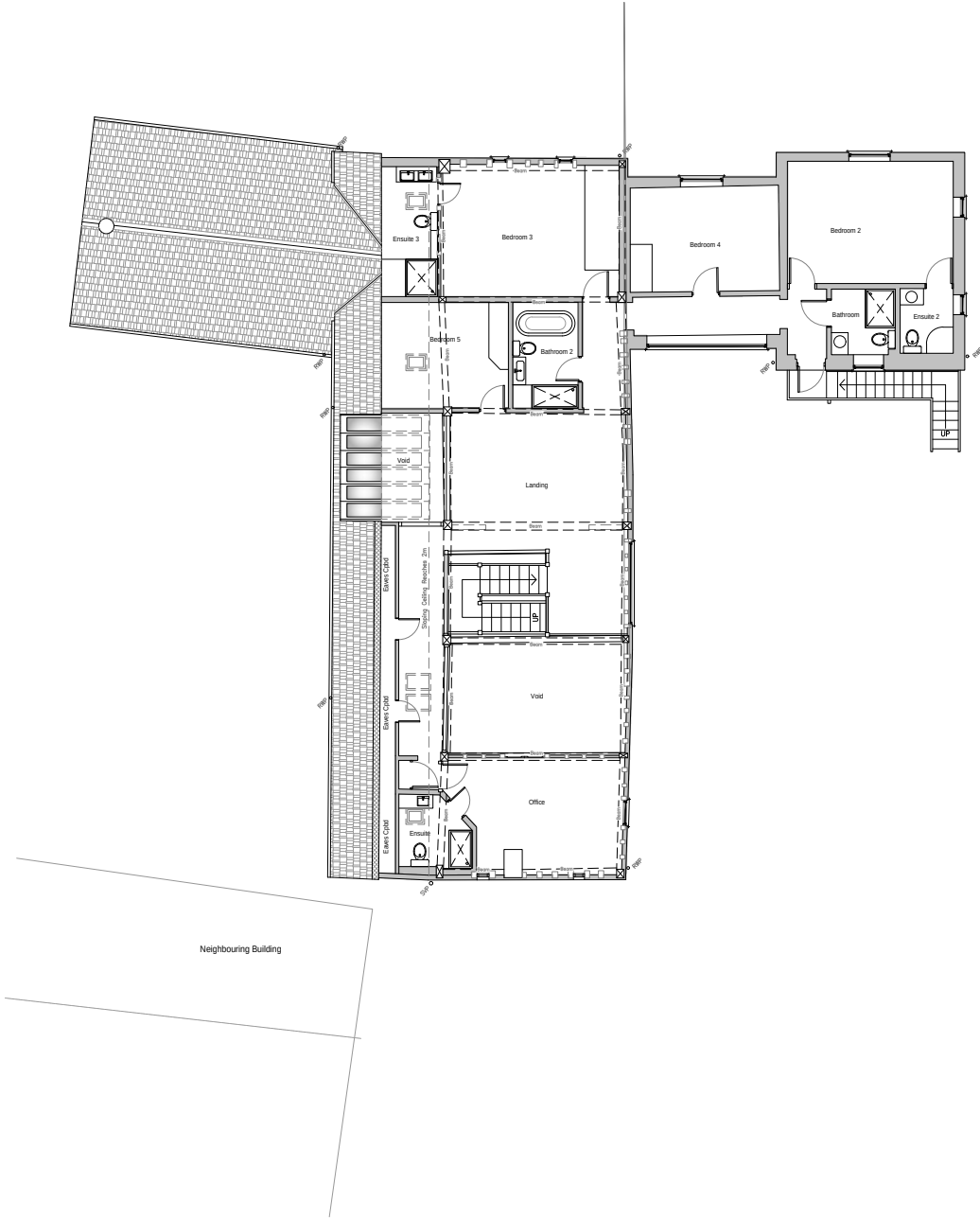
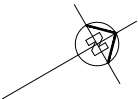
06



Existing Ground Floor Plan | NTS
refer to supporting drawings for scale drawings

EXISTING BUILDING

06



Existing First Floor Plan | NTS
refer to supporting drawings for scale drawings

Existing Roof Plan | NTS
refer to supporting drawings for scale drawings

6.2

CHARACTER & STREET SCENE

The application site is located to the south side of Rabley Heath Road, within the historic estate of Sisservedes, which today is separated into three separate estates - Sisservedes, Chapel Barn and Grand Barn. Historic England identifies the statutory address of Chapel Barn as North Barn at Sisservedes.

The properties forming the rest of the historic estate are all listed and all previously been adapted from their original state.

SITE CONTEXT

All the properties within Sisservedes are listed and provide a historic and characterful context for the application site.

Whilst close together for rural properties, each site has privacy from the street scene by being set back behind private gates and establishes hedgerows. The architectural character of each varies, and includes brick built buildings alongside the timber clad barn - this provides a variation to the immediate materiality context of the site and its immediate surroundings.

ACCESS

The application site is accessed via a gated access along a side road to the south of Rabley Heath Road. This established access provides access to the site without impact on traffic to Rabley Street Road.

Private parking is provided within the site and is situated within short walking distances from the building entrance.



Collection of properties making up Sisservedes with Chapel Barn in the foreground to left



Entrance to Grand Barn



Entrance to Sisservedes

THE PROPOSALS

07

7.1

PROPOSED BRIEF 7.2

PROPOSED SCHEME

The proposals at Chapel Barn are intended to meet the following brief;

- 1) Review the existing building and make proposals which repair or replace modern elements of the buildings fabric to improve thermal performance and ensure its long-term protection
- 2) Consider the reconfiguration so that the plans can be rationalised, with the aisled barn frame and open volume restored as a feature of the site
- 3) Provide a more recognisable and logical entrance hall within the existing archway and remove the modern interventions that divide the main barn
- 4) Remove modern fireplaces and modern timber works which detract from the original frame as a feature
- 5) removal of two modern truss roofs and replacement with the saem external visual form but using a cut roof to allow vaulting internally and modern truss designs to define them seperately from the original timber frame trusses

All proposals are considered alongside the material considerations of the property;

- Grade II Listed
- Located within the Green Belt

Consideration of planning policies on a national and local level have also been considered throughout, in particular, the following policies from the North Hertfordshire Local Plan:

Env 2	Project and Enhance the historic Character of North Herts towns, villages, hamlets and landscape
Env 3	Protect, maintain and enhance the historic and natural environment
Policy SP12	Green Infrastructure, Landscape and biodiversity
Policy SP13	Historic Environment
Policy T2	Parking
Policy D2	House extensions, replacement dwellings and outbuildings
Policy NE2	Landscape
Policy NE4	Biodiversity and geological areas
Policy HE1	Designated Heritage Assets

The following provides analysis of the proposals;

Amount

The proposals relate to the internal and external repair, refurbishment and reconfiguration of a Grade II listed dwelling, plus an infill extension to provide new entrance hall, and associated landscaping.

Whilst most of the proposals relate to a more efficient use of the existing space and renewal of existing external materials, there is a increase in the G.I.A of 20 sqm by way of the proposed infill extension which is providing a new entrance hall. The additional G.I.A is located beneath an existing first floor level link and therefore does not impact the scale of the existing building or increase its external footprint

In terms of the level of restoration, the proposals look to strip back the refurbishment works to the existing building in the 1980's and replace with new on a like for like basis, whilst upgrading the thermal performance and airtightness of the finished building. In the most part, this means stripping back to the original frame - considered to be the only original part left of the building - and replacing all external finishes with new.

Layout

The proposals look to provide a more efficient use of ground and first floor space in a way which respects and enhances the original features of the building. A key component of the proposals is to remove some of the modern partitioning at ground floor level in order to open up the views along the length of the historic aisled barn. The studwork proposed for removal zoned the existing entrance as well as forming a WC and utility room at the heart of the barn. Through repositioning of the entrance hall within the covered link area and the utility and WC to the western corner, this is no longer needed and views along the length of the barn can be reinstated.

Whilst the first floor is largely retained as existing the existing layout, it is proposed to introduce two new alternating tred stairs as a space saving device to access the existing loft spaces, providing new mezzanine floor space for storage, dressing and study space for the associated bedroom.

The new staircase position in the Master Bedroomhas been driven by a number of heritage and design considerations;

- Providing a permanent and secure access to the existing loft space to provide additional habitable areas for the bedrooms
- Creating a new floor opening which minimises the level of alteration required to the historic fabric.

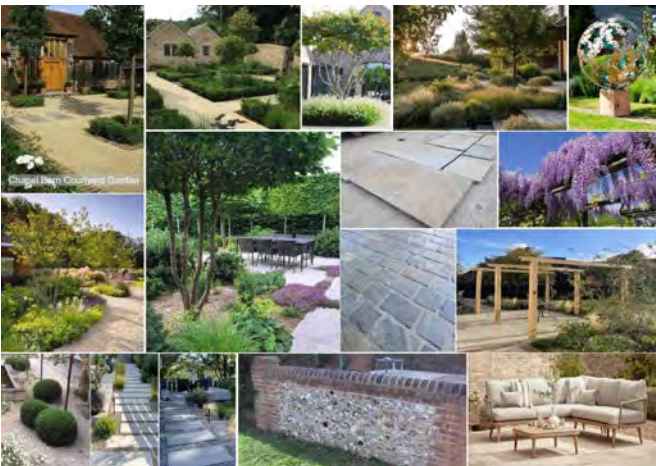
Scale

Scale is the height, width and length of a building or buildings in relation to its surroundings. With only 20sqm additional floor space made up from an infill extension proposed, the scale of the proposals remain aligned with the existing development and so it is considered that the proposals are in scale with the existing site.

Landscaping

The proposed infill extension provides opportunity to reconsider the existing landscaping of the site. The existing arrangement allows vehicles to pass through the covered link, with parking located within the provide gardens. The proposals provide opportunity for the rear gardens to become separate from the parking areas, adding an additional level of security from within the garden areas, whilst improving the outlook from some of the principal living spaces.

A landscaping scheme has been provided by the project landscape designer - Heartwood Designs - and is provided as supporting documentation for this application.



Drawings by Heartwood Design

posed

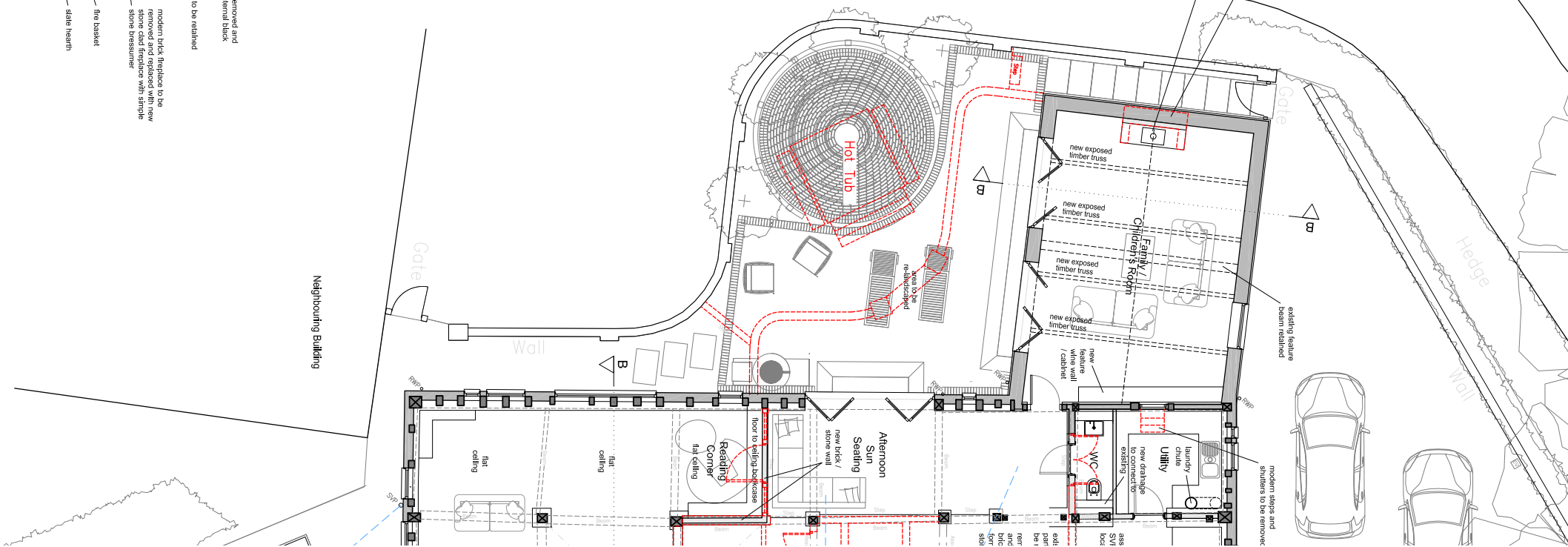


Diagram illustrating the roof structure and components, with labels indicating areas to be removed or replaced:

- existing roof structure removed and replaced with new unadorned roof
- new exposed timber trusses
- existing flat ceiling removed
- historic timber beam retained
- white painted walls
- modern brick fireplace to be removed and replaced with new stone clad fireplace
- wood burning stove
- slate hearth

Section A-A
Through Family / Children's
Room Showing Proposed
Fireplace Elevation

Section B-B
Through Double Height Space Within Lounge
Showing Proposed Fireplace, Window Positions, And
Internal Window At First Floor

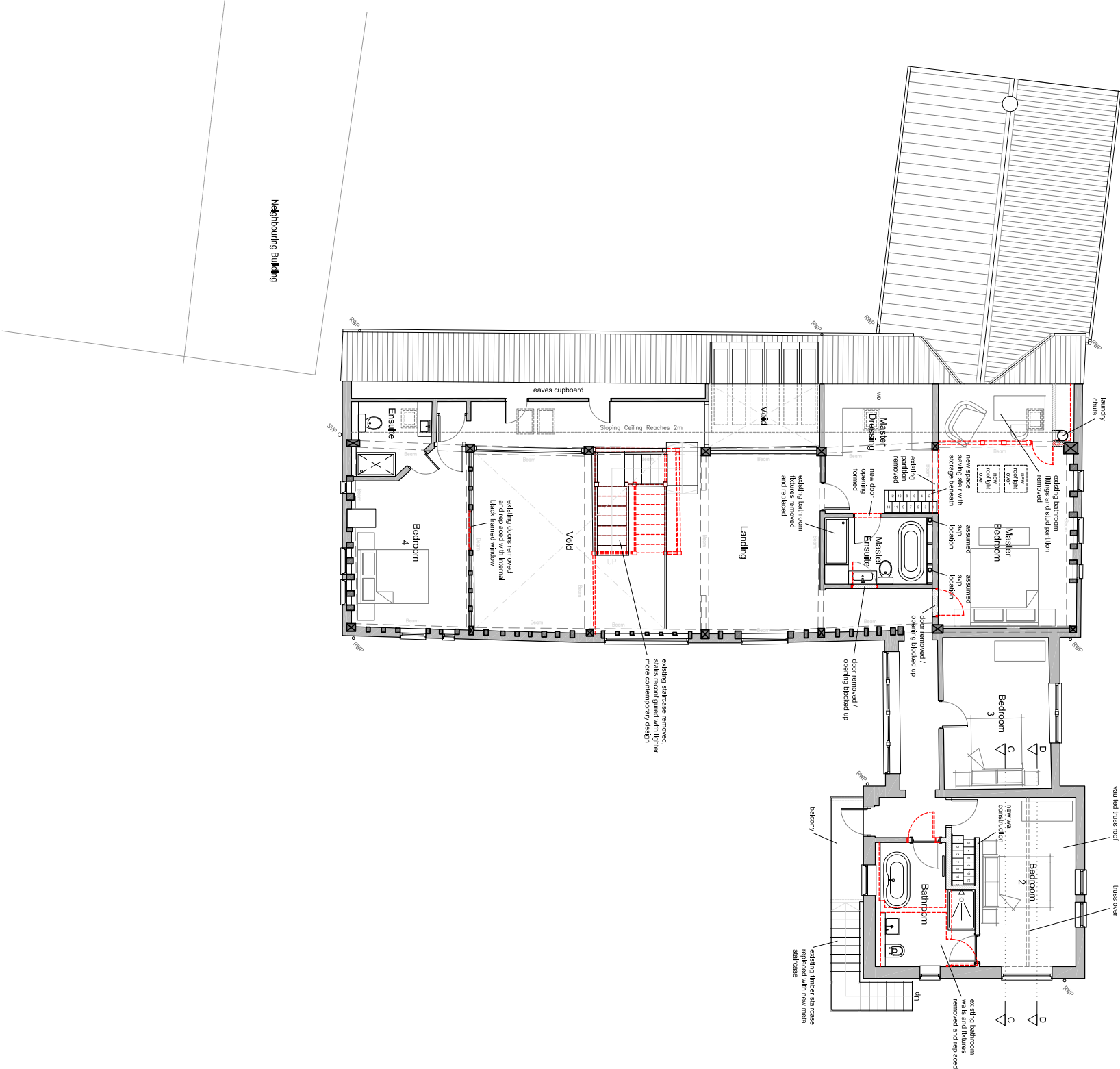
existing doors removed and replaced with internal brick framed window

historic timbers to be retained

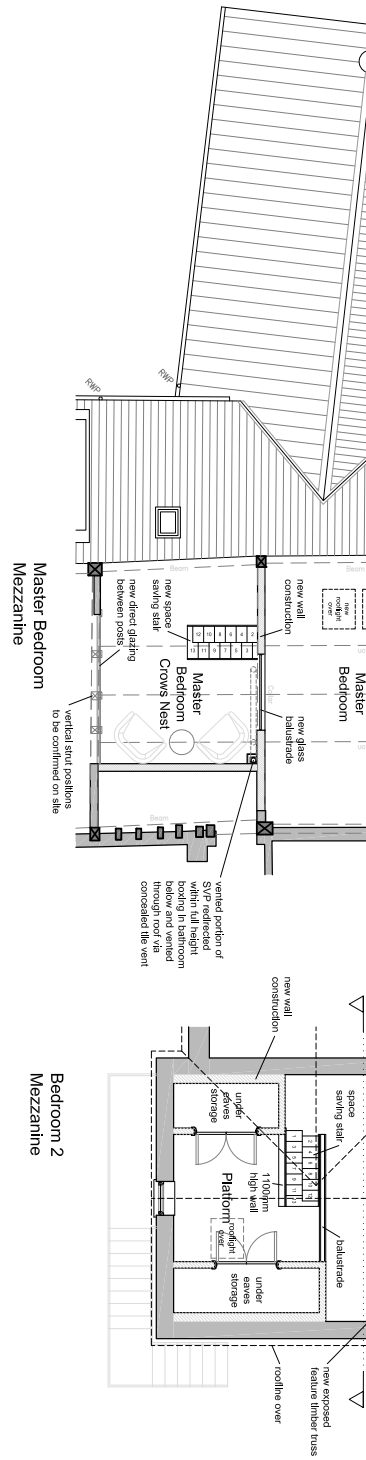
modern brick fireplace to be removed and replaced with new stone clad fireplace with simple stone dressers

fire basket

stone hearth



Proposed First Floor Plan | NTS
refer to supporting drawings for scale drawings



Proposed Roof Plan | NTS
refer to supporting drawings for scale drawings

THE PROPOSALS

07



West (Front) Elevation



North (Side) Elevation Through Front Entrance



Proposed Elevations | NTS
refer to supporting drawings for scale drawings

THE PROPOSALS

07



East (Rear) Elevation



South (Side) Elevation

Proposed Elevations | NTS
refer to supporting drawings for scale drawings

THE PROPOSALS

07

Appearance

Appearance is the aspect of a place or building that determines the visual impression it makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.

Proposals affecting the external fabric of the existing building are categorised in three parts:

- 1) repair, refurbishment and redecoration of the existing external fabric
- 2) Contemporary design of new extension
- 3) repair, refurbishment and redecoration of the existing internal fabric

Each of these areas have adopt an approach to best reflect the building history and its evolution as a modern family dwelling..

As a grade II listed building, preserving the quality and architectural detailing of the original building is an important aspect of the project. Where a new extension is proposed, it is considered that this provides opportunity to introduce high quality architectural contemporary design which is sympathetic to the site and complementary to the existing character.

1) Repair, refurbishment and redecoration of the existing external fabric

Thermal Performance and Replacement cladding

With evidence showing the building stripped back to its timber frame in the early 1990's, it is understood that much of the external finishes are modern and do not contribute to the historic value of the listed asset. Additionally, the building is suffering from poor thermal insulation and air-tightness. Addressing both matters, it is proposed to remove the existing external building skin and expose the historic timber frame. This will provide opportunity to review the frame and make any structural repairs if necessary to the valuable part of the listed property. When re-cladding the historic frame, it is proposed to replace the existing materials with new on a like for like basis, whilst introducing a new thermal layer and air-tightness measures which shall improve the long term thermal performance of the building. Details are provided within supporting documentation.

This 'fabric first' approach is in line with recommendations laid out by Historic England when considering sustainability within listed properties and is considered a favourable approach to protecting the asset.

Fenestration

The existing fenestration is poor quality, has poor thermal performance and (as identified during the historic assessment) have

little or no reference to historic locations of openings within the building. As part of this application, it is proposed to replace all existing timber frame windows with new metal frame windows with double glazing. An analysis of the window positioning and detailing has informed the latest proposals, with assessment being undertaken to consider where wall openings would have traditionally been located, and how these relate to the positioning of the existing historic framing of the building. Where new windows are proposed these are proposed to be located between historic beams or with minimal amendment to it. Fixing details have been developed so that the window frames sit flush with the timber cladding and so that they do not become the prominent feature in the historic setting.

Replacement of existing external staircase with new

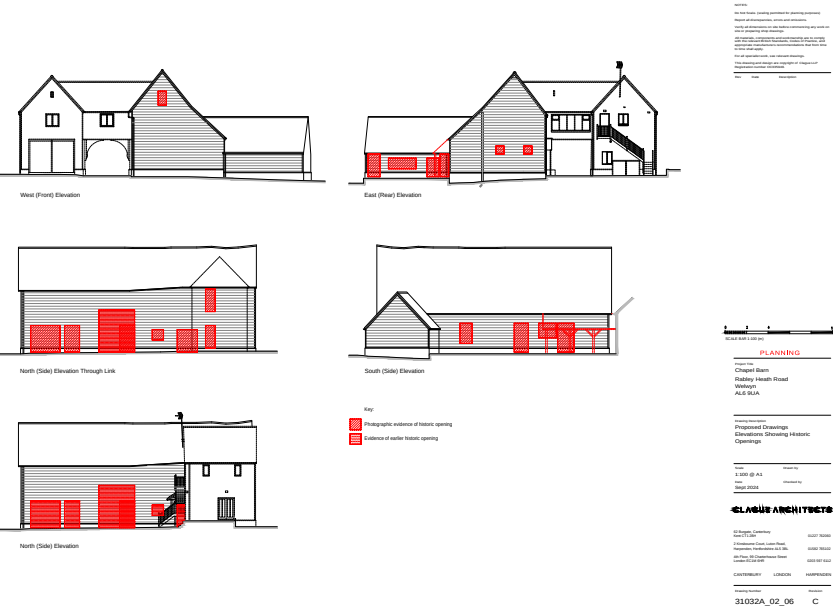
There is an existing external staircase from the top floor of the modern 2-storey extension to the rear gardens which is heavy in its design. During the refurbishment works, it is proposed to replace the existing staircase with a new metal simple balustrade detailing so that is more sympathetic to the house design, and allows the historic features to become more dominant in the general elevation design.

2) Contemporary design of new extension

In developing the scheme, it was important that the new extension was sympathetic to the historic building whilst representing a new

Evolution of Fenestration Design

The sequence of drawings below show how the configuration of windows and wall openings have altered during the change of use from the historic barn to change of use to a residential dwelling following the 1987 planning approval, through to the existing survey and proposals for this application. .



1. Assumed openings pre-1987 based on photographic evidence



2. Existing Survey



3. Proposals with timber framing positions shown in red

THE PROPOSALS

07

stage in the buildings history. As an existing vehicle access, the materiality lent itself to the use of glass, representing the current physical links, with new visual links from the parking area to the gardens beyond.

It was also important that the entrance was clearly identifiable as a means of way finding for visitors to the site. For this, a new oak frame detailing is proposed, providing a contrasting yet sympathetic design feature within the principal entrance facade.

Internal works

It is proposed to carry out reconfiguration and refurbishment within the existing barn including the following works;

- Removal and reconfiguration of existing walls within the original aisled barn to create a visual connection along the length of the historic space
- Alteration to the existing stair design
- Introduction of new alternate tred staircase to existing open loft spaces for permanent access
- Removal of modern chimney stacks with replacement of new contemporary fittings
- Updating of internal face of walls and ceilings with breathable finishes

The general approach to the internal works with consideration of appearance has been to ensure that the historic features are improved, repaired and made more visible within the shared family spaces. Where modern interventions are visible, the intention has been to remove these and replace them with contemporary, lightweight finishes which have less impact on the overall impact of the space. The intention is that all historic features and contemporary interventions can be clearly differentiated but complement each other within the overall space.

Use

There will be no change of use to the building resulting from the proposed works. The use of the building as a private 5-bed dwelling is retained and is considered the most suitable use of the building. This is also consistent with the local area, and is therefore considered a suitable continued use for the site.

Access

Vehicle Access - The existing vehicle access is through a gated entrance. Whilst there is hardstanding to the front of the property which is used for additional parking, the existing parking arrangement allows vehicles to drive under the existing first floor link where they can then park on extensive hard landscaping close to the current entrance.

In the proposals, the existing gated entrance to the site is retained ensuring that there is no impact of the current site access and access road arrangements. However, the proposals for a new

entrance hall provide opportunity to focus the parking to the front of the building, thus allowing the landscaping to the rear to be reconfigured to provide a better relationship between the building and its landscape, and remove vehicles from being the dominant feature from the principal aspects from within the listed barn.

Pedestrian Access - In line with the existing arrangement, on-site parking is located close to the principal entrance and so there is a short walk to reach the building. Hardstanding is designed as stabilised gravel and cobblestones, providing a fixed approach for all building users, laid to a gentle incline to match the existing site contours.

Whilst a new entrance is proposed, it is intended to retain the existing floor levels of the listed building so all points of entrance are stepped. This is a common feature in listed buildings and is considered to be the appropriate approach in the proposed refurbishment works.



BRICK AND STONE INTERNAL WALLS



OPEN PLAN SPACE WIDE FLOORBOARDS CONTRASTING TEXTURES



MODERN STAIRWAY



BLACK METAL DOUBLE GLAZED WINDOWS



DIRECT GLAZED IN OAK NEW ENTRANCE SCREEN



KITCHEN AT THE HEART VIEW FULL LENGTH OF BARN



BLACK METAL DOUBLE GLAZED WINDOWS AND SCREEN

THE PROPOSALS

07

7.3 PROPOSED MATERIALITY

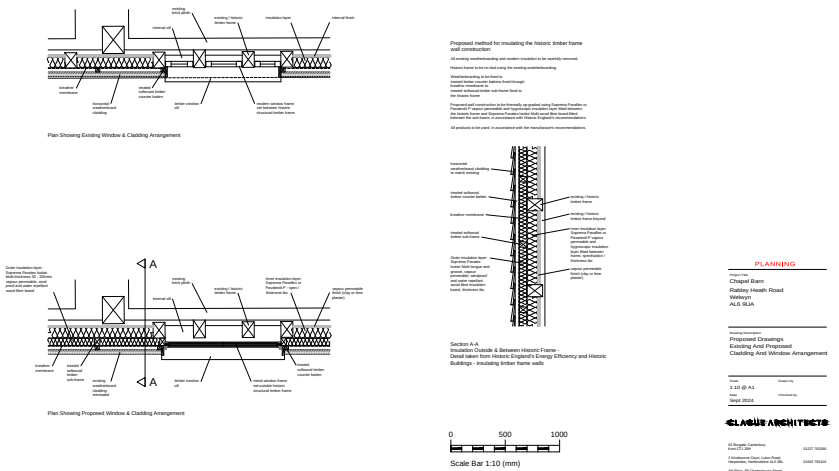
The proposed external materiality has been considered in line with the existing materials palette and contemporary approaches to historic refurbishment, extension and design.

EXISTING BUILDING

The existing building is, in the most part, intended to be repaired and redecorated on a like for like basis, with the external timber cladding replaced on the existing brick plinth and frame - or introduced in the case of the extension - to match the existing. Additionally, the existing roof tiling is to be replaced on a like for like basis, allowing for opportunity for improved insulation and air tightness measures to be introduced where necessary to the two areas where the structure of the roof is being replaced. Other areas will be repaired. .

The existing building has low thermal performance, and as part of the overall refurbishment works, it provides opportunity to remove the existing cladding and provide a breathable insulation, improving the overall thermal performance of the building.

Details of how this will be achieved are provided within the further supporting documentation.



The existing timber frame windows are modern replacements from the 1990's which have aged poorly. Additionally through the historic assessment, it was also concluded that the positioning of the current fenestration was not sympathetic to the original barn design. Given the need to replace due to the condition and conclusion that the sizing and location did not have historic relevance, it has been considered appropriate to consider a contemporary approach which is more sympathetic to the barn

INFILL EXTENSION

It has been proposed to visually differentiate the new principal entrance from the existing building through materiality and detailing. The new glazed link - framed in oak - provides a contrasting visual identity which aims to orientate visitors within the site and provides a visual representation of the architectural history when the areas provided a physical link to the gardens beyond.

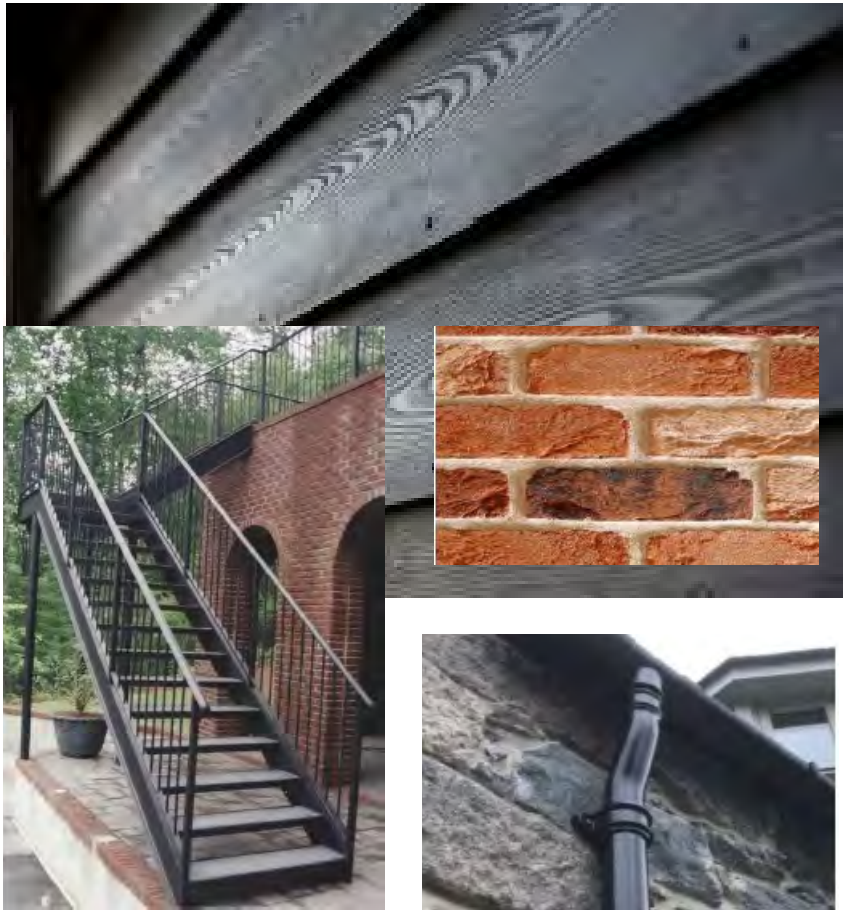
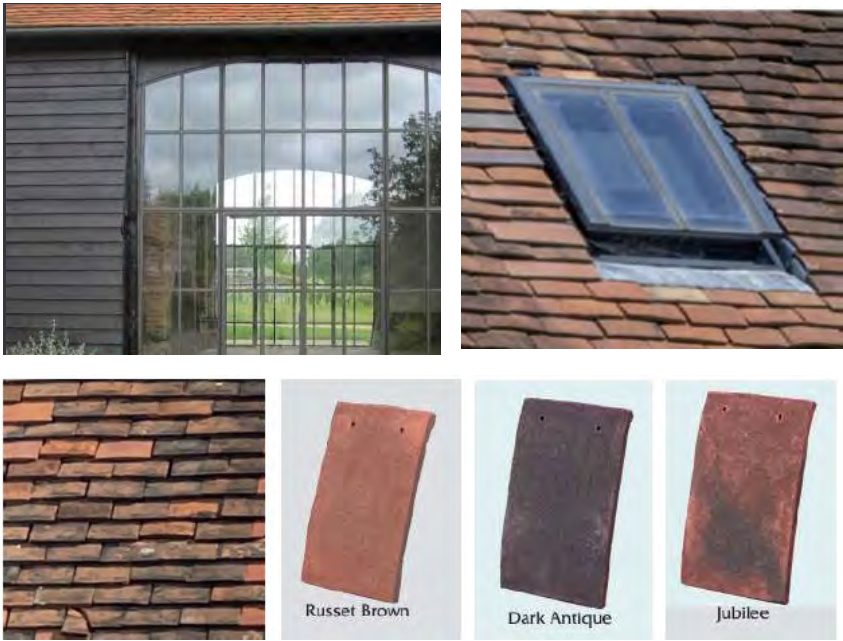


Proposed New Entrance Hall - proposed glazed link with oak framing and oak doors to contrast with main building

Rainwater goods are proposed in a painted aluminium heritage style



Existing Materiality - West side of ailed barn with poorly aged windows, single storey extension, landscaping with existing hard-landscaping within private garden.



Proposed Materiality Board to existing fabric and proposed infill extension - further details provided in Materials Schedule

CONCLUSION

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CONCLUSION

Chapel barn was converted in the late 1980's. The layout adopted failed in many ways to put the history and beauty of the barns key features such as its frame and internal volume to the fore. The location of the barn with car-parking dominating both front and back does nothing to enhance the setting of the listed structure.

Internal interventions such as the staircase, fireplaces and surrounds are heavy and over dominating.

The fenestration pattern adopted in its conversion is unconventional and neither overtly contemporary nor sympathetic to the historic character of the barn.

The proposals are driven to enhance and improve both visually and thermally this private dwelling have reverted back to its historical origins and look to create a family home that not only performs environmentally but showcases the historical features that make it a valuable heritage asset.



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