

# **PROPOSED CONVERSION OF BARNS AT CRANYKE FARM SCALFORD**

## **DESIGN ACCESS & HERITAGE STATEMENT**

### **Introduction**

This Heritage, Design & Access Statement is in support of a revised application for Planning Permission, Change of Use and Listed Building Consent for the conversion of redundant barns at Cranyke Farm Eastwell Road Scalford.

The general the proposals include:

- The conversion of the collection of farm buildings to form two new dwellings.
- Re-build structurally defective areas of the external fabric.
- Reinstatement original openings.
- Removal of inappropriate additions.
- An upgrade of the thermal performance of the buildings.
- Insertion of upper floors.
- First floor extensions to existing single storey structures.
- A modest side extension.
- Creation of new access routes and amenity spaces.

Cranyke Farm is grade II listed and is located close then junction of Clawson Lane and Waltham Lane between the villages of Scalford and Eastwell. The original farmhouse was built in the C17th with C18th, C19th and C20th modifications and additions.

Over recent years the farmhouse itself has been the subject of several applications for Planning Permission and Listed Building Consent. 10/00429/FUL, 10/00430/LBC, 07/00410/LBC, 05/00976/LBC, 18/00785/FUL, 18/00786/LBC.

The listed farmhouse dates from the late 1700s and the agricultural holding was run from this house until the end of the C20th. After that time the use of the site for agricultural purposes ceased. The site contains structures of differing dates, which were constructed to satisfy the changing needs and operating procedures of the working farm.

Some of the older structures on the site are believed to be contemporary to the construction of the farmhouse and created an enclosed farmyard to the north east of the main house. It is presumed that the farmyard buildings are curtilage listed, given their proximity to the house.

The arrangement includes a typical array of use specific buildings, which would have been expected for a working farm in the C18th and C19th.

Cranyke Farm and the surrounding land does not sit within any flood risk zones, Conservation areas or Scheduled Monuments.

## Assessment of Character and Heritage Significance

The agricultural buildings at Cranyke Farm demonstrate the progression of farming techniques and technology from the C18th up to the C20th. Modern farming methods resulted in many barns being left redundant and uneconomic. Despite being obsolete for many years the buildings have retained their intrinsic character.

The retention of the open nature of the farmyard and the traditional form of the buildings provides a good appreciation of the original working farm.

The grade II listing of the farmhouse signifies that the building and site is nationally important and of special interest. The collection of barns retains a significant level of traditional charm and appeal. The rural location gives a very pleasant and unspoilt setting.

### Historic England List Entry Summary

- Cranyke Farmhouse
- Grade: II
- Date Listed: 31st August 1979
- Listing NGR: SK7572625900

*Farmhouse. Circa 1810. Ironstone with limestone dressings. Slate roof. 3-storey facade in 3 bays. Central C20 door with one C20 casement right and left. 3 late C19 horned sashes to first floor, the outer 2 tripartite. Repaired early C19 casements to first floor, outer 2 of 3 lights, centre of 2 lights. All openings under ironstone lintels. Gabled roof with internal brick gable-end stacks. Rear 2 storey cross wing with C20 details.*

## Managing Change

Although the farmhouse has been used as a private domestic residence for many years, the farmyard remains under the agricultural use class. The farm has not operated as a business since the end of the C20th and there is no prospect for the historic buildings being brought back into use for their original purpose. The period of obsolescence has already resulted deterioration and some areas of the are in poor condition. There is now an increased risk of further loss of historic building fabric.

The proposals set out in the application illustrate how the buildings and farmyard may be divided to form two private dwellings, separate from the Cranyke Farm farmhouse and with a shared access to the public highway.

The owner is sensitive to the historic nature of the barns and their relationship to the farmhouse. Although the buildings are intrinsically different in terms of scale, detail and age, the overall approach to their upgrading and refurbishment should be consistent.

The collection of historic farm buildings have not been used for agricultural purposes for more than 30 years. As a result, they have been maintained with minimum intervention for some time. Considerable physical evidence remains to establish the original form and function of the buildings, and this has been a governing factor in developing the design. The underlying theme for the design has been the retention and enhancement of the rural farmyard setting.

The applicant is conscious of her responsibilities as owner of a listed building and appreciates the significance of the site as a former working farm. She is keen to maintain the visible relationship between the barns, the farmyard with the farmhouse. She also acknowledges that a suitable use is needed for the farm buildings to ensure that their long-term future is assured.

## **Planning Policy**

Since the publication of the Local Development Framework in 2007, there have been changes to planning law which present additional opportunities for the conversion of agricultural buildings for residential use.

In theory, if the buildings were not deemed curtilage listed, it would be entirely possible for the applicant to convert the buildings to residential use under Permitted Development rights granted under the General Permitted Development Order, Class MB.

The applicant, as owner/occupier of Cranyke Farm, appreciates the importance of preserving and enhancing the barns and farmyard as a significant heritage asset. The redevelopment of the barns for residential purposes provides an opportunity to recover and enhance the character of the yard. As the proposals include additions, this application is also made for Planning Permission.

## **Design Scale and Appearance**

The appearance, together with the internal layout of the proposals have been designed to maintain the character of the existing buildings and to integrate suitably into the rural setting. Interventions have been kept to a minimum and the extensions have been designed to be sympathetic to the original or very distinct and separate from the historic farm structures.

## **Conclusion**

In general the proposals aim to sensitively convert and extend the barns whilst respecting the traditional farmhouse and yard setting. The extension is modestly scaled and provides a distinct separation between old and new to allow the historic fabric of the original barns to be viewed and retained. There will be no adverse impact on neighbours or the Green Belt.

The proposals would provide a viable use for existing under-utilised farm buildings and the spaces around the buildings would retain their rural appearance.

There would be no adverse impact on the residential amenity of either adjacent or future occupants in terms of loss of privacy or overdomineering impact.

1928DAS  
November 2019