

Renovation and Conversion of the

West Barn

at Brizlincote Hall

Design & Access Statement

October 2021



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This Design & Access Statement has been prepared to support a full planning application for the rebuilding of the west barn at Brizlincote Hall, Burton upon Trent, as residential accommodation.

Urban Designs Ltd have been instructed by Mr M Simpkins to produce this Design & Access Statement to support an application for full planning permission with listed building consent for rebuilding the west barn at Brizlincote Hall, Staffordshire DE15 0PR.

Brizlincote Hall is Grade II* listed. Although distinct in period, form and character from the Hall, and in a state of ruin, the barn is physically attached to the Hall and is therefore included in its listing.

This application forms the second phase of the proposed regeneration of the outbuildings of Brizlincote Hall. Application ref. DMPA/2021/1519 was submitted on 30th September 2021 for the renovation and extension of the existing curved barn and cottage to the east of the Hall. The third phase will be an application to rebuild the demolished curved barn to the south of the Hall. The three phases are detailed in this Statement.

This application includes proposals for initial repair works to the Hall, which will be carried out as part of the approved development.

Our design approach has been based upon a careful assessment of the site, an evaluation of the strategic options and a commitment to delivering a truly sustainable design which will create an outstanding place to live and enhance.

This Statement illustrates how the brief, site analysis, research, survey and planning policy have informed the proposals set out in the planning application.

The Statement has been divided into the following sections in order to explain the principles which have been considered in the development of the proposals for the site:

Section 1: Introduction—describes the contents of the application, and the methodology of the Design & Access Statement.

Section 2: Evaluation—describes the site and its context within the wider area, identifying the opportunities, constraints and assets of the site, developing a sense of the character of the area and understanding planning policy context.

Section 3: Involvement—outlines the consultation process and development of the initial concept in conjunction with the Local Authority.

Section 4: Design Principles and Concept—establishes the principles to be considered when producing the final proposal, explaining how the use, amount, layout, scale, appearance and landscaping of the development should reflect the principles established in the previous sections.

Section 5: Summary

Section 6: Design Standards

The Statement should be read in conjunction with: accompanying documents supporting the application. These are:

- Heritage Statement
- 2021-690-04A Location Plan
- 2021-690-05A West Barn Survey as Existing
- 2021-690-06B Proposed Plans and Context Elevations
- 2021-690-07B Proposed Elevations and Sections
- Bat Surveys
- Summary of Initial Repair Works to Brizlincote Hall.

1.1 Methodology

The Planning Practice Guidance (2014) provides a guiding framework for Design & Access Statements. In summary this states the following:

"A Design and Access Statement is a concise report accompanying certain applications for planning permission and applications for listed building consent. They provide a framework for applicants to explain how the proposed development is a suitable response to the site and its setting, and demonstrate that it can be adequately accessed by prospective users..."

"Design and Access Statements can aid decision-making by enabling local planning authorities and third parties to better understand the analysis that has underpinned the design of a development proposal."

The Design & Access Statement provides information on access, use, amount, layout, scale, landscaping and appearance.

1.2 Design Context

The Design & Access Statement follows best practice urban design principles that are aimed at delivering well designed, attractive places. The following are the principal documents that apply:

- *National Planning Policy Framework (NPPF)*, Communities and Local Government, 2012;
- *Planning Practice Guidance (PPG)*, Communities and Local Government, 2014;
- *South Derbyshire District Council Local Plan 2011–2028*;
- *South Derbyshire Design Guide v. 2.3*.

1.3 Planning Justification

Brizlincote Hall is Grade II* listed. The west barns are not separately listed. They are distinct in period, form and character from the Hall, but they are physically attached to it.

The barns are significant in their own right because they illustrate a key phase of the Hall's history, when it fell from its intended status as a country house to a tenanted farm.

The Hall is in a poor state of repair and in need of significant investment to arrest its decay. The west barns are a ruin, and detrimental to the setting of the Hall.

The proposal will provide a two-fold benefit:

- the barns will be rebuilt with an inspired modern design which is in keeping with their original agricultural character and complementary to the Hall, thus enhancing the setting of the Hall and helping to secure the site's future
- a significant amount of repair work will be carried out on the Hall itself, as detailed in the Summary of Initial Repair Works.



In order to understand the site an evaluation has been carried out of the environmental and technical context of the building and its surroundings.

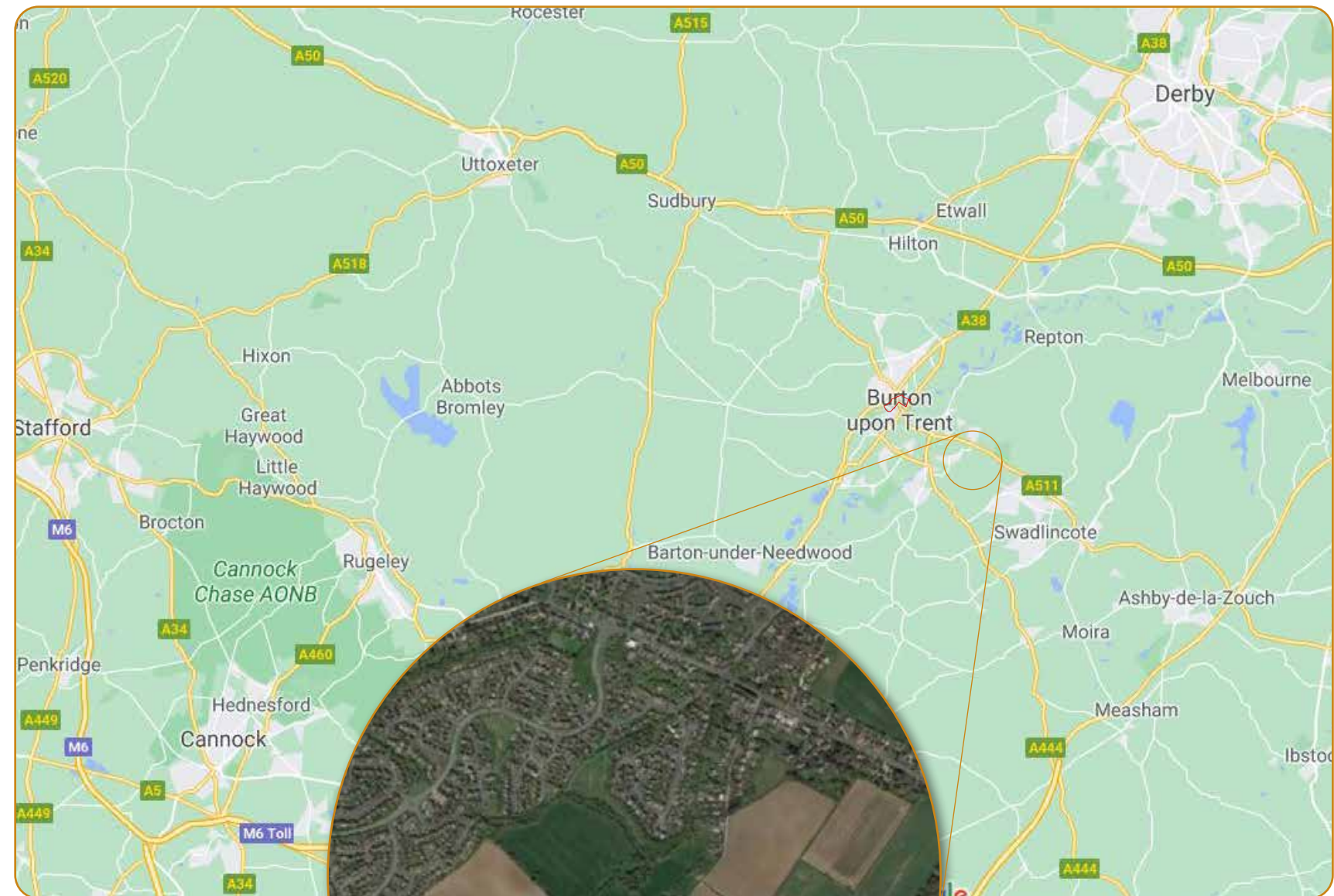
The following are key considerations informing the scheme development:

- Arresting the decay of the Grade II* listed Brizlincote Hall and ensuring its long term preservation
- Renovation of the west barn which is historically interesting in its own right
- Delivery of high-quality residential accommodation
- Consideration of the building's physical context
- Contribution to the enhancement of the site and the setting of Brizlincote Hall.

2.1 Context Appraisal

2.1.1 Geographic Location

Brizlincote Hall Farm is situated close to the East Staffordshire border, in the green belt between Burton upon Trent and Swadlincote. It lies approximately 0.5km south of the A511 Ashby Road, from which it is accessed by Brizlincote Lane.



Location maps (not to scale)
© Google 2021



The Site

Evaluation

2.1.2 Strategic Location & Context

The site sits atop a crest of land, and the Hall is a prominent feature of the landscape. It can be clearly seen from the edge of Newhall to the east, and the Brizlincote Valley housing estate to the west, and it is glimpsed from the A511 to the north. The curved barn is obscured by trees and is not visible from afar.



Topography plan (not to scale)
© Google 2021



Strategic context plan (not to scale)
© Google 2021

Evaluation

2.1.3 Planning History

The planning authority and Historic England have been involved in restoration work to the Hall.

In 2015 application ref. 9/2015/0564 was made to install a solar farm on farmland to the south of the Hall. This was refused on the grounds that it would introduce a development of urban nature and form into the green belt.

In September 2021 planning and listed building application ref. DMPA/2021/1519 was submitted for renovation and conversion of the curved barn, as discussed elsewhere in this statement.

2.1.4 Planning Policy

Relevant planning policy is discussed in the Heritage Statement which forms part of this application.

Paragraphs 147–151 of the NPPF discuss proposals affecting the Green Belt:

With regard to para. 147, the proposed development is appropriate as it is restoring a group of buildings which are a part of the story of a listed building. The site is currently derelict and adversely affects the listed building.

With regard to paras. 149 (c) and 151 (d), the proposed development uses the footprints and forms of the original barns.

2.1.5 Historic Context and Heritage

The site's historic context and heritage are discussed in the Heritage Statement which forms part of this application.

2.1.6 Urban Grain

The site lies within the Burton-Swadlincote Green Belt. The Brizlincote Valley development to the west dates largely to the turn of the 21st Century; Newhall to the east is a suburb of Swadlincote which developed largely in the late 20th Century. The ribbon development along the A511 and Brizlincote Lane are mainly 20th Century.

The site is separate from the surrounding urban grain, and the proposed development will not affect its environs.



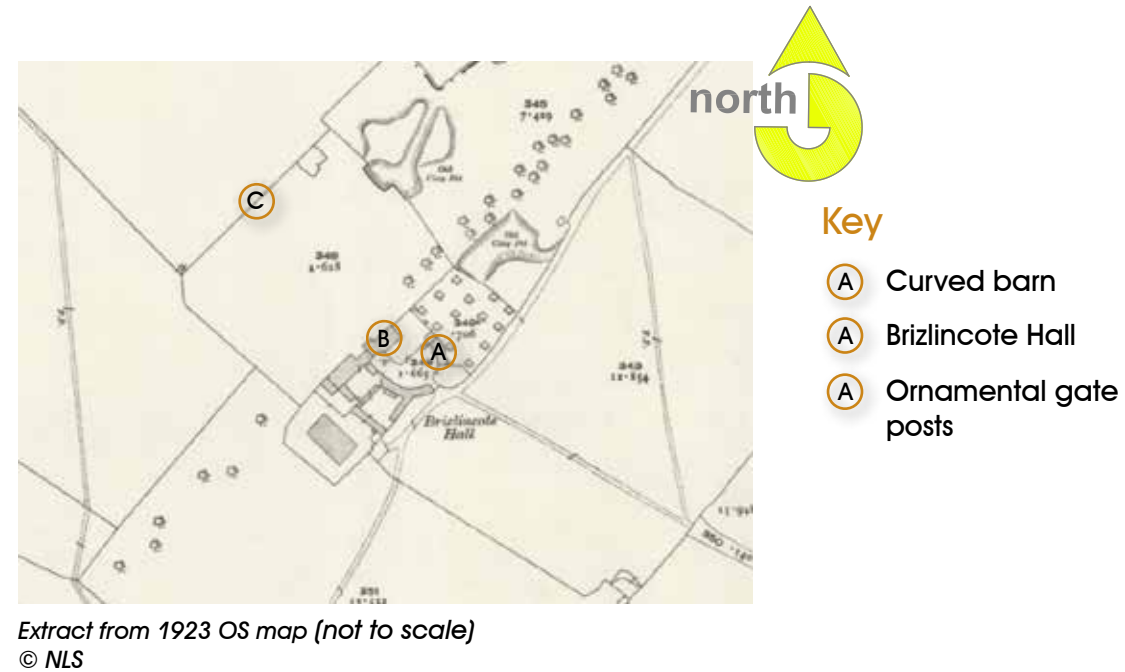
Urban grain plan (not to scale)
© Google 2021

2.1.7 Character of the Area

The site lies within the Burton-Swadlincote Green Belt. Historically it has been predominantly farmland, although there are the remains of two clay pits to the immediate north.

The Heritage Statement describes how the Hall and its ancillary buildings were originally designed as part of a grand landscape scheme. There is an avenue of trees and a pair of ornate gate posts marking the intended principal approach to the north-west.

The landscape project was not fully realised and the site has been a working farm for much of its history. It remains a prominent landmark in the locality.



Late 20th Century aerial photograph showing the gate posts top right



View south-east to the Hall framed by the ornamental gate posts



View west from Thorntree Lane, Newhall showing the Hall approximately 1.5km distant

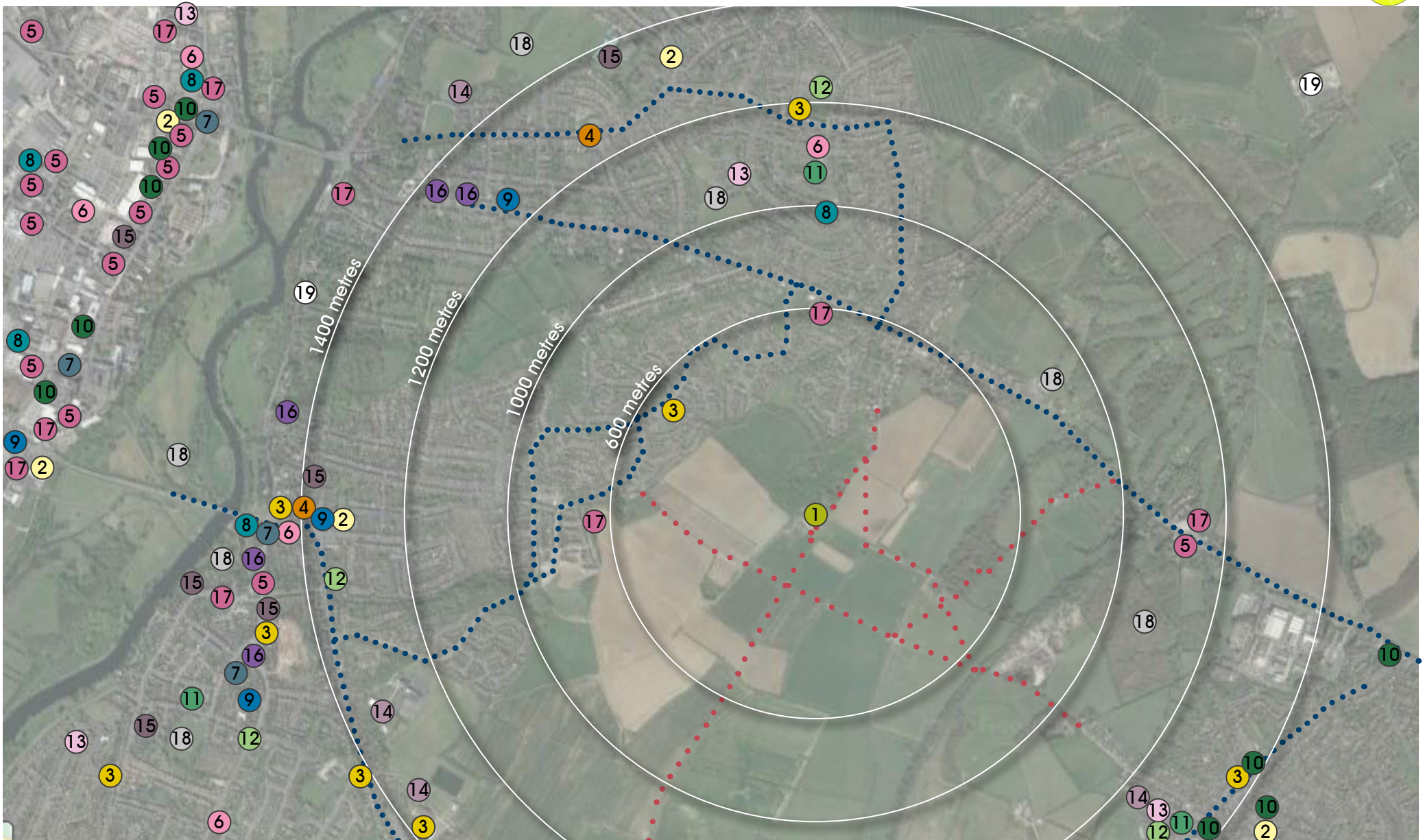


2.1.8 Local Amenities

The site is located on the outskirts of the Burton-upon-Trent conurbation. The comprehensive facilities of Winhill and Brizlincote Valley are easily accessible by foot, cycle and car, and Burton itself is two miles away.

2.1.9 Transport and Accessibility

The regular bus service linking Burton with Swadlincote and Ashby runs along the A511. The nearest bus stops are approximately 1.5 miles from the site. Burton train station is 3 miles from the site. The site is linked to the A511 by Brizlincote Hall Lane and is also served by public footpaths affording direct access to brizlincote Valley to the west and Swadlincote to the east.



Local Amenities and Transport plan (not to scale)
© Google 2021

Key

- | | | |
|--------------------------|-----------------------|---|
| 1 the site | 7 dentist | 13 primary school |
| 2 supermarket | 8 pharmacy | 14 secondary school/ tertiary college |
| 3 convenience store | 9 veterinary practice | 15 place of worship |
| 4 post office | 10 public house/ club | 16 care home |
| 5 food outlet | 11 community centre | 17 garage services |
| 6 health centre/ surgery | 12 nursery | 18 recreational open space/ sports facility |
| | | 19 garden centre |
| | | ... public footpath in site's vicinity |
| | | ... bus route in site's vicinity |

2.2 Site Analysis

2.2.1 Access

The single existing vehicular access is via Brizlincote Lane, from the A511 Ashby Road. This will be unaltered. A vehicle gate was proposed at the entrance to the courtyard as part of the phase 1 planning application.

A Public Right of Way proceeds along the lane, past the site to the south and west across the fields towards the A444 Woodland Road. This will be unaffected.

The proposal is that the new building is porous and open to access from the countryside to the north and west.

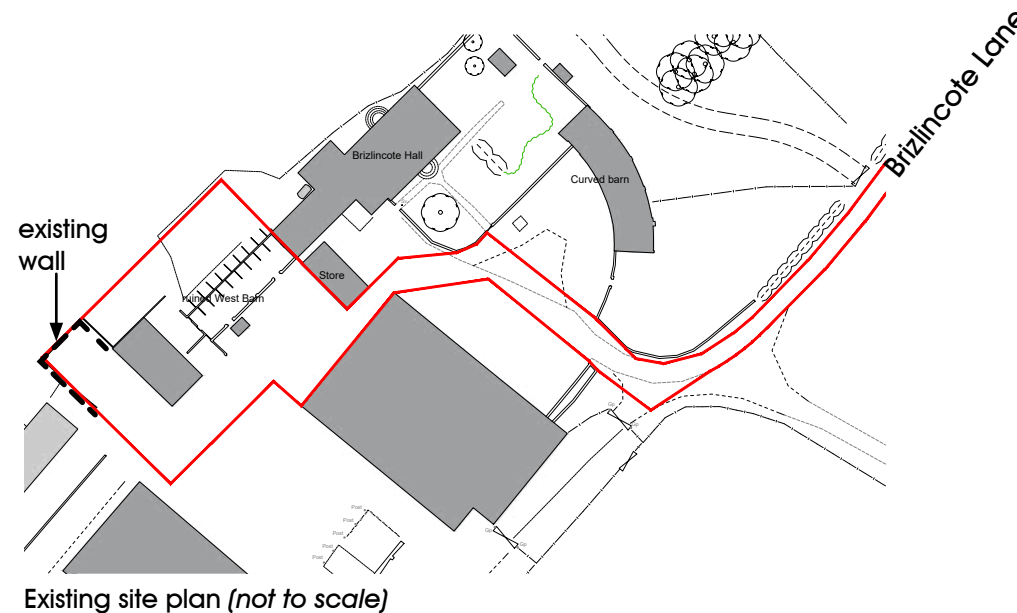
2.2.2 Topography

The Hall stands atop a rise whose summit runs approximately south-west to north-east. The terrain slopes down towards Brizlincote Valley to the west and the old clay works to the east. The application site slopes by approximately 0.6m from the high point where the range of outbuildings adjoin the Hall to the low point at the south-west edge.

2.2.3 Boundaries & Adjacent Uses

As part of the Hall's setting, the site's only significant boundary is with the Hall itself.

The modern timber, steel and concrete enclosure at the south-west end of the site will be removed. No other boundary treatments are proposed as part of this application.



Existing site plan (not to scale)



Topography plan (not to scale)
© Google 2021

Evaluation

2.2.4 Views of the Building

Although ruined, the buildings which are to be rebuilt do provide context and inform a key phase of the history of the Hall.



View of the site from the front (north-west)—the Hall's ancillary wing is on the left and the barn which is to be the Games Room is on the right



View of the site from the rear (south)—the proposed Games Room is on the left



Rear view of the proposed Games Room



Interior of the proposed Games Room



Existing boundary wall to be removed



View from the proposed Car Barn



Interior of the proposed Winter Garden



View from the proposed Bathroom towards proposed Bedroom 2



The proposed Utility doorway with the remaining gable of the Hall's ancillary wing behind



View of the remaining gable of the Hall's ancillary wing, showing the detached store in the foreground

2.2.5 Ecology, Arboricultural and Environmental

Bat surveys have been carried out and the report forms part of this submission. The presence of bats has been confirmed. Mitigation measures will be required during the building works, and measures will be incorporated into the design in accordance with the report's recommendations.

There is a large amount of ruderal growth around and within the ruined buildings, but there is no significant flora or fauna on the site. The development will have no adverse ecological effect.

2.2.6 Flood Risk

Due to the site's location and the nature of the development, flood risk is not deemed to be an issue.

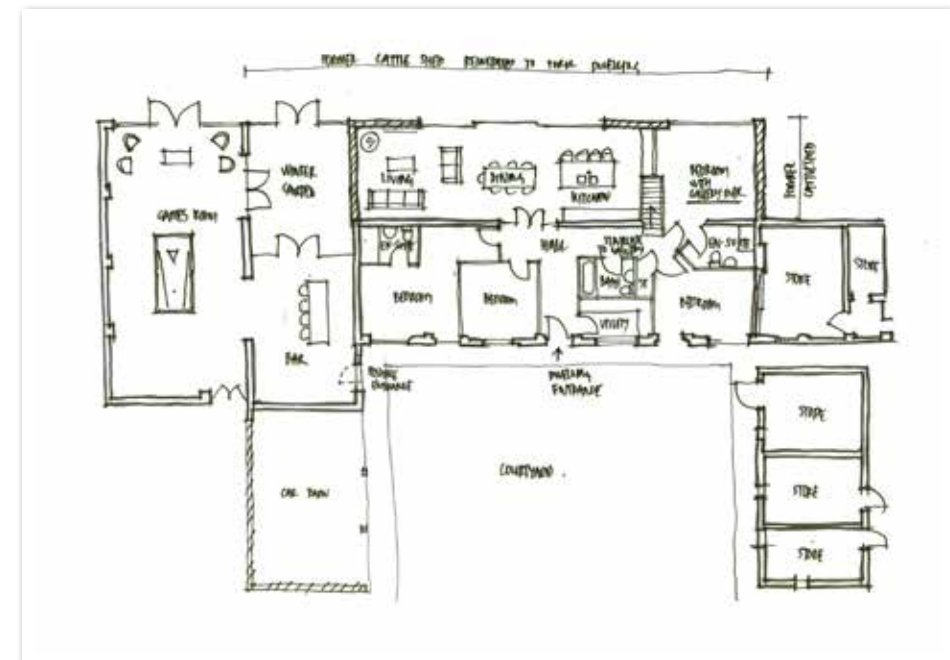
2.2.7 Services

Foul drainage will be to the existing septic tank. Surface drainage will be to soakaways.

On 30th June 2021 a site meeting was held with James Bate, Conservation Officer at South Derbyshire District Council. The proposals for the site as a whole and the phasing of the works were discussed.

Mr Bate was supportive of the approach and the proposals, and offered advice with regard to the approach to the works.

He advised on the procedure for submitting the application, and confirmed that he was satisfied with the design approach.



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The proposal is the result of extensive design evolution which has been informed by key principles.

4.1 Design Principles

The design principles set out to establish a sustainable form of development and parameters for detailed design.

In assessing the design principles, the following criteria have been considered:

- Economic viability of the proposed use
- Contribution to the maintenance and repair of the Grade II* listed Hall
- Restoration of a historically important building
- Surrounding land uses
- Inclusivity of design
- Access and movement
- Heritage impact.

4.1.1 Overview of the Scheme

Brizlincote Hall is a valuable historic building which is prominent in the landscape and makes a positive contribution to the locality.

The west barn is a later addition, dating from the time the Hall fell from its intended status as a country house to a tenanted farmhouse. It was intrusively altered over its existing and is now derelict, however it is an intrinsic part of the Hall's setting and its restoration to use will enhance that setting.

The client's brief was to convert the barns into a single residence with ancillary accommodation and car parking.

The present proposal is an opportunity to create high quality and highly individual residential accommodation whilst maintaining the agricultural character of the barn.

4.1.2 Aim of the Scheme

The aim of the scheme is to create an attractive dwelling with a strong sense of place, while enhancing the setting of Brizlincote Hall.

The design strategy is to rebuild the barn into a striking residence, exploiting the building's unique character to create a development that respects, preserves and enhances the site.

4.2 Design Evolution

The development proposals have been informed by liaison with the client and planning authority.

The following pages highlight the process and decisions made in establishing the detailed scheme.

Design Principles & Concept

4.2.1 Conceptual Scheme

The brief was to rebuild the barn into a dwelling with garaging, preserving as much of its agricultural character and charm as possible.

Historic Ordnance Survey maps and evidence on the ground indicate that the barns were originally a typical agricultural complex of small-span single-storey buildings. The intention is to reinstate these buildings with their original massing.

Physical Constraints

The building's agricultural identity must be maintained.

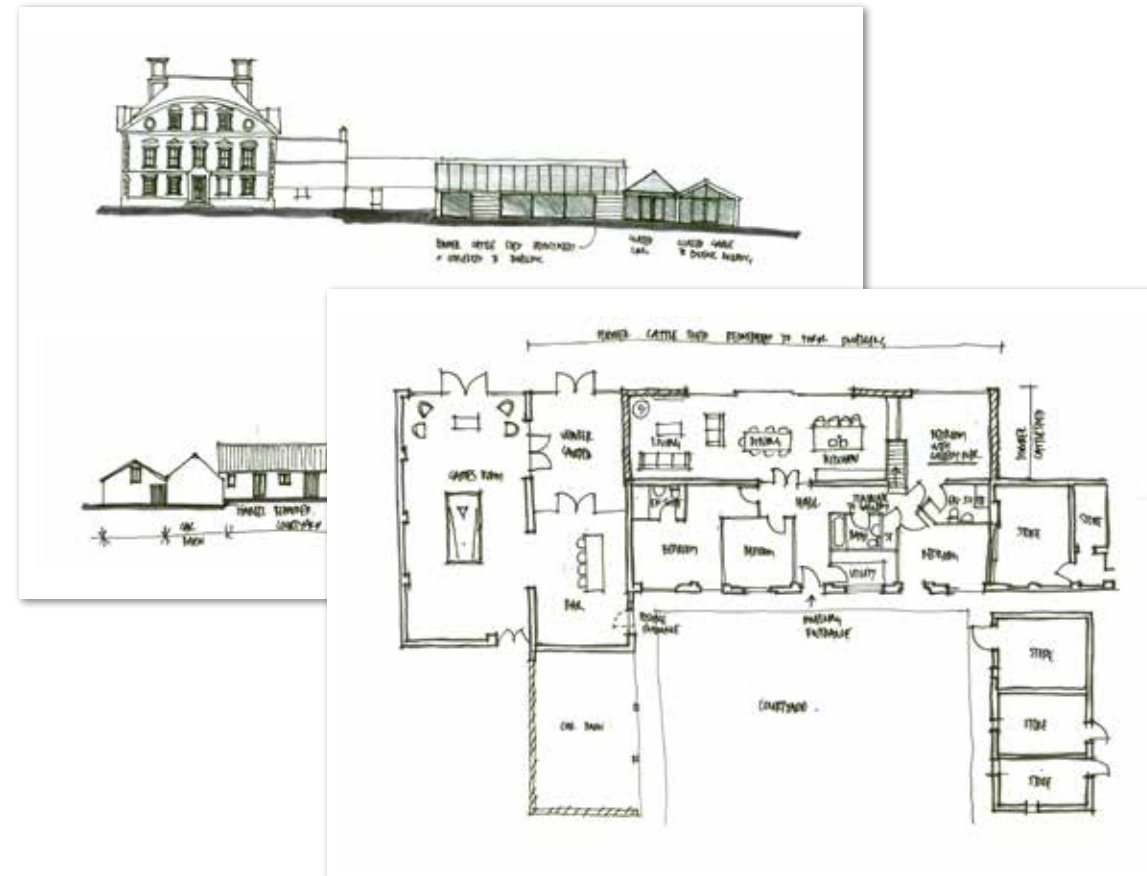
The front elevation, which stands forward of the Hall, must complement the Hall but must not in any way compete with it.

The building is derelict. The only surviving roof is part of the metal roof to the south-west barn, and only a small proportion of the brick walls survive.

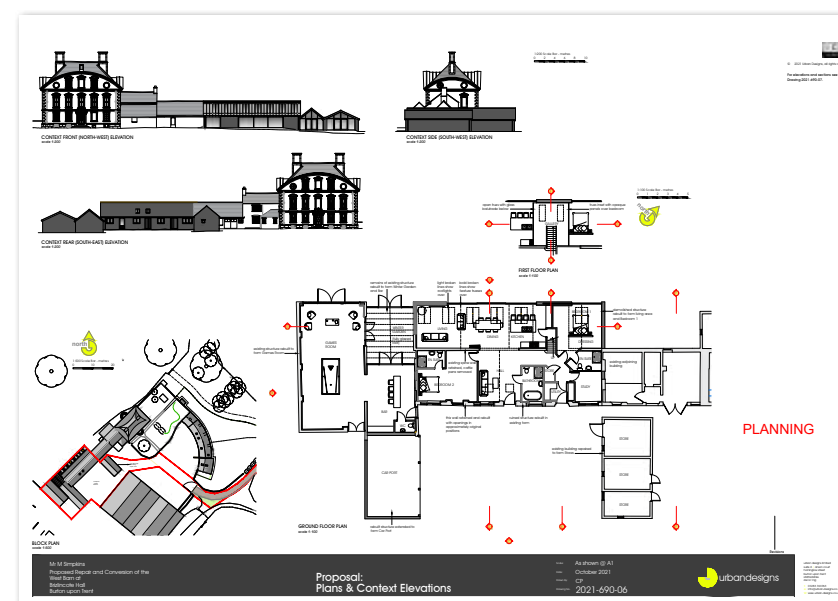
Repair and conversion works, and the proposed use of the building, must respect its setting as part of the group with Brizlincote Hall.

Design Framework

The aim of the scheme is to create an attractive dwelling that respects the building's historic character and retains its unique sense of place.



Sketch proposal



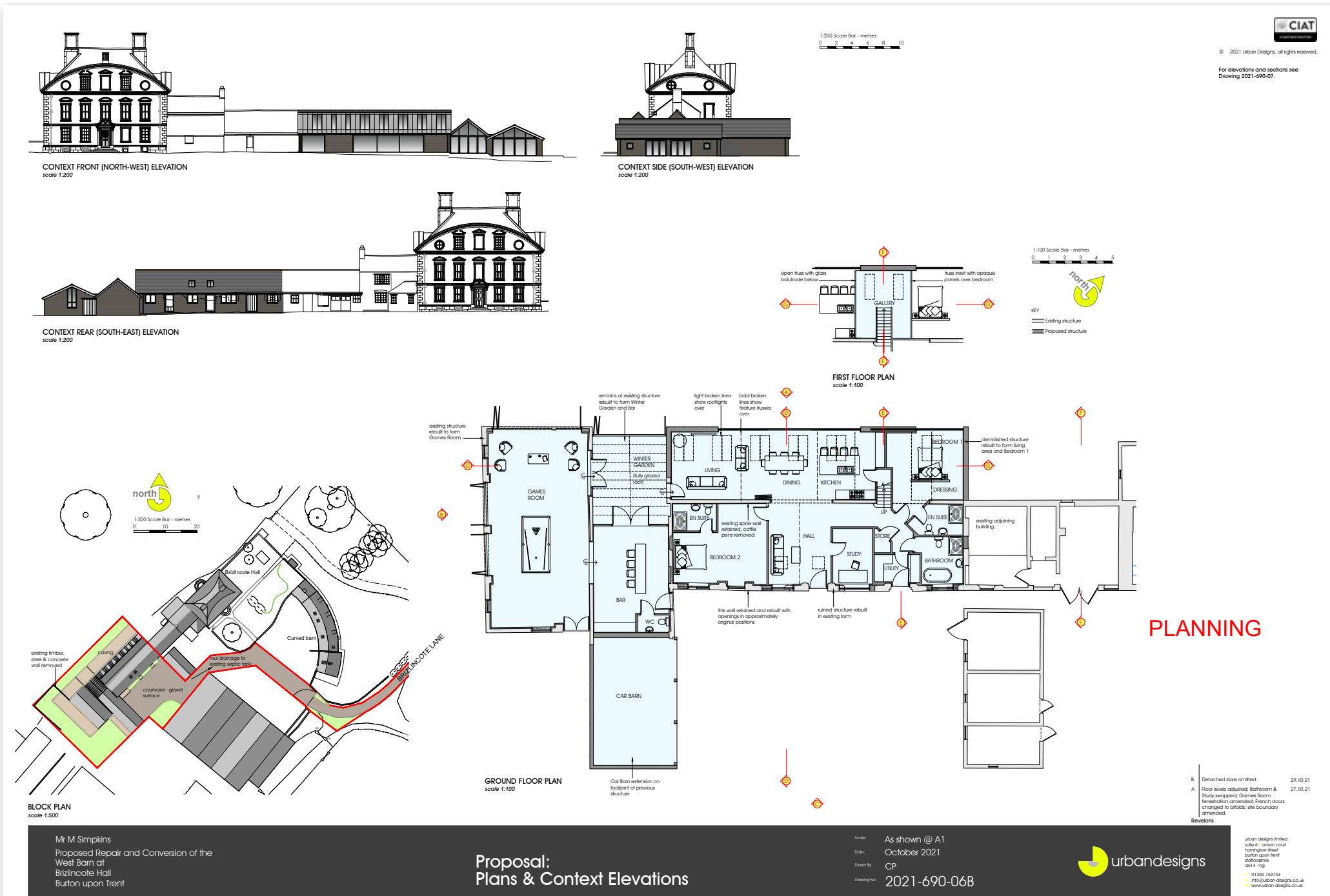
Developing scheme

Design Principles & Concept

4.2.2 Final Scheme

The final scheme develops the design framework into a detailed proposal:

- reconstruction of the original building forms and the retention of as much existing brickwork as possible
- innovative design of a modern living space, making full use of the potentialities of the building's form
- a scheme that works technically within the constraints of practicality and the Building Regulations
- an inspired design which is uncompromisingly modern yet retains the barns' original agricultural character, and is subordinate and complementary to the Hall.



Design Principles & Concept

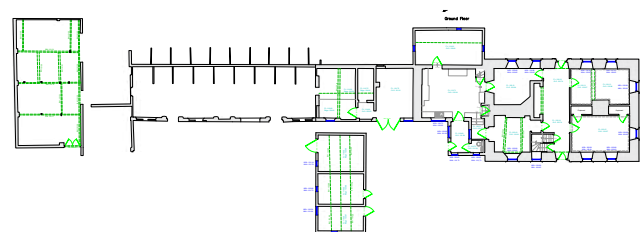
4.3 Amount and Density

As closely as can be determined from historical maps and survey evidence, the proposed building has the same footprint and volume as the original buildings.

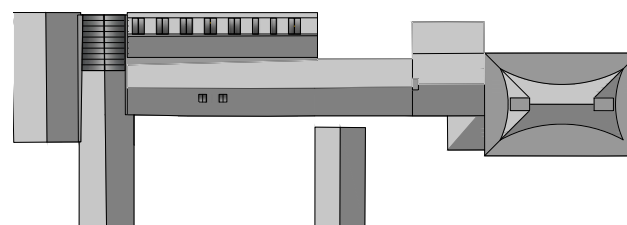
The proposed internal ground floor area including Games Room, Bar and Winter Garden is 322m². The car barn internal floor area is 43m².



1955 Ordnance Survey map (*not to scale*)
© NLS



Topographical survey



Proposed roof plan

Design Principles & Concept

4.4 Circulation

The proposal is for an extroverted building which engages with and embraces the fine views to the west, south and east.

Access is mainly via the courtyard, which is reconstructed to recapture its original character.

Little survives of the original fabric. The rebuilt barn will have generous bifold and sliding doors to the countryside elevations so as to allow it to be highly porous.

The principal entrance from the courtyard gives access to a spacious vaulted hall. Ancillary accommodation leads off the hall, and facing the entrance door a wide folding screen opens on to the open-plan vaulted living area, and straight through to the terrace beyond.

The courtyard also affords access to the leisure area—bar, winter garden and games room—which also have wide doorways to the terraces.

4.5 Views

From its elevated position the building enjoys spectacular views over the countryside, which will be expanded in due course as the wider site is rationalised.

The generous use of glass sliding and bifold doors maximises the enjoyment of the views. The fully glazed principal entrance door provides a view of the countryside to the north-west from the courtyard.



Design Principles & Concept

4.6 Form, Detail and Materials

4.6.1 Form

Using the remains of walls and the evidence of historic maps it is possible to glean a good idea of the buildings' original form. They were a collection of low, small-span barns arranged around the courtyard. This historic form will be reconstructed as faithfully as possible.

The building's agricultural character will inform a key phase of the Hall's history, where it fell from its intended status of a country house to a tenanted farm.

4.6.2 Detail

The principal long barn (1) which forms a continuation of the Hall's existing outbuilding will be rebuilt to the existing detail of the outbuilding, with appropriately simple casement windows, boarded doors and conservation rooflights. The fully glazed principal entrance door makes a statement about the building's new identity.

The Car Barn (2) has a simple timber frame around the openings with typical period detailing. There is no indication of the original appearance of this building.

The Games Room (3) shows evidence of an original oversailing roof, and this detail is taken up in the design. Large modern openings are introduced on the elevations which look outwards to the countryside.

The Winter Garden (4) nestles between its adjacent blocks and is entirely glazed.

The block which houses the open-plan living area (5) replaces a structure which has been entirely demolished. It sits forward of the Hall and therefore needs careful treatment. In order to complement rather than compete with the Hall, and make a clear statement that it is a modern building, this block is uncompromisingly modern with large expanses of glass on the walls and roof.

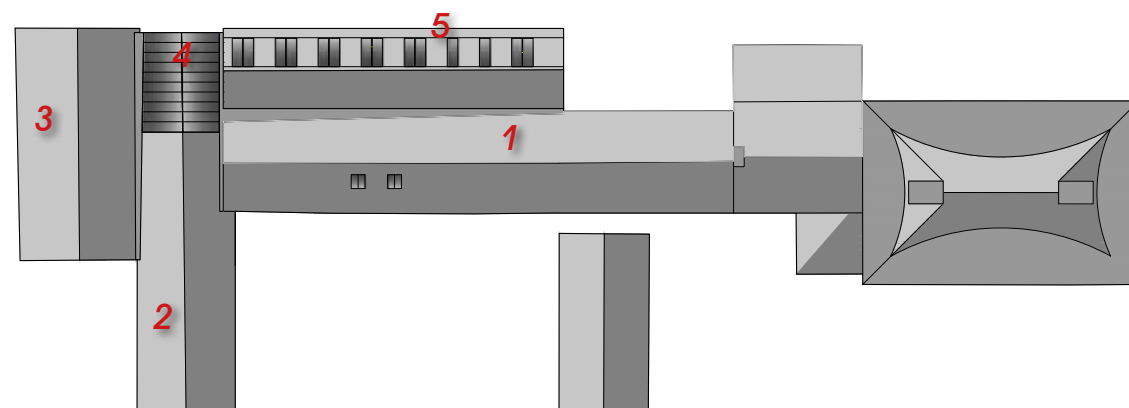
Detailing is simple throughout. The building faces in two directions - to the courtyard it presents a traditional agricultural character, appropriate to the approach in front of the Hall. The countryside elevations are sleek, bright and airy, appropriate to modern family living.

4.6.3 Materials

The walls are brick. The roof is clay plain tiles. Existing walls and roof will be repaired with materials sourced to match existing. The same materials will be used for the new walls and roof.

The exception is the open-plan living block, whose roof will be metal standing seam appropriate to its character.

All joinery will be timber. Rainwater goods will be round black metal. Hard landscape will be locally sourced gravel and paving slabs with blue pavior edging.



Junction of the principal long barn with the Hall's existing outbuilding



Remains of detailing on the Games Room barn



View within the bar area

4.7 Internal Space

The internal design achieves an inspired modern home, with open-plan ground floor living and a mezzanine gallery to overlook the living area and the countryside. Expanses of sliding and bi-fold glazing connect the internal space with outside.

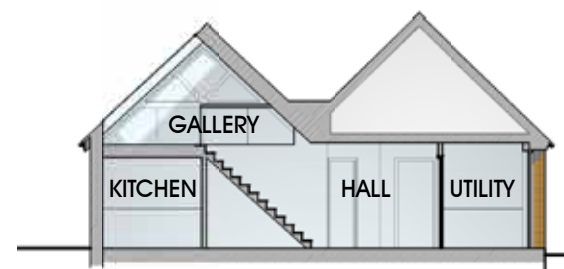
The communal areas have vaulted ceilings with trusses, recalling the buildings' agricultural origins.

Whilst the principal living area is entirely on the level, the leisure areas at the south-west end of the building follow the ground's downward slope.

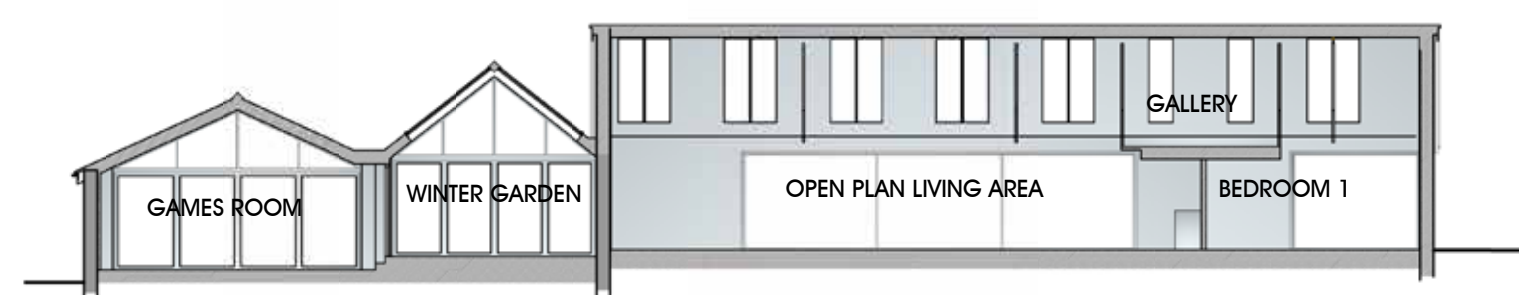
Existing brickwork is generally dry-lined internally, but key features may be retained as exposed brick.



Section through the entrance and living areas - high ceilings articulated by trusses, with expanses of glass on roof and walls allowing floods of light and panoramic views.



Section through the gallery, which overlooks the living area and the valley.



Long section through the rooms facing the north-west view.

4.8 Accessibility and Access Statement

Brizlincote Hall is an established dwelling in a sustainable location, within easy reach of Ashby Road which connects Burton-on-Trent with Swadlincote.

The dwelling will comply with the external and internal access requirements of Building Regulations Approved Document M.

Living accommodation is entirely on one level. The leisure area is accessed by steps.

There is ample space for cycle storage.

4.9 Climate Change Statement

The building will comply with the requirements of Approved Document L.

The proposal is to use renewable energy sources such as an air source heat pump.

The building will be provided with an Energy Performance Certificate.

4.10 Refuse Collection

The site will be serviced by Local Authority refuse collection, as currently.

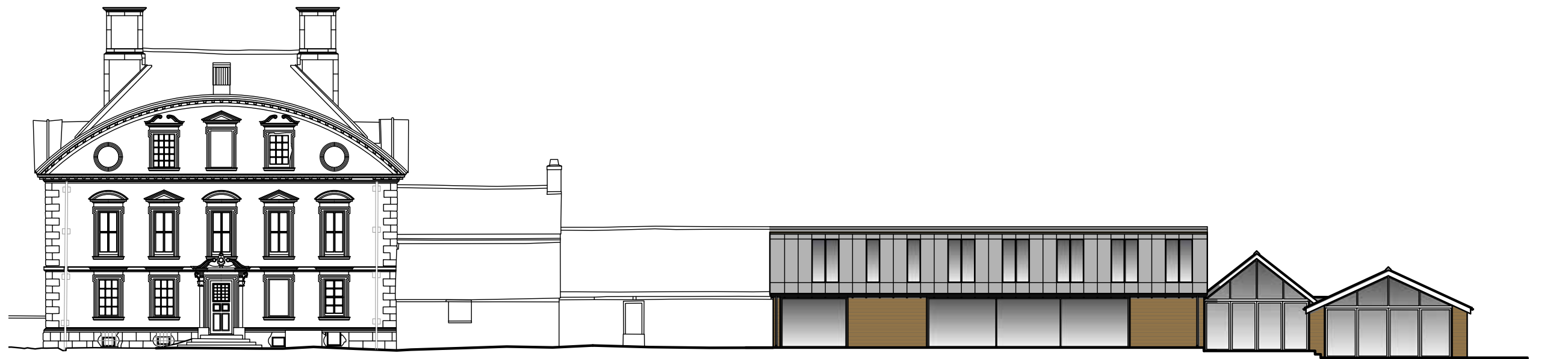
4.11 Crime Prevention

Returning the building to use will improve occupancy of the site to the benefit of the whole site. The building design affords a high level of surveillance in all directions.

The building will comply with Building Regulations Approved Document Q.

The proposed reinstatement of the former barns will enhance the setting of Brizlincote Hall and provide a high quality new home.

- The Local Plan identifies the need for more dwellings. The development will assist in the delivery of South Derbyshire District Council's housing allocation.
- The proposal is in full compliance with national and local planning policy.
- By reinstating the derelict buildings in their original agricultural form, the development will enhance the setting of the listed Brizlincote Hall.
- Sensitively designed in accordance with sound design principles, the proposal will produce a high quality residential building with a unique character and a distinct sense of place.



6.1 South Derbyshire Design Guide

This section provides a summary of how the proposal meets the recommendations of the *Listed Buildings and Conversion of Historic Agricultural Buildings* appendices of the Design Supplementary Planning Document 2017.



The Design Guide accepts that where a listed building becomes redundant for its intended purpose its survival will depend on a suitable use being found. Conversion must be carried out in a sympathetic way.

Listed Buildings

Partial demolition

Very little remains of the original buildings. The original fabric will be retained where possible.

Extension

The proposal is within the footprint of the original buildings.

Alterations

Whilst being converted into a dwelling, the building will retain its historic form and agricultural character, blended with bold modern elements which will complement the listed Hall.

Conversion of Historic Agricultural Buildings

The proposal uses the footprint and form of the original buildings. Existing fabric will be reused where possible, but the state of the buildings is such that the majority of the fabric will be rebuilt.

The Design Guide's guidance for buildings in conservation areas is also relevant:

Materials will be sourced to match existing materials.

Details are appropriate to the character of the historic building and its setting.