Design and Access

Statement

HAWKINS HISTORIC LTD

HISTORIC BUILDING CONSULTANT

Various Internal and External Alterations

To the Barns associated with

Brooke House

Thrapston Road

Ellington

Huntingdon

PE28 0AE

Project No. 907 2YB
BJH/DAS001
May 2026

Design

This Design and Access statement has been prepared in accordance with the DCLG guidance, and all headings have been addressed, with acknowledgement given where full details would not be appropriate or required.

The statement has also been prepared in accordance with the requirements under NPPF, relating to the development of a Listed Building.

This statement relates to the planning and listed building consent application relating to the internal and external alterations to the barns associated with the Brooke House Farmhouse (Grade II listed structure), in order to form an ancillary accommodation in the barns.

Design Principles

The proposed alterations intend to positively enhance and conserve the traditional fabric of the barns associated with the Brooke House Farmhouse (Grade II listed structure), further complementing its setting.

The proposals for Barn 1 include a range of improvements aimed at enhancing both its functionality and aesthetic appeal. Firstly, a new ancillary accommodation will be formed within the barn by reusing the tack room and wash house as a studio. To address the deteriorating condition of the existing structure, the slate roof above the tack room, wash house, and garage 2 will be rebuilt, alongside necessary chimney repairs for maintenance. To improve heating efficiency, a multi-fuel stove will be installed, while rainwater goods will be removed and replaced due to their poor condition. Additionally, the front wall of the tack room and wash house will be taken down and rebuilt to ensure overall structural integrity. For better functional efficiency of the newly proposed accommodation, the internal door of garage 1 into the tack room will be blocked, and an internal door will be created from the wash house into the tack room to facilitate the studio setup. The sliding doors at the front of garage 1 will be replaced with side-hinged ledged and braced double doors that match the cart shed doors, while the front shutter of garage 2 will also be updated similarly. Furthermore, secondary glazing will be added to the windows, along with necessary repairs for maintenance, and joinery repairs will be undertaken as needed. Lastly, the existing ceiling will be removed to further improve functional efficiency.

The proposals for Barn 2 involve a couple of significant improvements aimed at enhancing its functional efficiency. First, the ceiling will be removed, and the slate roof will be rebuilt due to its deteriorating condition. Additionally, rainwater goods will be removed and replaced because of their poor state.

The proposed alterations intend to retain and enhance the historic significance of the subject site, including the social and architectural significance, whilst respecting the local distinctiveness and character of the surrounding heritage assets and positively enhancing the historic setting.

The principle of design is one of the retentions of the simple traditional character, to complement the existing local distinctiveness and architectural styling, both internally and externally.

The full details of the proposed alterations, design, and materials are detailed within this Design and Access statement 907 2YB/DAS001, along with the supporting Heritage Statement, reference 907 2YB/HS001, and shown on the application drawings project reference number 907 2YB 01 to 07.

Amount

The subject site is barns associated with Brooke House (grade II listed structure). These are single-storey structures with an L-shaped layout to the west of the Brooke House Farmhouse, constructed in the late 18th/early 19th Century.

The subject site, the barns, are constructed from brick, topped with a dual-pitched roof, complete with slate and clay tiles. It features barn doors, multi-pane timber windows, garage shutters, and a brick chimney.

The barn located to the north is made of brick and features a dual-pitched roof covered with slate tiles. It has two multi-pane timber sash windows and a ledged and braced barn door. Inside, there are stables and a storage area.

The barn to the west is constructed of brick and features a dual-pitched roof with two distinct angles: one steep, covered with clay tiles, and the other shallower, covered with slate, complete with a central brick chimney. The barn includes two large doors: one set of side-hinged double doors and one sliding double door. Additionally, it has multi-pane timber windows and an up and over garage door.

The subject barns comprise two garages, a tack room, a wash house, a cart shed, and an additional storage space, complete with a stable, of three stalls perpendicular to the subject range.

The Brooke House is located to the east of the barns.

The proposed alterations intend to restore and preserve the traditional fabric of the barns, whilst maintaining the historic character and architectural integrity of the setting.

Layout

The existing property is accessed from Thrapston Road via a driveway on the left of the Brooke House Farmhouse.

The existing layout of the site involves The Brooke House Farmhouse (Grade II listed structure). To the left of it is the driveway that leads to the barns (the subject site) on the west. Surrounding the subject site are other farm buildings.

The proposed alterations only focus on the internal and external enhancement of the barns.

The overall layout of the main building will remain unaltered.

Scale

It has been important throughout the design process that the proposed alterations to the barns, occupying the same footprint as the existing and reflect the historic character and room sizes and proportions.

No extensions are proposed to the main house.

Landscaping

The existing landscape will remain unaltered.

Appearance:



This shows the entrance elevation of the Brooke House Farmhouse on Thrapston Road and the driveway on the right that leads to the barns.

The driveway and the Brooke House farmhouse



This shows the front of the barns (the subject site). The clay tiled roof of the barns remains unaltered. The slate roof will be rebuilt, and the rainwater goods will be replaced on the overall roof of the barns.

Externally, the appearance of the barns will be enhanced through proposed repairs and restoration works, whilst retaining their architectural and historical significance.

To complement the listed building and the surrounding area;

- Proposal of change of use of the barns from storage to C3, to provide ancillary accommodation.
- Proposal for refurbishing the interiors of the tack room and wash house that includes blocking the existing access to the tack room from garage 1 and proposing the new access from the wash house in order to form ancillary accommodation.
- Rebuilding the front wall of the tack room and wash house.
- Replacement of the garage doors with the new ones matching the ones of the cart shed.
- Repairs to the chimney and joinery.
- Replacing the rainwater goods.
- Removal of the ceiling.
- Rebuilding of the slate roof.

- Addition of secondary glazing to windows.
- Introduction of multi-fuel stove

To be constructed from natural traditional materials.

External

- Rebuilding of the brick wall to the front of the tack room and wash house.
- Rebuilding the slate roof with brick chimney repairs.
- Replacing the rainwater goods.
- Replacing the door to garage 1 and the up and over door to garage 2 with side-hinged timber-ledged and braced double doors, matching the doors of the existing cart shed.

Internal

- Timber door to access the tack room from the wash house.
- Removal of ceilings.
- Addition of secondary glazing to the windows serving the tack room and wash house.
- Introducing a multi-fuel stove for efficient heating.
- Joinery repairs.

Context

Assessment

The proposed internal and external alterations to the barns are to provide improved internal and external environments.

Externally, the building will be enhanced with proposed alterations to the roof, chimney, front wall to tack room and wash house, garage doors, and rainwater goods.

The proposed alterations to refurbish the interiors of the barns, aiming to form a new ancillary accommodation in the barn to the west, further putting it to a viable use as an ancillary accommodation, positively impacting the architectural and historical significance of the building.

These alterations will be carried out with careful consideration of the site's significance and are expected to have a positive impact on the property.

The materials proposed for all alterations will harmonize with the traditional character of the building and other designated structures in its vicinity, creating a positive impact.

Involvement

No formal consultations were carried out prior to the application.

Design

Use:

The proposals aim to fully enhance the whole of the subject site, whilst creating functional ancillary accommodation according to the needs of a modern family and enhancing and respecting the character of the existing and the historic layout, room sizes and proportions.

Evaluation:

The primary goal is to sensitively repair the external elevations for its maintenance and the internal layout of the tack room and wash house of the west barn, to form a new ancillary accommodation with modern amenities. This will be carried out using appropriate and matching traditional materials, ensuring the retention of the historic integrity of the Listed Building.

The constraints for this development were the Grade II Listed status of the Brooke House Farm House associated with the subject building (the barns), which has ensured that the proposed alterations carefully consider its historic integrity and respect the historic fabric and character.

Design:

The proposals seek to make a positive contribution to the Listed Building site and its immediate surroundings, by putting its interiors to viable use with the use of local traditional and natural materials, to both complement and respect the built form of pre-1900's residential character of the setting.

Access

The existing access to the subject site (the barns) remains unchanged, further preserving the historic integrity of the building.