

APPROPRIATE USES FOR HISTORIC BARNNS

Supplementary Planning Guidance

**APPROPRIATE USES FOR HISTORIC BARNs
SPG**

UPDATE TO LOCAL PLAN POLICIES

July 2003

Policy Co 3 has been updated in the Reigate & Banstead Borough Local Plan 1994 Proposed First Alteration 2000, and should be read in conjunction with this SPG.

There is no longer a requirement for rural buildings to be redundant. Industrial or commercial use is favoured rather than residential use, as alternative uses which can contribute to the rural economy and would help safeguard the character of the building.

DATE: MARCH 1994

**SUPPLEMENTARY PLANNING GUIDANCE ON
APPROPRIATE USES FOR HISTORIC BARNs**

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SECTION 1

INTRODUCTION

A major Historic Building challenge in rural areas is the future of the Barn. The Barn is normally the largest and oldest Historic building in the farmyard, often unaltered since the day it was erected. The Surrey Barn is small of 4 or 5 bays, without aisles, and in the majority of cases, timber framed, weatherboarded and tiled.

Quite humble exteriors often hid interiors of staggering beauty, craftsmanship, and age. The outstanding quality is as much due to a church-like sense of spaciousness as to the fine carpentry.

The distribution, size, age and characteristics of barns vary dramatically according to geology, and historic farming practice. In Surrey, north of the Downs, barns are rare and large, whilst in the Weald they are small and numerous.

The intention of this guidance is to identify suitable uses for barns. Agricultural use is clearly the most desirable and the MAFF Grants of 20% will enable many barns to remain in such a use.

This guidance is aimed at architects, agents, surveyors and others involved in considering new uses for barns as well as appropriate design solutions and details. It is hoped however, that, this information will also be of interest to owners or farmers who own or live in barns and wish to know more about keeping the character of their barn. It has been produced as a Borough Local Plan commitment to producing supplementary planning guidance.

Present Central Government policy is to promote new uses in rural buildings in the interests of diversifying the rural economy. However, redundancy has to be proven in Green Belt areas such as Surrey and uses have to be appropriate in historic building terms. Both Central and Local Government policy have a presumption against residential use.

SECTION 2

POLICY CONTEXT

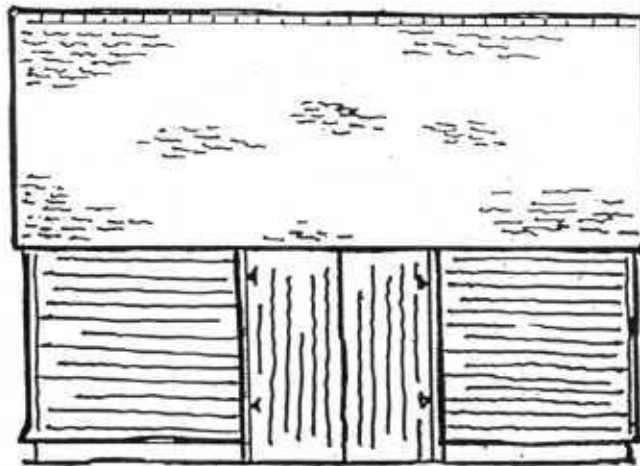
It is important to note that this guidance is intended to supplement policies set out in the Borough Local Plan, soon to be formally adopted, to provide guidance for those preparing planning applications. It should be read in conjunction with the following national and local government guidance, which sets out the policy with regard to historic farm buildings:-

1. Department of the Environment Planning Policy Guidance Notes particularly PPG7 'The Countryside and the Rural Economy' and PPG2 'Green Belts'.
2. Department of the Environment Circular 8/87 "Historic Buildings & Conservation Areas Policy & Procedures", & Draft PPG15 "Historic Buildings & Conservation Areas".
3. English Heritage Policy Statement "Conversion of Historic Farm Buildings" (May 1990).
4. The Surrey Structure Plan.
5. The Borough Local Plan.

The Borough Local Plan Policy on redundant rural buildings, states that in the case of buildings of traditional character and appearance, they must be capable of adaptation without altering their particular character, setting or landscape value and without extensive alteration, rebuilding or extension. Residential conversions are unlikely to be acceptable, particularly if original fabric and features are not being retained. The policy has a commitment to producing supplementary planning guidance which will set out detailed criteria to be applied in the conversion of buildings of architectural or historic interests. Policy Co3 is reproduced at the end of this supplementary planning guidance.

Statutory Protection

All barns of historic or architectural interest have been identified in the Borough, and are either on the Statutory or Local List. The barns on the Statutory List are those identified by the Department of the Environment, now National Heritage, as of Special Architectural or Historic Interest. Listed Building Consent is required for the alteration, extension and demolition of a Statutory Listed Building. A large number of other barns have the same statutory protection as they are within the curtilage of Statutory Listed Buildings. Other barns worthy of protection have been placed on the Borough's Local List. A publication, "The List of Building of Architectural & Historic Interests" is available from the Borough Council.



A Typical Wealden Barn

SECTION 3

HISTORIC AND ARCHITECTURAL FEATURES OF THE BARN

The Threshing Barn was historically the most important barn on the farm. Before the end of the 18th Century it was often the only farm building. Its function was to serve as a store for the corn crop. The form of the barn was determined by processing and storage needs. It was characterised by a central passage, with a threshing floor, large wain doors opposite each other and bays either side.

A loaded wagon entered and sheaves were unloaded on one side. The sheaves were threshed by flails in the winter on the threshing floor. The resulting grain was winnowed and the chaff carried off in the through-draught of the central doors. The processed straw was then stored opposite the sheaves and the grain carried off to the granary or farmhouse.

Siting

The barn as the oldest building in the farmyard is generally situated in close proximity to the house.

Age

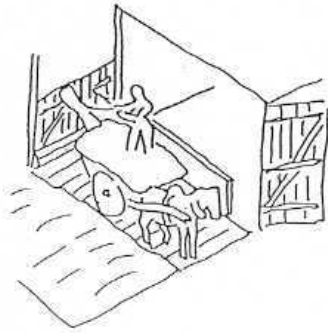
The majority of barns in Surrey are of 17th and 18th Century in date. It is rare for a barn to date before 1400 or after 1860.

Materials

The weatherboard timber frame barn is almost universal in Surrey. Exposed timberframe is a restorer's whim and removal of the weatherboard cladding can weaken the timber frame. Only 1% of Surrey Barns are of stone, such as Greensand or Flint. Brick barns are even rarer.

Traditional roofing materials are almost always handmade sand faced plain clay tiles. Another traditional material used on only 1% of barns is Horsham Slab, most in the Weald. Thatched barns are extremely rare and none exist in the Borough. Natural Welsh Slate and handmade S shaped pantiles are an 18th Century introduction.

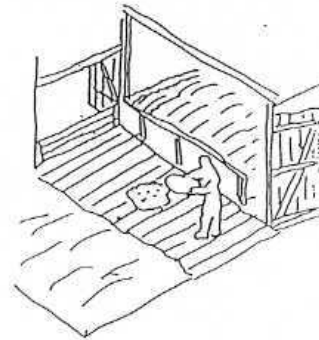
Unloading



Threshing



Winnowing



The Processes Carried Out in a Threshing Barn

Aisles

Aisled Barns are rare in Surrey, less than 1% of all barns. They are confined to prestigious farms on large estates. An aisle results in a wide barn by continuing the rafters down to a low eaves level near the ground.

Plan Form

The plan form is determined by the number and position of the threshing floors. The majority in Surrey have a single central threshing floor. The length of a barn is expressed in terms of the number of bays. A bay is a section between two roof trusses, often 10 feet in length. The most common plan form in Surrey is 5 bay, followed by 3 and 4 bay barns.

Threshing Floors

Threshing floors rarely survive. Three inch thick plans usually of oak resting on sleepers are the most common form.

Wain Doors and Midstreys

Wain doors are a key feature of a barn. In Surrey they are usually divided in 2 halves vertically, with interlocking braced ledges. The hinges are short and hung on to pintles, a horizontal rail may survive which secured the doors. At the base there may be a lift, which consists of three planks of wood, which slot in to tapering door jambs. These kept grain in and animals out during the threshing process. It was common practice for one pair of central doors to be lower than those opposite. These low doors were provided to create a through draught for winnowing. Porches, known as Midstreys, are rare in Surrey. They protected the wagon whilst unloading.

Pitch Holes

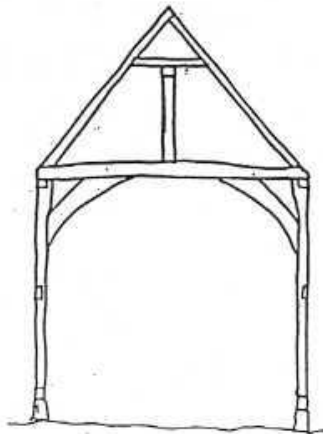
Pitch Holes are window-like openings, covered by boarded shutters, and found high up in the barn. They were used for pitching sheaves into the barn from outside.

Air Vents and Owl Holes

Brick and Stone barns have a number of interesting features including air vents provided to keep the crops dry. Early barns have slits, whilst later barns often have diamond brick ventilation patterns. Circular Owl holes are often found high up in the gable end.

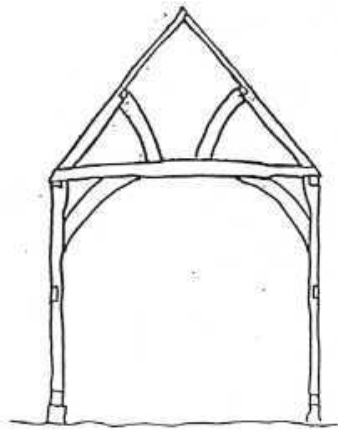
Details of Historic Timber Frames

CROSS SECTION



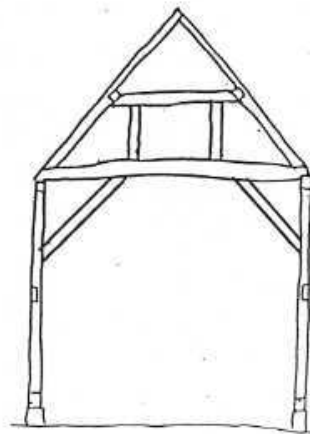
Crown Post
Jowls

1500



Diminishing Principal Rafters
Angle Strut or Queen Post
Jowls

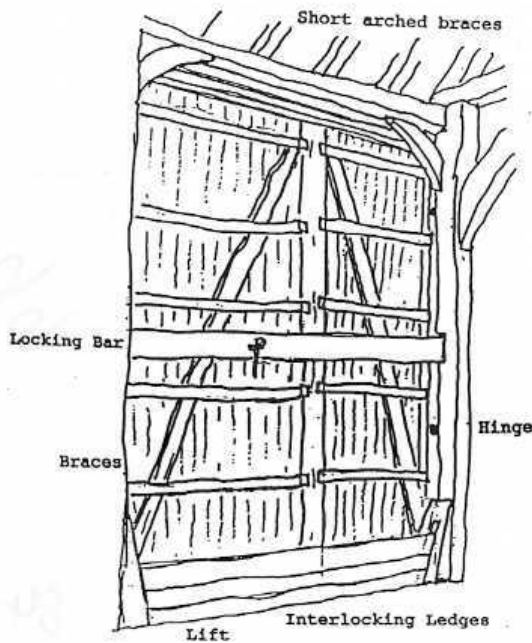
1550



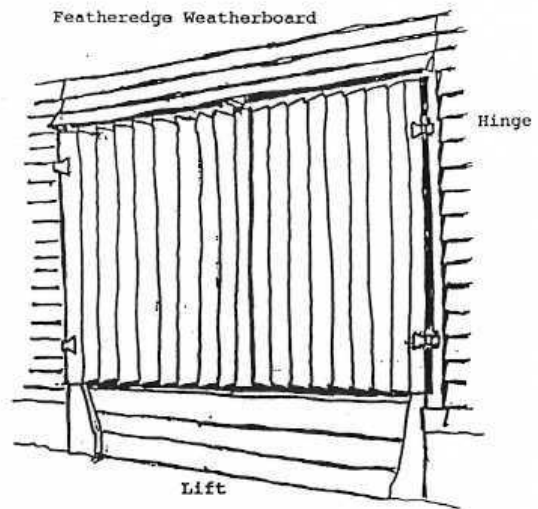
Diminishing Principal Rafters
Angle Strut or Queen Post
No Jowls

1650

Traditional Barn Doors



Internal



External

Other Buildings in the Farmyard

Other historic buildings in the farmyard are worth a brief mention, if only to put the barn in context. They outnumber barns, but are much humbler. It is rare that they date from before the 18th Century. Open structures such as Waggon Sheds, Cartsheds, Pigsties and Dutch Barns do not lend themselves to conversion as they are often open structures and enclosing them would destroy their essential character. A number of cattlesheds, stables and other buildings are easy to convert, but are limited by their small size, and often limited to uses such as garages, outbuildings and garden sheds. In converting these buildings the design principles in this guidance will apply.

SECTION 4
APPROPRIATE USES FOR BARNs
INTRODUCTION

The Borough Council wishes to encourage the conservation of historic barns, and their present use and custodianship are key factors in their future preservation. Considering appropriate uses for a barn can be seen as part of a hierarchical process. Each use category should be considered carefully before another use is considered. In order of preference the uses are:-

- 1) Agricultural Uses
- 2) Non-Agricultural Uses (excluding Residential).
- 3) Residential uses.

The Technical Appendix provides detailed design guidance on the implications of conversion.

Agricultural Uses

Agricultural use is still the most common use for barns in Surrey. In the past they have often been the most expensive building on the farm to maintain, but unfortunately the least remunerative. The 20% MAFF Farm and Conservation Scheme Grants for repair of historic barns in agricultural use will help to change this balance. Many farmers find the barn is a useful asset and cheaper than providing a new building.

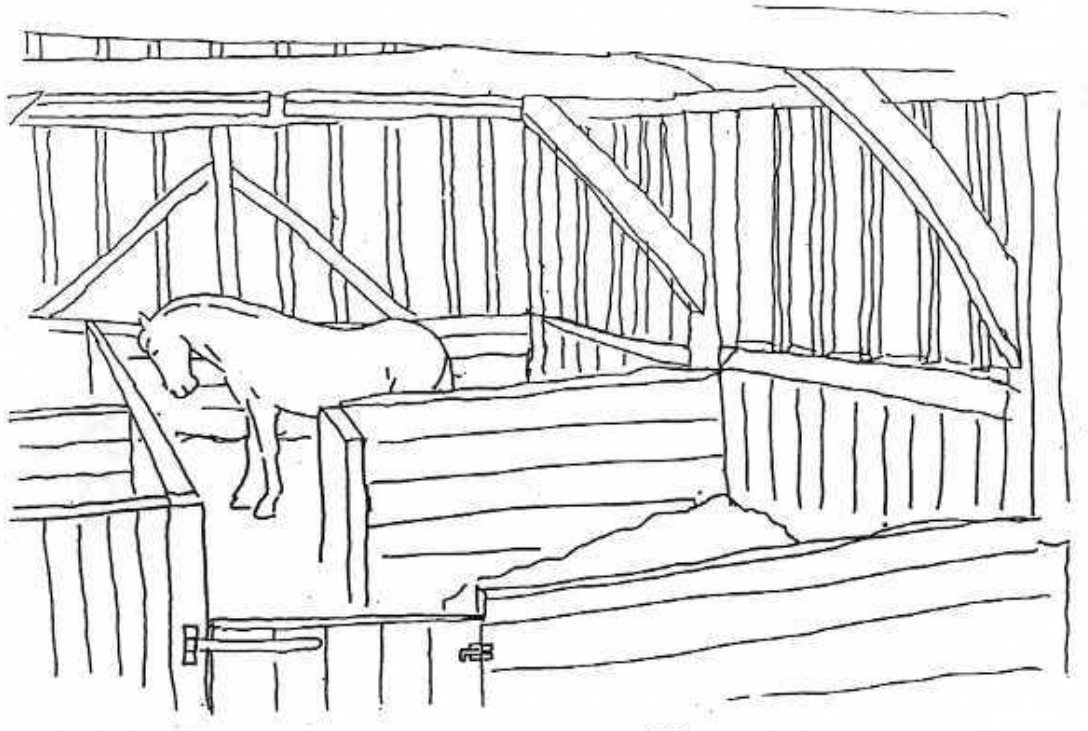
The most popular agricultural uses include the following, often combined;

- Star and Hay Storage
- Workshop Uses.
- Tractor and Implement Sheds.
- Grain Storage and Processing (Silos and Driers)
- Farm Shop.
- Pallet Storage
- Specialist Farm eg. Rare Breeds Centre, Pick Your Own Operations.
- Wood Store
- Food Processing.

Ancillary domestic use to the farmhouse is very common, as is combination of all above uses. Livestock use is limited due to the need to clear out the barn on a regular basis to prevent damage. Appropriate fire safety measures should always be taken, particularly in the case of straw or hay storage.

Redundancy

A barn may become redundant for a number of reasons, the most common being the amalgamation of holdings to provide a more economic size of agricultural unit. Other factors include the cost of repair of a barn and inappropriate size and shape for new machinery or access and hygiene standards may be other factors. In the Green Belt, when an alternative use is being considered, evidence on redundancy of the agricultural use should be provided on which the Borough Council may seek specialist advice. Outside the Green Belt, whilst redundancy is not normally an issue in the case of historic farm buildings, the Borough Council will seek to retain the original use i.e. agricultural, if practical.



Stables, Walton-on-the-Hill

An excellent use for a barn. Loose boxes, hay storage and tack room can be accommodated in a barn.

Non-Agricultural Uses

When a historic barn is redundant for agricultural purposes a new use obviously is required. As part of the Council's Supplementary Planning Guidance, the Council will expect careful consideration of the following new uses, as they involve the minimum of external alteration or internal division. Determining factors include location, access, condition, size, market demand and planning policies on land use and historic buildings. New uses should keep the barns internal space completely open and involve few external alterations. The Technical Appendix provides detailed guidance on methods of conversion. Historic Buildings policy however is only one of the planning considerations, much depends on access, noise, parking, employment and Green Belt policies.

Equestrian uses such as loose boxes, tack rooms and hay storage are closely related to the original function of a barn and are therefore an excellent use. Other suitable uses include warehouse storage, industrial, restaurant (including canteen and dining halls), pubs, tea rooms, shops, or nurseries. Whilst office use is suitable in historic building terms only one such conversion has been permitted in Surrey as it is often unacceptable on other planning grounds.

Many sports and community uses have been implemented. Such uses may involve the barn or the whole farmyard. Many barns are ancillary to other uses such as schools or golf courses. A multi-use scheme can combine tourist attractions with commercial uses. Conversion to uses ancillary to residential are an excellent use as the barn is often the closest building to the old farmhouse. In fact ancillary to residential use is the most popular non-agricultural use for barns in Surrey.

Checklist of Non-Agricultural Uses:-

Ancillary to residential (including garage, stables, games room, utility, office at home, private library, study or lounge).

Equestrian (loose boxes, tack rooms and hay storage)

Warehouse storage. Industrial

Restaurant (including canteens, dining hall and tea rooms)

Pubs and Shops

Churches, Theatres, Concert Halls and Village Halls

Sports (including pavilions, swimming pools and Gymnasiums)

Tourist facilities (including bunkhouse barns and museums).

Agricultural Historic Monuments

Many owners are quite happy to maintain their barns without any economic use, because owning such a structure gives them pleasure. When a Trust is interested in preserving a redundant Historic Barn unaltered and in situ as an agricultural historic monument the Borough Council will encourage such a use.

Residential Uses

Residential conversions in the case of barns involve a dramatic change from a relatively unaltered structure, which often includes lengthy negotiations. By giving clear guidance on the Council's attitude towards such proposals, it is hoped a considerable amount of time will be saved.

Other non-residential uses usually need a minimum of new openings and can keep the interior as an open space. Residential use inevitably involves sub-division of the interior, with a multiplicity of windows as well as the domestic paraphernalia which arrives with each new owner.

The Borough Council considers that residential is the least acceptable use and should be resisted unless other uses are not appropriate. Where residential is considered, limitation to tourist accommodation or a Granny Annexe will not create a separate curtilage, and therefore have less impact on the setting than a conversion to a house.

The conversion of barns to housing is one of the most damaging uses. However, there are occasions when a conversion to residential is the only way of saving a historic barn. It is important that the conversion is of a high standard of design to reserve the character of the building. The Technical Appendix is intended to provide supplementary design guidance for these exceptional cases.

Grade I and II* Barns, Aisled Barns and Barns of 7 or more bays are particularly unsuited to residential use due to technical difficulties such as their large size or the design constraints of their structure or material. The Borough Council will therefore have a strong presumption against the conversion of such barns. Stone and brick barns due to their few structural openings can also present insurmountable problems.

Conclusion

This supplementary planning guidance supports the view that if barns are to be preserved, it is essential that they continue to be used. A very high degree of architectural skill is needed in conversion, particularly for residential. The retention of barns in agricultural and other appropriate uses will always be encouraged as a first principle.

FURTHER ADVICE

Further advice concerning proposals for the preservation of barns and other farm buildings may be obtained from:-

Tom Crowley
Director of Planning and Environment
Reigate & Banstead Borough Council, Town Hall
Castlefield Road
Reigate
Surrey, RH2 0SH

Or if telephoning please ask for:

Mr J McNally, Conservation Officer, on Reigate (01737) 276204

2. Department for Environment, Food & Rural Affairs (DEFRA)
(Various sections listed in telephone directory)
www.defra.gov.uk

3. Society for the Protection of Ancient Buildings
37 Spital Square
London, E1 6DY Tel: 020 7377 1644
www.spab.org.uk

4. English Nature
Protected Species Officer
Howard House
31 High Street
Lewes
East Sussex, BN7 2LU Tel: 01273 476595
www.english-nature.org.uk



Conversion to residential use is always problematic. The openness of the barn must be retained and the number of windows kept to the minimum.

TECHNICAL APPENDIX

THE CONVERSION OF THE BARN

TECHNICAL APPENDIX

THE CONVERSION OF THE BARN **INTRODUCTION**

THE BARN CHARACTER DOMINATES

This Technical Appendix is intended to give detailed guidance on the method of converting barns in order to lessen any detrimental impact. The principles are applicable to all uses, but more consideration is given to residential conversions as they are in many ways the most problematic.

The approach favoured by the Borough Council is minimal change to the internal space and structure and retention of the simple exterior. This works particularly well where no change has been made to the public side of the barn.

Key Point: The key indicator of success is that the barn looks like a barn after conversion.

Number of Units

There should be no more than one unit per barn. Sub-division of a barn results in loss of internal spaciousness, increased domestic clutter with each unit, and fragmentation of the curtilage.

Key Point: There should be no more than one unit per barn.

Building Regulations

It is important to establish the Building Regulations requirements at an early stage and whether a waiver is available where this affects the character of the barn. Such requirements may make certain uses unacceptable in historic building terms.

PART A

DETAILS OF CONVERSION

Survey and Repair Drawings

The first stage in any barn conversion must be the production of detailed survey drawings showing existing framework including crossframes, and longitudinal cross section at a scale of not less than 1:50. This ensures modern alterations can be identified as well as missing features such as braces. An assessment of structural repairs and their cost should be established at the same time. Vulnerable areas may include the cill plate, ridge, end of the tie beams and studs. The maximum amount of historic fabric should be retained and the methods of repair stated.

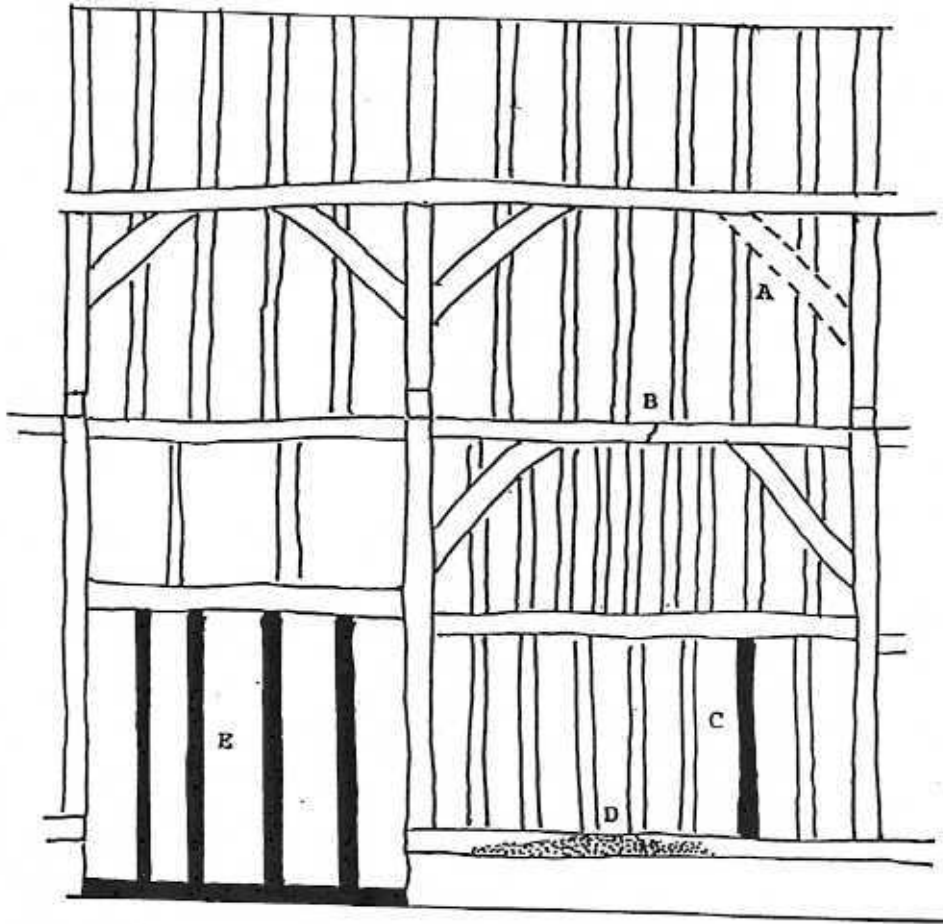
Repairs should always be in wood of dimensions to match existing, usually Oak. This should be spliced or scarfed in, or mild steel straps used to support the outer face. Repairs should be in situ and should not require the dismantling of the barn. Rigidity can be provided by the fixing of plywood sheeting to the outer face of the frame, before re-cladding with weatherboarding.

This information can then be used to minimise disturbance to the historic fabric. No braces, tie beams, girding beams, principal posts, trusses, rafters or wall plates should be cut or removed. Alterations involving studs and cill beams should be kept to a minimum, where providing doors and windows. It is important to remember that existing windows are often in positions, which detract from the character of the barn and should not be retained at the time of conversion.

Internal Space

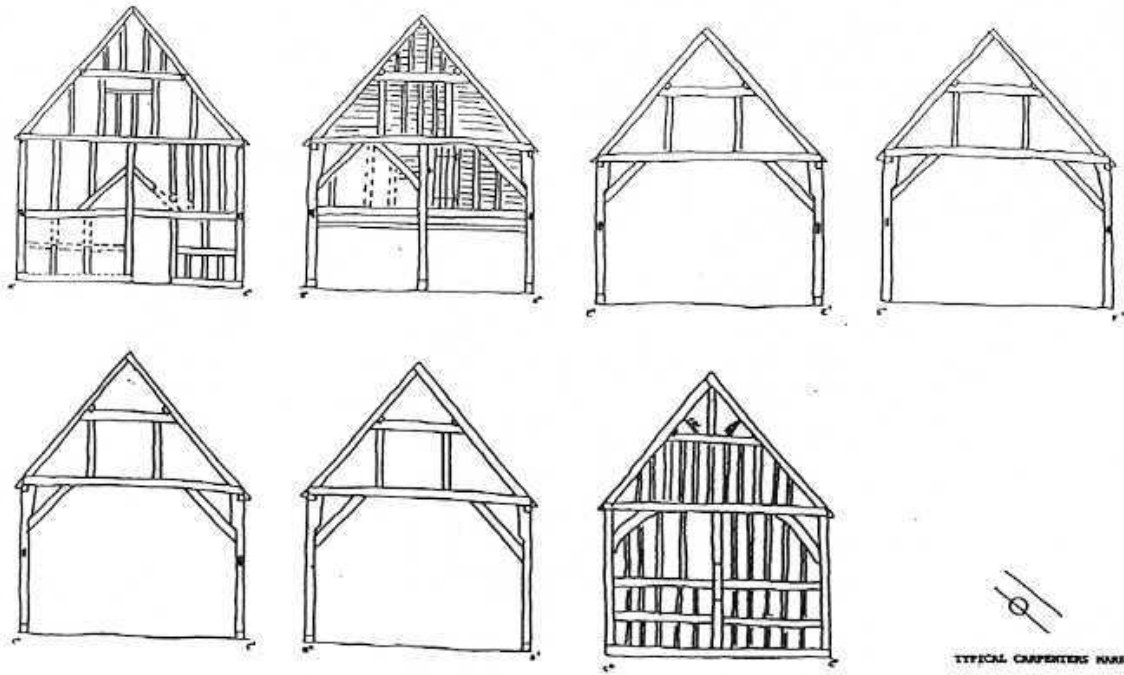
The internal character of a timber barn is its outstanding feature. All internal framing including studs and rafters should remain exposed. Existing modern partitions should be removed to enhance the space. However good a residential conversion is, it remains only a shadow of its former spatial glory. The Borough Council will expect in the case of non-residential uses that all bays will be kept open, and any facilities such as toilets provided at a discreet location at the rear of the barn.

Repair Drawings



Extract from A Schedule of Repairs Survey

- A. Missing windbrace to be re-instated.
- B. Cracked wall plate to be repaired with steel straps.
- C. Modern softwood stud (black) to be replaced in oak.
- D. Cill beam rotted (dotted scarf in new oak where decayed)
- E. Modern softwood studs (black) to original wain door opening. Potential area for window or infill with oak studs to mat adjoining bay.

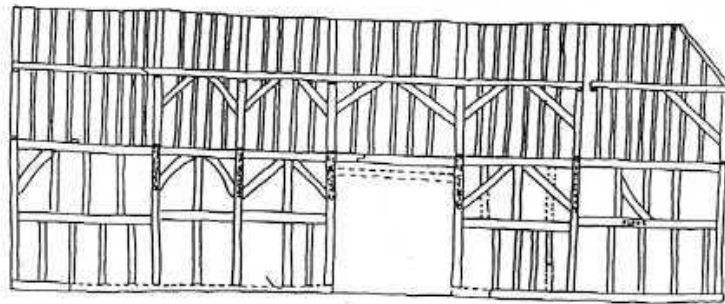


GREAT LAKES BARN, BORLEY
CROSS FRAMES AND END GABLES

SCALE 1:100
JAN 1989

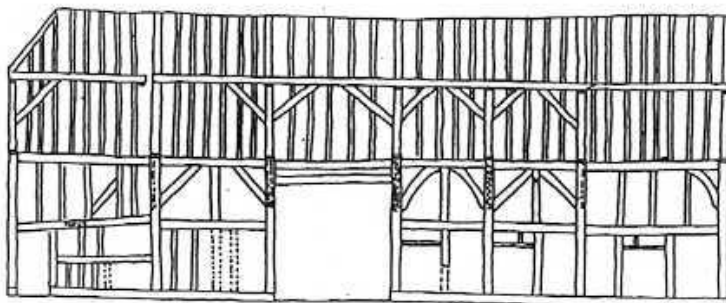
GREAT LAKES BARN, BORLEY
CROSS FRAMES AND END GABLES

SCALE 1:100
JAN 1989



FRAMING, SOUTH ELEVATION
GREAT LAKES BARN, BORLEY

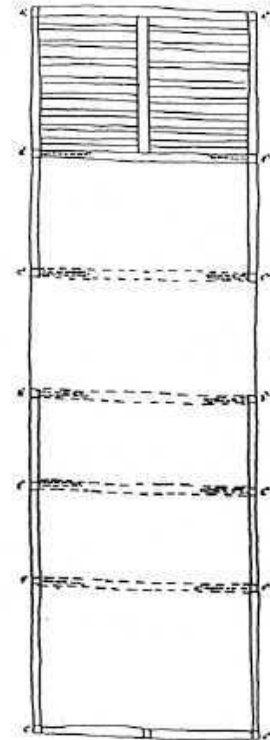
SCALE 1:100



FRAMING, NORTH ELEVATION
GREAT LAKES BARN, BORLEY

SCALE 1:100
JAN 1989

SECTION PLAN
GREAT LAKES BARN, BORLEY
SCALE 1:100



Survey Drawings

In the case of residential use, the limit to the numbers of bays kept open is determined by what can be reasonably heated. It is not unusual for barns attached to substantial homes to have five bays open. However, a conversion is more difficult as there is a limit to the amount of extensions that can normally be accommodated. Three bays as one volume including an end bay, should always be kept open. Galleries and staircases should not intrude into the open bays.

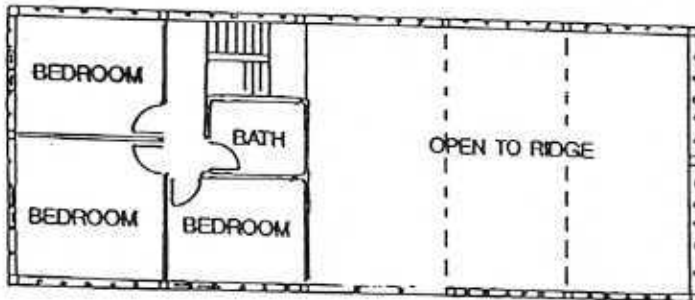
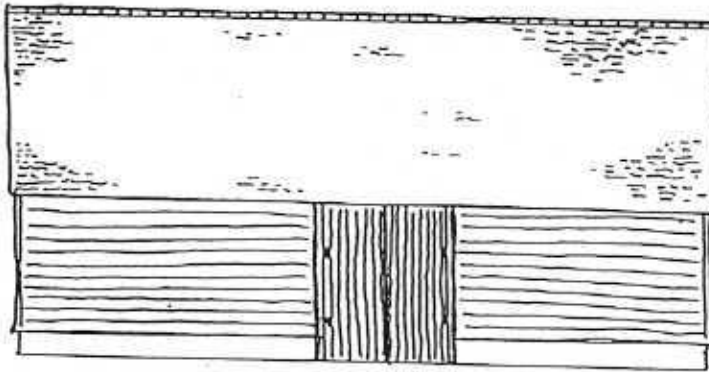
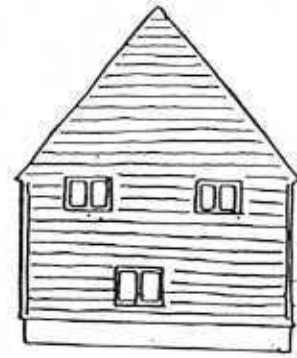
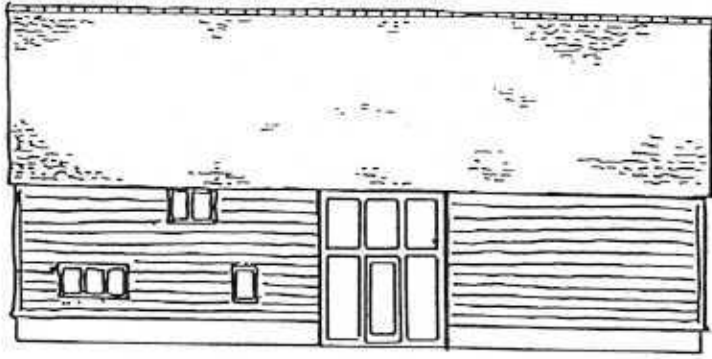
Key Point: For residential conversion of up to 5 bays barns, 3 bays as one volume should always be kept open.

In the case of residential conversions of 6 Bay barns, 3½ to 4 bays should be kept open. Barns of 7 or more bays are unsuitable for residential conversion and other uses should be sought. Aisles and midstreys should be kept open if adjacent to the open bays. Examples of conversions are illustrated, but obviously each case must be judged on its own merit.

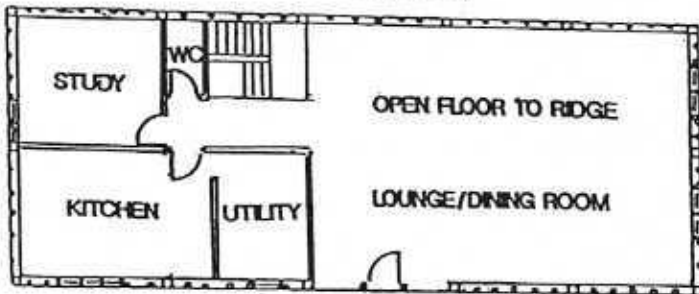
Extensions should be the minimum possible to ensure the maximum retention of the interior space of the barn. The Borough Council recognise that modest extensions are often appropriate to secure the preservation of the internal spatial character of a barn. Occasionally existing structures such as cattlesheds can be utilised. Cartsheds and other open structures should never be glazed in as this destroys their essential character. Certain barns have an architectural massing and form which would be unsuitable for extension. Extensions will also generally be unacceptable on brick and stone Barns. Their exteriors are often more architecturally and symmetrically designed than weatherboarded barns. The external fabric is also obviously more historic, unlike weatherboarding, which is rarely original.

New Internal Structures

New internal structures should be set back behind the bay divisions, cross frames and trusses. They should be structurally independent to prevent irreversible damage to the historic frame. The use of structural timber frame partitions will be expected, particularly where they are abutting the three open bays.

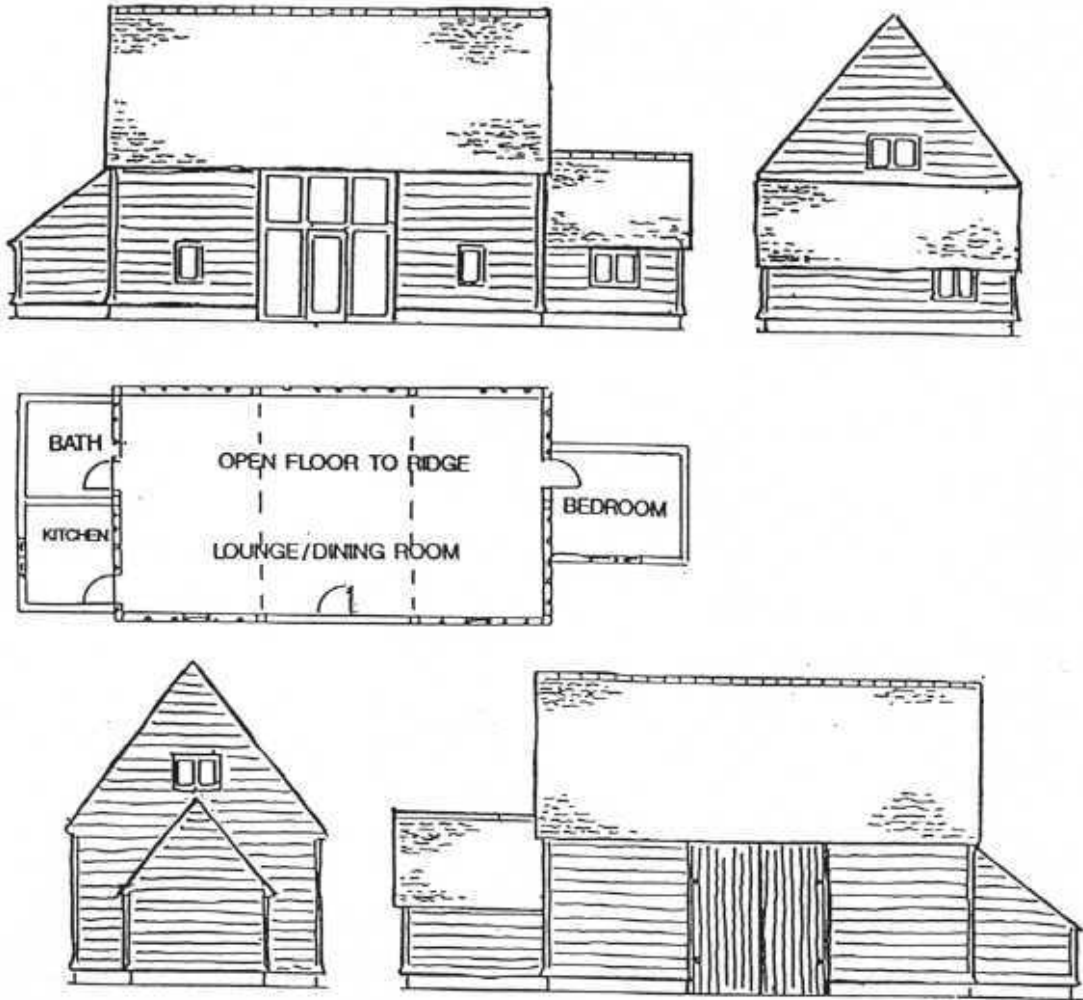


FIRST FLOOR



GROUND FLOOR

Conversion Drawings: 5 bay barn



Conversion Drawings: 3 bay barn

In considering headroom the cutting of braces and tie beams is unacceptable. This will particularly affect the staircase positions. Stairs should be robust in detail with plan newels and balusters to reflect the character of the barn.

Roof

The roof is a dominating feature of a barn – a simple uninterrupted mass. Visual intrusions such as cupolas, weathervanes, rooflights and dormers are unacceptable.

Most Surrey barns have a 50° steep pitch roof with hand made sandfaced clay plain peg tiles on riven lathes. Second hand tiles have an unrivalled texture and patina. Hips and ridges are generally roofed with third round ridge tiles. In converting a barn reinstatement of the original materials will generally be expected.

Dormers, inverted Dormers and rooflights are unacceptable, as they are not a traditional barn feature, they look domestic in character and result in the loss of historic rafters. Even cast iron rooflights dominate the roofslope with their mirror-like glass reflecting the sky, disrupting the massing of the tiles.

Key Point: Rooflights and Dormers are unacceptable.

Chimneys, Inglenooks and Stoves

Chimneys are unacceptable as their domestic character conflicts with the objectives of keeping a barn's identity. The use of metal flues is not desirable but are much less obtrusive and can fit between historic rafters. The flue should be below the ridge and set away from the gable, where it cannot be picked out in silhouette on the private side. It should be thin and painted matt black. There is a need to ensure all flues and vents are minimised on a barn conversion.

In the interior of a barn, chimneystacks are too bulky and hide much of the historic fabric. Unless they can be located on a new wall they are unacceptable. A single freestanding black painted cast iron wood burning stove and flue can be appropriate.

Key Point: Chimneys are unacceptable.

Insulation

A common mistake in barn conversions is to put insulation between the studs or rafters. The only correct approach is to apply insulation to the outside of the frame and then clad with weatherboard or in the case of the roof, tiles. This ensures that both studs and rafters are exposed internally to their full depth, which retains the typical character of the barn. The inner most surface should be cream painted ply or where natural light is not a priority horizontal Oak boarding, which enhances the warm colour of the frame.

Heating

An underfloor heating system will normally be required by the Borough council. It is one of the most efficient forms of heating and is invisible, requiring no radiators.

Timber Treatment

One of the great pleasures of barns is the colour of the natural oak frame. This should be left untreated, apart from necessary eradication of woodworm and fungal attack. Timbers should not be sandblasted as this destroys the smooth surface often to reveal worm holes. One cleaning method commonly used is high pressure water jets, which are non-abrasive. Even this method requires careful handling to avoid damage to surfaces. Fire retardant intumescent varnish is unacceptable and unnecessary, due to the char value of Oak.

Plinths

Plinths should always be retained or rebuilt in the original historic material. It is important to follow the bonding of the brick work which is usually Flemish or English Bond.

Doors

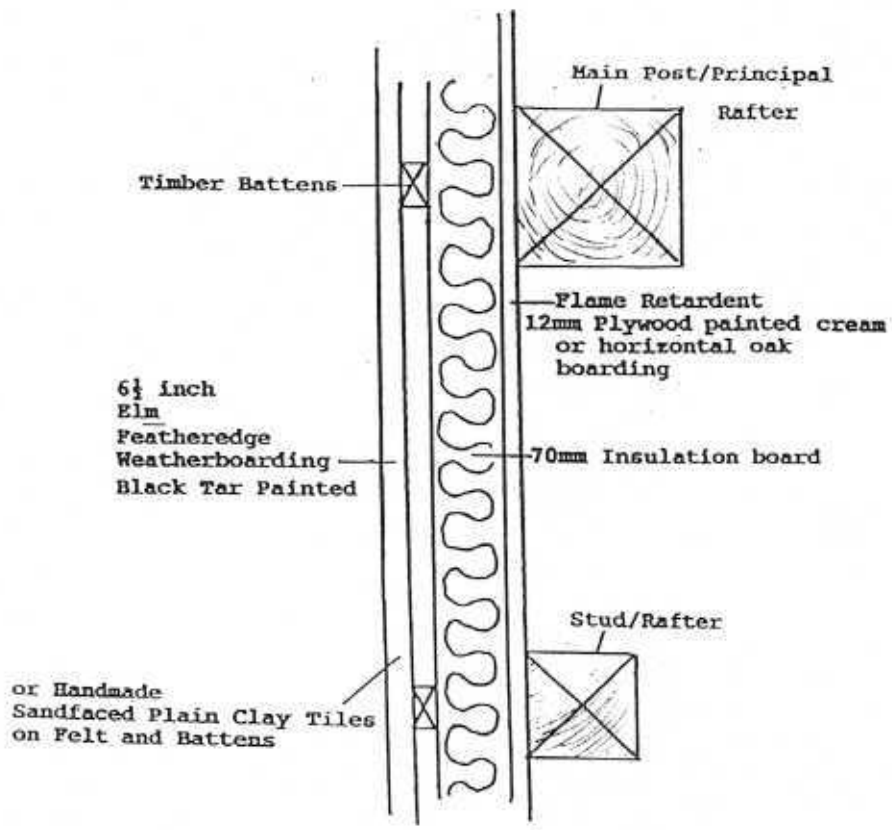
The Borough Council considers pseudo-historical doors are unacceptable in barn conversions. Doors should be of vertically boarded Oak with simple fittings. Externally they should be black tar painted.

Porches

Porches, be they external or recessed are a domestic feature which will not be permitted, as they detract from the barn's character.

External

Internal

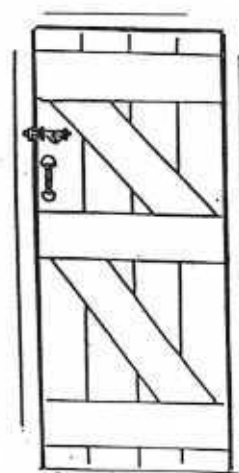
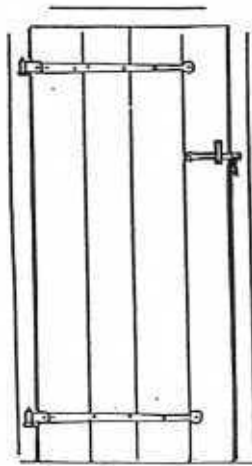


Insulation Drawing

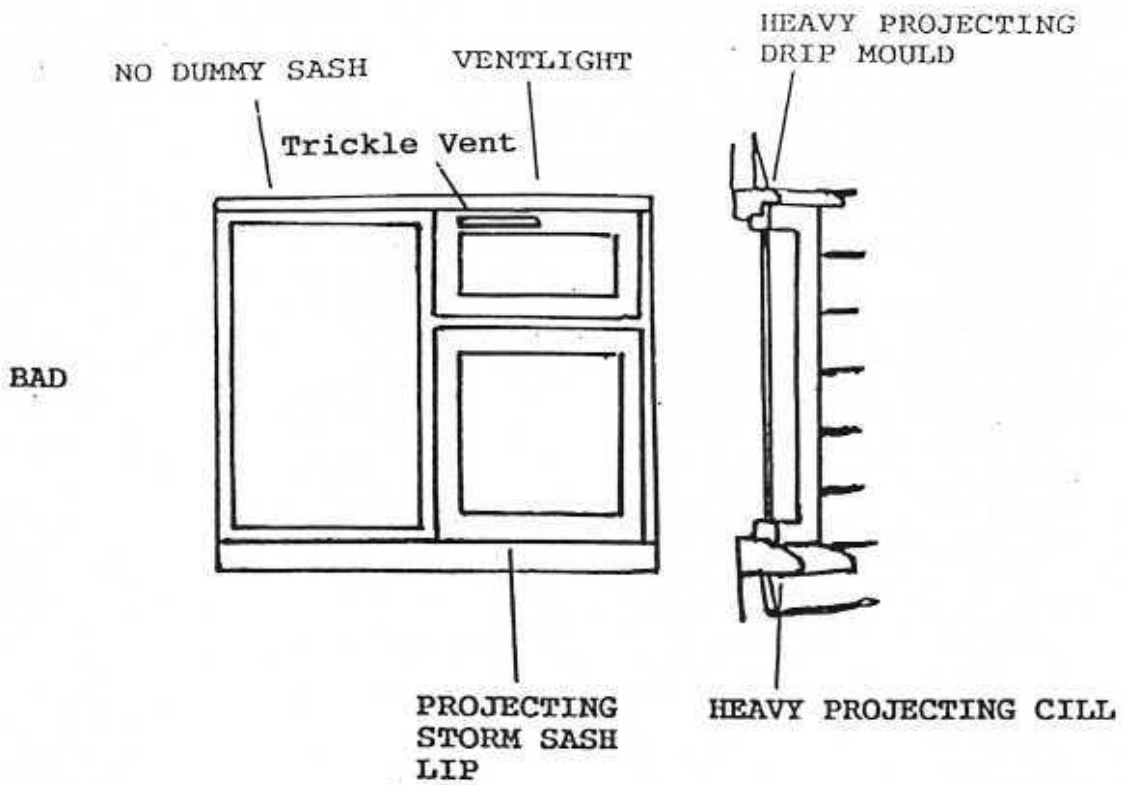
Insulation should always be applied to the outside of the frame.

External

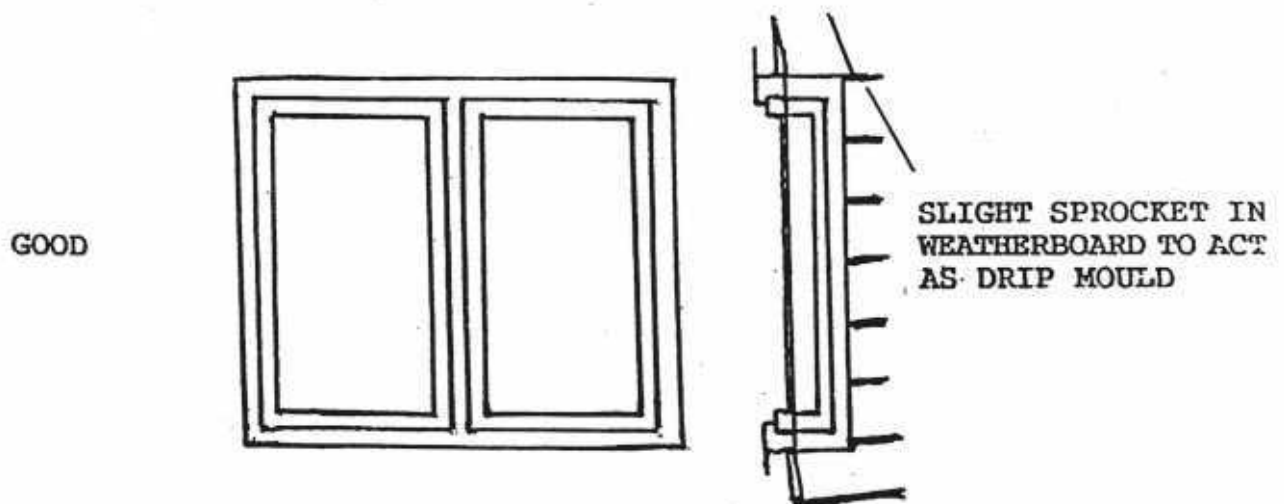
Internal



Ledged and Braced Doors, suitable for use in barns.



Window Profiles: Good & Bad



BALANCED
 DUMMY AND OPENING SASHES
 FLUSH WITH OUTER FACE OF WEATHERBOARDING

Note: Tickle Vent provided in weatherboarding

Wain Doors

Wain doors of historic value, particularly interlocking doors which date before 1840 should always be retained. Fixing back these doors so they are open is undesirable as they will be exposed to the weather and will decay quickly. Where no such doors exist on the private side of the barn, this is a suitable area to be glazed, as this retains the simple massing of the barn and does not involve cutting through historic timbers. Wain doors should be retained or reinstated on the public side to reinforce the character of the barn.

Windows

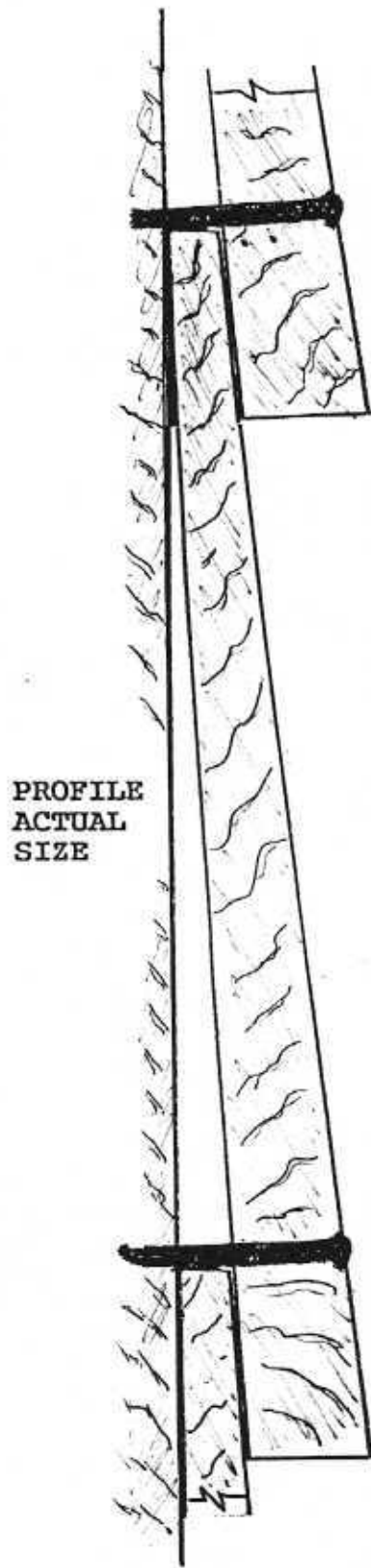
Windows should be placed on the private side of the building having regard to utilising existing opening such as a Wain door opening. It should be possible generally to keep one long elevation windowless. Windows should be of traditional dimensions and odd window shapes should be avoided, the more self-effacing the better. All bathrooms, water closets and similar rooms should be mechanically ventilated without windows.

Key Point: Windows should be kept to a minimum.

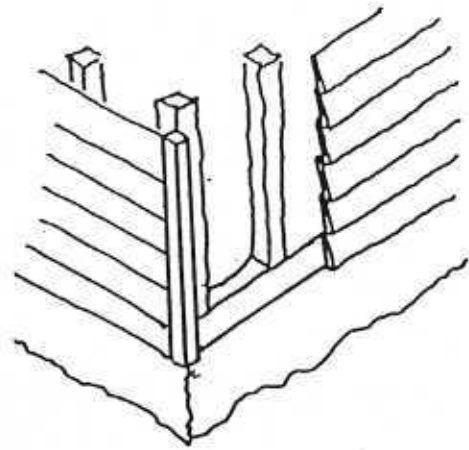
Studs can be retained behind windows. The windows themselves should be set flush with the weatherboarding and be black tar painted. Windows should be of equal proportions, using dummy sashes to achieve this and use traditional joinery. Standard off-the-peg windows with their brick-vents and ventlights are unacceptable. Windows should also be single glazed to avoid the mirror effect. A dark colour for linings will make curtains less obvious, particularly important in the case of glazed wain openings.

Artificial Light

Artificial lighting should be from inconspicuous sources. They should be kept to a minimum and be self-effacing rather than decorative. Centrepoint lighting should be avoided, locating downlights at the beam level and simple fittings to the side wall. Table lamps are a suitable supplement to fixed lighting sources.



CROSS SECTION
OF
CONSTRUCTION



Weatherboarding

Floors

Where historic Threshing floors survive in whole or in part these should be restored. Original cobbled floors can be relaid outside, if retention in situ is still not possible. Suitable internal flooring materials include handmade quarry tiles, old floorboards or regularly cut Yorkstone. Wall to wall carpets should be avoided.

Internal Features

A list of internal features worthy of safeguarding and reinstating after conversion should be drawn up. These include doors, lifts, shutters, cloak pegs, mangers and machinery.

External Details

Often the exterior has a variety of small details which are worthy of photographic record and retention. These are too variable to list, but include items such as constructional detail and drips as well as features such as pitch holes, owl holes and ventilation holes must always be retained and any infill or glazing recessed back as far as possible.

External Cladding

It is important to use the traditional featheredge profile of weatherboarding, not tongue and groove. Boards should always be a minimum of 6½ inches in width, black tar painted to produce a 'Crocodile Skin' texture. Creosote and other stains are unacceptable. Elm is still the most appropriate wood for weatherboarding. Existing weatherboard should be salvaged for reuse. Ancient hand sawn untarred weatherboarding may survive in small quantities and should be used for internal partitions to prevent further deterioration. The time frame should never be exposed externally.

There are two types of black tar paint:

Brushing Tar:	Gives a traditional finish
Coal Tar Black Varnish:	This is smoother and less viscous

Rainwater Goods

Gutters and downpipes should be of black painted cast iron, as this is traditional, long lasting, well detailed and self-effacing.

PART B

THE SETTING

Setting

One of the most disappointing and very obvious drawbacks of residential conversion is the damage done to the setting of the barn, usually by the new owners. Permitted Development Rights will be removed for such as garden sheds and fences. Unfortunately manicured lawns, goldfish ponds, rockeries, gnomes and other suburban intrusions are down to the owner's taste. This can be minimised by reducing the domestic curtilage to the minimum possible, locating both front door and garden area to the private side of the barn conversion. Storage for dustbins must be provided in outbuildings, not dustbin enclosures. Gas meters should also be screened, a variety of submerged meters for conservation settings exist. Care should also be taken with the siting of oil tanks, electricity and water meters.

Hedges, Shrubs and Trees

Hedges, shrubs and trees should all be of indigenous species; Oak being the dominant tree species in the Weald. Hedges will generally be of Hawthorn, but Blackthorn and Hazel are also found. Cypresses, particularly "Cupressocyparis Lelandii" are completely unacceptable. Their garish colour and Christmas Tree shape looks completely out of place in the Surrey countryside. Hanging baskets and flowerboxes look equally suburban.

Satellite Dishes and TV Aerials

Satellite dishes are unacceptable alien feature if situated on the barn. If required they should be located in the grounds at some distance from the property. TV aerials should be located internally if possible, or shared with neighbours as they give the barn a domestic stamp.

External Lighting

Victorian and other lamp posts looks absurd in a farmyard as there is no historic precedent for such an approach. Simple industrial style lighting at low level would be more appropriate.

Drive, Yards and Paths

The most appropriate materials for drives is Pea Shingle gravel or Hoggin, as this reflects the traditional appearance of a yard. Yards should ideally be paved in ironstone or Periwinkle Stone. Where this is not feasible, Staffordshire Blue clay pavers are an appropriate material as these are found in Victorian farm yards. Tarmac, concrete and crazy paving should be avoided as these are modern unnatural intrusions.

Walls, Fences and Gates

Walls should be kept to a minimum and should be simple in design. Copings were generally half round as this was more robust. The only fencing that is traditionally used is Oak posts with Riven Rail, with 5 bar gates. Ranch style, close boarded and larch lap panel fencing looks very suburban and inappropriate.

Garaging and Parking

Car parking should be as inconspicuous as possible using garaging where practical. Garaging should follow the traditional form of farm buildings. Garage doors should be side hung vertically, not up-and-over. Existing buildings can often be utilised.

Signage

Signs should be discreet, simple, robust, and hand painted using classical lettering such as Times Roman. Whimsical signs using pseudo-historical lettering should be avoided.

Demolish Eyesore Buildings

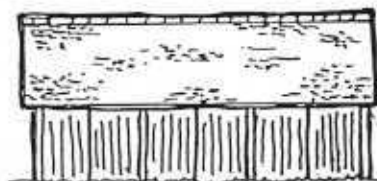
The Borough Council considers that where possible eyesore buildings such as asbestos or fletton sheds should be demolished to improve the setting of the barn. This is particularly feasible where a whole farmyard is redundant due to amalgamation.

Dismantling

It is important that barns are retained in their historic location as each barn illustrates the social and economic history of a particular area as well as having vernacular detailing peculiar to the locality. Barns may also be damaged in dismantling, and will lose their listing protection by removal from their original site. The Borough Council will therefore resist their relocation.

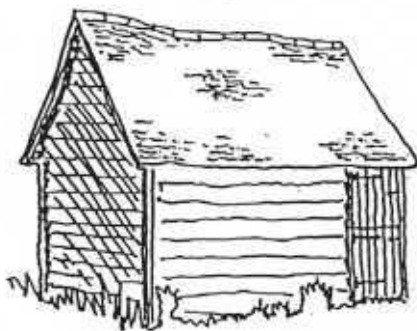
Bats and Barn Owls

The Wildlife and Countryside Act 1981 protects owls, bats and bat roosts, which may be located in agricultural buildings. English Nature must be consulted if building work or remedial treatment of timber is contemplated at a site occupied by bats. Information leaflets are available from English Nature.



Appropriate Designs for

Single and Triple Garages



A Suitable Garden Shed

Redundant Rural Buildings

(Structure Plan Context - Policies G5, E1, C4 and C17A)

- 4.5 Government advice is that the re-use of redundant rural buildings can contribute to the rural economy by allowing for suitable alternative commercial, residential or recreational uses. Despite agriculture being the predominant land use in the countryside in the Borough, large areas do not form part of a rural economy, including land used for horsekeeping, other quasi-agricultural activities, and land held speculatively by developers or else under-utilised. The Agriculture Census of 1992 lists 115 (74%) of the 155 holdings in the Borough as part time. However, there may be opportunities for the re-use or adaptation of existing redundant buildings for small scale uses in support of agriculture, whether it is full-time or part-time, provided these can ensure the future management and appearance of land, natural features and buildings contained on the holding. Control of such development is appropriate to ensure that the character of the countryside is protected and the amenity of the locality is not prejudiced.

Policy Co 3

Changes of use of redundant rural buildings will be considered (if the Borough Council is satisfied that a building outside the urban areas is genuinely redundant), but will not normally be permitted unless the use or retention of the building would not detract from the character or appearance of the area and unless the currently adopted standards for parking and/or servicing are complied with. Any conversion works or landscaping should be carried out in a manner appropriate to the character of the building and have no adverse impact on its surroundings. Rebuilding or extensions will not normally be permitted. The benefits to agriculture, the management of the rural environment, and the likely effects on visual and local amenity, traffic generation and access will be taken into account.

Amplification

- (1) In considering proposals for change of use of buildings in the countryside, the Borough Council would need to be satisfied that they are genuinely redundant and not capable of, or of value for, a continuation of the existing use or last use, e.g. because of their design, condition or location; also that additional buildings will not be required as a result of the proposed development. The Borough Council may seek specialist advice on these matters and on the effect of the development on the continued operation of the remainder of an agricultural holding. Similar considerations will apply if the buildings are divorced physically and/or by ownership from a holding, e.g., are in the curtilage of a residential or other non-agricultural property. PPG7 (Revised):

Reigate and Banstead Borough Local Plan 1994

Metropolitan Green Belt

The Countryside and Rural Economy (1992) indicates that redundancy would not normally be an issue in the Countryside Beyond the Green Belt.

- (2) *The Borough Council will need to be satisfied that proposals would not spoil the character of the locality and the building itself, be harmful to the setting of buildings of architectural or historic interest, damage the amenities of neighbouring dwellings, or cause danger or excessive traffic on local roads, or difficulties in the provision of access thereto. Current parking and servicing requirements must be met on-site, and the removal of "eyesores" will be encouraged as part of any proposal.*
- (3) *Uses likely to be appropriate could include the processing of farm produce, craft manufacture, farm shops, "pick-your-own", tourist accommodation, agricultural and service dwellings, livery and horses/ ponies for hire; classrooms, interpretative and exhibition space, storage, changing rooms, toilets and limited refreshment facilities in connection with recreational and educational uses; and stabling.*
- (4) *Where there are opportunities for re-using or adapting existing rural buildings, commercial or industrial uses are sometimes appropriate. Planning Applications should include details of the numbers of workers and the extent and nature of associated vehicular activity. It may be necessary to control the extent and nature of business activities undertaken within and around the buildings, the extent of the floorspace or site area occupied by any individual firm, and the use of other land and/or buildings excluded from the development.*
- (5) *In the case of proposals involving building works, a structural appraisal may be required. Permission will not normally be granted where the extent of adaptation is tantamount to the erection of a replacement building, e.g. in the case of buildings with low ceilings or of temporary construction, or where the building is unattractive. Residential conversions should not normally involve extensions or peripheral development, or incorporate existing buildings, which can be used for garaging or ancillary domestic uses. Permitted development rights will normally be removed by condition, and the extent of any land turned into garden land will be carefully controlled.*
- (6) *In the case of buildings of traditional character and appearance, they must be capable of adaptation without altering their particular character, setting or landscape value and without extensive alteration, rebuilding or extension. Residential conversions are unlikely to be acceptable, particularly if original fabric and features, which the Borough Council considers to be essential, are not being retained. PPG7 (Revised): The Countryside and the Rural Economy (1992) explains the National Policy. Supplementary planning guidance has been produced on Appropriate Uses for Historic Barns.*