

HERITAGE, DESIGN AND ACCESS STATEMENT FOR PROPOSED REPLACEMENT OF BARN DOORS AT THE BROOKMILL

INTRODUCTION

1. This heritage, design and access statement has been prepared in support of an application for permission to replace the existing soft wood barn doors. The property (barn entrance) is part of a Grade II listed building that lies within a private estate of mixed dwellings both with heritage listing and modern design (1980)

2. Guidance for heritage, design and access statements emphasises the need for the documents to be appropriate in length. The nature of the property and the work required therein means this report is minimalistic.

HERITAGE

CONTEXT

3. Historical Context. Coley Park Farm is believed to have existed for at least 400 years in some form or another. Originally known as Great Coley Farm it was instrumental in supplying farm produce for the adjacent manor house. Coley Park Farm was once the location of a grand manor house called Coley House, but commonly known as Vachell House whilst it was owned by the Vachell family. The house was located just to the west of the farm and close to the Holy Brook stream. It was built around c1550-60 by Thomas Vachell. Some of the outbuildings of that era still survive, namely the round brick dovecote (1553), laundry, coach house and stables (1610), barn (1619) and some cottages. There are two bridges over the Holy Brook which may pre-date these buildings. The site was converted to residential use in the 1980 and the Barn, albeit a listed building was changed to include 2 flats no's 3 & 4 with windows and doors added.

4. Aesthetic Context and features of the Property. A very large brick barn circa 1619. Brick English bond. 6 bays. Old tile roof patched with others and partly with Roman tiles. Main part has 2 rows of vents to north and central segmental headed entrance flanked by buttresses. Courtyard side to south has projecting gable with segmental arch over lintel and flanking lean-tos. Interior: queen-post roof with 2 rows of purlins on each side, the upper with small windbraces; 3 eastern bays repaired without windbraces. Ventilated panel to east with high lean-to shelter. 'L'-plan south wing slightly later as smaller central gable with weatherboarded tip, partly timber frame with brick. 5 bays, aisled to west. Large shelter to east. Interior, queen-post roof.

5. Communal Context. *** values the look of the properties on the site. It contributes to the sense of the barn entrance and makes a positive contribution to that appearance.

Taken from the web page: Historicengland.org.uk

The following photographs show the layout of the site and the current doors still in situ:

(attached on separate document)

Specification:

We have received the following information with regards to the replacement joinery

Manufacture, supply and install bespoke doors into fully prepared openings (by others) as per our detailed specification below and attached schedule.

** To be manufactured in Iroko,*

**Ledged and braced panelling,*

**Doors fitted with hinges only*

**Fully factory finished in a single stain from our standard range,*

** We have included for the use of a HIAB to position the doors in place,*

Please note

High quality 3 ply Laminated solid Iroko Hardwood timber is used on certain sections to avoid warping, twisting and ensure stability and Long Life,