



YORKSHIRE DALES
National Park Authority

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DESIGN + ACCESS + HERITAGE STATEMENT

Maypole Barn
Main Street
LONG PRESTON

Proposals :

To convert the barn into four smaller dwellings - a mix of one, two and three bedroom units over two storeys, informed by the existing door and window openings, with the minimum number of new openings commensurate with access and emergency egress and daylighting standards.

The new openings are deliberately irregular in size and location to reinforce the barn aesthetic, as part of a continuing process to adapt the building to needs at particular times.

New openings will use reclaimed heads and cills, with squared jambs.

A new blockwork inner structure and crosswall will be constructed, and insulated to meet or better Building Regulation standards.

A new insulated ground floor with damp proof membrane will be constructed.

A new timber first floor and replacement roof will be constructed; the latter on the original planes, re-using existing slates.

Small walled gardens will be formed behind and to the south of the barn.

A short length of new steel railing will be sited west of units 1 and 2 to mark the site ownership on the street frontage.

Access :

The existing access to the Maypole Inn and barn will continue to be used.

The A65 access to the south of the barn will be reduced to 5m wide to maintain adequate access and egress and to encourage 'keep left' traffic use.

Units 1, 2, and 3 will have one carspace on plot, unit 4 will have two carspaces on plot, with EV charge points on each plot.

The existing car park to the Maypole Inn is not marked out but the proposals include 5.0m x 2.5m marking out for 18 no carspaces.

The Inn has an existing through route for service vehicles and an existing walled rear yard + bin store.

Each house will have bin storage space in the rear garden for collection on the aforementioned through route behind the Inn.

Landscaping:

The new rear gardens will be lawned + paved with dry stone wall divisions.

6 no new hawthorn trees will be planted in two groups.

New beech hedges are proposed inside the garden walls.

Carspaces for the houses will be limestone gravel surfaced, contained by stone sett kerbs.

Sustainability:

- The conversion of and re use of existing buildings for new use is a sound, sustainable principle, minimising the use of new materials.
- A high standard of thermal insulation for floor, walls and roof is proposed to minimise energy consumption. Electric heating is proposed.
- The use of triple glazing, particularly on the west and south elevations, will aid thermal insulation and acoustic insulation from traffic noise.
- It is proposed to site photo voltaic panels on the western roof slope in order to use renewable energy.
- Spray type taps and dual flush cisterns will be specified.
- The site is literally in the centre of the village, within walking distance of all facilities.
- Biodiversity:
A Bort survey accompanies this application.
8 no new wild bird nest boxes are proposed at barn eaves level.
The new rear gardens, tree and hedge planting offer a substantial net gain in biodiversity at the site.

Heritage:

A building archaeologist report on the barn accompanies this application. Maypole Barn is an important roadside barn in the linear village of Long Preston amongst a mixture of detached and terraced buildings close to the A65 trunk road. The barn is an undesignated heritage asset in the centre of the village, latterly used for storage purposes, but clearly originally an agricultural barn.

To the south, detached, and set at an angle to Maypole Green, is the Maypole Inn, listed Grade II reference 13/9, a late 18th century building with 19th century alterations and 20th century rear extension.

The Inn shares a common rear yard/car park with the barn, with highway access at each end of the Inn.

The Inn is currently a public house with 5 no letting bedrooms.

The building listing does not mention the barn. Both buildings are fully detached, and with separate Land Registry titles.

The barn stands some 15 metres to north west of the Inn. It is large, apparently constructed in one phase but adapted in terms of openings as needs changed. The main doorway is on the western side, originally directly off the A65 which was realigned ca 1970 away from the barn.

The site is in Long Preston Conservation Area whose special interest lies in:

- Linear, winding, historic settlement around the A65 trunk road
- Network of narrow lanes leading out of the village
- Beautiful landscape setting
- Variety of well related spaces, especially around the greens.
- Interesting mix of buildings
- Predominant use of sandstone walling, stone + blue slate roofs.

The Conservation Area appraisal does not mention Maypole Barn, nor does it feature in any of the appraisal photographs.

The barn is unusual in having large areas of unbroken walling, but extra window and door openings have been formed to suit particular needs throughout the building history. Some openings are currently walled up.

The barn does have a continuing history of adaptation, a process that will continue. It is currently empty.

The proposals to convert the barn into four smaller units are in scale with adjacent cottages. The scheme has been informed by using all the existing openings to full effect, with the minimum number of new openings to meet access, emergency egress, and daylighting requirements.

The overall appearance of the building will remain as a barn.

The roadside setting will not change.

The setting on the eastern side will be substantially improved by introducing the walled rear gardens. Prior to the whole Inn car park being bitmac surfaced, an island garden area used to exist, but this was removed some years ago. New trees and hedge planting are proposed.

The Inn car park spaces will be marked out to provide 18 no spaces and semi area for the Inn.

There will be a positive improvement to the setting of Maypole Inn through the implementation of the proposals, and a positive improvement to this part of the Conservation Area.

John R Wharton
Architect
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