

# Mansfield Road Barns Yardley

**Client** Galliford Try Partnerships  
**Services** Refurbishment

The site was formerly occupied by a number of single storey workshops, used by motor repair companies, and prefab concrete garages. Within the application site is also two Grade II listed buildings. The first is Pinfold House – a two storey brick and timber dwelling with a Georgian façade. Part of the dwelling dates back to the 17th century, and there are also 18th and 19th century additions. Next to the house is the barn, which is also Grade II listed. Part of the barn also dates back to the 17th century, and is thought to have been used originally as a threshing barn. The walls are of painted brick infill and the roof is covered with corrugated asbestos. Some of the original timbers have survived, but none of the original fabric still exists above tie-beam height. There are modern additions to the rear. In recent years, the barn has been used as a workshop by Yardley Tools and Leonard's Garage.

The proposals saw the conversion of the Grade II Listed Barn into two new residential dwellings. The internal layout of each property was individually designed to suit the internal space and preserve the historical features of the building.

The modern additions to the rear of the barn (part brick, part corrugated metal sheeting) were demolished and rebuilt to form part of the living space.

Both dwellings have three bedrooms, a living/dining area and a separate kitchen. All accommodation is on the ground floor, however, due to existing level differences, there is a step up from the original barn to the proposed new built structure. The first of the new dwellings has a new access through the existing cart door, fronting Mansfield Road, whilst the second has a new access created within an original window opening.

Existing window openings were reinstated to the north east elevation (fronting Mansfield Road) and north-west (side) elevation. Three new windows were also included to the Mansfield Road elevation, providing light and ventilation to the living area and bedrooms one and two of the first dwelling

