**A heritage and design and access statement to accompany a planning and listed building consent application for the use of former stables and coach house as ancillary accommodation for Shaw House, Lockeridge**



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Introduction

1.1 This heritage and design and access statement relates to a range of stables and a coach house at Shaw House, Lockeridge. The accommodation is already used as an office and storage and it's proposed that the space be utilised more fully for the applicant's family as ancillary living space.

1.2 This would see the former stables used as a studio, bedroom and bathroom – with the accommodation fitted within the existing stalls. A new set of stairs would then lead to the attic accommodation above the coach house to allow this unused space to be used as a lounge and playroom. At ground floor level the coach house itself is currently in use as a gym and new bi-fold windows have been installed behind the original doors (as such this element of the submission is to regularise the current situation).

1.3 The works would require minimal change to the external appearance of the building, with limited changes to fenestration and the provision of conservation rooflights the main alteration in this respect.

1.4 This report describes the heritage asset to which this submission relates, including consideration of its interior and exterior character as well as its setting within the historic working curtilage of Shaw House.



Picture 1: Stables and coach house at Shaw House

The Heritage Asset – Stables and Coach House at Shaw House

2.1 The building to which this submission relates is a former stable and coach house at Shaw House near to Lockeridge. Listed at grade II, the list description (appended) describes the building as dating from circa 1880 to 1890. The 'L' shaped building is an attractive mix of brick and tile and of a design characteristic of high status farm buildings from the late Victorian period.

2.2 The projecting wing of the building, which can be seen with the clock and bell turret on picture 1, contains the stalls historically used for housing horses used at the farm. As illustrated on picture 2, the cast iron enclosures partly remain in situ as do some of the mangers which would originally have been in each stall. This part of the building retains the original block floor with drainage channels .



Picture 2: Inside the former stable

2.3 There are sections of wainscotting which remain within the stable, with the upper part of the walls and the roof being plaster – the plaster being in a poor state of repair in places. Of interest, the clock remains in situ as does the ladder and hatch to access it and the bell turret with weathervane above the building also remains. As such, this element of the building retains many of its original Victorian fixtures and fittings, however is starting to show its age as elements of its fabric that are over 100 years old deteriorate.

2.4 From this single storey part of the building there is precarious access via a ladder to the loft above the office and former coach house. This is the space which is proposed to be used as a lounge area and games room. As per picture 3, this elongated room is boarded out, has limewashed walls and historically is likely to have been used for storage or grooms accommodation.

2.5 An alternative access to this space is via the door on the front elevation of the coach house. This entrance would have been used as a 'pitching hole', where goods or fodder to be stored in the attic were winched up from ground level.

2.6 This space is in a sound structural condition and, other than access and the need to alter one section of the roof structure, does not require alterations of any significance for the use proposed. The problems accessing the space makes it difficult for the space to be used other than for very occasional storage.



Picture 3: The loft above the coach house



Picture 4: Door at first floor level

2.7 The final element of the building to which this submission relates is what would historically have been accommodation for coaches, or more likely traps given the size of the space. This is the area to the rear of the larger doors on the front elevation of the principal element of the building as shown on picture 5. Bi-fold doors have been added behind the historic openings and a ventilated floating floor installed to allow the space to be used as a gym. The inside of this space retains less of interest in terms of historic fabric than the rest of the building.

2.8 The final elements of this building are a store room at its southern end and the office which sits centrally. The works proposed within this submission do not incorporate changes to either of these spaces.

2.9 As a Victorian stable and coach house it remains of heritage interest, both in terms of its original design as well as the level of preservation of the internal layout and associated fittings. In both respects it is of significance that very little change has taken place, meaning that even with the horses being long gone, the building represents an important record of how Shaw House would have been used a century ago.



Picture 5: Glazed doors behind the original roller doors

The setting of the Stables and Coach House

2.10 As part of the wider farm complex at Shaw House the stables don't have a wide setting in their own right – as say a status country house. They are not seen within a wider setting other than as part of the complex of farm buildings where they form part of the historic setting for the (separately listed) house.

2.11 As such, the setting of the stables and coach house is predominantly the yard area in front of the building which would historically have been used for washing down and grooming horses or tacking up.

2.12 Other than the land immediately adjoining, the building does not have a setting from the north or east.

The significance of the Stables and Coach House

2.13 As a listed building the stables and coach house is of significance as a heritage asset. This is both in respect of the role it plays in telling the social history of the late Victorian era as well as the extent to which it remains unchanged from its original construction – both inside and out.

2.14 The building is not of particular significance at a national level in that there will be many similar examples of stables and coach house accommodation across Wiltshire and the southwest, however it is an important building locally where similar buildings will be less complete. It also has significance as part of the group of buildings at Shaw House where it forms an important part of the courtyard to the north and east of the farmhouse.

The Proposal

3.1 This submission is to allow parts of the former stables and coach house to be used as ancillary residential accommodation to the house. The buildings have long been disused for their intended purpose and, as low key storage, are rarely visited and have not been invested in other than for basic repairs. The plan is that the new uses will be arranged to fit around the existing layout of the building, with minimum change to historic fabric.

3.2 Within the stables the proposal is to develop space for living accommodation around the historic stalls. This would see the stalls retained in situ with the rooms effectively replicating the historic layout of the stables. At the western end of the building the rooms would simply be in the areas created by the stalls. At the eastern end a bedroom and bathroom would be created within the stalls, although walls would be built around them so as to create privacy within these rooms.

3.3 More detail of how these changes would physically take place is shown on the floor plans submitted with the application and also the sections through this part of the building. In particular these illustrate how the changes will allow the building to be serviced and insulated to modern standards whilst at the same time preserving the historic fabric in a way which is almost entirely reversible.

3.4 Within this section of the building the main changes proposed to allow it to be practically used as living accommodation are a 'floating' floor and the provision of insulation between the existing sarking boards and a new layer of lime plaster. The change to the floor is proposed as the existing arrangement is not level and slopes down to a drainage channel. Whilst this was practical for a stable it is less so for living accommodation. This design would leave the existing floor unaltered and ventilated whilst allowing for insulation to be provided as well as runs for sub-floor heating. As such, the work would be reversible at a later date with the historic floor remaining in place.

3.5 A similar arrangement is proposed for the roof, with insulation and a replacement ceiling created around the existing trusses. As with the floor, this arrangement creates an appropriate balance of providing insulation to a modern standard whilst retaining the proportions of the interior of the room and the historic fabric.

3.6 A new staircase is proposed at the eastern end of the stables which would provide access to the loft space above the coach house. This would utilise the existing opening which is presently accessed via a ladder. The provision of this staircase would require the removal of 3 ceiling joists so would not be significantly intrusive in terms of impact on the fabric of the building. As referenced in section 5 of the accompanying report undertaken by Clegg Associates Ltd, these joists have been cut in the past so do not currently provide any significant tying capacity for the roof. This represents the only practical way to access this space.

3.7 With the exception of one section of roof bracing, the loft space is already suitable for the use proposed. There is sufficient headroom and there is already some natural light – although 6

conservation rooflights are proposed on the east facing roof slope to provide more daylight into the area.



Picture 6: Roof bracing to be altered

3.8 The one structural alteration which is required for the project to take place is the alteration of the truss across the coach house which is shown on picture 6. It is proposed that the tie beam between the two queen posts be removed and replaced at a higher level so as to allow access underneath. Details of this change are included within the report prepared by Clegg Associates, with an inverted 'U' shaped steel frame proposed to replace the horizontal collar in order to improve headroom. A specification of this arrangement is provided within their report.

3.9 The new conservation rooflights would be installed so they sit between the existing rafters, thereby minimising the historic fabric to be removed.

3.10 The final element of the proposal is to formally agree the change to the ground floor of the coach house where windows have been provided to create a space that is currently used as a gym. These are shown on picture 5. The provision of doors behind existing doors is a tried and tested way of creating habitable space within former non-residential buildings. The original doors remain in place, thus preserving the historic form and appearance of the building, with the new, glazed, doors creating a liveable space and preventing weather ingress and thus the potential for damage to the interior of this space. This arrangement has worked effectively at the coach house.

Planning Policy

4.1 The site at Shaw House is within the countryside so far as Wiltshire planning policy relates to this proposal. As such, planning guidance relating to rural accommodation, particularly involving the re-use of traditional buildings, is found within the policies within the adopted Wiltshire Core Strategy. Policy CP48 'Supporting Rural Life' is most relevant although does not

specifically relate to the use of existing ancillary farm buildings as accommodation for use with the existing house.

4.2 This policy allows for the conversion of existing buildings to new uses and applies to buildings that do not require extensive alterations, rebuilding or extension. Where buildings are in a position outside of a settlement the re-use of rural buildings for ancillary residential purposes can be permitted by policy CP48.

Assessment – External Alterations

5.1 As proposed the changes to allow the change of use of the building as proposed are almost all internal alterations. This being the case the outside of the former stables and coach house will not be altered in any significant way.

5.2 The main change from the outside of the building will be the provision of 6 conservation rooflights on the east elevation of the coach house. These would be away from the principal elevation and small in scale – arranged as 3 pairs of lights. The other change would be a number of cast iron air vents at low level which are designed to provide air flow below the floating floor. In both cases these changes have been designed in a form which is sympathetic to the historic building and which would minimise the level of intervention required to its fabric. None of the elevations of the building are visible within the public domain.

Assessment - Internal Alterations

5.3 The changes to the inside of the building required to facilitate its use as proposed have been carefully considered with a view to retaining both the fabric and character of the stables and coach house. As such, within the former stables the rooms have been designed to fit around the cast iron enclosures, thus retaining the historic layout of this part of the building as well as the enclosures themselves. In order to create the bedroom and bathroom the walls would be alongside the enclosures, so in part the space would remain open and in part the rooms would be formed around the historic layout of the stables. The mangers which are referred to in the list description would remain in place.

5.4 In order for this space to work as living accommodation it is necessary for a level floor to be provided. By designing a ‘floating’ floor above the existing sloping and channelled floor this can be achieved without the need to disturb the existing arrangement in a way that is entirely reversible. Similarly, the new ceiling as proposed would create space that is better insulated whilst retaining the form and fabric of the roof structure.

5.5 The most significant new build element of the works is the proposed staircase to create access to the first floor above the coach house. This would be a timber construction which would be set in the corner of the stable building, providing access to the existing entrance which can only currently be reached by a ladder. As with the flooring, this element of the works requires only minor change to the historic fabric and is reversible should access between these elements of the building no longer be required.

5.6 At first floor level the main alteration proposed is the removal of one element of structural bracing in order to allow headroom along this space. It is submitted that this relatively minor loss of fabric is balanced by the benefit in this part of the building being usable as habitable accommodation. As it stands this space does not have a use other than occasional storage so allowing minor changes to facilitate a use that will mean investment in its fabric is a positive change. Reference has already been made to the provision of conservation rooflights which will provide for more natural light within this part of the building. The only other change would see the loft door made good and handed so that it opens back against the roof truss.

5.7 At ground floor level the provision of bi-fold doors behind the historic openings and the installation of a floating floor allows for the space behind them to be used as a gym. Installing glazing behind existing doors is an established way to create liveable space without the loss of fabric – the historic doors effectively providing a shutter over the new door. As with most of the other changes, these works are reversible.

Design and Access Statement

6.1 *Use of the site*

The proposed use is as residential use associated with the adjoining house. As such, no 'new' residential accommodation is proposed within this rural area.

*The amount of development*

6.2 The development as proposed is based on the existing floor area of the building meaning that no new floor area forms part of this submission.

*The layout of the development*

6.3 As above, the arrangement of the accommodation is based on the existing building with no new development proposed or changes to the historic arrangement of the yard.

*The scale of the development*

6.4 The scale of the works are dictated by the building proposed for conversion.

*The landscaping of the works*

6.5 The building sits within a mature landscape and no new planting is proposed or required as part of this proposal.

*The appearance of the development*

6.6 As detailed previously, very little change to the appearance of the building is proposed. Where alterations are proposed these have been considered previously.

Access to the development

7.1 The accommodation is proposed to be part of the existing domestic use at the site so no separate access is required or proposed.

Ecology

8.1 This submission is accompanied by an ecology statement and mitigation proposals. Works as proposed would take place in accordance with the recommendation of this report.

Conclusion

9.1 This proposal is to allow the use of the former stable and coach house at Shaw House as ancillary living accommodation. The building has long since been used for its intended purpose and is now mainly used for storage. As ancillary accommodation it will allow the applicant's children to use the space to relax and play games or for guests to stay over. It is submitted that this represents an appropriate use for the building and one which will allow for investment into its fabric which will help retain the integrity of the heritage asset.

9.2 The design for the accommodation has been carefully prepared in order to retain the form and character of the listed building and minimise the impact on historic fabric. It is submitted that any very limited harm to the building would be significantly outweighed by the benefit of the building having a new use which preserves its form and allows it to be more greatly used and appreciated than as occasional storage.

**List Description**

SU 16 NW WEST OVERTON - 9/120 Stables at Shaw House II Stable block to east of house, c1880-90. Brick with tiled roof. Single storey with loft over. 'L'-plan with forward wing of 4 bays and gable lunette window and large clock. Bell turret of timber. Main range of 4 bays with sliding doors and recessed glazed entrance on left. Half-hipped attic door. Main roof also half- hipped. Interiors of left wing retains cast iron enclosures by Musgrave of London, with brass knobs and fittings. Cast iron mangers.