Combined Architectural Statement and Design and Access Statement



Change of Use & extension of redundant Grade II agricultural building to single residential use, Oatridge Farm, Eastcourt, Wiltshire.

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Date of Issue:

26th April 2023

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1 INTRODUCTION

1.1 This is a Statement to support an application to convert a Grade II listed traditional stone-built barn into a single dwelling with removal of attached modern extensions. The south facing open lean to will be repaired and retained. The barn has been used for agriculture; housing cattle as well as grain and hay, it is currently vacant with some domestic storage and feed for the livestock.

1.2 The site is located in open countryside within the parish of Crudwell, it is approached down a long private track from an access point just north of the Eastcourt crossroads on the road north to Oaksey

1.3 The original Oatridge farmyard complex no longer operates as an agricultural unit due to its compact small size as well as inadequately functioning buildings. More recently the outbuildings have been used for stabling with new range added, the main farmhouse has also been extended and repaired preserving and enhancing the character of the building and immediate surroundings by the current owner.

1.4 The main Farmhouse is a Grade II listed building, constructed in the mid – late 17th century. The adjacent barn is located to the north west of the Farmhouse is individually listed as a Grade II listed building, the list entry as follows:

3/68 Barn to the north-west of Oatridge Farmhouse GV II Barn. Late C17 with late C19 alterations. Coursed rubble with timber lintels and gabled stone slate roof. Long 9-bay range with south-west pigsty lean-to and flush entrance on south side Two- leaf plank doors to entrance with lean-to porch on timber braces. Pigeon holes under east gable with doorway below. Interior: butt-purlin, collar and tie-beam roof structure with some renewal of rafters.
Listing NGR: ST9766892844



Oatridge Farmhouse and outbuildings circled in red, - listed buildings cross hatched black

The site is not within a conservation area, but the nearby heritage assets and the overall unspoilt quality of the location should be respected in any development proposals. Proposals must protect, conserve and where possible enhance the historic environment in accordance with Core Policy 58.

1.5 Some outbuildings to the north have been rebuilt and are used for stabling of horses as well as small areas storage for hay. The outbuildings are of simple rectangular traditional design using complimentary materials, using stone with simple open structure pitched roofs clad in clay double Roman tiles.

1.6 The farmyard complex has permitted a smaller detached stone barn to be converted with new extension permitted some 10 years ago, see planning app. N/12/01002/FUL. This has been converted and extended into an independent residential unit. It is detached from the farmhouse but in close proximity to it as well as the barn subject to this application.

1.7 The Grade II listed barn subject to this application retains most of its original form and structure, to the north elevation more modern concrete block extensions have been added but these will be removed. The building has been inspected for structural soundness and a report has been prepared and forms part of this application.

1.8 The existing roof requires re-roofing, re-using the original stone tiles, all walls are approx. 450m thick Cotswold stone original walls, floors are mostly older sloped concrete bases. The original Oak and Elm roof structure survives needing odd rafters replaced and some minor localised repair to the main A frames/beams.

1.9 The works to this building therefore will be part of a comprehensive programme aimed at restoring, and securing the long term future of this historic farmstead.

1.10 A Heritage Assessment has also been prepared and accompanies this application. The statement demonstrates the minimal impact of the proposals on the heritage assets within the farmyard setting.

1.11 Access to the site will use the existing shared track from the main road to the East (Oaksey to Eastcourt road). The proposal will have provision for parking 3 car spaces with adequate area to reverse and turn as required.

1.12 The local area is characterised by open countryside with sporadic dwellings to the north and east as well as proximity to the village of Eastcourt to the south. The site faces open fields to the south, west and northern aspects, with Oatridge Farmhouse located to the east.

1.13 PLANNING HISTORY: No applications relating to the barn have been made, various applications for extensions and improvements to the main farmhouse as well as new stables and livestock buildings as well as the above residential conversion of a further barn have all been approved over the last 15 years.

2 APPLICATION CONSIDERATIONS:

2.1 The principle of independent accommodation is generally accepted subject to detail and plans to illustrate this as well as the requirements set out in current Policies from the Core Strategy. The conversion of outbuildings to residential use will not cause any detrimental impact on the existing area, amenities or neighbours.

2.2 Permitted development rights for further extensions and/or additions are normally restricted by specific condition in the granting of permission, enabling the Planning Authority to properly consider external changes that are likely to impact on the building and local area should further changes be requested. It does not prevent any reasonable extension of the property but safeguards any out of character or un-neighbourly development from occurring as further external changes could cause harm.

2.3 In this case to obviate further applications where additions may be considered it is felt preferable to design a logical overall and traditional scheme that includes modifications in this change of use application. The amount of change would not exceed perceived 'necessary modifications' to the original building. The alterations including the adding of rear single storey additions to allow the openness of the barn's interior to be retained. The extensions are small scale on a rear northern elevation away from any public vantage point. The additions are considered to be minor and seek to both enhance and preserve the character of the original buildings as well as the setting of the Listed farmhouse close by.

2.4 The submitted alterations and extension will alter the appearance of the barn externally to an extent but in a positive way by removing the more unsightly additions of more recent

date, the alterations have been considered in their form and location and are located to the rear aspect away from the main attractive elevations balancing any concerns that may arise.

2.5 The proposed fenestration details (window style and positioning as well as size) have been considered and felt appropriate with buildings of this scale in number, size and positioning. The proposed windows will be stained timber in a darker colour (subject to sample), with the aim to reduce any negative impact that conversions can introduce. The doors to the south elevations will be in coloured aluminium slim profile.

2.6 Improvements to the building will be the removal of rear concrete block outbuildngs and the re-instatement of doors and windows that have been removed or have rotted away.

2.7 The impact on the open countryside from the south will be largely unchanged and cannot be seen from any public footpath, the buildings are some distance away from any surrounding properties.

2.8 The barn will provide an attractive dwelling of distinctive character under one ownership, preserving the historic association as well as retaining the farmyard relationship to the Listed farmhouse.

2.9 Oatridge farmhouse to the immediate east is a grade II Farmhouse, defined as follows:

'Farmhouse. Mid-late C17 with C19 alterations. Squared and coursed rubble with render, stone dressings, some timber lintels and gabled stone slate roof with triple centre ridge stone stack and left end stone stack. L-shaped plan with main block facing south, rear service wing to north-east corner and stair tower in the angle; lobby entry internal plan. Two-storey, 6-bay south front. Windows to left end ground floor bay and upper floor are chamfered cross-mullions with small pane leaded casements. Two ground floor 3-light C19 leaded pane casements and 2 blocked windows. Doorway off-set to right with gabled porch on latticework posts and plank door. Continuous string course over ground floor windows with flush relieving arches over, moulded cornice and deep overthrow to eaves. Sash fenestration to rear wall of

main range. Interior: ground floor room to right has moulded beam with plaster frieze of pine cones; circular newel back stair, dog-legged main stair with turned balusters and square newel posts; original butt- purlin roof structure with some renewal of rafters."

3 PLANNING POLICY

3.1 Core policy CP48 is the main criteria for the conversion and re-use of rural buildings which states that 'Proposals to convert and re-use rural buildings for employment, tourism, cultural and community uses will be supported where it satisfies the following criteria:

i. The building(s) is / are structurally sound and capable of conversion without major rebuilding, and with only necessary extension or modification which preserves the character of the original building; and

ii. The use would not detract from the character or appearance of the landscape or settlement and would not be detrimental to the amenities of residential areas; and

iii. The building can be served by adequate access and infrastructure; and

iv. The site has reasonable access to local services or

v. The conversion or re-use of a heritage asset would lead to its viable long-term safeguarding.

Where there is clear evidence that the above uses are not practical propositions, residential development may be appropriate where it meets the above criteria. In isolated locations, the reuse of redundant or disused buildings for residential purposes may be permitted where justified by special circumstances, in line with national policy.'

3.2 Regarding uses the building could be used for, consideration has been given to tourism and possible employment however the viability as well as limited interest has determined this is not a practical use for this location and site. Conversion to residential however would secure long term use of the building and enhance the adjacent grade II listed building.

3.3 The principle of the acceptability of this proposal complies with both local and national planning policies, - being supportive of conversions of suitable buildings.

3.4 Given that the barn is Grade II listed, a high specification in terms of design in order to support the conversion proposal will be required, it is felt this has been achieved. There is greater flexibility currently in the reuse of redundant or disused buildings within the countryside, sympathetic conversion of buildings such as this together with their association with the farmhouse suggests residential use is both appropriate and acceptable. Due to the building being a grade II listed barn then the choice of using the Class Q notification and conversion cannot be used.

3.5 The barn's location is away from any nearby properties apart from the farmhouse, it is considered there will be no impact on residential amenity; in respect of core policy CP57, it is considered that the proposal complies.

3.6 The principle of the conversion of the building to residential is considered to comply with CP48 of the Core Strategy for Wiltshire and Section 3 of the National Planning Policy Framework.

3.7 EXISTING STRUCTURAL CONDITION: the building is in good structural condition, this is evident on closer inspection, all walls are sound and the roof structures are largely sound and intact requiring small areas where rafters need replacement and repair. The building is very suitable for conversion to residential use, it is felt Building Control will concur with the structural soundness findings and accept this view.

3.8 Given that the barn is capable of conversion as well as being grade II listed, the conversion is felt appropriate in order to secure the long-term viable use and safe retention of the building.

3.9 Only necessary extensions to or modifications that preserve the character of the original building will be considered, it is argued that this scheme demonstrates this.

3.10 SIZE, SCALE AND DESIGN AND IMPACT ON HERITAGE ASSET: in accordance with Core Policy 58, Development should protect, conserve and where possible enhance the historic

environment. Designated heritage assets and their settings are to be conserved. Section 12 of the National Planning Policy Framework requires that in determining planning applications, local planning authorities should take account of:

● the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

● the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

● the desirability of new development making a positive contribution to local character and distinctiveness.

It is contended that this scheme meets these requirements.

3.11 Further design explanation for the conversion as submitted are outlined below:

4 DESIGN AND SUSTAINABILITY

4.1 The key issues in the design considered are:

- The existing arrangement of farm buildings and the relationship with the adjacent Listed buildings as well as surrounding buildings and local area;
- The positive removal of recent elements to enhance the scheme balanced with the additional rear single storey additions designed in such a way as deemed to be reasonable, as well as sensible use of sustainable materials;
- Making best use of the land and building that is both safe and does not adversely affect neighbours.
- Converting the building to an acceptable new use that both compliments and will not detract from the adjacent nearby dwellings and uses.

4.2 It is felt opportune to consider the designed alterations at the same time as the change of use for the long-term future of the building and residents.

4.3 Internally, the aim of the revised design is to achieve good proportioned rooms with a combined family kitchen/dining space with reasonable aspect as well as sensitively adapting the building to allow an proportion of first floor accommodation as well as still retaining the larger ground floor to open roof area on the western end of the barn to demonstrate the open expanse. This openness has also been echoed in the ground floor front and rear entrance areas.

4.4 The site takes advantage of the flat level ground making access for disabled persons straightforward. Sensible use of room layout and door and window design / placement within the building to satisfy both safety and good room space for occupants as well as for the privacy has been duly considered and incorporated.

4.5 Acceptable permitted 'necessary modification' to the proposal: In designing the overall scheme the scale of any proposed extension is important. For such alterations to be considered an acceptable form of extension to the building it has to be demonstrated whether any harm has been caused to both the building and the surrounding area and properties. In this instance the impact of the extension to the north of the eastern most barn causes little harm. Modestly extending the barn at this point enables better usable living area with little or no detriment to the area or Listed building. The proposed sensitive design using traditional detail and materials echoes the original form.

4.6 Other minor elevation changes: the original construction and openings are largely intact and will be used to give light to the new use, some additional doors and windows will be added but will be small and sensitively located, please refer to plans. The south facing open byre attached to the front elevations will be incorporated in the design infilling the open

areas with glazed screens and windows as well as traditional wood cladding detail to solid wall areas required in the conversion.

5 ACCESS

5.1 Vehicular access into the site exists using the existing stone trackway from the main road to the Oatridge Farmhouse and farmyard area, it is proposed to share this drive as access to the converted building.

5.2 This track is wide enough for both car and van/lorry access into the existing farmyard area; parking has been allocated for 3 cars with turning facilities, in addition allows for safe entry to the barn for any disabled person as required under Building Regulations.

6 CONCLUSION

6.1 The barn is located in close proximity to the original farmhouse, the farmyard is no longer in use as a traditional farm, now used for open yard areas and domestic stables for horses. Oatridge Farmhouse and the outbuildings /yard subject to this application are no longer associated with any farming business. The farmhouse is a separate domestic residence leaving the original large listed barn surplus and redundant. The conversion to single residential use of the building ensures the continued use and preserves the historic link to the main farmhouse. The small changes to enable this can be viewed as an acceptable in context with the conversion scheme, furthermore this is considered an appropriate alternative use for the site.

6.2 The small changes will not be unduly disturbing, interfering, conflicting with or create overlooking or overshadowing to adjoining dwelling, the changes will not impact on any views from the surrounding area or properties.

6.3 This application seeks to convert and improve a redundant agricultural barn and its setting to provide living accommodation within a suitable structure as defined in Core Policy 48. The proposed scheme seeks to preserve the character of the original building and surroundings including the Listed building and does not exceed beyond the permitted 'necessary modifications'. Therefore, it is felt the scheme addresses the objectives in the Core Strategy in design terms and can be supported for the reasons set out in this application.

6.4 Overall, the scheme to convert the listed barn is deemed to an acceptable alternative for the continued use and protection of the barn, together with the considered layout of the site and the details of the works required to carry out the conversion appropriately and sympathetically. The proposal complies with policies CP57, CP58, CP48 of the Core Strategy for Wiltshire and Sections 3, 6, 7 and 12 of the National Planning Policy Framework, paras 7, 14, 17, 55, 126 & 131

PHOTOGRAPHS OF EXISTING FOLLOW:



1. Existing barn as viewed from the south west with Oatridge Farmhouse in the background.



2. South elevation or frontage of barn, open lean areea to left and canopy open porch to entrance





3. South elevation of barn lean to on left hand side also porch canopy of entrance doors





4. Barn front or south facing entrance doors with lean to canopy over





5. East elevation or feature gable end showing high level dove cote feature in wall



6. Close up of east facing gable end





7. North elevation showing projecting bay and recent concrete block (part demolished) structures





8. Close up views of north elevation, note square vent holes throughout the building at different levels.



9. North elevation views with farmhouse and converted barn in background.



10. Earlier converted barn behind Oatridge Farmhouse



11. Barn as viewed from south west, Oatridge Farmhouse in the distance



12. Barn from rear or north west





13. Barn interior looking to the west gable end.





14. Barn north elevation projecting bay and roof structure





15. Barn roof structure at mid point and looking to east end facing gable





16. Internal voew of splayed arrow slit vents and tie beam ends supporting front lean to roof.

END OF STATEMENT