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SUPPORTING STATEMENT (DESIGN & ACCESS)

FOR ALTERATIONS TO FENESTRATIONS at MANOR FARMHOUSE, LOWER ROAD, ERLESTOKE SN10 5UE

Ref: 22-03.01 / RS3 Window Application

1. Introduction

1.1. This statement has been prepared to support an application for listed building consent for works to the windows at Manor Farmhouse in Erlestoke.

1.2. A previous application had been made (PL/2023/04280) for the same windows which was refused on 25.07.24. This revised application has been submitted correcting some of the errors in the previous application and where necessary providing additional supporting information.

1.3. A separate application has been made which is currently live which covers requests for reinstatement works, retrospective consent and proposed works. All the above applications were made following the refusal of the applications PL/2022/07528 and PL/2022/07797 and subsequent discussions with the Conservation Officer, Ms Sage.

1.4. This statement should be read in conjunction with the following documents:

- 1.4.1. Wiltshire Building Record (WBR) Report no. B6288 from 2013, Report B6288 from 2021
- 1.4.2. The application drawings, see section 11 below.
- 1.4.3. Appendix A, Conservation Consultation Response to PL/2022/07797, 5th January 2023, By Jocelyn Sage
- 1.4.4. Appendix B, Elements of work for a listed building application (or potentially an Enforcement Notice) at Manor Farm, Erlestoke, Application PL/2022/07797 (refused). Document received from Jocelyn Sage on 14th February '23.
- 1.4.5. Appendix C, Email received from Ms Sage on 8th March in response to an email from Mr Marrion on 2nd March.

2. Planning History

- 16/11793/FUL – May 2017 – Repair of curtilage listed cart shed and its conversion from agriculture to office; closing of existing access and provision of a new drive and access; parking provision for proposed office use. Approved with Conditions.
- 16/12210/LBC – May 2017 – Repair of curtilage listed cart shed. Approved with Conditions.
- 21/00305/FUL – May 2021 – To install 1no. double door & 2no. Dorma windows & 1no. Velux window. Refused.
- 21/01200/LBC – May 2021 – To install 1no. double door & 2no. Dorma windows & 1no. Velux window. Refused.
- 21/01737/LBC – May 2021 – Demolish existing building and rebuild to use as a dwelling. Refused.
- 21/01067/FUL – May 2021 – Demolish existing building and rebuild to use as a dwelling. Refused.
- PL/2022/06462 – Aug 2022 – LBC Conversion of former Grain store to C3 short term holiday let. Approved
- PL/2022/06125 – Aug 2022 – FUL Conversion of former Grain store to C3 short term holiday let. Approved
- PL/2022/06461 – Aug 2022 – LBC – Retrospective permission for change of use for previous agricultural barns to B1 Offices use. Under Consideration.
- PL/2022/06126- Aug 2022 – FUL – Retrospective permission for change of use for previous agricultural barns to B1 Offices use. Under Consideration.
- PL/2022/07528/ PL/2022/07797 – Dec 2022 – Refused
- PL/2023/04280 – Refused 25.07.23

3. Planning Policy Context

3.1. Local Level

3.1.1. National Character Area 117 – The Avon Vales

- Manor Farm lies in the Avon Vales character area. The farmstead developed suddenly from the very loose T shaped plan in 1832, to a series of open courtyards in 1889. This loose courtyard form is typical of the Avon Vale character area.

3.2. Regional Level

3.2.1. Wiltshire Core Strategy Policy

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- Core Policy 58 'Ensuring the Conservation of the historic environment' which states that "designated heritage assets and their settings will be conserved." "Heritage assets at risk will be monitored and development proposals that improve their condition will be encouraged."

3.3. National Level

3.3.1. National Planning Policy Framework (updated 2021)

- Section 16 "Conserving and Enhancing the Historic Environment" sets out an overall aspiration for conserving heritage assets.

3.3.2. Planning (Listed Building and Conservation Areas) Act 1990

- Sections 16 and 66 require proposals to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. It also states that any consent shall "endure for the benefit of the building and of all persons for the time being interested in it".

3.4. Historic England

3.4.1. Making Changes to Heritage Assets Historic England Advice Note 2 states: The best way to conserve a building is to keep it in use, or to find it an appropriate new use if it has passed out of use, either that for which it was designed or an appropriate new use which would see to its long-term conservation.

4. Significance of the Farmhouse

4.1. For full details please refer to the 2021 WBR Report, below is a condensed summary.

4.2. A building is first shown in the location of the Farmhouse on the 1773 Andrews' and Dury's Map of Wiltshire, labelled as the Dog Kennel. It is believed this originated as a timber frame building of two rooms either side of an entrance hall, and that the external walls were later rebuilt in brick. By 1832 the Erlestoke Estate Map shows a long rectangular building incorporating the extension to the west.

4.3. The 1889 OS map shows a rapid expansion of the farm yard in comparison to the 1832 plan. The 1901 OS Map shows more clearly the Dairy and Cheese Room to the south west of the Farmhouse, as well as the single storey extension to the west. There is also an external WC, Tack Room and Wood Store to the south west. 1901 is the first time the name is recorded as Manor Farm on the census documents, having been known as Dog Kennel Farm up to 1891.

4.4. The site has a long history of Dairy production. The attic is built with good headroom and a strong floor construction, suggesting it was used as workspace, sleeping space for labourers, cheese storage, or possibly in connection with the cloth trade (pg.17 2021 WBR Report). In the mid to late 19th century the two-storey dairy and cheese room was built, as shown on the 1889 OS Map.

5. Recent History and Condition

5.1. In 2012 when Mr E G Look died at the age of 100 the farm ceased trading. The executors of his estate sold Manor Farm and the neighbouring Newtown Farm separately in 2013. In 2015 the current owners bought Manor Farmhouse, the surrounding buildings and 10 acres.

5.2. At the time of purchase in 2015, the property is described by Strakers as needing 'renovation and updating', see photos 4 and 5 in the accompanying photo document.

6. Current Situation

6.1. An application was submitted in the autumn of 2022 requesting consent for various elements of unauthorised works, along with some proposed works. This application was refused and an enforcement case opened. Following dialogue with our clients and the Conservation Officer (Ms Jocelyn Sage), Ms Sage produced a document setting out the items which she would expect to be reinstated (Appendix B). A few of the items were discussed by email, see appended email thread between Mr Marrion (Director Chalk Architects) and Ms Sage (8th March and 2nd March, Appendix C).

6.2. This application includes work on the windows only. Some of the work have already been carried out, and we are seeking retrospective consent. Some of the work is proposed and not yet started.

6.3. Each window has a separate drawing which documents the existing condition as of today, any proposed works, and also what we understand the condition or form to have been previously. The existing condition is noted, and the impact of the proposed or unauthorised work assessed in a statement on each drawing.

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7. Effect on the historical significance of the heritage asset of the proposed works.

7.1. See individual comments on the drawings for details. All works have a neutral or minimal impact on the historic significance of the Farmhouse. Overall they aim to preserve the existing historic fabric of the relevant windows in situ, and improve the thermal performance of the more modern, and lower quality windows by upgrading their performance.

8. Ecology

8.1. No works affect ecological matters.

9. Flood risk

9.1. The site is in Flood Zone 1, it has a low probability from flooding from rivers and the sea.

9.2. There are no known drainage issues, or surface water flooding issues on the site.

10. Conclusion

10.1. The impact of the unauthorised works and proposed works has been detailed on the evidence available. We believe any impact on the asset is minimal or neutral, and as such the application should be approved.

11. Application Drawings

22-03.01W-L01-Location Plan
22-03.01W-E100-Site Plan
22-03.01W-120-North East Elevation (reference)
22-03.01W-121-South East Elevation (reference)
22-03.01W-122-South West Elevation (reference)
22-03.01W-123-South East Elevation (reference)
22-03.01W-200-Window Schedule
22-03.01W-300-Window WG01
22-03.01W-301-Window WG02
22-03.01W-302-Window WG03
22-03.01W-303-Window WG04
22-03.01W-304-Window WG06
22-03.01W-305-Window WG07
22-03.01W-306-Window WG09
22-03.01W-307-Window WG12
22-03.01W-308-Window WG15
22-03.01W-309-Window WG16
22-03.01W-310-Window WG18
22-03.01W-311-Window WG19
22-03.01W-312-Window WF25
22-03.01W-313-Window WF26
22-03.01W-314-Window WF27
22-03.01W-315-Window WF28
22-03.01W-316-Window WF29
22-03.01W-317-Window WF30
22-03.01W-318-Window WF31
22-03.01W-319-Window WF32
22-03.01W-320-Window WF33
22-03.01W-321-Window WF34
22-03.01W-322-Window WF35
22-03.01W-323-Window WS40
22-03.01W-324-Window WS41

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