Heritage and Design & Access Statement

SUMMARY

'Baynards Ash Farm' has been in the ownership of Dr and Mrs Eastgate, the applicants, since January 1980. These proposals seek to provide the current now-retired owners accommodation that is more manageable and responsive to their and their family's needs.

SITE LOCATION & CONTEXT

The site is located to the north of Royal Wootton Bassett next to Brinkworth Road. The M4 motorway lies some 200m to the north of the property. There are various detached properties in the vicinity, the closest of which is 'Little Ash', a private dwelling that positioned is to the east of Bynards Ash Farm.

To the south-east, south and south-west, fields slope away from the property and, from certain points at the property, there are far-reaching views back towards Vastern and Bradenstoke in the distance.

PLANNING CONTEXT

Please refer to the separately-prepared planning statement.

PROPERTY DESCRIPTION

'Baynards Ash Farm' is a detached Grade-II listed property with several outbuildings. The main house, according to the listing, dates from the early 1800s while the other outbuildings were built around the mid 20th Century. Before the applicants purchased the property in 1981, it was used as a chicken farm with several units sited where the current stable block and pole barn are located (see figs 1 for aerial photo taken in 1972).

The chicken sheds and adjacent long outbuilding / store were demolished in the mid-1980s to facilitate a new stable block and swimming pool being built. These remain in-situ at present, as well as a pole barn to the immediate east of the stable block with the pole barn being constructed in the late 1990s.

These various outbuildings have always been subservient in size and appearance to the main Grade II-listed house and barn. It has been an important part of this scheme's development to ensure that the house's 'primacy' and setting is not adversely affected by the newly-built building

PROPOSED ALTERATIONS

This application seeks to provide suitable familyspace, and improve facilities for the swimming pool, for Dr and Mrs Eastgate. They also have 5 grownup children and 13 grandchildren, and the main house does not have any room or area where the whole family can gather comfortably.





The proposed accommodation will provide the following –
Open-plan, south- and south-west facing family room and kitchenette.
Changing room from the family room and changing room accessed from outside.
Plant room accessed from outside.

MATERIALS

The styling and choice of materials has been chosen to form a sympathetic finish and appearance that complements and respects the finishes of the existing outbuildings.

Walls - New walls to be concrete blockwork (Stable / drive side) and timber cladding on all the other elevations including the swimming pool. **Roof** - Natural slate finish with painted timber soffits and eaves. Rainwater goods to be powder-coated painted aluminium.

Windows & doors -

Powder-coated, painted aluminium frames to casement windows.
Full double-glazed vision panels to bi-fold doors set in slimline aluminium frames.
Front / side doors - Planked hardwood timber doors set in painted frame with d-glazed vision panels.

MASSING & IMPACT ON NEIGHBOURING PROPERTIES

The scheme has been designed to keep any impact on the Grade II-listed farmhouse to an absolute minimum, and also limit any visual impact on the neighbouring property - 'Little Ash' - to the east.
Although the new roof-line will be higher than that of the current sheds but lower than the pole barn, the natural slate finish will provide an
improved aesthetic to the current course wriggly tin finish.

ACCESS

No material changes are proposed to the current parking arrangements which already allow enough off-road parking for 6 or more cars.

AREA / FOOTPRINT

The Nett Internal Area of the existing stable and pole barn is 113m_2.
The new accommodation will be 77m_2







HERITAGE ASSESSMENT

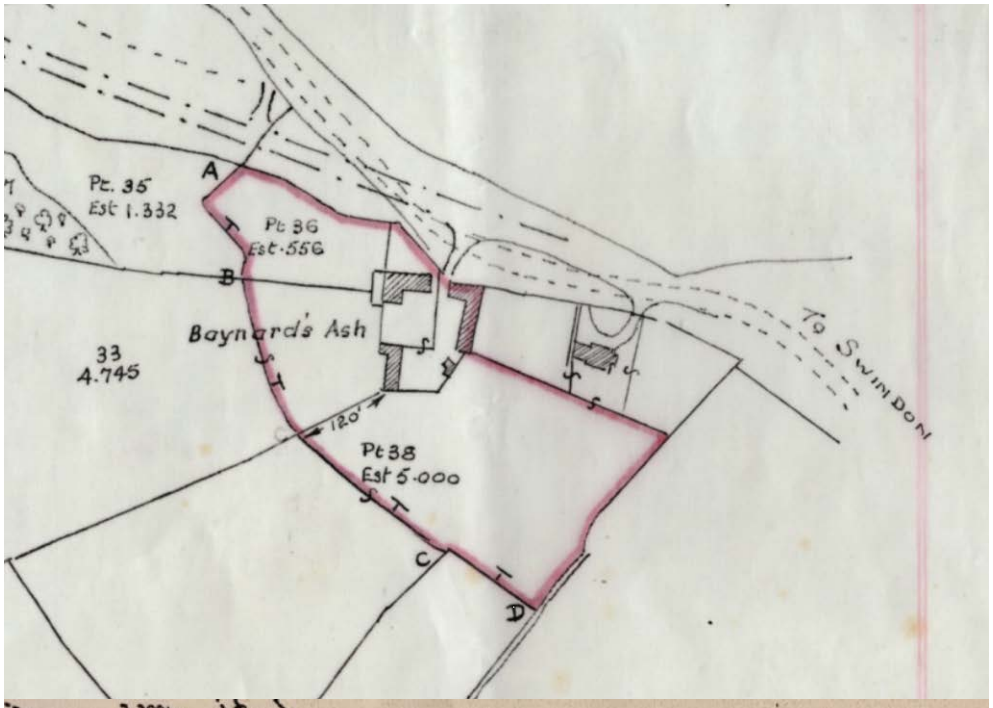
The farmhouse and barn are visible and well-established historical elements along Brinkworth Road; given their age, they are considered as 'significant' visual features.

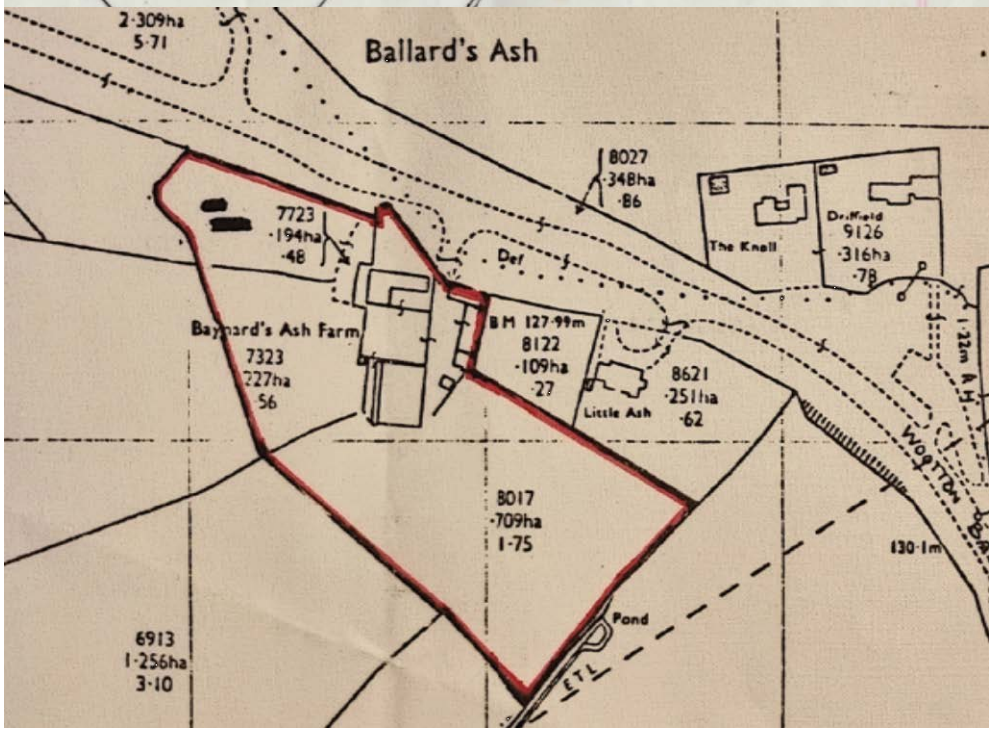
Historically, there have been a collection of buildings on the site that have been part of the immediate curtilage of the main farmhouse. There have been various changes in the number of buildings evident on the site, as can be seen in the historic maps (figs 7, 8 & 9) as well as the historic aerial photographs (see figs 1, 2 &3). These have all been modest in height and massing, except the intensive egg production facility, which covered the entire site, including where the pool is at present, and were 12 foot high.

The cartographic and photographic evidence shows the overall appearance of the site has changed since the early 20th Century. There was a fairly substantial structure where the current swimming pool is (see fig 7), which was replaced with chicken sheds in the 1970s, which in turn was replaced with the current stable block and pole barn. These changes in appearance were substantially hidden from public view as seen from Brinkworth Road. There are no public rights of way immediately to the south and there is a well-established area of woodland that obscures the property from the grounds of the rugby club, located to the east / south-east. The impact of these changes did not materially affect the main setting of the listed building.

It can therefore be demonstrated that the impact of the new annexe building will similarly not affect the setting of the listed buildings when perceived from publicly-accessible viewpoints, or their frontages to Brinkworth Road.




Pt. 35
Est 1.332
A
Pt 36
Est ·556
B
Baynard's Ash
33
4.745
120'
Pt 38
Est 5.000
C
D
To Swindon


2·309ha
5·71
Ballard's Ash
8027
·348ha
·86
7723
·194ha
·48
Def
The Knoll
Driffield
9126
·316ha
·78
Baynard's Ash Farm
7323
·227ha
·56
BM 127·99m
8122
·109ha
·27
8621
·251ha
·62
Little Ash
1·22m A.H.
Wootton
8017
·709ha
1·75
130·1m
Pond
6913
1·256ha
3·10
ETL

ADDITIONAL EXISTING PHOTOGRAPHS













Baynards Ash Farmhouse

Date:

8 Jun 2001

Location:

Baynards Ash Farmhouse, Wootton Bassett, North Wiltshire, Wiltshire

Reference:

IOE01/04119/35

Type:

Description

This information is taken from the statutory List as it was in 2001 and may not be up to date.

SU 08 SE WOOTTON BASSETT BALLARDS ASH

5/108 Baynards Ash Farmhouse

II

Farmhouse, 1810-20. Coursed limestone rubble, roughcast on facade, stone slate roof with 3 hipped dormers and gable stacks. 2 storey and attic and cellar. 3 bay main block, originally with hall and flanking reception rooms, and stair and 1 bay wing parallel to road, extended by further bay beyond stack. Gable stacks. Lean-to to main

block with oven. Mid C20 doors and windows to all elevations.

Listing NGR: SU0676784250