HERITAGE FUSION
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STATEMENT OF COMPLIANCE rev01

The Coach House, Ramsbury, SN8 2HF

The purpose of this report is to accompany a Certificate of Lawful Use.

Job number: 2077
The Coach House, Ramsbury, SN8 2HF

PROJECT OVERVIEW

Heritage Asset and its Setting:

Project Address: The Coach House, Ramsbury, SN8 2HF

Local Authority: Wiltshire Council

Conservation Area: None

Listing Status: Not Listed List entry no. N/A

Building Use: Residential

Scheduled Monument?	N
Listed Building?	N
Registered Park and Garden	N
Historic Battlefield	N
Locally Listed Heritage Asset	N
Archaeological Notification Area	N
Other non-designated Heritage Asset	N

Project Overview:

Regularisation of existing and historic use as residential. The previous owner was an Architect and operated the building as a live work unit (granted under consent E/2012/1565/FUL). When the current owner (owners of Preston Barn) purchased the property in 2018 they had no need for this mixed use and the property has since been used as residential.



Photo 1 – View of the front of the dwelling



Photo 2 – View of the eastern elevation





Photo 3 and 4 – View of the western elevation (with a close up of the dormer window)




Photo 5 and 6 – View from the yard at the rear of the property



Photo 7 – View of The Coach House in relation to the Grade II listed Preston Barn to the left

Schedule of Intervention:

In order to achieve the works, the following alterations/ interventions will be required:

- None – Existing use is residential and has been for 5 years. This application is a regularisation of an existing use since the last consent granted under E/2012/1565/FUL was for mixed use of office and residential.

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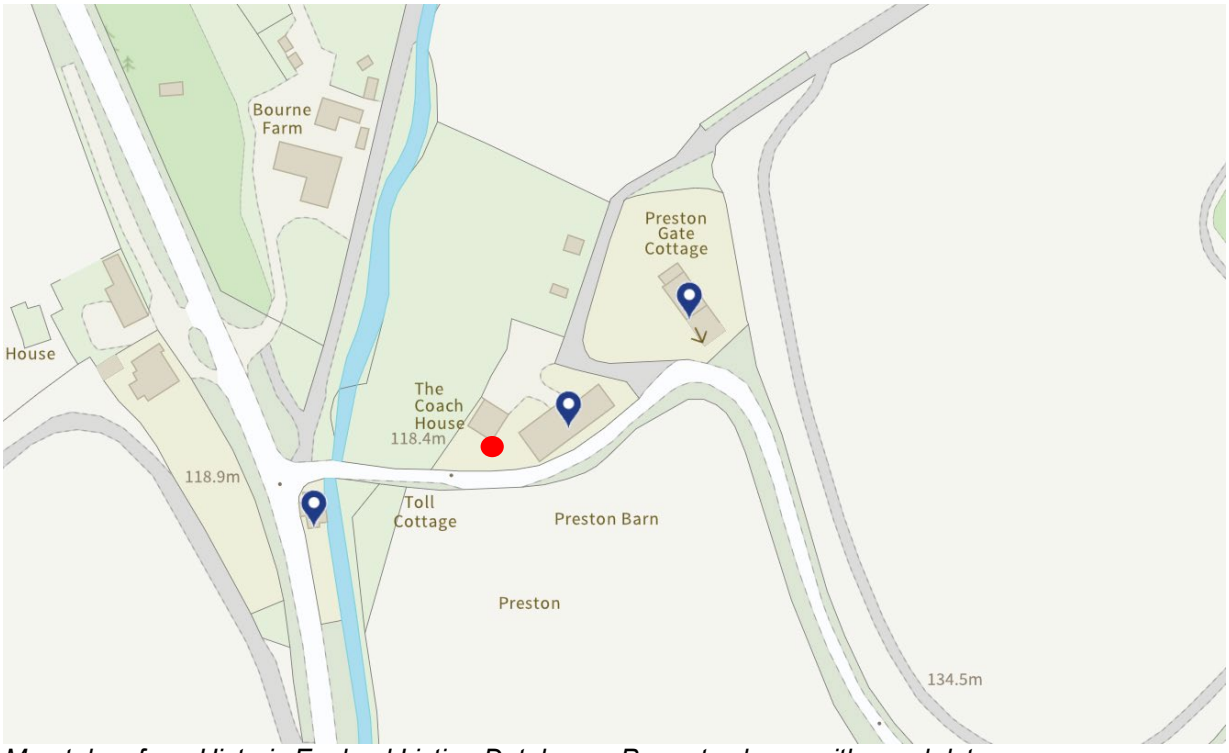
Setting and Project Overview:

The Coach House lies to the east of the B4192 Chilton Foliat to Aldbourne Road in the Parish of Ramsbury. It adjoins a house known as Preston Barn, and both properties are served by the same unmade road and off the same driveway. Preston House and the Coach House have been in separate use and ownership since 1991.

Preston Barn, a Grade II Listed thatched building was granted permission for change of use to residential in 1986. In 1987 permission was granted for the erection of the Coach House which was originally intended to serve as garages and storage. In 1988 planning permission was granted for change of use of both Preston House and the Coach House from residential to offices when the property was bought and occupied by an Advertising Agency. In 1991 the deeds were split when the Coach House was sold separately to the house as the Advertising Agency closed in the recession. The properties were both bought by Mr Battersby and rented an architects practice occupied Preston Barn.

In 2001 planning permission was granted for the change of use of Preston Barn from offices to a mixed use of office and residential (application reference K/41870) and was sold off separately to The Coach House to the current owner. The Coach house remained in the ownership of Mr Battersby and his architectural practice rented the Preston Barn office space. During the 2008/2009 recession the architectural practice dramatically reduced in size, splitting from its partner practice and Preston Barn became underused as a commercial unit and became increasingly empty. In 2012 the building owner sought planning in 2012 (E/2012/1565/FUL) for mixed use office and residential in The Coach House and the Architects practice moved there with no employees at this point. Due to the economic climate Preston Barn could not be rented out due to lack of interest and became predominantly domestic in nature. The Coach House was then used as a Live/ Work Unit until the owner decided to relocate to Tadley and sold the property in 1998. The property has since been used as solely residential. This application seeks to regularise this situation.

Setting: Rural



Map taken from Historic England Listing Database. Property shown with a red dot.

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Impacted Heritage Assets:

The building sits outside the Ramsbury Conservation Area.

The building is not Listed and was built after Preston Barn was Listed.

The building is within the context of a Listed Building.

Official list entry
Heritage Category: Listed Building
Grade: II
List Entry Number: 1034103
Date first listed: 06-Mar-1985
List Entry Name: BARN 50 METRES SOUTH WEST OF PRESTON GATE COTTAGE
Statutory Address 1: BARN 50 METRES SOUTH WEST OF PRESTON GATE COTTAGE

Location
Statutory Address: BARN 50 METRES SOUTH WEST OF PRESTON GATE COTTAGE
District: Wiltshire (Unitary Authority)
Parish: Ramsbury
National Grid Reference: SU 27730 74145

Details
SU 27 SE RAMSBURY PRESTON
4/228 Barn 50m south-west of Preston Gate Cottage.
II
Barn. C18. Timber framed with walls 1 panel high on high brick and flint sills. Weatherboarded. Thatched roof. Built across slope. 6 bays with full south aisle and part north aisle. Jowelled posts braced to plates and ties. Queen struts and collar braces carrying 2 butt purlins. No windbraces. West bay is divided by a framed and boarded partition and was formerly floored, the arcade plate carried on post to ties to the gable wall. East bay floored as stable with hay loft over, having pitching door in gable.
Listing NGR: SU2773074145

Legacy
Legacy System number: 310686
Legacy System: LBS

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Proposal Impact on the Property:

Building Elevations and Setting:

There are no proposed changes to the building or setting.

Internally:

There are no required changes. The Live Work unit was essentially a home office for the Architect that lived and worked there after moving out of Preston Barn due to the economic crisis. At the point of sale due to the recession he had no employees. The office room simply had lounge furniture put into the space rather than office furniture.

Scale and Massing:

There is no change to the scale or massing.

Use:

The application regularizes a use that has been in place for 5 years. There is no loss of employment since the office was essentially a home office and there were no employees.

Parking:

There is no change in parking situation. The parking for Preston Barn and The coach house are more than adequate for both properties and The Coach House has its own parking space.

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Conclusion:

The Coach House currently has approval as a live work unit and was owned by an Architect who lived and worked there with the office being a home office. It was sold in 2018 and the owner relocated the practice which at that point had no employees. Since then it has been used as a residential unit. This application seeks to regularize the planning situation. There are no required changes to the building itself.

Assessor Details:
Surveyor: Michelle Purnell BA(hons) BArch RIBA MSc Building Conservation IHBC
Date of Site Visit:16/11/23 Weather conditions at time of visit: Dry