YIANGOU

DESIGN AND ACCESS PLANNING STATEMENT

Proposed conversion of existing redundant barns into Cookery School to include 3 no. holiday lets at:

Clatford Hall, Clatford, Marlborough SN8 4EB

Mrs Rym Al Asmir

November 2023

1.0 INTRODUCTION

Clatford Hall is located at Clatford, Marlborough. Clatford is a small hamlet (formerly a village) approximately 1 mile (1.6 km) west of the village of Manton and about 2 miles (3.2 km) west of Marlborough, which is the nearest town, in Wiltshire England. It is just south of the River Kennet and on the A4 primary route.

1.1) Site history

Early in the 12th century, Clatford Manor was given to the Benedictine Abbey of Saint-Victor-en-Caux together with land at Hullavington, some 18 miles (29 km) to the northwest. The small Clatford Priory, at times called Hullavington Priory, continued until the 15th century. Humphrey, duke of Gloucester, surrendered it in 1443 to Eton College. In 1547 the college exchanged Clatford with the Crown for other property and in the same year it was granted to Edward, Duke of Somerset. The manor was forfeited to the Crown on Somerset's execution and attainder in 1552. William Herbert, Earl of Pembroke, received a grant of Clatford in 1553 (and in 1562 sold it to Thomas Goddard). The manor remained in private ownership being bought and sold until 1756 to Charles Spencer, Duke of Marlborough, in 1756, where it was retained until 1906, when it descended to Sir Henry Bruce Meux and subsequently passed like other Meux estates to Alexander Taylor and afterwards to the Olympia Agricultural Co. Ltd. In 1923 that company sold Clatford farm. Our Client purchased the house, land and barns in 2014.

1.2) Clatford Hall

Clatford Farm, called Clatford Hall in the early 20th century, faces north across the Kennet valley. Its central range was apparently built in the earlier 17th century, perhaps following an older plan, by the Goddards who in the later 17th century may have added the eastern cross wing and formed the walled forecourt with ornamental gate piers north of the house. A western cross wing of unknown date was rebuilt in the 18th century and early in the 19th the northern entrance front was partly refaced in ashlar. The house was being extensively altered in 1979.

The Historic England list description confirms the following;

Later C16, early and mid C19. Sarsen with limestone dressings, refaced in Bath stone in early-mid C19. Slate roof. Two storeys and attics. North front 3-storeys of 9 window bays, entrance within Doric portico in fourth bay, and large 6-panelled door. Twelve-paned sashes with concealed boxes, some C20 restorations, and 9-pane blind sashes to attic storey. Blind windows in sixth and eighth bays.

Rear elevation with two and central gabled bays, with 2-light hollow moulded stone windows with label mouldings, some replaced with later windows, and mid C18 bolection moulded doorcase with broken pediment, and narrow rusticated sides. To right of door, hollow string moulding, carried round projecting east wing, probably early C17 work. Rear wing also at west end, 2 bays, 2-storey mid C19, of diaper brickwork and slated roof. Central 4-panelled door with overlight and 3-light segmental headed windows. Interior: Central bays have large stone stack with stone moulded fireplace to ground floor, and ballflower in each spandrel. Internal timber framed partition forming screen to cross passage, clad in C19 panelling. Stone fireplace reset to east drawing room. Moulded oak doorcase on first floor to upper parlour, fully panelled, with some original scumbled graining, restored in the rest of the room. Roof with windbraces to purlins, and east wing of four bays, also windbraced. The house probably occupies the site of a cell of the alien priory of St Victoire en Caux. The house was probably erected by a cadet branch of the Goddard family who acquired the manor in 1562. The extension may be the 'new dwelling house' of 1689.

1.3) Clatford Barns

The Application concerns the redundant barns to the north west of the site; the broadly L-shaped series of barns set directly north west of the main hall, facing away from the house forecourt and towards the main A4 road.

The main range is a series of stables, of twentieth century construction on an earlier footprint. They are brick-built with stone detailing, set back with a large eaves overhang topped with double roman clay tiles. This building is internal finished with painted blockwork, and the north elevation is entirely modern blockwork, with a substantial asbestos-roofed, Atcost barn in front of it in the courtyard. To the south west corner is a remnant of an earlier building with coped gable but modern window and reclaimed sett sill.

The north south range is a traditional barn, with a pitched pine roof, presumably nineteenth century, sarson stone walls and timber end gable.

The courtyard has a high sarson stone and brick wall to the north, which has the remnants of a former large barn. A building to the north east has also been removed.

2.0 PROPOSAL AND USAGE

The Applicant has owned Clatford Hall as her family home and has raised her three children there whilst running the farming estate.

Originating from North Africa, cooking and baking is in her genes and from an early age she was inspired by the cooking of her Grandmother, from whom she inherited an understanding of the key ingredients and spices that make up North African cuisine.

Our Client is now looking to turn her passion for cooking into a business by developing the barns into a cookery school and a space with a convivial atmosphere to host supper clubs with resident chefs who share similar values and style of cooking, inviting inspiring chefs to bring flavours from the east and the Maghreb to Wiltshire, providing a space for new up and coming chefs to share their skills throughout the classes and supper clubs.

The proposal is to convert the existing redundant agricultural / equestrian barns into a cookery school with three guest cottages. It is proposed that when the Cookery school is in use, one of the cottages may be used by a travelling chef and as such would not be full time usage as a permanent dwelling

3.0 LAYOUT

The Southern (modern stabling) wing will be re-built in the same style, out of brickwork with a clay tile roof and simple stable openings. This will form the entrance, with a staff office, store and WC. To the south east corner will be a modest two bedroom holiday let cottage.

To the west side of the courtyard is the original elements of the barns, the sarson stone wing, which is to become the kitchen school, and a brick and stone built open area which is to be retained and converted to two holiday lets.

4.0 SCALE AND APPEARANCE

The brief from the Client was to retain the agricultural courtyard feel, retaining the best of the elements, but replacing those which are not of architectural and historic merit.

The proposal is that the existing historic barn elements will be retained, with the roof trusses, roof material and walling all kept. The new interventions will be constructed in matching materials, of the highest quality.

5.0 PRE APPLICATION ADVICE

Wilshire Council were consulted to provide pre-application advice on all of the proposals contained within this application. An advice letter was received on 15th February 2021 from Planning Officer, Lucy Rutter, ref: 20/10513/PREAPP.

The advice received was largely in support all of the proposals, with the exception of recommendations for additional reports/statements to help substantiate the positive impact of the proposed development; notably, a structural report, heritage assessment, transport assessment, and visual impact appraisal.

This recommended information has since been obtained, through the appointment of specialist consultants as necessary to appraise the proposals and provide independent reports. The specialist advice received, documented, and appended to this application has been equally positive and found the proposals to be in conformity with the relevant planning policy and legislation. Sections 6-10 below outline the additional materials that have been provided.

A subsequent Application viewed the additional accommodation and restoration of missing buildings as against policy, and this Application seeks to follow that advice using the existing shell.

6.0 ECOLOGY ASSESSMENT

A comprehensive Ecological Impact Assessment Report, prepared by Wildwood Ecology Ltd, is appended to this application (titled: WWE20215/EcIA/Rev_ A). This report documents the ecology surveys carried out with the relevant wildlife mitigation. The report also includes biodiversity enhancement recommendations that will maintain and enhance biodiversity, thereby resulting in biodiversity net gain.

7.0 LANDSCAPE ASSESSMENT

A visual impact assessment of the proposals, carried out by landscape architects Portus and Whitton has been documented on a comprehensive Landscape Report (titled: Clatford Hall Landscape Statement Rev A AUGUST 21). The findings from the study found the proposals to have a beneficial long term visual effect on the landscape, with a neutral-slight beneficial effect in the short term.

8.0 HERITAGE ASSESSMENT

We consider the barns within the development site to be curtilage listed, due to their proximity to the Grade II* listed main house, Clatford Hall.

For purposes of clarity and to provide a more thorough assessment of the development's impact on this historic site, an additional Heritage Statement has been prepared by Yiangou Architects. The report (titled: 1861-Heritage Statement) appraises the significance of the site and its buildings, and also appraises the proposals against planning policy relevant to the historic built environment, as well as guidance from Historic England, in order to provide a Heritage Impact Assessment.

9.0 STRUCTURAL REPORT

A structural report has been prepared in line with the recommendations in the pre-application advice, titled 1861-Structural Report. It documents the current condition of the barns, which are in a good structural condition and capable of conversion without major rebuilding. Any repairs, replacements or upgrading of existing materials is only required to improve the sustainability and performance of the buildings when in use.

10.0 TRANSPORT REPORT

A highways consultant has been appointed by the applicant and has provided verbal advice prior to the submission of this application. A formal report is being prepared and will be appended to this application for consideration as soon as possible.

5.0 PLANNING POLICY

This section provides an assessment of the proposals against key planning policy:

5.1) National Planning Policy Framework (February 2019)

Paragraph 8 - Achieving sustainable development means that the planning system has three over-arching objectives:

a) *an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
b) *a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services*

and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) *an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

YA RESPONSE: We believe that our proposal provides the best use of this redundant building whilst enhancing the benefits of the location, it potentially brings money to the area through tourism and can provide jobs for local people.

Paragraph 83 - Planning policies and decisions should enable:

a) *the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;*
b) *the development and diversification of agricultural and other land-based rural businesses;*
c) *sustainable rural tourism and leisure developments which respect the character of the countryside; and*
d) *the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.*

YA RESPONSE: We believe that our proposal is fully complaint with this paragraph.

Paragraph 84 - Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

YA RESPONSE: Although rurally located, the great road transport links mean that this proposal does not have an impact on local roads but suits the rural area and is sensitive to its surroundings.

Paragraph 192 - In determining applications, local planning authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
c) the desirability of new development making a positive contribution to local character and distinctiveness.

YA RESPONSE: The proposal ensures the long term survival of the heritage asset.

5.2 Wiltshire Local Development Framework - Wiltshire Core Strategy - January 2015

4.17 Proposals for improved local employment opportunities, housing growth (over and above that allowed by this Core Strategy) and/or new services and facilities outside the defined limits of development will not be supported unless they arise through community-led planning documents, such as neighbourhood plans, which are endorsed by the local community and accord with the provision of this plan. In such circumstances small villages may be able to become more sustainable and their status may change to that of 'Large Villages' as a result
in subsequent reviews of the settlement strategy. The strategy does allow for carefully managed development outside of settlement boundaries in specific cases, such as new employment investment where there is an overriding strategic interest, or for other local circumstances such as providing affordable housing, allowing new tourist accommodation or supporting diversification of the rural economy.

YA COMMENT: This proposal for works outside settlement boundaries is carefully managed, in that it is the conversion of an existing barn, using an existing access and also provides tourist accommodation.

5.77 The strategy for the Marlborough Community Area will be to deliver housing growth appropriate to the scale of the town to help maintain and enhance Marlborough's role as a service and tourist centre; and help to meet local needs. Development will be planned to ensure minimal impact upon Marlborough's rich built, historic and landscape assets and to afford protection of the World Heritage Site and its setting. The strategy will respond to the Community Area's location (in full or part) within a nationally designated landscape. In the Marlborough Community Area this includes the North Wessex

Downs Area of Outstanding Natural Beauty. It will deliver, within the overall objective of conserving the designated landscape, a modest and sustainable level of development.

YA COMMENT; This proposal encourages visitors to Marlborough and helps meets needs. The heritage asset of the barns and the wider setting of the Grade II* listed house is respected and the vacant barns found a new use.

5.78 Development proposals which improve tourist accommodation and facilities within the Marlborough area, in a sustainable manner, will be encouraged.

YA COMMENT: Our proposal, by allowing guests to stay on site, and by providing such facilities on the site of an existing building, respects this.

Core Policy 39 - Tourist development

….Outside the Principal Settlements and Market Towns, tourist and visitor facilities should be located in or close to Local Service Centres or Large and Small Villages and, where practicable, be located in existing or replacement buildings. Any proposal needs to carefully consider the need to protect landscapes and environmentally sensitive sites with the objective of providing adequate facilities, enhancing enjoyment and improving the financial viability of the attraction. If new buildings are required in the countryside for tourist development, these should be directed towards the Local Service Centres and Large and Small Villages.

In exceptional cases development may be supported away from the Principal Settlements, Market Towns, Local Service Centres and Large and Small Villages where it can be demonstrated that all of the following criteria are met:

i) There is evidence that the facilities are in conjunction with a particular countryside attraction
ii) No suitable alternative existing buildings or sites exist which are available for re- use.
iii) The scale, design and use of the proposal is compatible with its wider landscape setting and would not detract from the character or appearance of the landscape or settlement and would not be detrimental to the amenities of residential areas.
iv) The building is served by adequate access and infrastructure.
v) The site has reasonable access to local services and a local employment base.

YA COMMENT: The proposed site is located close to a Market Town and within an existing building. The accommodation is proposed in conjunction with the cookery school, re-using an existing building and the proposal is designed to be compatible with the wider landscape with good access.

Core Policy 40 - Hotels, bed and breakfasts, guest houses and conference facilities

Proposals for new hotels, bed and breakfasts, guesthouses or conference facilities, together with the sensitive extension, upgrading and intensification of existing tourism accommodation facilities will be supported within:

i) Principal Settlements and Market Towns

ii) Local Service Centres, and Large and Small Villages where the proposals are of an appropriate scale and character within the context of the immediate surroundings and the settlement as a whole

iii) Outside the settlements above, proposals that involve the conservation of buildings that for contextual, architectural or historic reasons should be retained and otherwise would not be.

In all cases it must be demonstrated that proposals will:

iv) not have a detrimental impact on the vitality of the town centre

v) avoid unacceptable traffic generation.

Proposals for the change of use of existing bed spaces provided in hotels or public houses or conference facilities to alternative uses will be resisted, unless it can be clearly demonstrated there is no longer a need for such a facility in either its current use or in any other form of tourism, leisure, arts, entertainment or cultural use.

YA COMMENT: The proposal is for the conversion of the existing farm building which is otherwise redundant. It will make minimal difference to the main A4 road.

Core Policy 57 - Ensuring high quality design and place shaping

A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings.

Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire.

YA COMMENT: The proposal re-uses the existing building, retaining its plan form, which responds to the value of the natural and historic environment and its landscape setting. All the mature trees surrounding are maintained and wildlife roosting opportunities will be created. The layouts, scale,

design and materials effectively integrate the building into its setting whilst ensuring it remains subservient to the main house.

Core Policy 58 - Ensuring the conservation of the historic environment
Development should protect, conserve and where possible enhance the historic environment.
Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance, including:

i. nationally significant archaeological remains,
ii. World Heritage Sites within and adjacent to Wiltshire,
iii. buildings and structures of special architectural or historic interest,
iv. the special character or appearance of conservation areas,
v. historic parks and gardens,
vi. important landscapes, including registered battlefields and townscapes.

Distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced. The potential contribution of these heritage assets towards wider social, cultural, economic and environmental benefits will also be utilised where this can be delivered in a sensitive and appropriate manner in accordance with Core Policy 57 (Ensuring High Quality Design and Place Shaping).
Heritage assets at risk will be monitored and development proposals that improve their condition will be encouraged. The advice of statutory and local consultees will be sought in consideration of such applications.

YA COMMENT: the proposal re-uses an otherwise redundant building and increases the wider social, cultural, economic and environmental benefits of it whilst respecting the main house.

8.0 ACCESS AND PARKING

There are two entrances to Clatford Hall, one into Clatford itself and past the house. The present owner uses the main A4 access, which has a safer turning onto the Bath Road with excellent visibility. It is proposed this would be used for the Cookery School access too.

The private driveway heads directly south, and parking would be accessed in-front of the barns. This would keep the access to the main house deliberately separate.

9.0 CONCLUSION

As can be seen from above, the proposal is to re-use a redundant barn, understanding the significances, and retaining the historic fabric whilst removing later elements and allowing an enlightened Client the chance to create a long term business which is of wider benefit to the local area and is in-line with both local and national planning policies.

Yiangou Architects Ltd
November 2023