



DESIGN, HERITAGE & JUSTIFICATION STATEMENT

Proposed alterations and extension at Ashbys, Tytherington, BA12 7AE



Heritage assets at Ashbys:

- A** Ashbys Farmhouse
- B** Dovecote
- C** Granary and Stable
- D** Coach House

1.0 The Application

- 1.1 Planning permission is sought to carry out internal alterations and an extension to the rear of Ashbys Farmhouse.

2.0 Site and Heritage Assets

- 2.1 The application site is at Ashbys, located in the small village of Tytherington which in turn borders the large villages of Heytesbury to the north and Sutton Veny to the north-west.
- 2.2 Ashbys is a listed Grade II farmhouse along with the associated dovecote and granary, stables and coach house, which are all listed in their own right (see opposite).
- 2.3 These form a collection of heritage buildings set within the Conservation Area of Tytherington.

Designated Heritage Assets

A FARMHOUSE (ASHBY'S)

SUTTON VENY TYTHERINGTON VILLAGEST 94 SW(south side) 4/246 Ashbys, (formerly listed as Tytherington 11.9.68 Farmhouse) GV II Two cottages, now Farmhouse to Church Farm. Late C18. Rubblestone, tiled roof with half-hip to left, brick stacks. Two-storey, 3-windowed right-hand build; casements. Central half-glazed door with flat wooden dentilled hood, 3-light casement and blocked door to either side, datestone with initials RL/1771 to left of main door. First floor has three 3-light casements. Cottage to left has central planked door with flat wooden hood and tripartite sash to right, first floor with 5-light and 3-light casements and blocked window to left. Left return has curved corner to road, 4-lightleaded casements to ground floor and 2-light to first. Rear has lean-to extension and casements. Interior has stairs with two stick balusters; treads with shaped cheeks, turned newels, open fireplace with timber lintel on brick jambs.

Listing NGR: ST9155541086

B DOVECOTE

SUTTON VENY TYTHERINGTON VILLAGEST 94 SW(south side) 4/247 Dovecote at Ashbys, (formerly listed as dovecote 11.9.68 at Tytherington Farm) GV II Dovecote. Dated RL/1810 on gable dates tone. Flemish bond brick, tiled roof. Square. 2-storey, raised on three brick tunnel vaults. Planked door with segmental relieving arch, first floor has 2-light leaded casement with relieving arch, segmental arched gable has seven stone arched pigeon holes and date stone. Interior not accessible but walls said to be lined with pigeon holes.

Listing NGR: ST9153641069

C GRANARY AND STABLE

SUTTON VENY TYTHERINGTON VILLAGEST 94 SW(south side) 4/248 Granary and stable at Ashbys, 11.8.68 (formerly listed as granary at Tytherington Farm) GV II Stable and granary, c1800. Rubblestone with brick dressings, pyramidal tiled roof. Two-storey, 3-windowed. Central stable door with segmental arch, triangular-headed windows either side. Square planked loading door over, flanked by two small bull's eye openings. Attached to right is integral single storey store shed with planked door and circular window to curved wall. Interior retains upper floor, used as cowshed during C20.

Listing NGR: ST9153741061

D COACH HOUSE

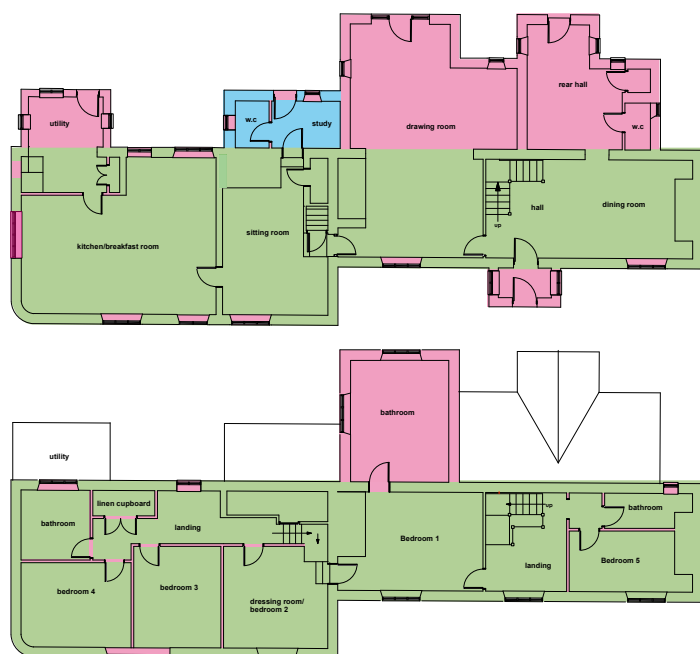
SUTTON VENY TYTHERINGTON VILLAGEST 94 SW(south side) 4/249 Coach house at Ashbys, 11.19.68 (formerly listed as coach house at Tytherington Farm) GV II Coach house, now garage. Coursed rubblestone with brick dressings, half-hipped tiled roof. Two C20 double planked doors to front, separated by square brick pier. Left and right returns have segmental-headed openings to loft. Interior has floored loft, 2-bay roof with tie-beam truss with raking struts to principals. Included primarily for Group Value.

Listing NGR: ST9151841054

3.0 Development and history of Ashbys

- 3.1 Ashbys farmhouse was built in 1771 with a date stone on the dovecote of 1810. The granary and stables are believed to be of a similar age. The former coach house, which is now used as a garage, dates from the mid to late 19th century.
- 3.2 As the listing describes, Ashbys was once two cottages that have been amalgamated over time. The OS maps opposite (**Figs 1 & 2**), show Ashbys as being two separate cottages up until 1942.
- 3.3 Evidence of brick door heads in the stone work (**Figs 3 & 4**), indicate that Ashbys was likely to have been made up of four cottages and indicates that it has evolved significantly over a period of time.
- 3.4 Extensions were added to the rear of the property and part of the lean to element rebuilt in 1987 and 1995, as can be seen in the Planning History on page 4. See dating plan below.

3.5 DATING PLAN



LEGEND

- **Circa 1771**
The cottages were first built
- **Between 1771-1884**
Single storey lean to added at the rear
- **20th Century additions**
Extensions and alterations made through 1984-1994.
See: 4.0 Planning History



Fig 1 Extract from OS Map 1884



Fig 2 Extract from OS Map 1942



Fig 3 Photograph of Ashbys believed to have been taken around 1985, prior to approval W/87/01287/FUL



Fig 4 Ashbys today with door reinstated (PL/2025/04445)

4.0 Planning history

- 4.1 Planning history at Ashbys and farm workers cottages adjacent to the garage.

PL/2025/04445 Reinstatement of external door opening at Ashbys.
Approve with Conditions 30/06/2025.

PL/2024/08510 Proposed conversion and extension of existing garaging to annexe to provide ancillary accommodation for the use of the owners of Ashbys.
Approve with Conditions 14/01/2025.

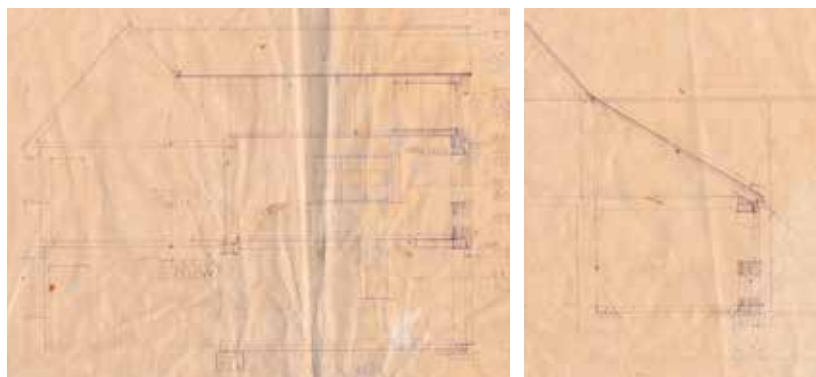
PL/2023/06518 Demolish 2 no. existing semi-detached cottages and outbuildings and erect 2 no. detached cottages and enlarge curtilage.
Approve with Conditions 27/10/2023.

W/95/00863/FUL (W/95/00864/LBC) Single storey extension.
Approve with Conditions 31/08/1995.

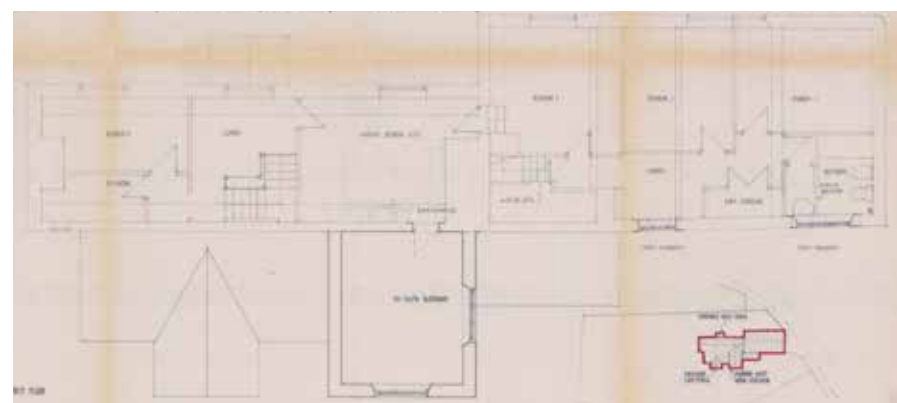
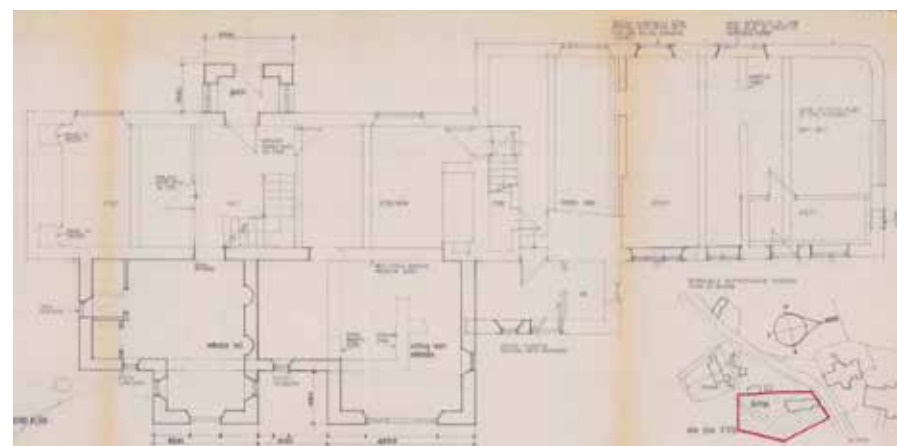
W/87/01287/FUL (W/95/00864/LBC) Alterations and extensions.
Approve with Conditions 29/09/1987.

W/87/01288/LBC Demolition of part of lean-to and extensions and alterations.
Approved 30/09/1987.

W/84/01516/LBC Provision of new small window.
Approved 05/02/1985.



Figs 6 Section drawings indicate that the rear elevation was taken down and rebuilt with modern 20th century materials



Figs 5 East elevation, ground and first floor plans from planning approval: W/87/01287. Plans indicate that the rear lean to was taken down and rebuilt. Note on elevation drawing that roof was raised.

5.0 Proposal

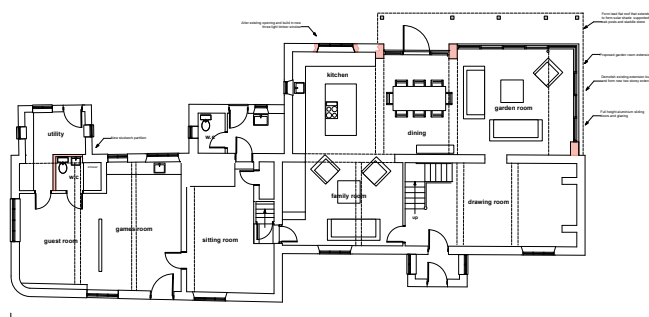
5.1 Our proposal is to relocate the kitchen to the rear of the property (east elevation). The east elevation had been rebuilt in 1987. The design appears very incoherent with the combination of a lean to with gables which is dominated by the projecting porch. The intention is to build a two storey extension within this location which matches the size and form of the existing gable, linked with glazed screens and a lead flat roof. The new extension will provide an additional bedroom on the first floor with a family bathroom. The simplified ground floor area can be opened out to create a light kitchen/dining/garden room. A social area for modern living that opens out into the garden.

The proposal also seeks to reinstate Bedroom 2 by removing the modern partition walls that created the bathroom, adjacent to existing Bedroom 2.

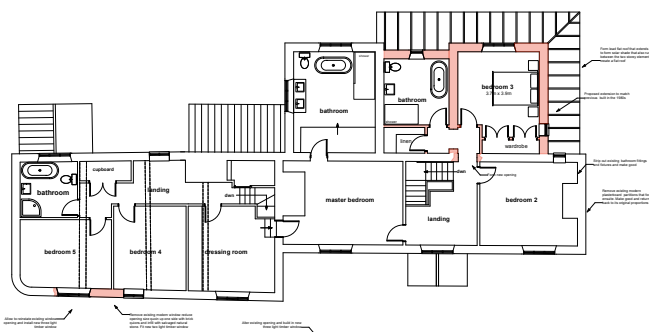
The proposal also seeks to reinstate the window to Bedroom 4 rather than the conjoined windows that serve both bedrooms 4 and 5. The intention is to install traditional style, soft wood painted windows.



Proposed East Elevation



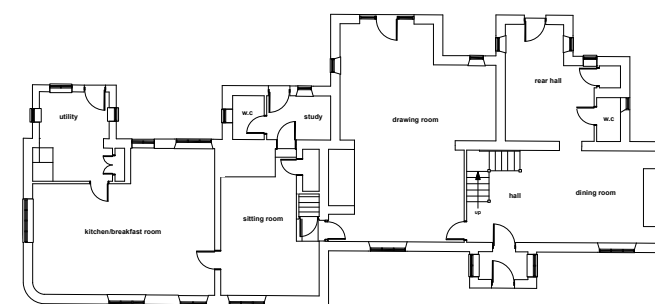
Proposed Ground Floor Plan



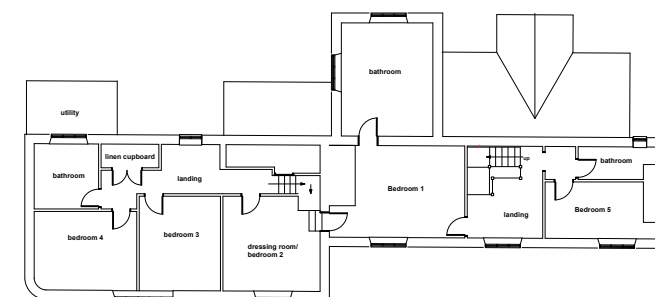
Proposed First Floor Plan



Existing East Elevation



Existing Ground Floor Plan



Existing First Floor Plan



Fig 6 Combination of lean to, gable and porch added in 1987.

6.0 Design

6.1 The existing east elevation had been clumsily extended in 1987. This area was totally rebuilt with the addition of the gable and porch, all of which masks the original historic building.

The proposal seeks to simplify this elevation by mimicking the two storey gable, removing the lean to roof and introducing a lead flat roof that will link the gables and infill the space between them. The first floor element of the link will be set back between the gables with a traditional style lead flat roof to reduce any impact on this elevation.

The design will use natural stone and brick to match the existing. The lead flat roof will overhang the powder coated aluminium glazed screens and be supported by timber posts.

The former kitchen area will become a flexible area for guests and games room in a busy family house. Minimum changes will be made to 20th century plasterboard partitions to extend a w.c. to include a shower.

The new first floor extension will provide an additional bedroom and family bathroom. This will enable the bathroom that was created in 1987 to be removed and Bedroom 2 reinstated to its former proportions.

The design also seeks to restore and improve the fenestration on the principal elevation. The windows to bedrooms 4 and 5 have been clumsily conjoined. A window will be reinstated within the brick quoins which indicate where a window had been removed. The existing opening will be infilled with salvaged stone. All windows will be softwood painted in a traditional style, in keeping with the historic farmhouse.

7.3 Materials:

Walls – Natural stone with brick quoins to match existing.

New flat roof - Lead

Glazed screens and doors - Powder coated aluminium.

Windows - Soft wood painted



Fig 7 West elevation showing conjoined windows on first floor to be reinstated. Note door has been reinstated
PL/2025/04445



Fig 8 Modern partition wall creating family bathroom compromising the proportions of the original bedroom. Original corning can be seen partitioned off.

8.0 Proposals and Assessment of Significances

- 8.1 The heritage significance of the relevant parts of the building to be altered as part of the application are judged on a scale of none through to high.

High significance – Features that are considered to be very important to the architectural and historic history of the building.

Low significance – Features that are considered to have been significantly altered or that have been added later which respect the architectural and historic history of the building.

No significance – Features that have been added at a much later date and make no contribution to the architectural and historic history of the building.

- 8.2 **Demolish and remove part of the existing 1987 extension and roof structure. (A)**

Design and Materials: Allow to carefully remove and set aside all external materials for reuse within the new proposal. See plan highlighting the areas to be removed. Care to be taken during this process to prevent any disturbance to the historic structure. Existing stonework to be exposed after removal of the lean to roof, cleaned and repointed using lime mortar to match the existing. Note: All new external walls will be mechanically fixed to the existing structure to prevent any disturbance.

Low significance

- 8.3 **Change door to window (B)**

Design and Materials: Allow to carefully remove the existing modern door and side lights. Carefully remove brickwork quoins for reuse. Infill salvaged stonework. Build in arched brick head and quoin up both sides using reclaimed brickwork to match existing. Fit traditional style, soft wood painted window within the reinstated opening.

No significance

- 8.4 **Create new opening through to new extension on first floor (C)**

Design and Materials: Allow to carefully remove the existing stonework. Set aside for reuse. Build in

concrete lintel to head and quoin up both sides using reclaimed brickwork to match existing. Fit traditional style timber painted door within the new opening. Any making good of plasterwork will use lime plaster to allow walls to breathe.

Low significance

- 8.5 **Infill family bathroom on first floor under a traditional lead flat roof (D)**

Design and Materials: Wall to be set back from adjoining gables using salvaged natural stone to match existing under a lead flat roof. Fit traditional style, soft wood painted window.

Low significance

- 8.6 **Reinstate bedroom (E)**

Design and Materials: Carefully remove all modern bathroom fittings and fixtures. Remove and take down all modern stud work and plasterboard partitions. This allows the original bedroom to be put back to its original proportions. This can be verified by the original corning that runs around the ceiling. Allow to carefully repair where necessary.

Low significance

- 8.7 **New shower room and door to utility (F)**

Design and Materials: Remove and take down modern stud work cupboard wall and doors. Add new stud work partition walls to create a shower room. New partition wall to be mechanically fixed to the existing structure to prevent any disturbance. New door opening to be made in 1987 modern partition wall to create door to utility.

No significance

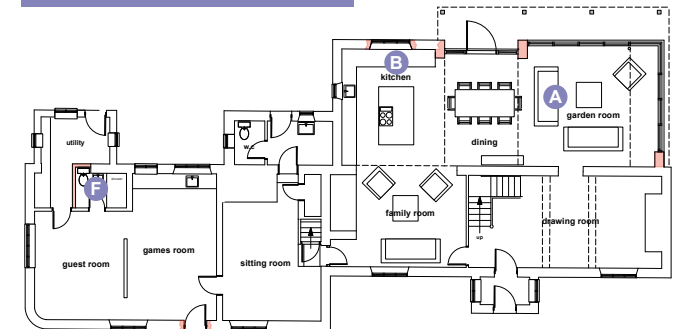
- 8.8 **Reinstate bedroom windows (G)**

Design and Materials: Allow to carefully remove the existing conjoined PVCu windows. Carefully remove the existing stonework between the existing brick quoins that indicate a former window opening, and set aside. Build in timber lintel to head and fit traditional style soft wood painted windows in openings. Infill reclaimed stonework within opening and quoin up sides using reclaimed brickwork to match existing.

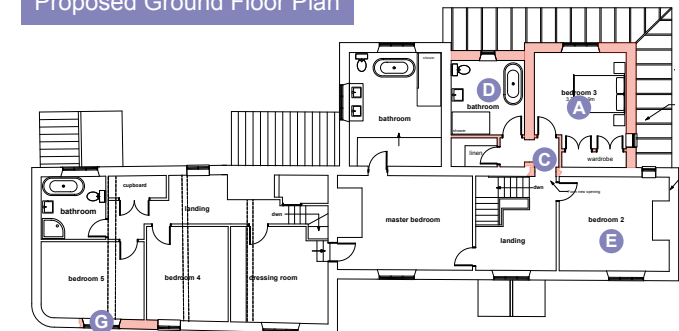
Low significance



Proposed East Elevation



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed West Elevation

8.0 Justification

8.1 The proposed alterations and extension to the east elevation occupy the area of the existing house that was developed in 1987. The proposal does not extend beyond the current footprint and makes a positive impact on the heritage building.

One of the principal bedrooms will be reinstated by removing a bathroom that subdivide the room. The conjoined PVCu windows on the first floor will be reinstated to their former positions as soft wood painted traditional style windows.

The existing floor plan does not work for a growing, busy family. The kitchen is located to the front and at the road side of the house, not in the centre and does not open into the garden area.

The proposed ground floor area is open plan, creating a light kitchen, dining, sitting and garden room space. A social area for modern family living that opens out onto the garden and view beyond.

10.0 Access statement

10.1 There are no alterations to the point of access.

9.0 Case for Granting Approval

9.1 Ashbys was significantly altered as part of the planning approval granted on 29th September 1987, both to the principal and rear elevations. The listing had not been issued until 21st December 1987. The listing description therefore differs as a consequence of the approved Planning Permission **W/87/01287/FUL**.

The proposals to the east elevation only affect the alterations carried out in 1987. They do not extend beyond the current footprint and there is little harm to the historic building.

The new first floor extension will provide an additional bedroom and family bathroom. This will enable the bathroom that was created in 1987 to be removed and the original bedroom reinstated to it's former proportions.

The design also seeks to restore and improve the fenestration on the principal elevation. The windows to bedrooms 4 and 5 will be replaced by reinstating the opening that has been the

blocked up as can be seen externally. This will restore the balance and symmetry to this elevation. We note that the fenestration has been improved on the ground floor with the door reinstated (**PL/2025/04445**).

Ashbys farmhouse is listed as part of a collection of historic buildings associated with the farm: dovecote, granary, stables and coach house. When viewed from the roadside, only the principal elevation of Ashbys farmhouse can be seen as part of this collective. The proposed alterations will be carried out to the rear of the farmhouse which is screened by a high stone boundary wall that runs behind the Dovecote and stables, and therefore have no impact on the setting of the collective.

The property has evolved over time to meet the needs of a family. We wish to let it evolve again in a respectful way, to meet today's modern living and provide an open space for a family to be together.

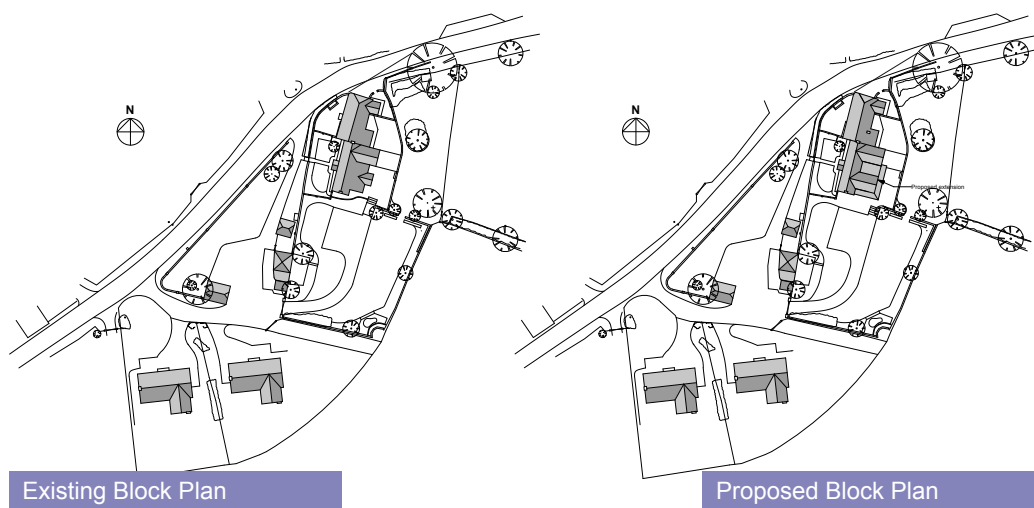


Fig 9 Collection of historic buildings listed at Ashbys with high stone boundary wall behind the Dovecote screening any view to the rear of the farmhouse.