

Proposed Works to No.7 Dairy Farm, Ashton Keynes SN6 6NZ

Planning, Design, and Access Statement including Heritage Impact Assessment V.1



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Contents

1. Introduction 2

2. Location..... 2

3. Description & History 3

4. Historic England Listing Text 3

5. Proposed Works 4

 5.1 Remedial & repair works 4

 5.2 Internal Reorganisation 4

 5.3 Replacement Windows / Doors 4

 5.4 New Elements 5

6.0 Legislation and Planning Policy 6

7.0 Design and Access Statement Summary 8

8.0 Heritage Impact Assessment 9

 8.1 Assessing Heritage Significance 9

 8.2 Impact on significance..... 11

9.0 Summary..... 13

10.0 Supporting Documents..... 1

Proposed Works to No.7 The Dairy, Ashton Keynes. SN6 6NZ (V.1)

1. Introduction

James Slater & Company have been instructed by Ms Whitehead and Mr Walters to prepare a Design and Access Statement, incorporating Heritage Impact Assessment, to inform the Listed Building Consent application for the “*Refurbishment, internal alteration and landscaping*” to the *No.7 The Dairy, Ashton Keynes. SN6 6NZ*.

The Design and Access Statement highlights the various elements of the property within the application scope, explains the strategy behind their alteration, and supports the drawing pack with supplementary detail.

The Heritage Impact Assessment identifies the Heritage Assets and settings that are affected by the proposals, appraises their significance, and makes recommendations for mitigation/potential enhancements to maximise significance of the affected Heritage Assets.

This report is prepared as part of a Listed Building Consent Application to Wiltshire Council, as the dwelling is designated Grade II Listed.

This application has been submitted in concert with a second, for the works to the roof and replacement of the rear cement-based render.

2. Location

The dwelling is located id way along Gosditch in the western half of the village of Ashton Keynes, in the south of the Cotswold Water Park.

What3words location: [///personal.workbook.daredevil](https://www.what3words.com/#!/personal/workbook/daredevil)

No.7 is comprised of one half of a semidetached building with a later rear extension and then a modern extension from that. In front of the dwelling is a double garage which is shared with a neighbour. The works to the dwelling form the listed consent element of this application with works to the garage only require planning permission.

The site is currently accessed from Gosditch by a short access road *Dairy Farm* serving a dozen dwellings the road leading to Muscott Lane. Neighbouring properties have access rights over the driveway.



Figure 1. Aerial View of Dairy Farm

3. Description & History

The Applicants, Ms Whitehead and Mr Walters, acquired No.7 earlier this century.

No.7 The Dairy, is a one and a half storey residential dwelling with a detached garage. The original farmhouse element at ground floor contains two rooms each with a fireplace and a staircase. Upstairs, accessed by the staircase are two bedrooms. A later rear extension provides additional sitting area and a utility room with a cloak room, returning upstairs the later extension house a third bedroom and a bathroom. A modern extension built in 2024 replacing a conservatory, provides a kitchen space.



Figure 2. OS 25 Inch, 1892-1914

4. Historic England Listing Text

No.7 is one half of what was once a farmhouse, with number 6. The Farmhouse obtained planning permission in 1979 to be split into 2 dwellings and on the 17-Apr-1986 was designated Grade II listed, List Entry number: 1023065

Historic England Description

'Farmhouse, now two houses. C17 and C19. Limestone rubble and stone slated roofs. Right block of three bays, single storey and attic. Entrance to No 7 in C20 gabled porch. Casement windows and three hipped dormers. Stack opposite entrance. No 6 entered in left bay of block and includes C19 two-storey and attic wing on left. Six-pane hinged horizontal casements with segmental heads and left gable stack. Iron cross ends to tie bars.'



Figure 3. OS 25 Inch, 1873-1888 (SW England)

5. Proposed Works

The works can be summarised as follows and as shown on the drawings:

- ❖ 5.1 Remedial & Repair Works
- ❖ 5.2 Internal Reorganisation
- ❖ 5.3 New Elements
- ❖ 5.4 Replacement Windows / Doors

5.1 Remedial & repair works

Since its original construction, there have been multiple alterations to the farmhouse through the intervening centuries. There has been a lot of internal remodelling throughout the latter half of the 20th century, including the provision of modern building materials and methods.

5.1.1: Overall, the proposals seek to redress some of the interventions made during the 1980s renovation, the guiding principle is sympathy towards the historic fabric.

5.1.2: The farmhouse has been renovated externally, and all mortar joints have been pointed with a cement-based mortar. This is deleterious to the facing stonework of the property, potentially causing the face of stonework to blow during the freeze the cycle as the moisture cannot escape through the joints. The cement-based mortar will be raked out and replaced with a lime-based mortar once again allowing the building to breath.

5.1.2: At some point, the fireplaces have been modernised with gypsum plaster, exposed stone surrounds and concrete hearths. The gypsum plaster will be stripped off and replaced with lime plaster.

5.1.3: The walls of the entire original building at some time, have been plastered with a gypsum-based plaster, this will all be stripped off and replaced with a lime-based plaster to suit the age and construction of the property.

5.1.4: The ceiling at ground floor has exposed joists and the floorboards above are visible. This leads to substantial noise transmission between the two floors and an increased risk of fire spreading between floors. We propose infilling between the joists with woodwool slabs (which will also improve fire resistance) and finishing with lime-based plaster.

5.2 Internal Reorganisation

A number of alterations to the internal layout are proposed. They are geared towards improving the flow of circulation spaces, and introducing elements of the programme to support contemporary living habits.

5.2.1: Previously a doorway has been introduced from the entrance into the room designated as a sitting room. This door will be removed and the opening blocked up with timber stud under woodwool boards, with the boards acting as a substrate to receive the new lime-based plaster.

5.2.2: To allow access into the sitting room the wall at the back of the cupboard from the dinning room will be removed, permitting direct access to the living room from the dining room.

5.3 Replacement Windows / Doors

All external doors and windows to the original farmhouse and the earlier extension are constructed in softwood and in a poor state of repair.

Proposed Works to No.7 The Dairy, Ashton Keynes. SN6 6NZ (V.1)

5.3.1: Therefore, we propose to replace all the windows to the original farmhouse with flush casements in hardwood frames around sealed double-glazed units. Doors will be constructed in hardwood too and again with sealed double-glazed units. All doors and window frames will be painted to match existing.

5.4 New Elements

There will be new elements added only to the modern garage, and within the landscaping around the property.

5.4.1: A new personnel door will be added to the gable end of the garage from the front garden area. At present the only access into the garage is through the up and over metal garage door. The addition of the personnel door would prevent the need for persons to enter a shared driveway in order to access the garage.

5.4.2: New photovoltaic panels will be positioned on the roof of the garage. The roof is orientated so as photovoltaic panels can be positioned on both a west facing roof slope and an east facing roof slope. Whilst neither orientation is ideal, it is the optimum solution to gain the most from 'free' energy.

5.4.3: At present the rear garden is a mix of concrete slabs and in situ concrete. This will be replaced with reclaimed stone slabs in a stretcher bond pattern and with stone sets where the slabs are returned around a corner forcing reorientation of the stretcher bond pattern. A drainage margin of gravel will surround the entire paved area. A corrugated sheet covering over the proposed new outdoor kitchen will be supported on robust hardwood timber framing. The area

will be softened with planting in a mix of raised bed of varying heights constructed out of sleepers and large plant pots.

5.4.4: A mix of lawn gravel and paving currently occupies the land to the front of the property. This is the largest private amenity space associated to the property and will be relandscaped to service the occupant's requirements. Paths of reclaimed stone paving will provide access to the main entrance from the gravel parking area. Seating terraces will be provided with reclaimed stone slabs matching those of the paths. A lawn will be edged with stone sets clearly demarking the edges between planting areas and the lawn. At the centre of the lawn will be positioned a bird bath feature surrounded by wildflowers and again demarked by stone sets. Other planting areas will be provided by raised beds again constructed out of timber sleepers to match those at the rear and potted plants.

The gravel parking area will be bounded by a picket fence with a purple beach hedge beyond. Seating will be provided on the terraced areas and a free-standing arbour will stand either side and over one of the seats.

6.0 Legislation and Planning Policy

The Planning (Listed Buildings and Conservation Areas) Act 1990 is the primary legislative instrument addressing the treatment of Listed Buildings through the planning process.

Section 16 (2): In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall 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.

Section 66 (1): In considering whether to grant planning permission [F1 or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall 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.

Section 16 of the National Planning Policy Framework (NPPF - updated Feb 2019) considers the Historic Environment, with Paras. 189, 193 and 194 in particular, detailing the obligations with respect to those applications concerning designated heritage assets, including listed buildings. *“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance”.*

Significance is defined in Annex 2 of the NPPF as *“The value of a heritage asset to this and future generations because of its heritage interest. That*

interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting”. The ‘significance’ of Pound Farm as a designated heritage asset is presented in **Section 7**.

The importance of heritage assets is also referred to in PPS5, Planning for the Historic Environment. PPS5 advises on the information to be submitted with planning applications and the principles guiding the assessment of proposals for change to designated heritage assets. Relevant key policies are as follows:

HE1 Local authorities are encouraged to set out how heritage assets may be modified to improve their environmental performance without compromising their significance and to support homeowners to find solutions that minimise harm to the asset’s significance.

HE6.1 Local planning authorities should require an applicant to provide a description of the significance of the heritage assets affected and the contribution of their setting to that significance. The level of detail should be proportionate to the importance of the heritage asset and no more than is sufficient to understand the potential impact of the proposal on the significance of the heritage asset.

HE7.2 In considering the impact of a proposal on any heritage asset, local planning authorities should take into account the particular nature of the significance of the heritage asset and the value that it holds for this and future generations. This understanding should be used by the local planning authority to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.

Proposed Works to No.7 The Dairy, Ashton Keynes. SN6 6NZ (V.1)

HE9.1 There should be a presumption in favour of the conservation of designated heritage assets and the more significant the designated heritage asset, the greater the presumption in favour of its conservation should be. Once lost, heritage assets cannot be replaced, and their loss has a cultural, environmental, economic and social impact. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Loss affecting any designated heritage asset should require clear and convincing justification.

Through research on the Local Authority's website has brought the following relevant applications to the property:

Listed building Consent Replacement Windows
Ref. No: N/90/01179/LBC | Status: Application Approved

Proposed Conservatory/Sun Lounge
Ref. No: N/00/01655/LBC | Status: Application Approved with Conditions

Replace windows (retrospective)
Ref. No: 17/08106/LBC | Status: Application Approved

Demolition of existing UPVC conservatory. Construction of a new single storey kitchen extension.
Ref. No: PL/2023/00992 | Status: Application Approve with Conditions

Demolition of existing UPVC conservatory. Construction of a new single storey kitchen extension.
Ref. No: PL/2023/01066 | Status: Application Approved with Conditions

Additionally, the following applications are returned from a search with no additional details available:

N77/0754/OL Outline Application for 12no. Dwellings

N79/0521/D Residential Development

N/79/0535 Part Demolition & Conservation & Newbuild (Withdrawn)

N/79/0628/F Extension and Conversion of Farmhouse to 2no. Dwellings.

7.0 Design and Access Statement Summary

Proposed Use	The farmhouse will remain as a dwellinghouse
Amount of Development	The majority of development, within this application, is commensurate to the contemporary living requirements of a family unit.
Layout	The fundamental layout will not change, only alterations to access between rooms is proposed.
Scale	The scale will not change.
Appearance	The appearance of the farmhouse will be unchanged. The addition of photovoltaic solar panels to the modern garage will not affect the listed dwelling.
Landscape	There are alterations to the landscape, to provide a harmonious feel to the overall setting of the dwelling.
Access	There are no alterations to the current access.
Setting	The property is located within a semi-rural area with a small number of surrounding residential dwellings. The proposed alterations have no impact on the setting.

8.0 Heritage Impact Assessment

8.1 Assessing Heritage Significance

Assessment of the heritage significance (value) of a site sets out to identify the ways in which particular parts of a place and different periods in its evolution, contribute to, or detract from, the identified heritage values associated with the asset.

Significance (for heritage policy) is defined in the Framework (Annex 2) as *“the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historical. Significance derives not only from the physical fabric of a heritage asset, but also from its setting”*.

The significance of heritage assets is articulated using the following criteria described by Historic England in the guidance Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (English Heritage 2008). Within this document, significance is weighed by the potential for the asset to demonstrate the following heritage values:

Evidential value derives from *“the potential of a place to yield evidence about past human activity”*. Primarily relating to physical remains or historic material.

The evidential value is considered low. Whilst the farmhouse has existed through several centuries of agricultural use, its conversion in the 1980s has largely erased much of the historic layout and features, through subdivision of existing spaces and insertion of modern elements, like indoor bathrooms. The interior was unavailable for viewing at the time of Listing and thus, little to no record of how the building looked prior to its

refurbishment. Therefore the building now holds scant evidential value, as an example of historic rural and agricultural living.

Historical value derives from *“the ways in which past people, events, and aspects of life can be connected through a place to the present”*. Illustrative historical value depends on visibility in a way that evidential value does not. And *“has the power to aid interpretation of the past through shared experience of a place”*. Associative historical value creates resonance through felt connections with a notable family, person, event or movement.

Internally this value is curtailed by the prior 20th Century refurbishment. With much of the historic fabric replaced, the connection between the building’s past and present is largely severed. The proposals redress this disconnect by undoing some of the modern interventions, re-exposing historic elements to a more appropriate state for the property’s historic character.

Aesthetic value derives from *“the ways in which people draw sensory and intellectual stimulation from a place”*. Aesthetic value might be generated through conscious design and artistic endeavour, fortuitous and organic change, and the relationship of structures and materials to their setting.

The aesthetic value is considered the most significant heritage value. The farmhouse is a traditionally constructed Cotswold building with limestone walls, stonework detailing, both hardwood external joinery items and original stone reveals. Traditional timber roof structure supports a stone roof covering. The construction materials and design of the building and its subsequent extensions are common for this area

Proposed Works to No.7 The Dairy, Ashton Keynes. SN6 6NZ (V.1)

and of the Cotswold vernacular. The farmhouse is a relatively well-maintained example of this type, despite the refurbishments.

As previously mentioned, this value is diminished internally. The proposals aim to re-establish this value in a sensitive manner, breathing new life into an otherwise tired and dated appearance.

Communal value derives from *“the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory”*. Communal values may be commemorative, symbolic or social in nature. The latter is typically *“associated with places that are perceived as a source of identity, distinctiveness, social interaction and coherence”*, and might only be articulated when the resource is under threat. Communal value is also tied to historical value and aesthetic value.

The communal value of this property is low. The former Farmhouse, has been sub-divided and consumed within a much more recent development of dwellings forming a small estate.

The significance of a heritage asset can be derived from a combination of some, or all, of these heritage values, and the setting of a heritage asset can contribute to, or detract from, any of these four values. Setting is relevant as it is the way in which the significance of the heritage asset is *“experienced”*.

No.7 The Dairy is located in a semi-rural setting within former farmland. Its proximity to a development of 12no. dwellings at the time the farmhouse itself was split into two residencies does limit its presence within the wider setting.

Proposed Works to the Farmhouse at Pound Farm (V.1)

8.2 Impact on significance

Proposed Works	Significance of the Heritage Asset	The impact of the proposed work on the historic fabric:
8.2.1 Repointing	The external facades have been repointed with cement-based mortar this will deteriorate the stone walls.	The repointing of the external walls in a lime-based mortar will retain the facades in their current state and prevent additional deterioration from the freeze-thaw phenomenon. This repair to the historic fabric can only be considered as a positive impact.
8.2.2 Removing fashion fireplaces	Reinstatement of the original fireplaces will return the interior appearance of the dwelling to match that of the external appearances.	Removal of the gypsum-based plaster will enhance the breathability of the walls. This reinstatement will have a negligible net impact on historic fabric.
8.2.3 Removing gypsum-based plaster	The external walls have been lined internally with a gypsum-based plaster which is retaining water in the external walls	The removal of the gypsum plaster in association with the repointing externally, will enable the walls to regulate their moisture content to alleviate instances of damp. This action to the historic fabric can only be considered as a positive impact.
8.2.4 Infilling between the existing joists	Placing woodwool slabs between the joists and covering with lime-based plaster will enhance the sound insulation between floors.	The woodwool slabs will act as a substantial substrate for the bonding of the lime-based plaster. The resulting net impact on historic fabric will be negligible.

Proposed Works to No.7 The Dairy, Ashton Keynes. SN6 6NZ (V.1)

Proposed Works	Significance of the Heritage Asset	The impact of the proposed work on the historic fabric:
8.2.5 Removal of and infilling of doorway.	The use of timber studs, over boarded with woodwool slabs and a covering of lime-based plaster, will permit the use of the property to the desires of the applicants.	The insertion of a timber partition will not require substantial fixing into existing fabric. Over the building's future lifespan, it can be considered easy to remove and reinstate the current doorway. Therefore, the proposal is considered to have a minor and relatively temporary impact.
8.2.6 Removal of the wall to the back of the cupboard	The taking down of the rear wall to the cupboard will permit access through into the living room.	The removal of the wall at this time would not prevent its reinstatement at a later date and as such could be considered to have no long-term impact.
8.2.7 Replacement Doors	The main entrance door and side panels and the rear door are to be replaced. Currently these are 20 th century, of poor quality, and showing signs of deterioration. Thus, their significance is negative as they detract for the heritage asset & its aesthetic value	Replacing the doors in a heritage style, employing the similar timber profiles throughout will provide a more consistent and appropriate look to these elevations. This is considered a positive impact.
8.2.8 Replacement Windows	Only the 20 th century windows to the original farmhouse are to be replaced these are of poor quality, and showing signs of deterioration. Thus, their significance is negative as they detract for the heritage asset & its Aesthetic Value	Replacement with heritage style casements, employing the similar timber profiles throughout will provide a more consistent and appropriate look to these elevations. This is considered a positive impact.

Proposed Works to No.7 The Dairy, Ashton Keynes. SN6 6NZ (V.1)

Proposed Works	Significance of the Heritage Asset	The impact of the proposed work on the historic fabric:
8.2.9 Adding a personnel door to the modern garage	The garage is not a heritage asset and is sited 13.5m away from the farmhouse which is the heritage asset.	There will be no impact directly to the heritage asset
8.2.10 Implementing photovoltaic panel to the roof of the garage	Being 13.5m away from the garage the heritage asset will not be affected.	The implementation of a renewable energy source should ultimately save the applicants money, allowing them extra funds for the upkeep of the fabric heritage of the asset.
8.2.11 Landscaping the gardens	The existing concrete paving slabs and insitu concrete are of 20 th century origins and thus detract from the asset. Implementation of reclaimed stone paving and stone sets for the hard paving and a grassed lawn will enhance the overall appearance of the farmhouse. The parking area of gravel is remote to the farmhouse adjacent the modern garage.	Other than the gravel boarders, which will permit drainage away from the buildings structure, the landscaping alterations will not be directly in contact against the heritage asset and thus there will be no impact.

9.0 Summary

It is important to keep historic buildings in a good state of repair and to ensure the historical fabric does not deteriorate through the use of

incorrect materials, inappropriate alteration, or through a lack of ongoing upkeep.

Proposed Works to No.7 The Dairy, Ashton Keynes. SN6 6NZ (V.1)

This application seeks to undo some of the negative elements of the modern refurbishment, whilst retaining and improving what historic fabric does remain.

Some visual changes such as the landscaping will enhance the appearance of the asset, whilst the changes incorporating modern materials are only proposed to be added to the 1980's garage. Over all these changes should be considered acceptable, as they maintain the correct vernacular.

The proposed work respects the historic nature of the property and when considered as a whole, offer a positive impact on the significance of the heritage asset. This application should be treated favourably and positively determined in accordance with the adopted Core Strategy and National Planning Policy.

10.0 Supporting Documents

- ❖ 25-199-100 Location and Block Plans
- ❖ 25-199-200 Plans As Existing
- ❖ 25-199-201 Elevations As Existing
- ❖ 25-199-202 Garage Plans & Elevations As Existing
- ❖ 25-199-300 Plans Demolition
- ❖ 25-199-301 Elevations Demolition
- ❖ 25-199-303 Plans As Proposed
- ❖ 25-199-304 Elevations As Proposed
- ❖ 25-199-305 Garage Plans & Elevations As Proposed
- ❖ 25-199-306 Door and Window Schedule
- ❖ 25-199-307 Landscape Proposal