

HERITAGE DESIGN AND ACCESS STATEMENT

For:-

Replacement of windows

At:-

"Drynham Lane Farm"

Drynham Lane,

North Bradley,

BA14 0PL

For

Mr and Mrs A Taylor

The Site:-

Known as “Drynham Lane Farm”, the building is located to the south east of Drynham Lane, between it and the “White Horse Business Park”.

The Nature of the Asset:-

The building is Grade II listed under Entry No. 1021511 as follows:-

NORTH BRADLEY DRYNHAM LANE ST 85 NE (south side) 1/203 Drynham Lane Farmhouse II Farmhouse. GG/1753 on datestone to front. English garden wall bond brick with stone quoins, Bridgewater tiled roof, brick stack. Baffle entry plan. Two-storey 4-window, C20 door to right of centre with 2-light casement and 2-light hollow-chamfered mullioned casement to left, two single light casements and C20 door to right. Moulded string course to first floor; three 2-light mullioned casements and one blocked mullioned window. Lean-to sheds attached to returns. Rear has 2-light casements to ground floor and 2-light mullioned casements to first floor.

Listing NGR: ST8611756149

The present building dates back to the mid eighteenth century, with a recorded datestone inscribed “1753” and was originally a traditional building for the area, with a profiled clay tiled roof, over walls of predominantly English Garden Bond brickwork in lime mortar.

It ceased to be a “Working Farm” around the mid twentieth century and became a private dwelling, sometime associated with a commercial vehicle storage site to its south west.

Additions and alterations were made prior to its listing in 1987 and the building stands today, as can be seen on the elevational and plan

drawings, with extensions to the rear and western gable, rooflights and replaced windows of typical mid twentieth century timber types.

The Extent of the Asset:-

The “asset” is the main part of the original farm/dwelling as shown on the accompanying drawings and very little remains of the surrounding farm apart from the “modern” barn building to the west of the dwelling. Its “yard” has been the front access and parking area for many decades and its remaining surrounding area has been a domestic garden for a similar period.

The Significance of the Asset:-

Despite the various additions and additions such as rooflights, the original building remains clear and distinct, with its original brickwork and roof tiles and the proposed windows will enhance that aspect of the building.

Process:-

At the time of writing this statement the house itself is under consideration by my clients and myself with respect to the side and rear extensions. The general conclusion, at present is that these mid to latter part twentieth century should be removed and replaced with elements more in keeping with the original building. The extent and detailing of this part of the project has yet to be finalised, but in the meantime it has been agreed that the mid twentieth century windows should be replaced as soon as possible and this application deals with this aspect of the property

The Proposed Works:-

These works will be limited to the replacement of the windows and front door to the original openings. The attached drawings indicate which openings are affected by the proposal (3189/W/1/**W**) and the

new units, whilst being discretely double glazed, as were the existing mid to late C20 units, will be manufactured in a more traditional “cottage” style, in keeping with the original building. The door will also be of traditional style and construction

Relevant Planning History:-

Map M1 dates from the mid C19 and clearly shows the original more isolated nature of the building as a farm with only a single dwelling to its north, extensive extensions to its southern corner, a large rear garden and an orchard beyond to the south east. This can be made out on the aerial image from 1945 on AP1. Following on from this the available aerial images cover the period from 2002 to 2025, all of which show the modern extensions to the south west and south east corners.

Various applications have been submitted to cover extensions and two new dwellings as follows :-

88/01518

W88/01654/LBC

16/09269/OUT

19/02603/FUL

19/02603/REM

20/00973/DOC

The Impact on the Asset:-

The development around the application site, especially the industrial/commercial estate to its east and south east, plus the recently approved 200 plus house estate to its north west along with other historic developments have isolated Drynham Lane Farm and

reduced its impact, which remains as a “stand alone” example of a vernacular farm dwelling

Preserve, Enhance and Mitigate:-

Notwithstanding the further works under discussion at the moment, the replacement windows and door will ensure that the main/original building is enhanced in such a way that will mitigate any, very minor, impact that double glazing will have on the property, especially as the present C20 units are double glazed.

Design and Appearance:-

This will be retained as a conventional and traditional farm dwelling.

Amount:-

The original openings will be retained, with no changes in size.

Layout:-

This is indicated on the current drawings

Scale:-

This will retain the normal domestic scale of the present building

Use:-

This will remain totally domestic

Access:-

The present and parking arrangement will remain unaffected.

Biodiversity and Eco aspects:-

Whilst having no impact on the above, the upgraded thermal performance of the new windows will improve the efficiency of the building, thus reducing its environmental impact .