

For Mill Lodge Properties Ltd

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RIXON FARM
RIXON GATE
ASHTON KEYNES
WILTS
SN6 6QW

Planning statement

1.0 INTRODUCTION AND BACKGROUND

1.1 The application

The application is a S73 amendment to **Planning ref 14/03493/FUL** as follows

Variation of Condition 2 (approved plans) of planning application 14/03493/FUL ('Full Planning Permission for Demolition of Existing Agricultural Buildings & Erect 2 Dwelling with Parking & Associated Landscaping. Conversion of Barn to Form Single Dwelling. Change of Use of Ground Floor of Barn & Extension to Form Single Dwelling Including Existing First Floor Residential Use (Pursuant to 05/02731/FUL) Erection of Garage for Farmhouse')

2.00 SITE OVERVIEW

- 2.01 The site is a collection of former farm buildings located in the countryside. Among the buildings two of these are listed, both grade II, one being the farmhouse in the south western corner of the site, the other a barn along the northern edge, adjacent to the road. The barn consists of a collection of barns – the threshing barn, the former granary/stable building and the former cowshed. It is the conversion of the cowshed that this application relates. The former cowshed is open-sided and according to the Entry Listing of April 1986 consists of '*6 bays. stone, stone tile roof supported on circular rubble stone columns on open front. Trusses with cambered collars, blade principals and two in-line purlins*'.



- 2.02 Fig 1. Former cowshed. This is how the original barn would have looked before it collapsed in the late 1990's and before the conversion into domestic use

3.00 DESIGN APPRAISAL

- 3.01 In the previous permission ref PL/2024/01252 granted on 16th August 2024 the proposal introduced more timber clad cavity walls behind columns as the original permission, with an end bay kept open. See fig 2 below. This was a s73 application to the original planning permission re 14/03493/FUL. The 'openness' of the original structure shown in Fig 1 above was, we believe, compromised.



3.02 Fig 2. Current permission showing one open bay and timber clad cavity walls sitting behind columns. This creates an unsatisfactory connection at the eaves where the trusses are partly obscured by the new studwalls – see Fig 3 below



3.03 Fig 3. The current permission within the building shows an unbalanced roof structure. It also leads to the external stone piers being a collection for cobwebs, and dirt between the window and the stone pillars. Under the current permission, it will be necessary to install further timbers to support either curtains or blinds so they will be set further back into the building, again separating the structure in an awkward manner. At the time when the original permission was granted it was not known that the intermittent piers were a different diameter.

3.04 It should be noted that the open bay at the hipped roof end of the 2024 permission causes another unnecessary and awkward junction with the building's structure. The boarded walls would obscure part of the truss and clash with the roof purlins and its apex. To maintain the simplicity of the original building and keep the design aesthetically pleasing and true to its original form, it is proposed to continue the glass along the full length of the south elevation, without

compromising the design. It also makes for a more attractive entrance creating extra room to hang coats, etc. See fig 4 below



Fig 4 . The Proposal with double glazing in a minimalist aluminium frame, allowing the columns to remain fully visible, from all sides, retaining its original appearance as in Fig 1.

- 3.06 The glazing is now running the full width of the barn. It is detailed as a very simple design with **non reflective** glazing in a minimalist aluminium frame, allowing the columns to remain fully visible, from all angles. This expensive form of glazing is not uncommon in contemporary extensions to listed buildings. Pilkington Optiview Ultra is an evolution in glazing that offers good thermal efficiency as well as non reflectibility. We believe this is in harmony with the simplicity of the original former cowshed shown in Fig1.



Fig 5. Image showing the trusses sitting on the stone columns that are no longer hidden, true to the original built form

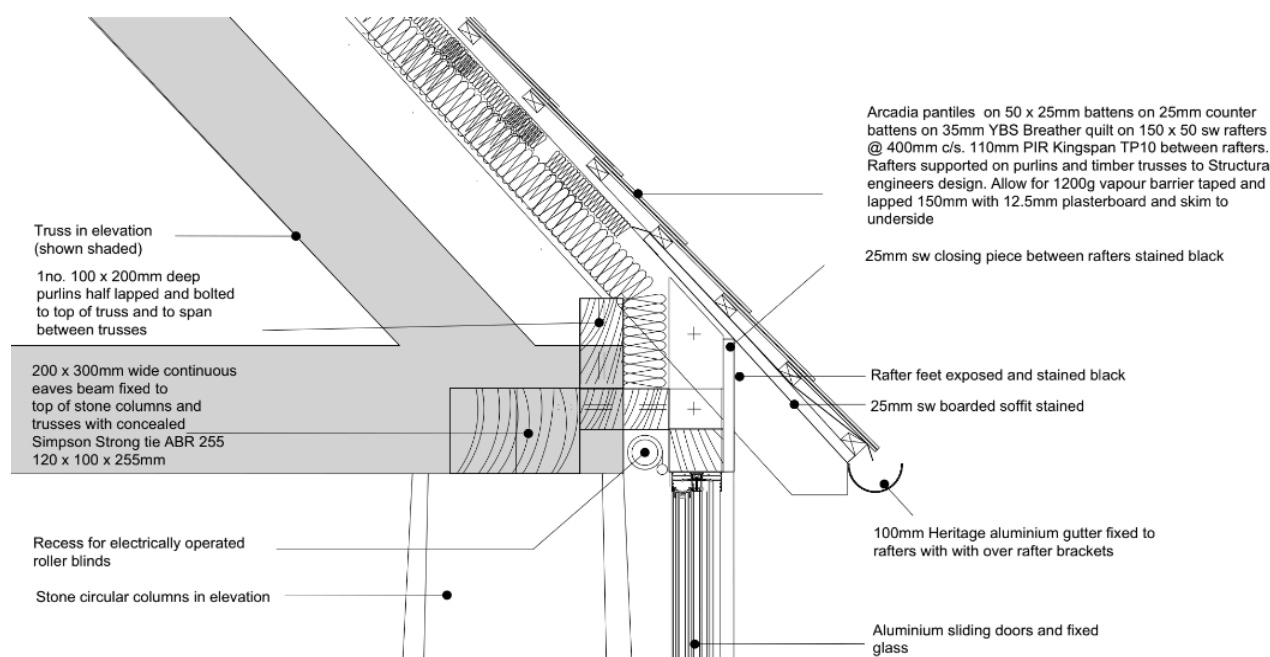


Fig 6. The proposed revised detail above showing how the new glazing no longer conflicts with the original structure, and the electronically operated blinds are concealed within a recess



Fig 7. An example of where glazing on the outside of the original columns maintains the original appearance of the barn

3.08 It is not uncommon in principle to fix the glazing outside the line of the columns, as demonstrated in a conversion to a Grade II listed barn in Ashford, Kent built in 2024– see Fig 7 above. This C16th grade II listed barn conversion was shortlisted for RIBA House of the Year in 2024, and won a Regional South East of England RIBA award in 2025.

4.00 ACCESS

- 4.01 The access will remain as previously approved in planning ref PL/2024/01252 granted on 16th August 2024

5.00 CONCLUSION

- 5.01 The proposed amendments do not significantly affect the character of the wider area. The proposals do not effect the public facing element of the scheme and therefore the conversion to domestic (previously approved) will not have a significant harmful impact in terms of the local landscape character. This application is concerned with the alternative details of a conversion of a listed building.
- 5.02 The proposal would continue to offer occupants with reasonable access to private amenity space. It would not give rise to conflicts in terms of privacy or loss of daylight. To provide privacy, blinds are to be used that will fit perfectly between the piers and the glass (see Fig 5 above). They will be automatic roller screens when raised, and will not in any way, obscure the structure of the barn.
- 5.03 Though this proposal has been discussed previously with the Senior Conservation officer it is hoped that now, having visited the site, he reconsiders his earlier decision, and approve this application as a more sensitive approach than previously approved in 2024 planning ref PL/2024/01252