

Heritage and Design Statement

Abbots Barn, Lower South Wraxall, Bradford on Avon, BA15 2RS



Introduction

Abbots Barn is one half of a Grade II listed barn (List Entry No. 1180428), constructed of rubble stone walls with Bridgewater tiled roof, originally sited on Home Farm. The barn was listed in 1988 due to points of significance, namely the collar and tie-beam trusses with raking queen struts in the roof. This half of the barn was converted to a dwelling in 1993.

Abbots Barn sits away from the highway in the southerly corner of Lower South Wraxall village, within the South/Lower South Wraxall Conservation Area and West Wiltshire Green Belt. The barn is surrounded by a farmyard and agricultural buildings also in the applicant's ownership and is mainly out of public view.

Past planning applications

W/89/00724/LBC Home Farm - Demolition of section of existing farm building which is to be converted into two dwellings - approved

W/89/00510/FUL Home Farm - Conversion of disused barn into two dwellings - approved

W/08/01882/LBC Abbots Barn- First floor extension above utility room to create a fourth bedroom - approved

Proposed works

The removal of an existing wall between the kitchen and dining room; and the removal of an existing partition between the dining room and hallway. Both the wall and partition were constructed during the barns conversion.

The installation of French doors with non-opening sidelights in the north-east elevation, in place of the existing three casement window to the dining room at present. The timber frames and doors will be constructed of softwood and painted to match the existing windows.

All necessary structural support works will be carried out in accordance with the recommendations set out in the structural report.

Design

The improvements will provide a larger kitchen diner creating a more family friendly space within the house and the installation of French doors with sidelights will allow more light into the newly formed room, as well as providing direct access to the garden.

Below, photographs show the existing north-east elevation of the property and an example of French doors and sidelights to be installed.



Abbots Barn – North East elevation



Example of French doors and sidelights proposed

Impact and Privacy

The proposed French doors and sidelights would not be visible from any public viewpoint or from neighbouring listed buildings, including Home Farmhouse (List Entry No. 1021862) and South Wraxall Lodge (List Entry No. 1021863), due to effective screening provided by the adjoining Home Farm, an agricultural building sited on Home Farm and established dense hedging and dry-stone boundary walls.

For the reasons set out above, the proposed works will not adversely affect the privacy of neighbouring properties.

Access and Parking

The proposed works will not alter the principal access or parking for the property.

Conclusion

The proposed works are limited and designed to respect the character and significance of the Grade II listed building. The removal of a modern internal wall and modern partition will not affect the historic fabric, and the replacement of the existing dining room window with timber French doors and side lights will be sympathetic in design and materials. The proposals will improve the use of the dwelling without harming the listed building, the Conservation Area or the Green Belt.