



DESIGN & HERITAGE STATEMENT

Proposed replacement timber windows and doors 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 remove the existing PVCu windows and doors and replace with traditional timber windows and doors at 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 dovecot 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 old OS maps opposite, show Ashbys as being separate cottages up until 1942. From the evidence of brick door heads in the stone work, Ashbys was likely to have been made up of four cottages and indicates that it has evolved significantly over a period of time.

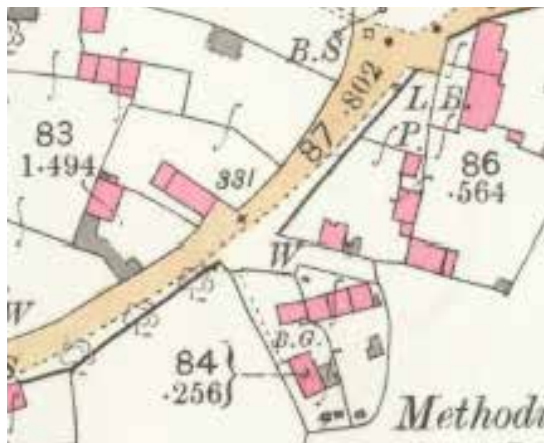


Fig 1 Extract from OS Map 1884



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

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/2025/08710 and **PL/2025/08906** Proposed extension and alterations.
Approve with Conditions 19/12/2025

PL/2024/08510 Proposed conversion and extension of Coach House for ancillary use.
Approve with Conditions 14/01/2025

PL/2023/06518 Demolish 2no. existing semi-detached cottages and outbuildings and erect 2no. 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.

5.0 Proposal

5.1 The proposal seeks to replace the existing PVCu double-glazed windows with new timber double-glazed windows of a more traditional design. The existing PVCu windows were installed as part of the planning permission granted for the extension and alteration of Ashbys Farm House under application reference W/87/01287/FUL in 1987.

The proposal also includes the replacement of the existing PVCu external doors and frames with timber doors and frames.

The works relate solely to the windows and doors numbered on the submitted plans and accompanying details. The remaining windows and doors, which are not numbered on the drawings, have already received planning permission under application reference PL/2025/04445.e already been granted approval (**PL/2025/04445**).

5.2 The images below show an existing PVCu window and door which are not inkeeping with the listed farm house.

6.0 Design

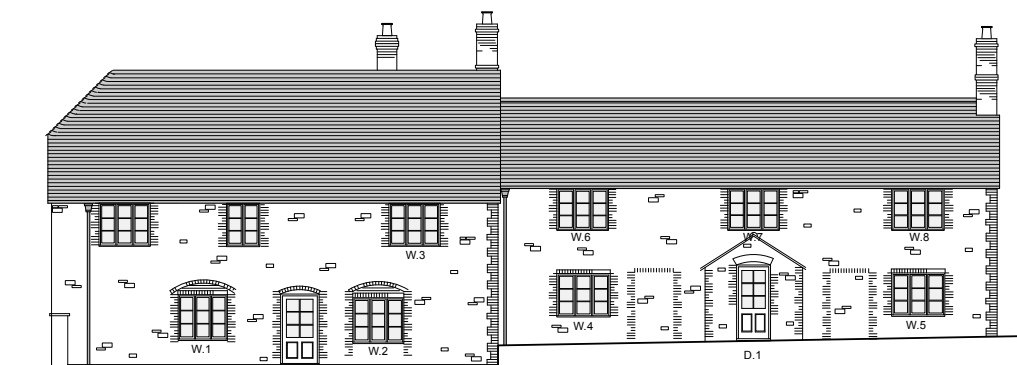
6.1 The new windows will be timber, painted and of a traditional style to be in keeping with the listed farmhouse. Although the windows will be double glazed with surface mounted glazing bars, the glazing bars will be 22mm in width to achieve a more traditional appearance. The doors and frames will be of traditional timber construction as per attached joinery details.



Fig 5 Existing PVCu window

7.3 Materials: -

Windows and doors – Timber painted.



West Elevation



East Elevation

Proposed Elevations with replacement windows noted

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.



Fig 6 Existing East Elevation

8.2 **Reinstate windows and doors** - See windows and doors numbered on page 4

Design and Materials: Allow to carefully remove the existing windows and doors. Fit traditional style, timber window and doors within the existing openings.

No significance

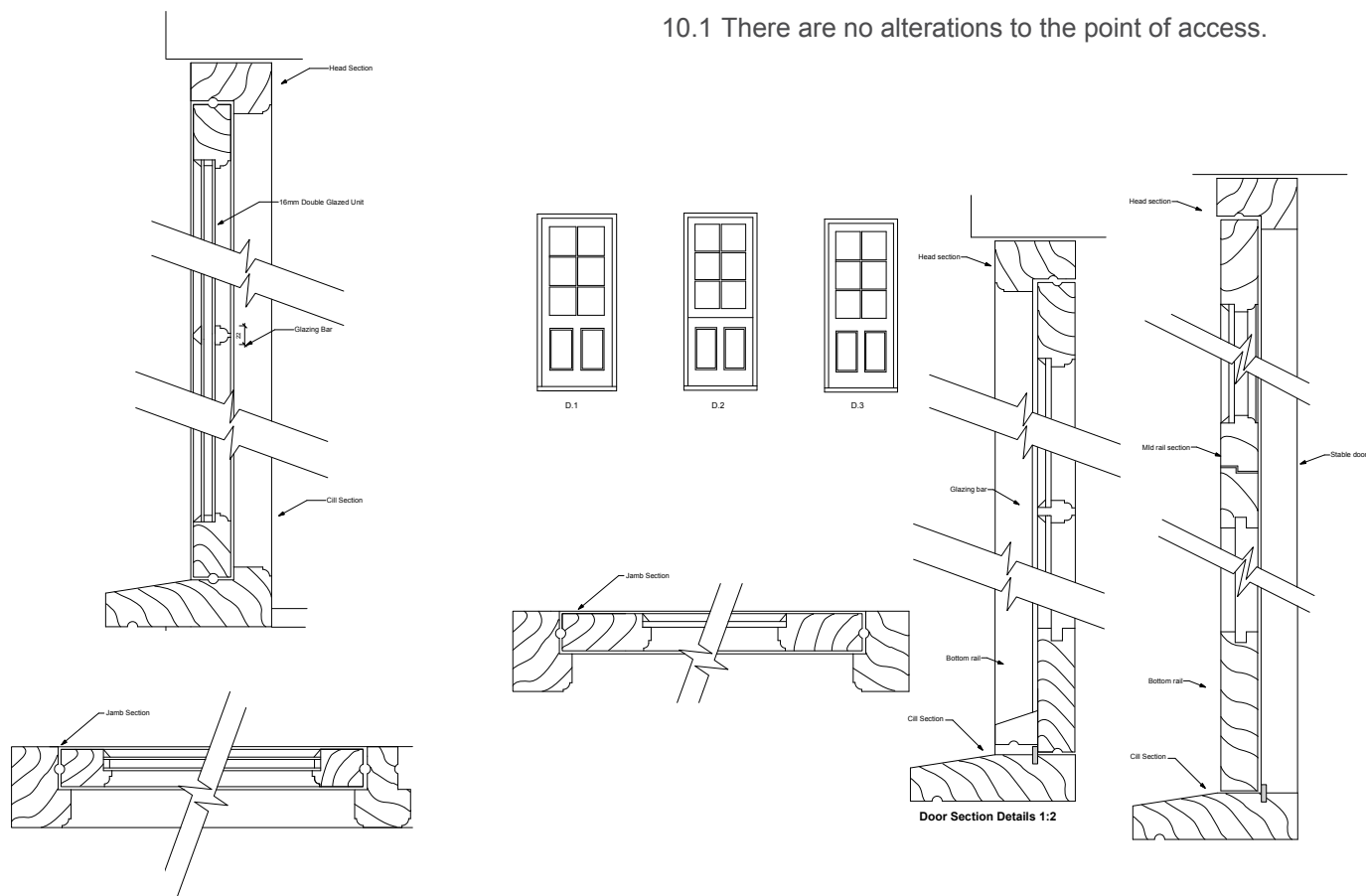


Fig 7 Proposed window and door joinery details

9.0 Case for Granting Approval

9.1 Reinstating the doors and windows in painted timber will be more in keeping with the character of the listed farmhouse and will significantly enhance the appearance of the existing elevations.

9.2 The windows and doors not numbered on page 4 have already been granted approval (PL/2025/04445).

10.0 Access statement

10.1 There are no alterations to the point of access.