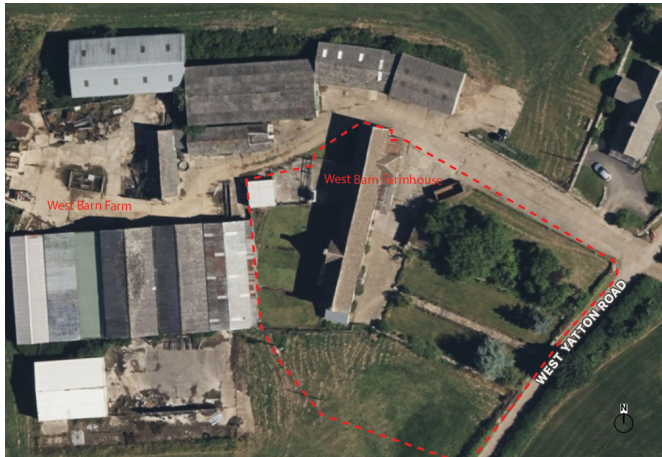


Design and Access Statement

Proposed Internal and External Alterations to West Barn Farmhouse, West Yatton

Application site:

West Barn Farmhouse is a Grade II listed building, dating back to the 16th century, and extended in 1616 and 1742.



The farmhouse sits within the wider site, with a working arable farming operation taking place in the various modern agricultural sheds on the extended site. The land was split in 2024 into the Farmhouse and Gardens, and the agricultural sheds, farmland and yard.

West Barn Farmhouse is sited north–south, with east and west gardens, a shared driveway and a small field to the south. The farmhouse and the farmyard are currently accessed via the shared driveway.

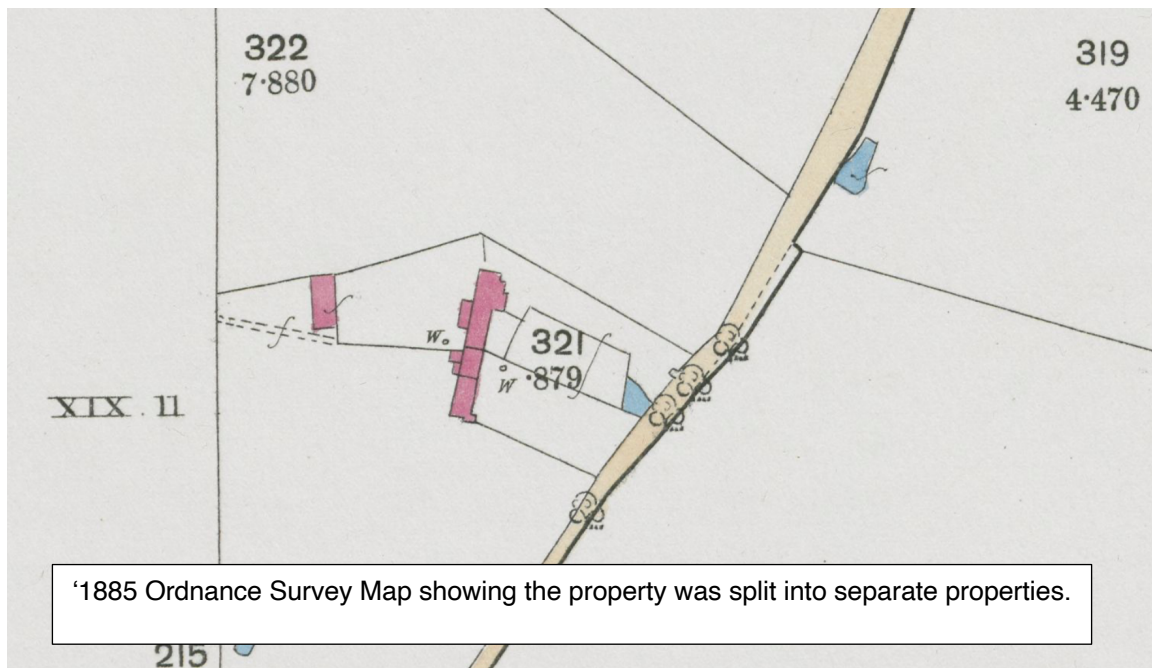
The farmhouse is mainly constructed of coursed rubble stone with ashlar quoins. The roof is of typical Cotswold stone slates. Various original doorways have been filled in over the years, along with internal and external alterations typical of agricultural vernacular buildings.

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The list description for West Barn Farmhouse:

"House and barn, dated 1616 and 1742, rubble stone and stone tiled roof. Long house plan with east end barn, apparently mid C18. Coped east gable, projecting south cart- entry with hipped roof, right of centre with lean-to to right and Tudor-arched loft window to left. Plain timber-lintel rear cart-entry, lean-to to right. Between barn and house range a former through passage with flush round arched doorways, south side infilled and C20 door, north side blocked. I E 1742 over south archway. House range has 4-window range. From right: Moulded doorcase with hoodmould and incised date 1616, recessed single light over; 2-window range of C19 flush chamfered mullion windows, two 2-Light, single light and door in C19 or C20 gabled porch; then 3-light recessed cyma-moulded mullion window with 3-light timber window over. West end stack. Rear wall has mainly C20 openings and large central projecting chimney gable with 2- light recessed chamfered mullion window to ground floor"



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The planning application seeks permission for:

- *Re-opening of the 1616 front and back doorways and installation of new handmade solid English oak doors.*
- *Removal of the 20th-century internal staircase and replacement with a contemporary, more accessible staircase on the rear elevation.*
- *Repair of existing floor joists and replacement of cut joists on the first floor.*
- *Demolition and removal of 20th-century concrete blockwork stables.*
- *Replacement of the mezzanine structure to be more sympathetic to the heritage asset.*
- *Removal of concrete floors, replacement with insulated limecrete slabs with underfloor heating.*
- *Removal of concrete and rubble infill to archways and installation of frameless glass to openings.*
- *Repurposing the existing concrete blockwork shed to act as a plant room for the property, providing low-carbon heating via solar photovoltaic panels, battery storage and a ground-source heat pump.*

Planning History

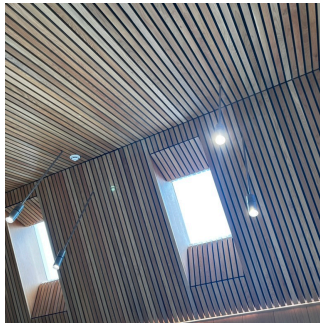
PL/2025/03070 ([link here](#)) among other items included the restoration and reopening of the 16th-century staircase. This provides access on the south side of the farmhouse; works have been completed and the property now has two workable staircases.

Both staircases are steep, at around 45° (degrees), which is above what would normally be recommended for an ideally safe and comfortable stair.

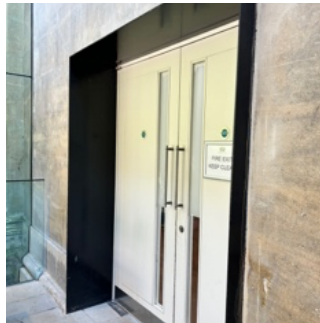
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The design



Ref 1



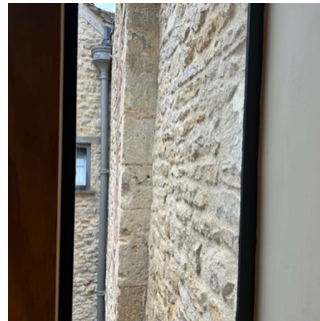
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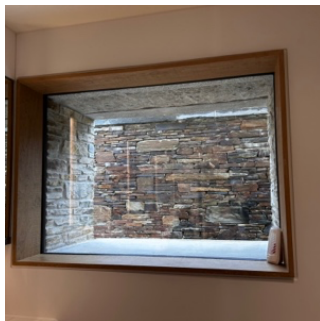
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Ref 5



Ref 6



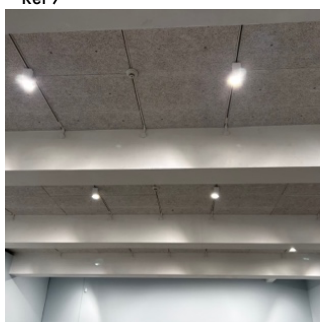
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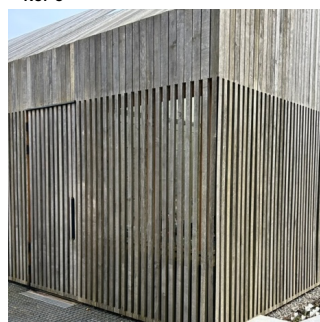
Ref 8



Ref 9



Ref 10



Ref 11



Ref 12

Above: Typical Design Details of materials that will be used on exterior and interior. Materials will be of quality and finish to show high degree of simplicity, authenticity and functionality in the design of the proposed alterations will be to the heritage asset.

Design and Access Statement

Proposed Internal and External Alterations to West Barn Farmhouse, West Yatton

Staircase and Hallway

There is evidence that a previous staircase was once in the hallway behind the 1616 doorway, and it is thought that when a new staircase was cut into the fabric of the building in the mid-20th century, the original 1616 staircase was removed. It is also thought that the infill of the doorways took place around the same time, in the 1950s. The current staircase pitch, at around 45°, is not accessible to all visitors to the property.

By reopening the doorways, the hallway will be returned to its historic function, while a new modern staircase will be built to the rear of the property through a 17th-century opening. New hand made solid oak doors will complement these openings. ^{Ref 9}

The new staircase will have a gentle pitch of approximately 30° to the first floor, creating a more accessible stair for the occupants. The structure is to be clad in black corrugated steel ^{ref 3}, helping it to blend with the site's agricultural vernacular. Full height vertical glazing offers a glimpse outward (and in) to the modern addition to the farmhouse. Detailing between the structure and the farmhouse will be seamless ^{ref 6,5,12} but carefully considered, utilising an opening lined with painted steel plate. ^{ref 2} The glass link between the proposed staircase and the host building offers a simple yet important almost invisible link between the structures.

The structure of platform linking the first floor of the staircase to the host building has also been detailed to appear to be floating with carefully considered structural elements. ^{Ref 12}

Mezzanine

The existing mezzanine is not sympathetic to the 1740s barn, while the rooms below (office/hallway/shower/WC) will be removed to allow for a more open plan and a more usable office for the occupants. The space will be flooded with natural light from the arched openings. The new mezzanine structure will be freestanding and appear to float, with a strip of perimeter glazing adjoining the barn walls. The steel structure will complement its surroundings, with a gentle nod to the agricultural, utilitarian nature of the property's history.

Design and Access Statement

Proposed Internal and External Alterations to **West Barn Farmhouse, West Yatton**

Hallway

The hallway will provide a central point between the office, the front and rear elevations, the kitchen and the stairs. With the addition of a WC and store/utility, the amenities will enable the property to be continually enjoyed by the current and future occupants.

First floor

By re-instating the original floor plan, a bedroom, along with an upstairs bathroom, hallway and upstairs lounge area beside a 17th century fireplace which has largely remained intact over the years (this was discovered infilled by the current occupants).

Kitchen

The removal of the mid-20th-century staircase enables a more usable kitchen, with a series of freestanding cabinets to complement the 17th-century hall. The removal of the concrete flooring and replacement with a limecrete subfloor and stone flags will enhance the heritage asset, while creating a more usable space. The underfloor heating will provide an efficient means to heat the property with a low-carbon footprint, using a ground-source heat pump with solar generation and battery storage where possible.

Outside

Demolition of concrete stables

The demolition of the stables will improve the appearance of the front elevation and bring the setting back towards its pre-1950s character. It will also provide better access for cars.

Repurposing of existing concrete shed

The proposed repurposing of an existing shed will facilitate a low-carbon supply of electricity and heating to the farmhouse, while maximising the use of the existing structure's footprint. This will help the occupants to manage energy costs, while maintaining a functional family home. The change in roof pitch of the existing structure enables optimal solar generation, while battery storage within the proposed plant room will be key to enabling the low-carbon heating strategy^{4,11}

Design and Access Statement

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Planning Policy

The proposed works have been designed to align with the national and Local Planning policies. The materials and finishes have been chosen to sensitively complement the building within its site and locality, and detail has been created to reduce the harm to the existing heritage asset from previous works, while improving the amenity, reducing the carbon emission for the enjoyment of the property.

- National Planning Policy Framework (paras 199–202), which requires great weight to be given to the conservation of designated heritage assets.
- Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the works preserve the special architectural and historic interest of the listed building.
- Policy 58 of the Wiltshire Council Local Plan, conserving the building's significance through minimal and sensitive intervention.
- Core Policy 41 and have been designed to minimise impact on historic fabric, consistent with guidance from Historic England.

Conclusion

The proposals will have no negative impact on the setting of the heritage asset and will allow the site to function as a dwelling and to be enjoyed by its occupants.

The proposals are in keeping with the context of the listed building's wider site setting, utilising existing structures within the curtilage of the property where possible.