

MATHEWSON WATERS ARCHITECTS

Proposed conversion of traditional Goat Barn to single-storey dwelling, and use of adjacent outbuilding as associated domestic storage at:

Marridge Hill, Ramsbury. SN8 2HG

Design & Access statement. (Rev-A)

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View of the Goat Barn seen from the site access, looking east.

Introduction:

The subject of this application submission is the Goat Barn, which can reasonably be considered to be a non-listed local traditional building of historical interest and therefore a heritage asset.

The applicant, Mr Robin Belither has instructed Mathewson Waters Architects to prepare design proposals and to support the application for Full Planning Consent submitted by APT Planning Ltd.

The scale & open-sided design of the six bay Goat barn is a traditional form of agricultural structure similar to cartsheds within farmstead courtyards.

The scale of the goat barn is typical of a traditional 6-bay wooden-framed cartshed-type farmstead building.

The goat barn is located in a paddock, and is set well back from the lane running through Marridge Hill,

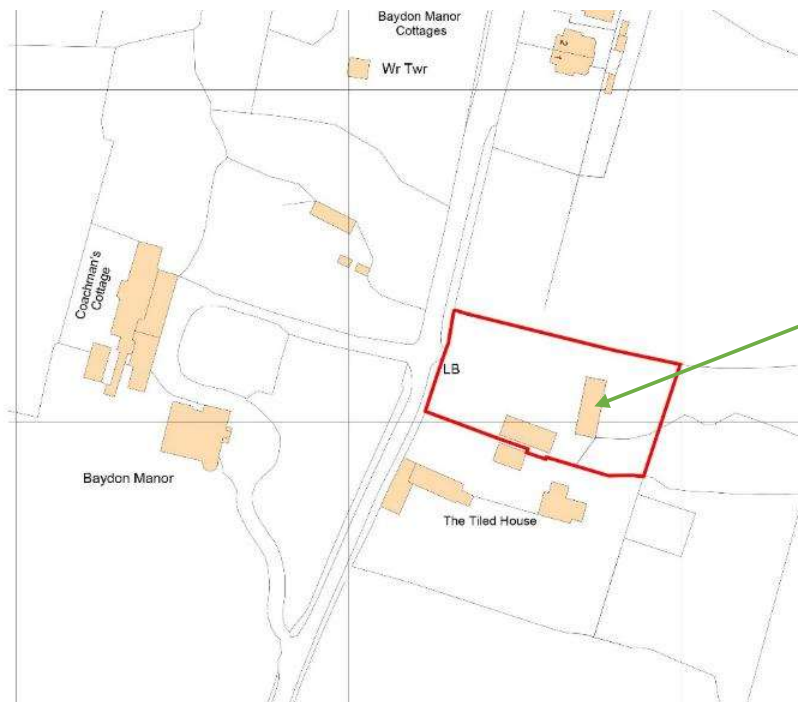
It is concluded that the timber-framed Goat Barn, is a good example of this typology, in a good state of repair and is therefore an unlisted heritage asset.

The application building:



Aerial view of the Goat Barn and its context (Google Earth)

The following OS extract plans, (current and historical) illustrate the context of the Goat Barn
And how that context has changed over the past 100 years or so.



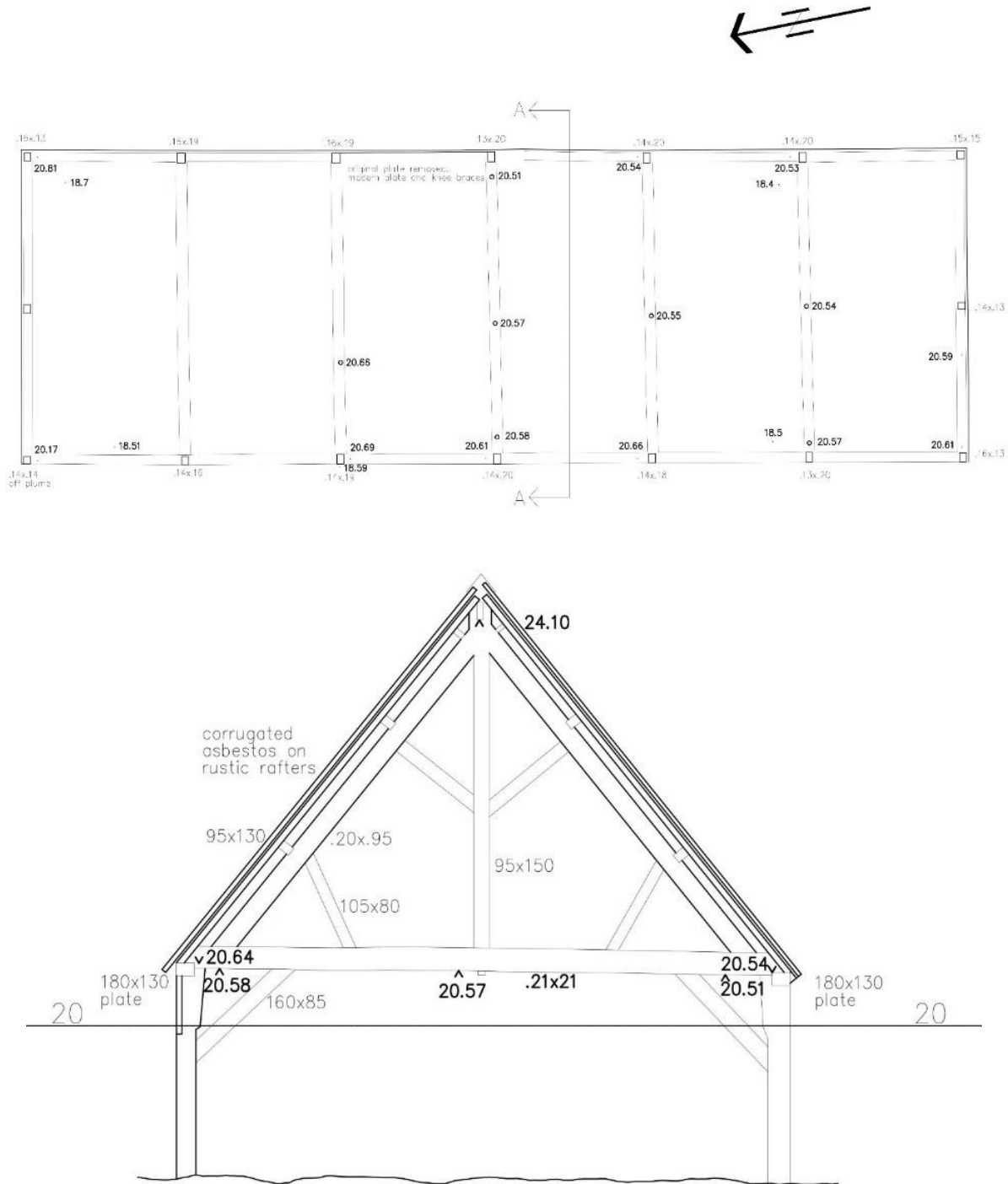
Two OS plans which enable a clear comparison to be made between the current context of the Goat Barn, (left) and as it was between 1892-1914, (below).

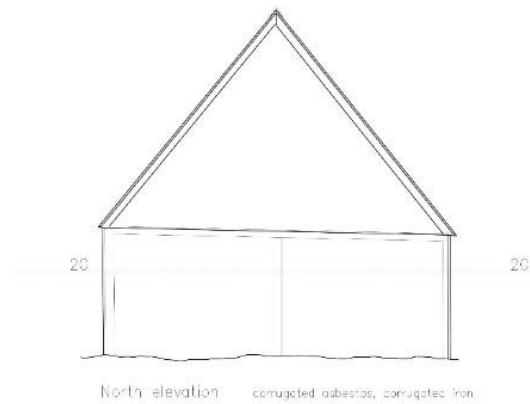
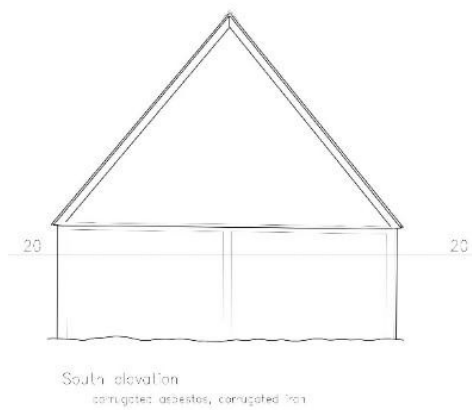
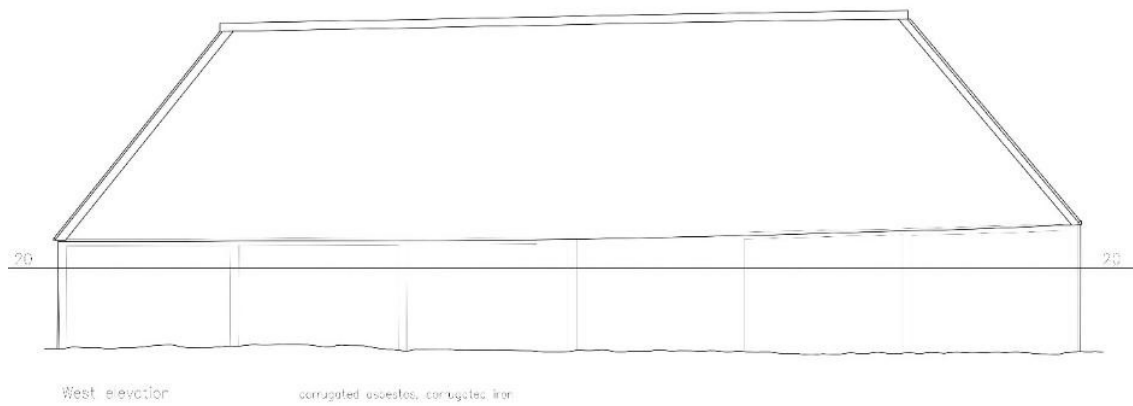
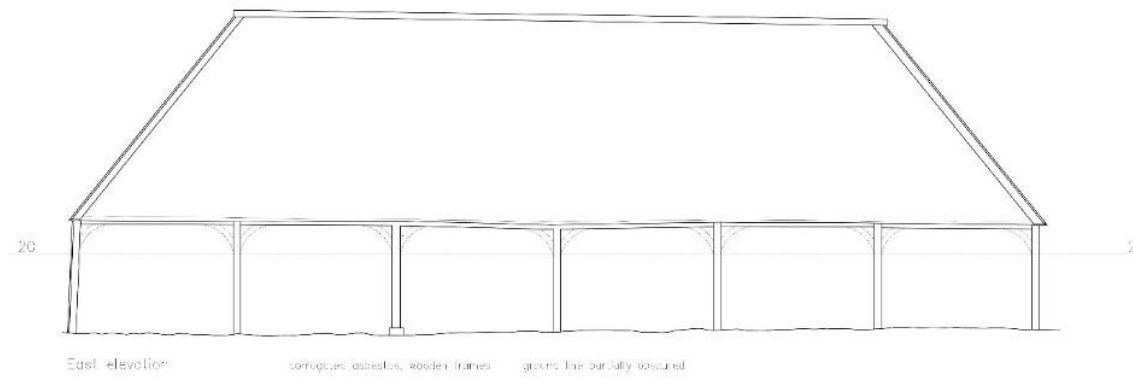
It is interesting to note the extensive range of various farm buildings that existed just over a hundred years ago.



1873-1888 OS plan extract

The survey plans, elevations and typical section of the Goat Barn are reproduced below to show the frame layout and the type of principal structural trusses, (not to scale)





The application proposal:

The proposal is to secure the future existence of the former Goat Barn through converting it as a self-contained dwelling but retaining the historical wooden frame as an integral part of the structure and layout of the proposed accommodation.

The submitted structural report by Mann Williams and the annotated main submitted plans and elevations drawing confirm that the frame would be retained as the structural support for the slate-covered roof and would require only a small number of traditional spliced frame repairs.

Amount of accommodation:

Gross floor area = 118m²

Gross internal floor area = 106m²

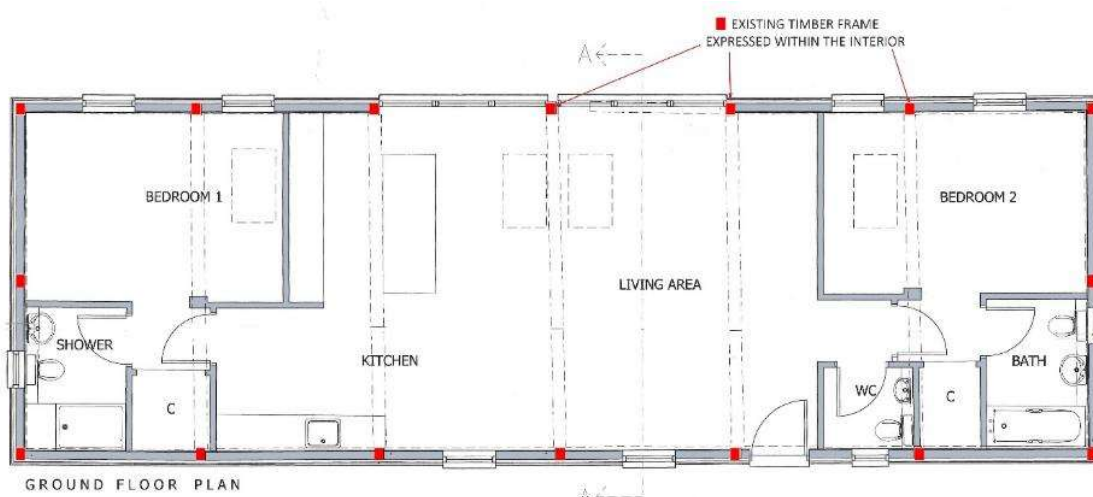
Scale:

Height to ridge: 6.2m (as existing)

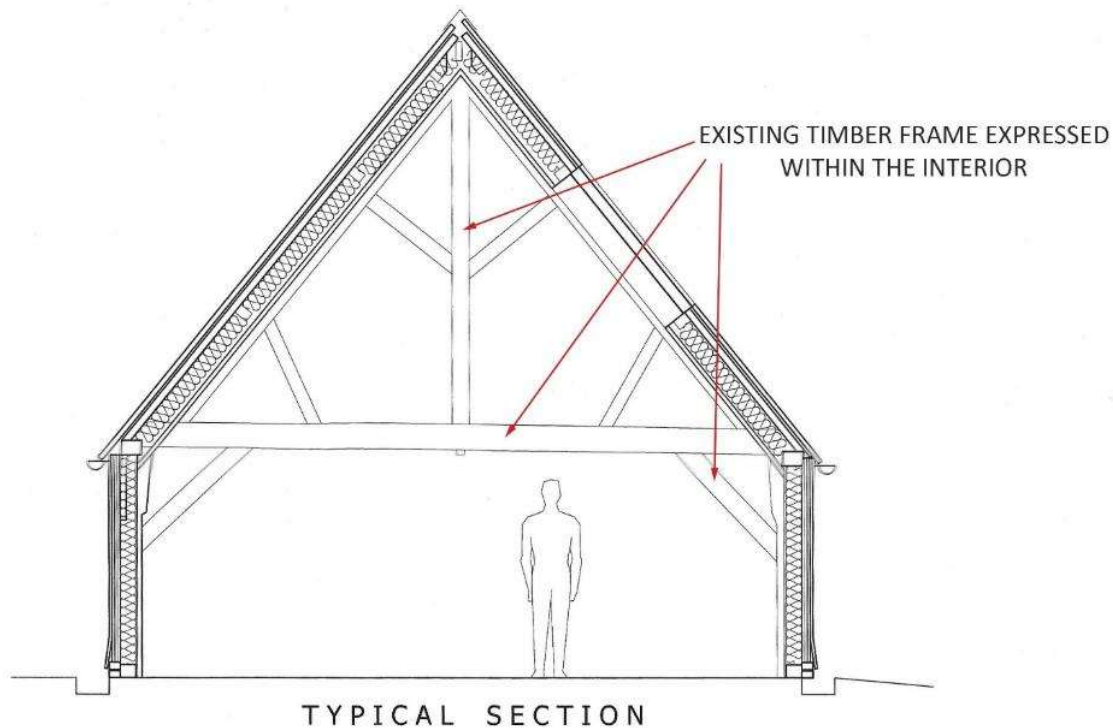
Height to eaves: 2.1m (as existing)

Layout:

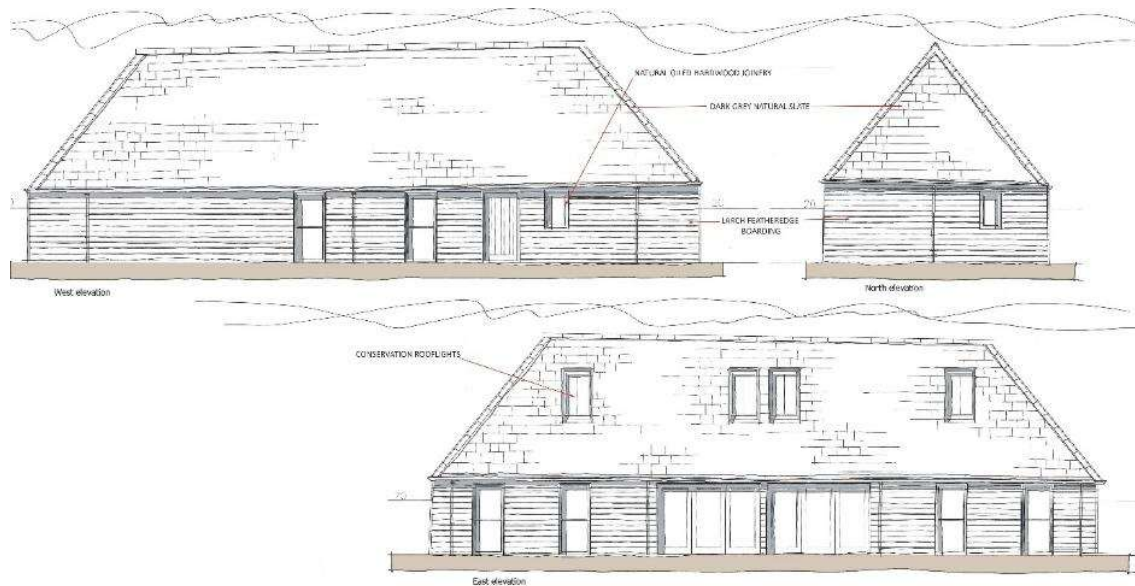
The layout of the conversion is shown in the proposed floor plan included below, (not to scale). This illustrates how the structural frame, (red) acts as the generator of the accommodation and how the central part is kept open-plan to reflect the simplicity of the barn's form.



The typical section is included below, (not to scale) to illustrate how the principal trusses are expressed within the interior of the main spaces.

**Appearance:**

The external appearance of the barn is shown in the proposed elevations included below, (not to scale). The external materials would be kept simple to reflect the barn's agricultural original purpose and context. The roof would be covered with natural slate; the walls would be horizontal Larch featheredge boarding. Joinery would be natural finish hardwood, allowed to 'silver'.



Access:

Vehicular and pedestrian access would be via the existing entrance from the lane and would be a level approach to the barn. Access into the building would be a flush-threshold, compatible with part 'M' of the current building regulations.

Landscaping:

Landscaping would be introduced to provide enhancements, wildlife habitat and to increase the sense of enclosure and seclusion for the Goat Barn and its garden curtilage.

The proposed improvements are illustrated on the submitted plan ref: 24006-113-A.

Justification for the Proposals:

We have considered the impacts on the non-listed heritage asset and have concluded that there would be no harm, (or at the lowest end of 'less than substantial harm') to the character and setting of the former Goat Barn.

The conversion of the barn to a modest dwelling would be an appropriate new use for this redundant structure and would safeguard its existence for the future in a form that respects its significance through retaining the original wooden frame and ensuring that this is visible and 'legible' in order that visitors can understand and appreciate the construction, materials, details and overall typology of this simple agricultural structure.

The adjacent outbuilding would be retained and repaired as necessary in order to serve as domestic storage to the application dwelling.

In planning terms, it is relevant to understand that the proposed works would normally comply with the Town & County Planning (General Permitted Development) Order as amended in May 2024, but the building is located in the North Wessex Downs AONB.

Under the agricultural permitted development rules, the building is less than 150 sq.m floor area; is less than 10 dwellings & 1,000 sq.m. overall; it has a suitable existing access; and there would be no unacceptable transport, noise, contamination, flood risk impacts, nor a location or building siting making it impractical or undesirable for conversion to a residential use.

Howard Waters *RIBA*

BA; B.Arch; MSc. (Conservation of Historic Buildings)

Revision 'A' – 1st September 2026