

A0840-PDS-001 - Lower Cowesfield Farm – Proposals
Planning, Design, Access & Sustainability Statements



Photo viewing present Frontage / Side of Property & Outbuilding
from Drive (Camera Facing South East)



Photo viewing present Rear of Property from Back Garden
(Camera Facing North)



Photo viewing present Side of Outbuilding from Drive
(Camera Facing East)



Photo viewing present Side of Outbuilding from Back Garden
(Camera Facing North West)



Brief History and Surroundings

Farmhouse

Lower Cowesfield Farm (farmhouse) is a Circa early 17th Century, brick built detached property with proportions and symmetry similar to a Georgian style property although the house predates this period. The external walls are finished using imperial red clay stock bricks, typically in Flemish bond with lime mortar pointing, the walls include brick corbels & features such as a 3 band stretcher bond Corbel at mid-height (First floor zone) and a stepped Dog tooth corbel at eaves level, both gables have raised parapets with a combination of brick and tiled copings. The main roof is pitched construction and finished using red plain clay cambered (hand made) peg tiles, there are 2 brick built gable porches, each with pitched tiled roofs, one to the South East (present Rear Elevation) and one to the South West (side elevation) both are clearly much more recent additions (not original) and were added using different bricks to the main house, these are also in Flemish bond. The fenestration around the property comprises of white UPVC asymmetric storm casement windows (possibly added in the 1970's or 1980's) and are completely out of sorts with the host building. The rainwater goods are weathered cast iron, typically rusting with traces of green paint in places.

Aesthetically Lower Cowesfield Farm (farmhouse) has many areas of historic charm although various elements have been poorly implemented over the years, many of which do not sit well, including the uncharacteristic UPVC storm casement windows, the pseudo timber slatted French style shutters (to the present frontage) the bright steel external stove flue, amongst a number of other elements, all of which needs to be resolved along with various areas of general repair & maintenance including sympathetic repointing, roof repairs and internal works such as timber repairs, re-wiring and re-plumbing etc, all essential to help return the property to its former glory, whilst ensuring the property can be restored refurbished and extended to accommodate a modern family lifestyle the property is currently unable to provide. A Significant investment that will ensure the building can be protected and enjoyed for many years to come.

Outbuildings

There are a number of outbuildings, as might be expected for a farm of this size, most of the outbuildings are historic, although one in particular is Listed in its own right, this barn is timber clad and located to the North of the Farmhouse and will not be affected by this application. The proposals do however include changes to the outbuilding immediately West of Farmhouse (presently linked to the house with a porch canopy) This building is likely of a similar age to the farmhouse, although it was possibly added a little later, this building includes a working fire place, casement windows and has plastered walls etc so does indicate part of it (the Southern and mid-sections) may well have been used domestically (possibly to accommodate farmworkers) whilst the remaining part (Northern section) may well have been used for a less domestic storage facility. This outbuilding is finished using Red clay stock bricks again with lime mortar pointing, the roof is finished with red plain clay tiles (Peg tiles) and includes a cropped hip at one end with bonnet tiles. The building is in a significant state of disrepair and will need significant investment to ensure its long term survival.



There is significant separation between Lower Cowesfield farm (farmhouse) and its surrounding neighbours, with the nearest property, Testwood Cottages being approx. 250m South of the Farmhouse. There are a number of outbuildings and Barns to the North of the property, all belonging to the farm, as well of course as the agricultural fields surrounding the Farm complex in all directions (Open Countryside) also owned by the farm (applicant).

Lower Cowesfield Farm is approx. 350m North of Romsey Road (A27) and is located within the Hamlet of Cowesfield Green, which includes a number of properties of varying sizes, ages and styles, all dispersed throughout the area. Cowesfield Green lies within the Civil Parish of Whiteparish (approx. 1500m East of the centre of the Village "All Saints Church" as the crow flies) Whiteparish is a vibrant and affluent semi-rural village situated to the Eastern Edge of Wiltshire, some 9 miles from the centre of the historic city of Salisbury. It must be noted that a good number of the properties in the area have been extensively extended and refurbished including a number of nearby historic properties, bungalow conversions and new build properties having also been built nearby in recent years.

Planning Statement - Proposed Design (Farmhouse)

My client (The applicant) is incredibly passionate about his property (Lower Cowesfield Farm) The property has remained within his family since the mid 1900's (passing through 3 generations of the same family) Having recently inherited the Farm from his late Father, my client becomes the current Steward of the Farm. As such he is absolutely determined to restore the dilapidated and currently uninhabitable buildings to their former historic glory, whilst refurbishing, upgrading and sympathetically extending to ensure the property can accommodate a modern lifestyle, his 1700's building is presently entirely unable to accommodate for his family. The significant financial Investment will ensure this historic family property and Buildings will be enjoyed for many years to come.

The house itself, although appearing more substantial from the exterior (Front and Rear) is relatively modest. Being only 1 Room deep throughout, as such both the living areas and number of bedrooms are very limited for the function of the property, thus making it impossible to accommodate a modern family lifestyle. The orientation & configuration does not work for the building, as you approach the house from the drive to the North, there is presently no obvious or welcoming entrance, the original entrance to the house is to the Southern Side, only accessed from the private and obscured (enclosed) rear garden, and so completely invisible to anyone arriving at the house. As such the proposals look to sympathetically incorporate a new traditional central entrance door and oak framed porch with brick plinth to the present frontage (Principal North West elevation) All designed to be completely in balance and harmony & to reflect the buildings original character.

All existing UPVC asymmetric storm casement windows are to be replaced with New Georgian style timber (bespoke joinery made) sliding sash windows with (full depth) ovolo Georgian window bars and heritage (histoglass) slim profile double glazing. The decaying Pseudo timber slatted shutters are to be removed, whilst the existing damaged & decaying Lime mortar is to be raked out and repointed with matching lime mortar. A new (fully subservient) side extension is proposed to be added to the North East elevation, to include matching (imperial stock multi) bricks with lime mortar, the aesthetic form to the front (North West) Elevation of the extension is to mirror the aesthetics of the existing Barn to the opposite end of the house, including an inset oak truss to the gable with a cropped hip roof with bonnet hip tiles and plan clay tiles all to match existing. The repaired garden wall will include matching brick and flint, (again with lime mortar) From the side and rear of the



property (viewed from the garden) the proposed extension will contrast with the host building (to add interest and a story of ages) having a more contemporary aesthetic, including a natural finish, lime based render, stepped brick plinth at low level and stepped eaves corbel (bricks and lime mortar to match existing) The fenestration will include modern (Dark Grey) tall bi-fold doors inset within a traditional oak frame (King post) with simple form glazed units within the gable, and Vertical slot window to the side. Also to the rear elevation of the original house includes new bespoke joinery made timber Georgian French doors to be installed to the newly located Lounge to ensure a holistic connection to the garden, outside space & ensure ample natural light internally, a matching bespoke timber Georgian style door is to replace the Central Back door, again maximising natural light and views to the garden whilst ensuring the historic integrity of the host building is maintained.

I am sure the drawings and floor plans will speak for themselves in terms of the internal layout changes and improvements, all of which are absolutely necessary to ensure the property can become a fully functional home for a modern family lifestyle. The North Eastern gable wall **“on the Ground floor only”** is to be fully opened up (with the remaining externally exposed gable and chimney above fully retained) this formed opening will include a feature oak beam to support the structure over. This structural change makes it possible to accommodate an open plan Kitchen, Diner and family room, and also an essential separate utility, again the new space providing a holistic and seamless connection to the garden / outside space and maximising natural light throughout. This design ensures the proposed extension is well proportioned and doesn't become a significantly larger (overbearing) addition that would otherwise be the case were the existing lower wall not removed.

Proposed Design (Outbuilding)

The outbuilding adjacent to and directly West of the Farmhouse, does not appear to be mentioned in the national listing, although it was likely built at a similar time to the farmhouse (17th Century or possibly a little later) Sadly this building has fallen in to a significant state of disrepair over the years and will need momentous / substantial investment to repair, restore and make safe, and thus ensure the long term survival of this building. To enable the applicant to carry out these essential works and ensure their historic working family farm can remain a financially viable option, the restoration would look to return this building to residential use, providing additional / overflow accommodation for the house. The proposals for this outbuilding have been carefully and sensitively implemented, with many of the original features restored and repaired, including the reuse of existing external wall openings and apertures, replacing old crittal casement windows with more appropriate timber flush casement windows with (full depth) ovolo Georgian window bars and heritage (histoglass) slim profile double glazing. Existing doors will be replaced with similar style timber ledge and braced doors, (some of these are to be reinstated as false doors where entrance doors are no longer appropriate, maintaining the a utilitarian external aesthetic to the East elevation) Decaying brick pointing will be carefully raked out and replaced with lime pointing to match existing. The roof (wherever possible) will be repaired and refurbished externally, this will also be the case with the roof structure internally (including the oak trusses) All necessary insulation will be added to the inside of the building (albeit using the appropriate breathable insulation and lime plaster finish etc.

The additions and changes have been carefully designed to introduce balance and symmetry, and to reflect and honour the historic integrity of the farmhouse and outbuilding, with a cohesive aesthetic overall, there will not be any impact to any of the neighbouring properties with no potential for overlooking, overshadowing or loss of light, and thus no loss of amenity suffered as a result of the completed proposals. The finished proposal will provide a warm, attractive and traditional family home, that will ensure the longevity of the property, which will continue to be enjoyed for many years to come.



(Wiltshire policy 45) Housing Requirement, (extensions)– Scale and design appropriate within the setting and plot. (Wiltshire policy 57) High quality design (Wiltshire policy 51) conserve enhance landscape character. Policy Biodiversity. Neighbouring Amenity (Wiltshire policy 58) maintaining Heritage 7.72 Historic Environment 7.74 7.75 - re use of building in the countryside – barn conversions etc support growth of economy in local area Tourism or family dwelling - sustainability and reduction of carbon emissions.

Sustainability & environmental impact Statement

(policy 41) - Reduction in Carbon Emissions - New windows & external doors will incorporate new double glazed systems with argon gas and low emissivity coated glass, highly efficient insulation to the new walls, floors and roof coupled with high performance construction materials with a low lambda value, along with the modern fabric of the new building and modern airtight methods of construction will help to ensure low carbon emissions. Where the existing fabric is to remain, additional breathable insulation will be sympathetically installed/ retrofitted where possible to improve the thermal integrity of the existing building envelope.

Energy consumption - New low energy highly efficient LED lighting will be installed throughout the extension, and a new low Carbon heating system will replace the existing boiler / heating system. As part of the proposals, works will be carried out to enhance the thermal integrity of the existing building envelope.

Sustainable soakaway(s) and rainwater attenuation will be installed as required to ensure no additional burden is added to local infrastructure and will be designed to ensure no knock effects resulting in increased potential of flooding etc. (Wiltshire policy 64)

Access

There are no plans to change the current access to the site as the current access is more than adequate. Although the proposal does include space to accommodate additional parking to the South of the property. There is currently space to park at least 5 No cars within the private drive at the front of the house. With regard to the proposed works, there is plenty of parking available for the applicant and contractor's vehicle(s) within the site throughout the project duration, whilst the site gardens are ample enough that temporary space could be made available for further parking, material storage and skips etc... (Wiltshire policy 64) Parking Standards)

Flood Risk

When studying the Environment Agencies flood map, it appears that there are currently no flood risk categories in place to the property itself due to its topography. In light of the site's geographical location there is minimum flood risk, furthermore I believe the proposed works should not in any way affect or be affected by flooding, and as such will not create any further risk of flooding. Any works carried out including surface and foul water drainage would be in line with the latest Building regs requirements. (Wiltshire policy 64)

Proposed Tree Removal (T1)

Please refer to existing and proposed site plans, it is proposed to remove Tree T1 (Fir tree) due to proximity of the proposals. Tree T1 stands alone, does not form an important part of the wider landscaping or provide any meaningful screening of the site, Tree T1 would not be considered an important asset in terms biodiversity contribution and does not have a tree preservation order (TPO) My client would however be happy to plant 2 similar trees approximately 15m East of the tree to be removed.



ARCHITECTURAL SERVICES

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Ecology report and Method statement

Please refer to separate Ecology / Bat report which includes method statement and protection measures for any potential protected species including bats within and around the existing dwelling.

Heritage Statement / Statement of significance (Wilts policy 58) Heritage 7.72 Historic Environment 7.74 7.75

Please refer to separate heritage statement as provided by Brimble Lea Heritage Consultants