

KINGS FARM

Back Drove, Winterslow SP5 1RG
for
Mrs and Mrs Austin

SUPPORTING STATEMENT FOR A PLANNING AND LBC APPLICATION



FOR THE
PROPOSED DEMOLITION OF SOUTH RANGE &
A REPLACEMENT EXTENSION, NEW VEHICULAR
ACCESS WITH NEW GARAGE BUILDING AND
ALTERATION WORKS TO MAIN HOUSE

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INTRODUCTION

- 1.0 Kings Farm, Back Drove, Winterslow, SP5 1RG is a rare survival from the mid 15th century of a cruck framed open hall house which despite changes continuing over the centuries right through into the 20th century, still remains remarkably intact.
- 1.1 The property has had a long period of ownership in one family most recently, and the house, once loved, fell slowly into disrepair due to occupant's age and lack of ability to maintain it. Given its very large plot in a popular village, the site was put forward by the inheriting generation for development and the house proposed for demolition in 2022.
- 1.2 At this point the property was listed by Historic England at Grade 2*, and it then changed hands and the new owners, who have a young family, intend the house to be their 'forever home'. This change of ownership has provided in a new opportunity for the house to flourish once again, with love and attention lavished on it. This renewed enthusiasm and new ownership has prompted a review of the repairs needed and the accommodation, with proposals for adaptation, which is the reason for this submission.
- 1.3 Prior to this submission, a pre-application process was undertaken during 2024, and consultation with both the Council's conservation officer and Historic England.
- 1.4 Following feedback from that process, some modifications have been made to the proposals, reducing the works originally put forward for within the main body of the house to address the points raised at that time. Further to the pre-application process, the building suffered a serious flooding event, which has delayed the submission of the full application.
- 1.5 Changes to the property look to improve the accommodation arrangement for the family, make best use of the entire site through re-establishing a more sympathetic setting, and improving appreciation of the significant historic property.
- 1.6 This statement has been prepared by Melanie Latham RIBA CA DipConsHistEnv (RICS) IHBC, of Affinity Architects Ltd on behalf of the new owners, Mrs and Mrs Austin.

EXISTING PROPERTY

- 2.1 Description of the house and an assessment of its historic significance has been extensively covered by both the Wiltshire Historic Record and Elaine Milton's Heritage Assessment that both accompany this application, so will not be repeated here. This document simply looks to clarify the need for change, the proposed works arising and the design approach taken.
- 2.2 **The drivers and need for change:**
The need for the works arise from the new owners' desire to carry out a very long overdue overhaul, and repair the house sensitively. As part of this some minor modifications to the layout are proposed in order for the house to better serve the next generation of use.
- 2.3 The southern wing of the house is in extremely poor condition, offering very sub-standard accommodation of no value. Modern changes have done little to offer visual benefit by the insertion of a modern garage door, and further additions of run down lean-to constructions. The small amount of historic fabric remaining does not counter the range significantly detracting from the house's overall appearance and quality. It would be unviable to adapt a structure not worthy of retention for anything other than salvage materials.
- 2.4 The principle rooms in the historic property are attractive but none offer a space truly suitable to a modern kitchen. The kitchen's current space is constrained, fitted into a tight area within the principle historic hall space using a low partition, and the old pantry serving as storage. Combined with the infilled shower room off the entrance lobby, it does not make best use of the room nor serve modern family life well, offering no direct connection to the garden and providing insufficient space for the realities of space for multi-functional living patterns and family gatherings.
- 2.5 The northern chamber at first floor had been divided with multiple lightweight partitioning using various 'random' materials 'upcycled' providing 3 less than satisfactory spaces.
- 2.6 Vehicular access currently negatively impacts the house in three key ways:
- Access to the house is off 'Back Drove', a lumpy and narrow gravel track which sets cars within the heart of the garden, accessing the south range which contains a single garage. Cars detract from the setting of the house in this area.
 - The rear access principally results in the house frontage being unseen. The footpath off Back Drove and up to the front entrance door has fallen into disuse with pull off for the postman at the back, thus the original front door no longer serves its purpose and the house frontage, arguably the nicest aspect, is seldom appreciated.
 - Following the high levels of rain the house suffered a devastating flood. Rainwater pouring down the hill funnelled on the Drove track, and entered the property gates that sit in line with the track's path. The entry point on the boundary in this location forms a weak point in what would otherwise be a natural barrier from bank and hedgerow. Since the flood, the owners have gently raised levels but cannot raise it sufficiently with vehicular access that is needed.

PROPOSALS

GENERAL:

3.0 Amendments to address these needs are basically in three key elements:

- **Layout amendments:** The family want to improve the historic building legibility by clearing out past changes which have limited appreciation. This would mean removal of modern partition walls at first floor to open up the spaces again and expose the genuine historic framed building to better effect. It would also mean returning the ground floor rooms to nearer their original layout. This involves some very minor changes to the main house, largely limited to the removal of entirely modern fabric. These are highlighted on the accompanying plans.
- **Setting and Access:** The setting and use of the house would be vastly improved with a reconfiguration of the vehicular access to the property. By making a new entry point to the site on the east side, off Livery Road, the entrance drive and parking for the house can be on the other side of the garden, and cars removed from the inner courtyard area. This would have dual benefit of not only improving the setting of the courtyard that could be better landscaped into a lawned space and private garden, but also reinstating proper use of the historic front entrance door.
- **Replacement extension:** The house would benefit from a large, family room/kitchen for modern living. It would allow the current kitchen space to be cleared of fittings and opened into a single reception room once again. The southern range is unviable space for this as it stands - its quality has been so eroded through deterioration and adaptations that the remaining fabric is of no value past some salvage materials. The proposal is to demolish it for a replacement wing and linking construction connecting it back to the main house.



South range and link from south east with linking space against the house

The following pages go into more detail about the works involved in each of these 3 elements



Top: South side of southern range from raised ground behind.

Middle: View looking down Back Drove towards the main road showing access to site and parking entrance. South range on rhs, house on left - northern end concealed behind hedge. Water flow run off from Back Drove entered the house having run over the lawn and through the entrance door.

Bottom: North side of southern range, with gravelled parking area taking up much of the inner 'courtyard'



Top: House viewed from front lawn

Middle: House from further east in the garden, nearer to location of proposed new entry onto site. Higher ground seen to left of the picture where bank could accommodate new garage building.

Bottom: View of Livery Road with neighbour's driveway to the left, location of new driveway to King's Farm proposed to enter through hedgerow (behind the black parked car).

3.1 LAYOUT AMENDMENTS:

Proposed changes to the house are modest and improve the use of the spaces for the family and elderly dependents in later life. They involve stripping out modern insertions with one or two minor changes to historic fabric.

3.1.1 **The northern end/annexe:** The north end of the building was built as a separate structure (historically served as the dairy) in the late C18th by David King, whose name has been given to the house ever since. The annexe has two rooms on each level, and a steep connecting staircase rising from the entrance space to the left of the fireplace.

3.1.2 **The aims:** changes are to **improve access and functionality**

3.1.3 Proposed Alterations

- **Entry point:** The current door into the annexe is directly into the sitting room. The proposal is to relocate the entry point to the adjacent doorway, and convert the existing doorway to a window, allowing the room to function better as a usable space.
- **Staircase use:** The family plan to use the north end accommodation flexibly and retain its separation potential as an annexe. The C19th staircase would form its main stairs so the steep historic stairs, though retained in place, would have a door fitted to the bottom forming a cupboard with treads for quirky bookshelves at ground floor. A trap door would be fitted over the top steps to provide a finished floor space and much needed storage. All would be reversible.
- **Drainage:** Drainage from the bathroom at the north end drops within the lower chamber and exits the building at 1.2m off the ground, where the plastic stack then drops to ground. The proposal is to reroute this drainage and drop it to floor, exiting the building below ground to remove the unsightly pipework from the elevation.



Annexe staircase to form quirky storage cupboard



Annexe staircase from above. Trapdoor will cover over stair void



Drainage pipe to be removed and brickwork made good

- 3.1.4 **The main house:** Modern alterations and insertions during the long ownership of the previous owners were done in a fairly 'DIY' and 'upcycling' fashion, to varying degrees of visual success. The historic core of the house has been obscured, and the building's 'health' is suffering somewhat from inappropriate use of materials.
- 3.1.5 **The aims:** changes are to **improve the health of the building, reverse modern subdivision and improve the legibility of the historic building.**

3.1.6 **Proposed Alterations**

- **Drainage improvements and damp alleviation:** Ground levels slope from east to west but on the west side of the house they sit approx 400mm higher than the internal floor. A wide concrete hardstanding has been laid up against the house wall which itself is cement rendered. Visually unattractive, this finish also traps moisture in and at the base of the wall, that does nothing to help the ongoing health of the timber frame behind.

The proposal is to remove the cement render and hardstanding, lower ground levels against the house to just below the internal floor and recover the walls externally with a lime render.

The area will be a wide margin with a large capacity land drain beneath the gravel to catch rainwater from the thatched roof and be a catchment for any flood water across the garden. Where levels across the site rise, the intention would be to retain the lawns at the higher level, installing a small retaining wall to hold back the raised ground levels in line with the end of the replacement link connecting the house to the proposed new extension (see image p.13).



Raised ground levels externally in a concrete hardstanding with cement rendered walls

- **Replacement door:** The modern double doors from the hallway and stairs space at the north end of the house are very short to allow for the 400 raised ground externally. These doors will be removed, and a new single door will be installed using the same opening, but with cill lowered to a standard door height, possible because of the lowered ground levels externally.
- **Relocation of cloakroom/wc:** The wc and shower room construction crowd the entrance area and have been created with infill partitions. All modern construction here would be removed to recreate a cloakroom set further back into the old pantry space and making use of the original cross passage. The entire window would therefore sit within the cloakroom, rather than being cut in half by a plasterboarded partition. A door would be fitted onto the new WC, and the area inside the front door would be opened out again to form a wider entrance lobby.
- **Removal of kitchen:** The current kitchen will be removed and the space returned to its full size, serving as a further snug/formal dining area or hallway. The modern bay window in this room would be removed and a casement window fitted. The kitchen would be housed within the new extension.
- **First floor amendments:** Modern 'upcycled' partition walls installed by the previous owners (see image below) would be removed. This would reinstate the original room proportions of the northern bay as a single room to serve as the main bedroom, with dual aspect.



- The room at the south end would have the modern en-suite removed and its partition walls, to allow the entire room to serve as the family bedroom. Drainage from this would use the existing soil stack, but drainage from the current bathroom in the middle of the house would be removed, including the unsightly soil pipe by the front door.
- **Chimney raise:** The central chimney stack on the house serves the two core rooms of the historic house, both having large, inglenook fireplaces. The stack height does not now allow their use under modern regulations, due to the proximity of the thatched roof which has obviously risen gradually over time. The proposal is to raise the brick stack by approximately 600mm to enable the chimneys to serve as working flues to take woodburning stoves.

3.2 **SETTING AND ACCESS:**

3.2.1 **Reorientation of the site access:** The relocation of vehicular access would reorientate the site very successfully and provide the opportunity for more of the currently 'lost' garden to have purpose, as the house regains its 'setting'. Further, the current opening off Back Drove could be banked and a hedge reinstated, to provide a natural break against flood water coming down off the hill.

3.2.2 **The aims:** changes are to **improve the setting of the heritage asset and reinstate its 'frontage'**

3.2.3 **Proposed Alterations:**

- **New entry and drive:** The proposal is to form a new entrance driveway from Livery Road. The location would better suit visibility splays. It would come into the site in a similar fashion to the neighbouring access adjacent. Entrance gates would be set in and back off the road, to allow suitable pull-off from the highway/Livery Road. The new driveway would be landscaped attractively with a suitably sized material to prevent migration of any gravel onto the road **and be free draining**– chosen to ensure the site looked natural and rural, not suburban. The drive would be swept and sized to provide suitable parking to increase the provision from the current arrangement. The owners are keen gardeners and have plans for planting and shrubs to ensure the setting remains verdant and generally attractive.
- **An inner courtyard garden:** The current gravel drive and parking within the 'courtyard' without traffic and cars would become a beautiful private courtyard garden and lawn with sensitive landscaping and planting that would be appreciated from the house and occupants. The entry from the Drove could be replanted with hedgerow enclosing the courtyard lawn and vastly improve the setting of the house from the rear. The lawn here would have a small retaining wall along the edge to bound the dropped levels against the house.
- **The house 'front' restored:** The original front of the house would have its prominence restored with visitors arriving to the original entrance door, all underused and under appreciated due to the current location of vehicular arrivals.

3.2.4 **New garage building:** With the demolition of the existing garage, the provision of covered parking is lost.

3.2.5 **The aims:** changes would replace amenities with an approach to **improve the setting**

3.2.6 **Proposed Alterations:**

- A new garage building of 2 car port bays and one storage bay would be installed against the southern side of the site where the natural topography provides a set back. This location means the garage is set away from the house with its gable end facing the entry, thus not dominating the front elevation. The large bank and trees between the site and neighbouring houses would remain in place. The proposed garage would be timber framed with brick base, oak feature posts and clay tiled roof (to tone with the main house pantiles) - materials sympathetic to the site.



Above: MODEL IMAGES

Top: Aerial view of site from the north, showing location of garage building

Middle: View of private courtyard garden area created by the removal of cars

Bottom: View of approach from proposed new entry point into the site - garage building presents gable end on with house elevation, giving maximum prominence to the house.

3.3 REPLACEMENT EXTENSION:

3.31 **A new structure:** The proposal is to replace the demolished south wing with a new extension that would house a large family kitchen/dining space and service/utility room, that will importantly allow the opening up of the central room of the original house.

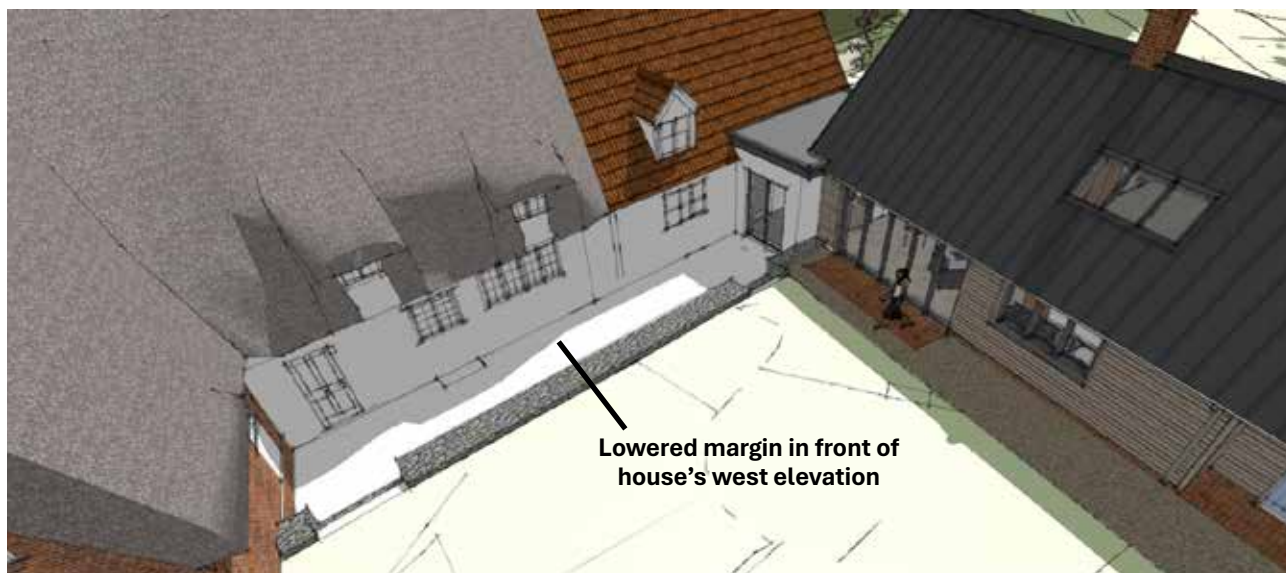
3.3.2 **The aims:** Create a C21st addition to suitably address modern living needs whilst preserving the character and historic significance of the original building.

3.3.3 Proposal:

- Similar in footprint to the structures it replaces, the new extension is also made of two parts – a linking space and a main body of the extension.
- The flat roofed link element acts as a ‘pivot knuckle’ to the plan design, as the main pitched roof will be marginally re-orientated in comparison to the original, to orientate due south. This would not only allow a slightly larger area of flat ground to be created on the south side before the bank rises steeply on that side it would provide a roof to maximise the benefit of photovoltaic panel installation.
- As the existing, the link space would serve to connect the south wing and main house with doors on both north and south sides. With the new driveway and access point, the south entry would be the main back door. A large lobby/‘boot room’ it would offer a transition and change of levels between house and extension, where the latter sits at the higher back lawn. The link space would sit at the house floor level, and glazed double doors would exit out onto the new gravel margin walkway along the west elevation of the old house.
- The pitched roof to the kitchen would be open internally to maximise the feeling of height and space, with a fireplace and chimney stack sitting near the centre of the kitchen space for a woodburning stove, echoing the demolished building’s central stack and the ‘open hall’ feel.



MODEL IMAGES : Top - EXISTING (elements for demolition shown in blue). Bottom - PROPOSED



MODEL IMAGES SHOWING THE PROPOSED SCHEME



3.4 Materials:

Due regard will be paid to salvage and waste minimisation, recycling as much as possible. The cob from the only remaining wall of quality, for example, could be reused within the garden for landscaping features. Any salvaged flints would be used on the building.

3.4.1 Link section:

- The link's flat roof would take a modern approach (rather than the current false pitched roof 'frontage') with a cantilevered porch overhang above the back door. It would have **profiled metal fascia** and trims to give a nice crisp edge the the **single ply flat roof covering membrane** behind.
- The link walls would be rendered with a **soft lime render**, tying in with the west elevation of the house within the courtyard but offering a clear visual and physical break where it sets back from the house's south brick gable end.



3.4.2 Main element:

- The main part of the extension would be very slightly asymmetric, with a longer shallower pitch on the south side that offers both solar shading beneath and an improved pitch for installing pv panels. The roof would be a **profiled metal sheeting** that would retain the more agricultural feel of the demolished wing and long-ago lost barns that once sat on the site in this location. The intention is to use a standing seam roof from that has **integrated solar panels**, as seen right.
- Walls of the main extension would be clad in **horizontal larch timber boards** that will be left natural. These would top a low set **red brick plinth** base which would also form the chimney and entire west end wall with the outer elevation containing any **salvaged flint as panels**.



3.4.3 Windows and doors:

- All windows and doors will be **powder coated aluminium frames**, in Anthracite colour finish. Manufacturer currently intended is Sheerline – exact profile to be determined, but the image adjacent is indicative.



3.4.4 Rainwater goods:

- Lightweight metal; galvanized or powder coated finish. Half round gutters and round downpipes.

CONCLUSION

- 4.0 The family want to use the house to its best and make full advantage of the site. Changes to the historic and most sensitive parts of the property are extremely modest and for the most part remove only previous modern intervention that inhibits legibility the original building.
- 4.1 A new entry to the site would open up the property and offer multiple benefits; improved access, enhanced experience of the building by the original frontage returning to be the principle elevation once again, reinstatement and regular use of the original front door, relocation of the vehicles to a less sensitive area of the site and their removal from the central courtyard space.
- 4.2 The removal of the principal vehicular entry off Back Drove would allow for sensitive but subtle level changes to the boundary and reinstate hedgerow to massively reduce the risks of a future flood like the one the family experienced in January this year. This would add to the flood resilience of the property without installing insensitive materials and barriers on the house itself.
- 4.3 The proposed new garage building would be set sufficiently far away from the house to have limited to no impact on the significance. With the extent of vegetation between it and the house, and the drop in ground, its impact will be arguably lesser than visuals done to date would suggest.
- 4.4 The southern range is of very little merit and a replacement extension here would offer the much needed family space without compromising the proportion and arrangement of the main house, where rooms can return to their original size and proportions.
- 4.5 The replacement extension is of single storey, similar in bulk and form to what it replaces. It would be a distinct C21st addition, complementing the original house and a nod towards the more agricultural buildings that once stood there. Existing evergreen trees and planting at the southern end of the house will remain in place, with the existing arbor and path winding through it to the new back door. This planting would make the extension virtually unseen from the front of the house, returning prominence to the original front elevation on arrival to the site.
- 4.6 Very little would be done to the building that could constitute 'harm', the very few changes to the main house simply reverse recently installed partition walls that not only improve legibility of the building but reinstate appreciation of the original cottage layout and character.
- 4.7 The family consider this house their 'forever home' and are sensitive to the nature and history of the house, carrying out their own research and attending lime plastering courses to fully understand the heritage asset they are now custodians of. They have been very keen to avoid requirements in their brief that might compromise the house in any way and want to see the building come back to life after a period of considerable neglect and deterioration.
- 4.8 We would respectfully submit that the proposed works put forward represent a solution for the building that will be in keeping, sensitive and offer considerable improvements to the house, the fabric, and its setting. Works would allow the historic framed building to be improved and extended so that its security is assured through the next generation.