

Design, Access & Statement of Heritage Significance

Proposed alterations and construction to form new Kitchen/Breakfast Room, Lobby, Utility & WC.

Knowle Farm, Uploders, Bridport, Dorset DT6 4NS



The Property:

Knowle Farm is Grade II Listed Farmhouse in the village of Uploders. The property falls within the Lodgers & Uploders Conservation Area and an Area of Outstanding Natural Beauty. Knowle Farmhouse and the adjoining converted barn is a c.19 semi-detached two storey dwelling. Construction is of rubble stone walls under a slate roof. To the rear is a modern c.20 brick built lean-to. The dwelling is adjacent to the northern side of the village through road (NGR: SY5035093813).

History:

Knowle Farmhouse and Barn were constructed circa 1850, with the barn being converted in 2002 to make a single combined dwelling. To the rear, on the western extreme of the north elevation is an adjoining building which is thought to have originally been a cider shed. This is currently used as a ground floor kitchen and first floor en-suite. Adjoining the cider shed and house is a c.20 brick built lean-to, currently partitioned as a breakfast room, lobby, utility and W/C. Knowle Farm has not formally operated as a working farm since the mid-1950s. Knowle Farm originally operated as a small dairy unit, until it was sold and its land dispersed.

The property was first listed 19 December 1984 its heritage England listing number 1214892. Listing details consist of *SY 59 SW LODERS UPLODERS, 3/194 Knowle Farmhouse. GV II Farmhouse in row. Mid C19. Rough-dressed stone walls. Slate roof with stone gable-copings and level kneelers. Brick stacks at each gable end. 2 storeys. 4 windows, 3-light wooden casements with glazing-bars, C20. Wooden cills and keyed stone lintels over. Front door left of centre with recess panels and 2 top lights, C20. Bracketed-wooden canopy over. Attached Barn at right hand side, rubble stone walls with corrugated asbestos roof. One window opening with a segmental head. Plank stable-door on rear wall.*

It is noteworthy that the Heritage England listing details mainly relate to the south elevation (adjacent to the northern side of the village road), which is a highly attractive and important asset and contributes greatly to the village scene. This application proposes alterations to the c.20 lean-to on the north elevation; there are no structural or fabric works proposed to the main house or cider shed.

Planning Permission and Listed Building Consent (1/W/01/001842 and 1/W/01/001843 respectively) permitted internal alterations, the erection of an extension to restore the barn and convert into ancillary living accommodation.

Planning Permission and Listed Building Consent (WD/D/19/002485 and WD/D/19/002486 respectively) permitted the removal of the modern lean-to extension and the erection of a single storey rear extension and internal alterations. These consents, dated 27th February 2020, have not commenced and it is now proposed that a slightly revised design for an alternative single storey extension will supersede the recently permitted design.

Features at the site:

Adjoining Knowle Farm to the west is a cottage in a similar style but in separate ownership. At the eastern end is an attached barn which in 2002 was converted to provide additional accommodation. Knowle Farmhouse had originally three bedrooms; the barn conversion added an additional two. Knowle Farm is now a five bedroom property functioning as a single dwelling. Kitchen areas remain unchanged from the original three bed property. The existing kitchen has features of an original bread oven and also an inglenook fireplace. No historic features will be altered or affected by the proposed works. Between the barn end and the neighbouring property to the east there is a driveway which provides pedestrian and vehicle access to the rear and parking.

Proposed Development:

Planning and Listed Building consent is sought for the removal of the c.20 brick lean-to and for its reconstruction to increased ground floor area. The proposed works will also include a new stud partition to the existing kitchen; this is to reform the space as a Utility and W/C. The proposed extension is partitioned internally to create a lobby and kitchen/breakfast area. The resulting family area will be functionally proportional to that of a 5 bedroom property. The proposed development is not visible from the village road or from neighbouring properties.

Scope of proposed alterations

Remove existing c.20 painted brick built lean-to and erect a single storey extension to create a lobby and kitchen/breakfast room.

Partitioning of existing kitchen space to create new Utility and W/C.

The proposed works are covered by drawings:

- Drawing No. KF-345.01 (Proposed Site Plan)
- Drawing No. KF-342.01 (Proposed North Elevation)

- Drawing No. KF-343.01 (Proposed East Elevation)
- Drawing No. KF-349.01 (Proposed West Elevation)
- Drawing No. KF-344.01 (Proposed Flood Plan)
- Drawing No. KF-348.01 (Proposed Section A-A)
- Drawing No. KF-341.01 (Propose Section B-B)

Layout:

The proposed layout is as per the submitted plans noted above

Scale:

It is considered that the proposed new single story construction, finished in stone, painted brick and slate are in keeping with the existing layout and structure.

Access:

The proposal has no effect to existing pedestrian or vehicle access.

Impact on site:

It is considered that the proposed alterations have no adverse visual impact to the existing site. Any newly introduced materials shall match existing. Extending the internal space by incorporating the kitchen and eating area into one room shall significantly improve its function.

Landscaping at the site:

The proposed extension and alterations shall make no impact to site landscaping.