

Alderley Grange,  
Alderley,  
GL12 7QT

## Design and Access Statement

Change of Consent ref S.20/2056/LBC and HH application 20/2055/HHOLD from  
Proposed Pool House to Holiday Let.



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## **Introduction**

This statement is submitted in support of an application for the conversion of the existing range of outbuildings at Alderley Grange.

The statement accords with the National Planning Policy Framework (N.P.P.F.) and the associated Planning Practice Guidance (P.P.G.) in that the level of detail is proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. (Paragraph 128).

Consequently, this statement is not intended to form a complete and exhaustive history of the outbuildings at Alderley Grange but is intended to understand and assess the significance of the listed building insofar as it is pertinent to the current proposals.

## **Existing Site**

Alderley Grange itself is GII\* and is located in the small Gloucestershire village of Alderley, approximately 10 miles from Tetbury. Alderley Grange comprises a complex palimpsest of phases resulting in a fine house, and includes various outbuildings and associated heritage assets, see below.

A larger garden sits to the east, divided into several distinct areas, with herb garden and lime walk. There is also a Grade II Listed summer house and converted stable block/coach house.

To the rear of the coach house is a range of outbuildings, which are not specifically listed but fall within the curtilage and are the focus of this application.

The existing outbuildings have fallen into disuse and disrepair. Notwithstanding this, nor the character of the barns, the rear area of Alderley Cottage, which historically functioned as a stable building, has a distinctly domestic feel.

The site falls within the Cotswolds AONB.

## **Existing Buildings**

The current buildings are not visible from the Main House nor fall within its immediate 'garden', consequently their relationship with the main house is limited. However, they have a stronger relationship with the stable building, and, by extension, the wider setting of the listed assets forming Alderley Grange.

The origins of the outbuildings are likely to have been for livestock and hay associated with the stable building. There is scant evidence of such, however, and it is rumoured that the previous owners demolished various parts of the outbuilding range some 50 years ago and with it some of the associated finishings. Indeed, when looking at the historic maps and even the current location plan, one can see evidence of further footprint of some sort. See below historic maps.

These maps suggest that the existing pergola was constructed between the early 1900's and 1973.

Internally the trusses are in good condition and the proposals would look to retain this character. The masonry is less fine, particularly at the rear (south) where there is a retaining nature to the wall and water egress is evident.

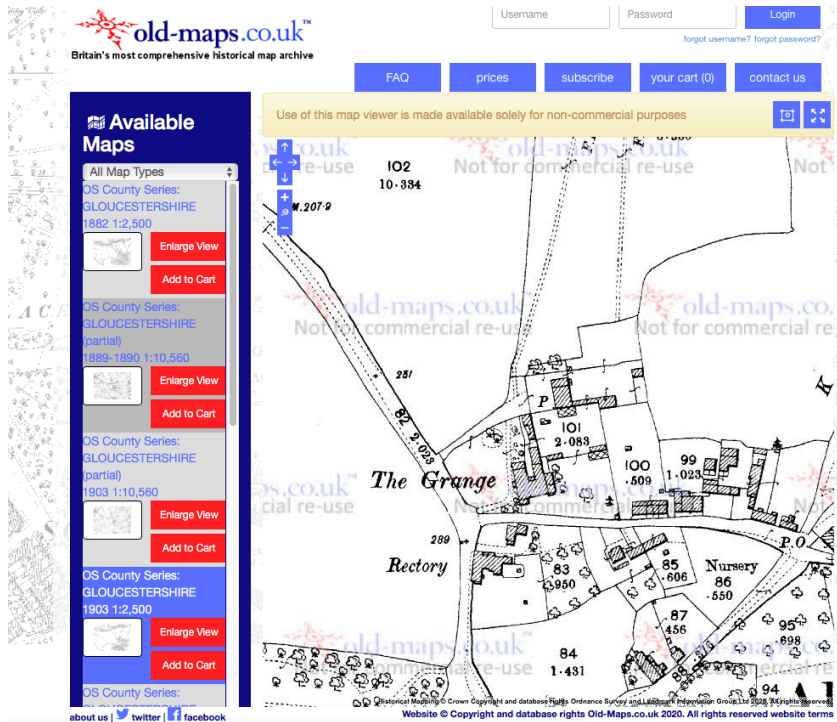


Image above: Map of the area from 1903

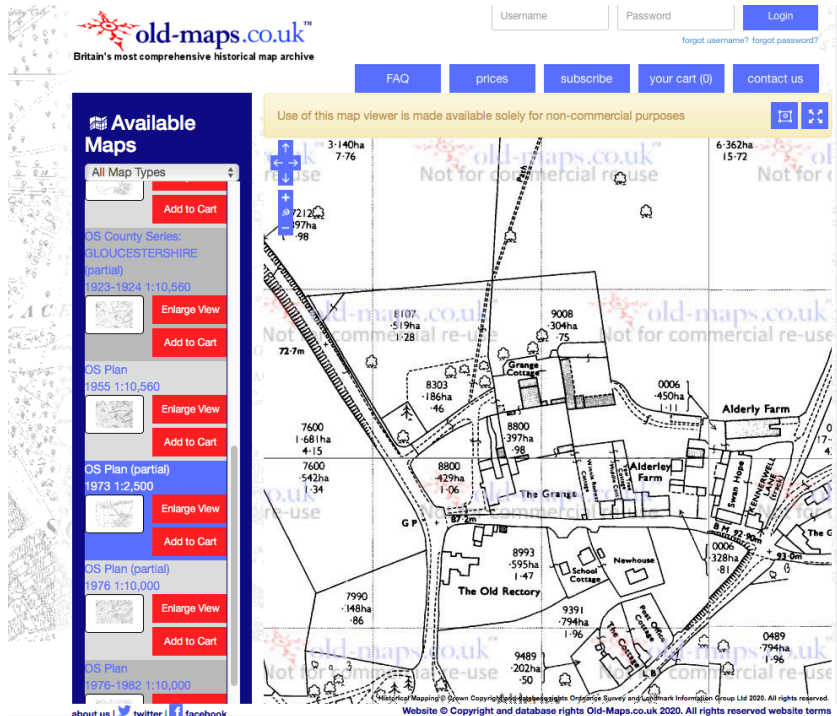


Image above: Map of the area from 1973

## Proposal

Last year consent was achieved ref S.20/2056/LBC for the conversion of the lower barns to use as pool house and storage serving the Main House. Following Covid the applicants need to diversify their income stream and this is an opportunity to repair and maintain these outbuildings whilst protecting their longevity and continued use, and protecting them within the existing holding. Anticipating the return of holiday lets when covid has lessened, the applicants wish to make minor amendments to the layout, to include Kitchenette and Living Room and Bedroom, for the purposes of using this as holiday lets. The pool is being retained; it is not anticipated the pool works would be undertaken immediately but rather in the future, hence their retained inclusion. To confirm, there are no changes to the external envelope or setting, only internal changes to the layout.

The application proposes the conversion of the existing outbuildings into pool house, in conjunction with the previously approved application, S.20/2056/LBC, for a proposed swimming pool addition. Included in this proposal is the renovation of the external pergola which will be replaced like for like in oak.

There are no extensions proposed, thus the proposals do not affect the overall massing and visual impact of the existing barns. The changes suggested allow for an improved connection of the barns within the site in the proposal would ensure their protection and continued use for years to come.

The external treatment is proposed as untreated oak doors and windows, to retain a slightly agrarian aesthetic. The current concrete column and corrugated roof construction of the pergola holds no historical importance or connection to the rest of the site, and replacing the lean-to like for like in oak will bring a uniformity to the outbuildings and will help to revitalise this area.

From a design perspective, careful consideration has been taken to retain as much character of the existing barns as possible by taking an approach with minimal intervention. More specifically we will be retaining external features and adapting the proposals around the existing structural bays and openings. Consequently, the effect of the proposals on either the setting of both the main house and stables, and their character, should not be significant.

## **Materials**

The proposed materials will play a large part in retaining the character of this scheme and reducing the visual impact of the additions which is of great importance. Broadly, the materials will be traditional in character, locally sourced and in keeping with the existing buildings. More specifically:

- Using natural Cotswold stone in the wall construction and reclaimed quoins for the reveals;
- Using oak framed windows and doors with reclaimed oak lintels;

## **Use**

The applicants wish to renovate- these redundant buildings into holiday lets as a means for income and to restore the charm of the properties on site.

## **Landscape**

The proposed scheme does not change the footprint of the existing barns or pergola. The nature of the levels is that the higher level (south, towards the main house) affords some

natural visual protection. And towards the stable building, west, the unsightly conifers will be felled and a drystone wall erected to screen the pool from the stables. In this way the domestic nature of the pool would be sectioned off from the stables, and the use of the outbuildings as a pool house would be given over to the main house (notwithstanding the site already has a certain domestic feel to it – see Photographic Appendix.)

In terms of the wider impact, the proposals above cannot be seen from the village or road or footpaths, and as such have negligible impact on the Alderley Conservation Area and/or wider AONB.

## **Conclusion**

The key points of this proposal are:

- Minimal harm to the character and setting of the existing buildings (see below points), and their impact on the setting and character of the listed heritage assets.
- Retention of all existing features such as trusses, rafters, masonry and lintels.
- Only one external opening is proposed, otherwise the design is adapted around the existing openings.
- Proposed use will allow for the continued longevity of the buildings.
- The designs are informed by local and national planning policy, and it is hoped the council meet this scheme with approval.

## APPENDICES

### Appendix A: Listing Description

#### ST 79 SE ALDERLEY ALDERLEY VILLAGE

8/24 *The Grange*

17.9.52

GV II\*

*Small country house. Core of 1608 (datestone on south wall) with west front of c1751 and additional side wings of c1810. Ashlar on plinth with rusticated and chamfered alternating quoins, heavy moulded stone cornice with returns and tall parapet wall with 4 inset fielded panels. Cotswold stone slate roof, ashlar stacks with moulded cornices. Large U-shape range, 2 storeys and attic. Classical symmetrical west front. 5 bays, 2/1/2, with central wide bay breaking forward slightly with additional quoins and pediment reaching to top of parapet. This bay has single Palladian window with Gibbs surround. Remaining windows to side bays all 12-pane sashes with moulded stone architraves. Central projecting pedimented porch with slate roof, fluted Roman Doric pilasters, triglyph and rosette frieze with guttae, moulded cornice. Large 6-panel door with fielded panels, 2 fixed 6-light side windows. Sashes flanking are smaller than rest of facade and have plain stone architraves. Plat band between floors. Additional single storey side wings with one real 12-pane sash in plain reveal and one painted false one at each end. 3 hipped dormers to attic. South wall (with datestone) has very wide rounded arch cutting into 1st floor level, and 4 windows, 9-pane sashes with moulded stone architraves. Stonework now coursed and dressed but south east corner has alternating quoins as front and cornerpiece only of cornice. Inner faces of U-plan have 2 and 3-light stone mullion windows. Interior: Very fine entrance hall with timber open well stair with 3 turned and twisted balusters to each tread, ramped and wreathed handrail and panelled dado. Much original joinery, fireplaces etc. (David Verey, Buildings of England - Gloucestershire: The Cotswolds, 1979).*

Listing NGR: ST7687390985

#### ST 79 SE ALDERLEY ALDERLEY VILLAGE

8/26 *Grange Cottage* 17.9.52 (formerly listed with *The Grange* as *Stables*).

II

*Former stables, now converted to house. Mid C18. Coursed and dressed rubble stone with projecting ashlar pedimented centre bay, Cotswold stone slate roof hipped to each side, stone corner stacks. Single range with 2 projecting wings at rear linked by slate-roof lean-to. Central bay has keyed oval oculus in pediment with radial glazing, and 2 round-headed carriage arches with ashlar voussoirs merging into the horizontal courses, with large radial fanlights and double timber doors. Right hand side still retains original design with round-headed doorway with semi-circular fanlight and boarded door, and large semi-circular lunette on far right. Above are 2 fixed 10-pane lights (5 over 5), all with smooth stone dressings. Left hand side retains original openings but has additional C20 windows. Impost band running at different level on sides and centre. Entrance door on left hand return of C20.*

Listing NGR: ST7689491036



Appendix B: Photographic Appendix



*Image above: Barns 1 and 2*



*Image above: Pergola and barn 1*





*Image above: View of existing barns in situ*



*Image above: External view of adjoining stable block*





*Image above: Concrete columns of the existing pergola*





*Image above: Existing barn to pergola connection*





*Image above: Internal roof structure of existing barn*