

Design Statement

Application site:

Stable and tack room (currently storage) to the north of Narnsley Park House, known as “The Stables”

Site Address:

Barnsley Park Estate
Barnsley
Cirencester
Gloucestershire
GL7 5EG

List Description:

Name: BARNESLEY PARK

List entry Number: 1155256

Location

BARNESLEY PARK, A433

Grade: I

Date first listed: 04-Jun-1952

1/51 Barnsley Park

4.6.52 GV I Dates 1720 and 1721 on rainwater heads, reputedly finished by 1731. For Henry Perot, MP for Oxford, a dilettante in the circle of the Duke of Chandos; variously attributed to John Price and William Townsend amongst others, presumably working to a more capable Architect (Archer has been suggested). Re-decorated by Anthony Keck in circa 1780, one room by John Nash circa, 1811. An excellent example of Georgian Baroque, partly provincial in some aspects (south front), but, otherwise, sophisticated. Beautifully laid golden ashlar walls, leaded roofs. Very compact, but irregular plan with central 2-storey hall; probably includes earlier structure, see unresolved north side. Three storeys, second floor partly treated as attic storey; balustraded parapet. Glazing bar sash windows with moulded architraves, second floor with cornices. The main, west, entrance front is 9 bays wide and has a break of 3 bays with heavy pediment within parapet, and heavy entablature over the giant Corinthian pilaster order; band over ground floor with tall key stones over the ground floor windows (centre ones arched) applied to it, wider (sill) band below outer attic storey, windows; the play of elements includes pediments to outer first floor windows and open pediment with shell to central window below pediment; the entrance is under-played with simple pilaster responds to arched head, like the flanking windows. The giant pilaster order of the south front beckons at the corner and the south front is rather different. 1:5:1 bays, the main features are the single bay end projections framed by corner piers and with niches on the inside faces; arched windows on ground floor, outer ones under bracketed cornices and with mask key stones; the other prominent feature is the order which carried a full and bold entablature which, in turn, supports a proper attic storey with pilasters between the windows; the outer first floor windows have exaggerated scroll brackets. The east front is 7 bays wide, not axial with entrance front, with spectacular 1:3:1 full-height flat bow; details borrowed from south and west fronts, the whole framed by giant Corinthian pilasters, supporting shorter pilasters of the second floor; the central 3 windows are in a flat panel; the ground floor windows arched, the central 5 under continuous cornice with enriched scroll brackets and panelled pilasters; cornices also over the second floor windows; ground floor windows have lugged architraves to semi-circular heads; central first floor niche. Excellent interior with superb plaster work, presumably by the Artai or Bagutti, or stuccadors of that class (attributed to Charles Stanley by Hussey). Heroic 2-storey hall with screen supporting gallery at east end of

inner hall; to NW chaste dining-room re-decorated circa 1780 by A Keck with buffet screen of fluted Corinthian columns: ground floor bow window room (previous saloon) re-decorated by NFlash as library in Egyptian (English Empire) style; staircase opposite drawing-room to north with back stairs behind; on first floor, the Oak Room panelled and with superb fireplace with overmantel similar to one at Hall Place, Maidenhead. The best feature of the house is the plaster work - in the staircase and in the 2 halls and, particularly, in the main hall, a splendid Baroque masterpiece in the best manner; the central relief and panels and niches below create an effect of richness which is enhanced by the open-arched corners of the coffered cove; the ground floor has an order of fluted composite pilasters and a magnificent marble fireplace with high relief overmantel (elliptical pediment with reclining female forms in a Rococo frame - rather advanced for 1731). The house appears to have been built for Henry Perot who married in 1719 Martha Bouchier the niece of the future Duke of Chandos. The fact that the house has no known Architect has led to a multiplicity of attributions; similarities with Cannons and Moor Park and Vanbruggian overtones, have led to suggestions that the design was possibly by an architect of the second rank eg, John Price, who had worked at Cannons and at Moor Park or William Townsend as well as to Smith of Warwick, working to the design of an architect of the first rank, such as Archer (as at Heythrop, Oxon). Furthermore, the presence of a statue thought to be of Thornhill in the inner hall has suggested him as architect too. The setting is an irregular picturesque Park with mature hardwood trees. The house deserves to be more fully studied, but, for an excellent introduction, see articles by Christopher Hussey in Country Life 2 and 9 September 1954. See also: A Avray Tipping, English Homes, Period V - Vol 1 (Early Georgian, 1714-1760; (Country Life 1921.

Proposed Development:

Conversion of existing stable and tack room to a single dwelling.

Assessment of Surroundings:

As you enter the estate all commercial activity is concentrated on the right-hand side, north of the road that divides the site. There are three access points to the commercial units and so activity is concentrated around and limited to these points.

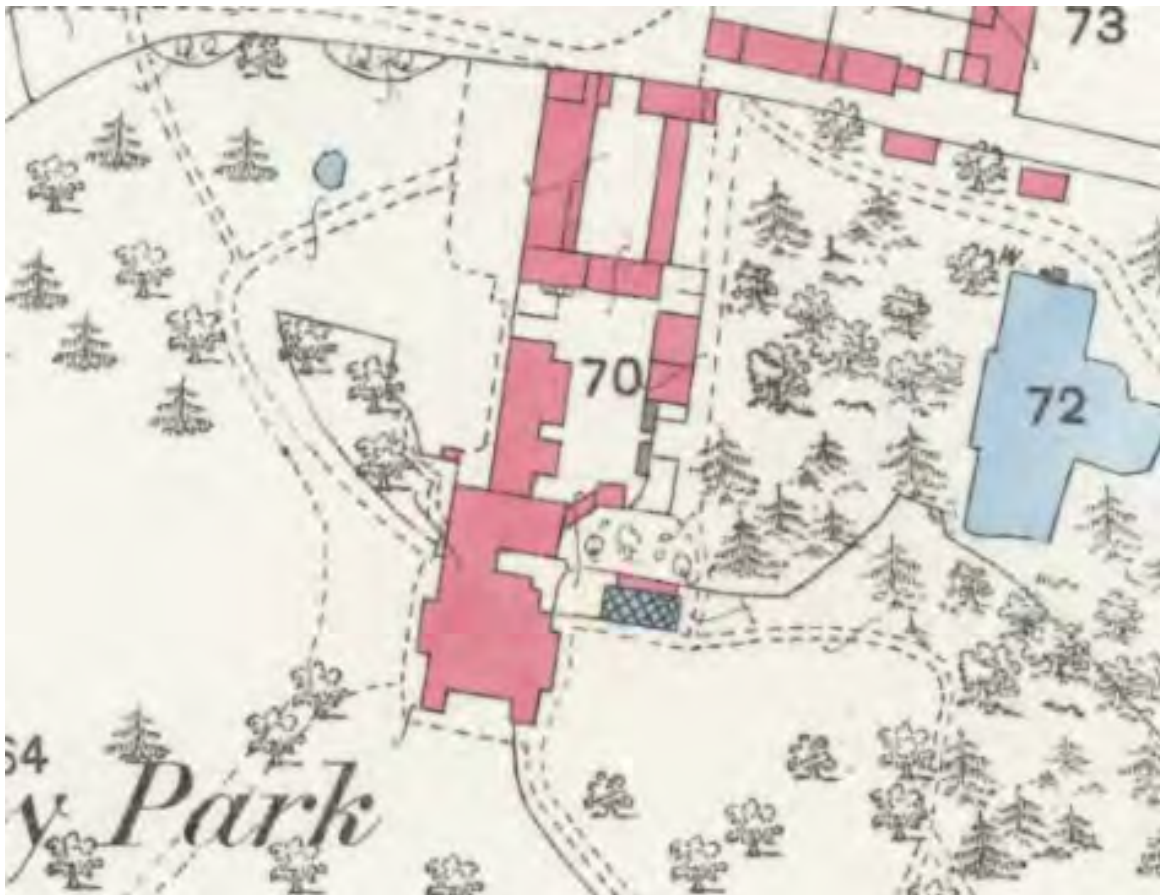
Beyond the commercial units are independent dwellings and stables. The buildings sit within the existing stable courtyard which is within the private grounds of the main house. These buildings are primarily used for the storage of tools, materials and grounds keeping equipment used to maintain the house and gardens. The character of this part of the site is noticeably more subdued and domestic.

Several residential units surround the stable yard and beyond this courtyard are the purely domestic residential units and the main house and grounds. This area is secure, and all activity is limited to staff, residents and maintenance.

The character of the site is typical of this type of country house. The well-kept grounds are expansive and picturesque. The courtyard is unmistakably functional with hard edges and gravelled surfaces, appropriate for the function of the space. This is gradually changing as underused buildings are finding new uses. The recent conversions have resulted in a significant increase in the quality of the buildings and the general environment.

Assessment of Significance

The building it is proposed to convert sits within the grounds of a grade I listed country house. The building, along with various others forms a courtyard which contained the stables, kennels and other ancillary workshop and storage buildings. The subject building is evident of 25 inch maps from the mid to late 1800's:



Whilst not individually listed, the building is assumed to be curtilage listed being in close proximity to, and contemporaneous with the main house. This is clearly a range of ancillary and service buildings used in conjunction with the main house, but not considered significant enough to be individually listed or included within the list entry for the dwelling.

The buildings have age and character but are clearly utilitarian and lacking any form of decoration of grandeur. Whilst there may be limited architectural interest in comparison to other buildings on the site, the significance lies in the surviving overall form of the courtyard, and its links to the grade I listed dwelling which provides historic and associative interest.

In seeking to find new uses for the structures the emphasis remains firmly on retaining the overall form and character of each building such that the courtyard arrangement and its associations with the adjacent dwelling are not harmed.

Planning Policy:

The application site is not within a principal or non-principal settlement, therefore DS4 applies:

DS4:

Policy DS4

OPEN MARKET HOUSING OUTSIDE PRINCIPAL AND NON-PRINCIPAL SETTLEMENTS

New-build open market housing will not be permitted outside Principal and Non-Principal Settlements unless it is in accordance with other policies that expressly deal with residential development in such locations.

6.4.1 To promote sustainable development in the countryside, paragraph 55 of the NPPF expects housing to be located where it will enhance or maintain the vitality of rural communities. In the absence of special circumstances, local planning authorities should avoid permitting new isolated homes in the countryside.

6.4.3 Besides the provisions of paragraph 55 of the NPPF, which makes an exception for country houses that are truly outstanding or innovative, the Local Plan has policies that potentially allow for certain types of housing development in the countryside including:

- affordable housing on rural exceptions sites (Policy H3);
- housing for rural workers (Policy H5);
- sites for gypsies and travellers (Policy H7); and
- **conversion of rural buildings (Policy EC6).**

DS4 comments:

The proposed dwelling would not be isolated in the countryside as it sits within an estate that contains several other dwellings. the addition of another dwelling will enhance the community of existing residents living on the estate.

The proposal involves the conversion of a rural building and therefore fall under policy EC6. Providing the criteria of EC6 are satisfied, accordance with DS4 can be demonstrated.

Policy EC6:

Policy EC6

CONVERSION OF RURAL BUILDINGS

The conversion of rural buildings to alternative uses will be permitted provided:

- a. the building is structurally sound, suitable for and capable of conversion to the proposed use without substantial alteration, extension or re-building;**
- b. it would not cause conflict with existing farming operations, including severance or disruption to the holding that would prejudice its continued viable operation; and**
- c. the development proposals are compatible with extant uses on the site and existing and planned uses in close proximity to the site.**

Policy EC6 comments:

The extant building is suitable for and capable of being converted. Please see the further discussion on this under EN13 and the site photos at the end of this document. The proposal does not involve any amount extension or rebuilding. The only significant changes are the formation of an opening between the two spaces and the insertion of a new window in a former opening. This satisfies criterion (a).

No farming operations take place on the estate and therefore no conflict would arise between the conversion and other operations on site. This satisfies criterion (b)

The estate features a range of residential units on the south side of the access road. The building in question would be attached to and form a courtyard with several other approved conversions, set amongst other existing cottages. This satisfies criterion (c)

Justification:

The historic use of the buildings surrounding the courtyard are stables, kennels and ancillary workshops and storage buildings associated with the running and maintenance of the listed house. These structures remained underused for many years. In 2014 applications 14/04385/LBC and 14/04384/FUL granted consent for the conversion of storage buildings to 3 dwellings.

In the past the building had been used as a workshop "The carpenter's workshop" and the adjacent room was known as the "plumber's workshop" these uses ceased many years ago and the building was then used as a stable when a suitable tenant was found.

In 2013 CDC officers requested that the use of the building as a stable be formalised under application 13/03089/FUL as no named use is held on file. The stable use is no longer required and so a new use for this building needed to be found.

As the surrounding conversions and dwellings have been successful it was decided that a further residential unit would fit well with the existing use of this part of the site.

Policy H2 Affordable Housing:

Under current policy, a development in a rural area is required to make a financial contribution towards affordable housing where 6-10 new dwellings are proposed. As only one dwelling is proposed there is no affordable housing requirement applicable to this proposal.

Heritage Considerations:

These ancillary buildings are assumed to be curtilage listed. On that basis Policy EN13 will be relevant to the application:

Policy EN13

HISTORIC ENVIRONMENT: THE CONVERSION OF NON-DOMESTIC HISTORIC BUILDINGS (DESIGNATED AND NON-DESIGNATED HERITAGE ASSETS)

1. Proposals for the conversion of non-domestic historic buildings to alternative uses will be permitted where it can be demonstrated that:

- a. the conversion would secure the future of a heritage asset, and/or its setting, which would otherwise be at risk;**
- b. the proposed conversion would conserve the significance of the asset (including its form, features, character and setting);**

c. the heritage asset is structurally sound; and

d. the heritage asset is suitable for, and capable of, conversion to the proposed use without substantial alteration, extension or rebuilding which would be tantamount to the erection of a new building.

2. Proposals to extend or alter heritage assets that have been converted, will be permitted where it can be demonstrated that the proposed works would preserve the significance of the asset (including its form and features), its setting and/or the character or the appearance of the surrounding landscape in a manner that is proportionate to the significance of the asset.

Policy EN13 Comments:

- a. The proposed conversion to residential is based on the success of recent conversions which have greatly improved the appearance and quality of the historic structures, and their setting. The overall appearance of this part of the site will be enhanced by the residential use which is a vast improvement over the functional and muddy stable yard that it used to be.

The current use as a stable and storage area has come to an end and there has been no interest in continuing this use from prospective tenants. In recent years, the use of the building has been minimal and considered an underuse of the building, with a function that over time has become less compatible with the adjacent buildings in this part of the site.

- b. The conversion requires minimal changes to the structure and appearance. The distinctive high-level windows are retained, and no attempt has been made to incorporate domestic style openings. The proposed new window involves the re-opening of an historic opening.

As the overall form, features and character are retained we consider that the significance of the building has been conserved in the proposed conversion.

- c. Please refer to the photos at the end of this document which show the extant walls and roof structure to be in good order. No intermediate floors are to be inserted and no significant weight added to the roof, save for some insulation and boarding. The original volume of the space is retained and therefore the impact on the structure is minimal.
- d. The conversion requires a minimal range of works largely focused on dividing up the space to create rooms. No amount of re-building is required, and the alterations are limited to forming 2 doorways in an existing internal wall, blocking one window and re-opening another. This is not tantamount to the erection of a new building.

Biodiversity:

A preliminary inspection of the building notes the absence of scratch marks, droppings, nests or other signs of inhabitation. The abundance of insects and the ability to see up into the roofing felt suggests that there are no bats occupying the building. This does not preclude the possibility that crevice dwelling species may be using cracks in the stonework or between the roof tiles.

Therefore, an ecological assessment has been commissioned from EDP consulting ecologists, who happen to be tenants on the estate. This will be issued when completed. Due to the necessary timings of inspections it may be necessary to condition the completion of this assessment.

Planning Policy Summary:

The review of current policy confirms that the principle of development is in accordance with EN13, EC6 and therefore DS4.

The limited scope of the necessary alterations satisfies the requirements of EN13. Given the previous conversions of similar buildings we do not anticipate there being any major objections to this proposal, but we are happy to address any concerns officers may have.

Photos:



Principal elevation, right hand window to be reinstated.



Existing window to be blocked with matching stone.



Heavily modified door to be replaced with semi-glazed door.



Existing plastered reveals in good order.



Original curved window reveal visible through plaster.



Enlarged extract with window highlighted.



Internal wall in good order.



Trusses and rafters in good order.



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