

# Proposed Outbuildings Restoration

## Oakle Farm, Oakle Street, Churcham, Glos. GL2 8AG

Design & Access Statement

June 2021

This application is to restore the outbuildings to secure their continued use for storage.

### **History**

Oakle Farm House, is a residential property with various connected out buildings related to previous use of the adjacent land as a traditional orchard.

The outbuildings are built in red brick and comprise a main store with ancillary stores and an open veranda.

Historically the main store was two storey under a plain tiled hip roof.

At some point in time the pitched hip roof of the main store was removed and replaced at lower level with a low pitch corrugated asbestos sheet roof which included the removal of part of the gable walls to the level of the corrugated sheet roof line.

The ancillary stores attached to the East & South elevations are single storey lean-to's with both slate and plain tile roof coverings and a slate covered open veranda running across the South elevation at a lower level than the stores it attaches to.

### **Proposal**

The outhouses are in urgent need of repair and the current owners wish to reinstate them more to the original form by restoring the pitched roof and associated gables on the main store and reinstating the veranda roof at the same level of the adjoining lean-to.

The lean-to on the East elevation will need to be demolished as it is separating from the main store and cannot be repaired.

It is proposed to extend the main store to encompass the area of the demolished store basically on the same footprint.

The proposed works also intend to restore the outhouses with materials matching as near as is possible to the original with plain tile roof coverings throughout and red brick walling.

Internally the floors will need to be replaced including joists and all other timberwork showing signs of rot or decay. Where possible, any original fittings are to be retained.

### **Location**

Oakle Farm is outside the defined settlement boundary of Churcham and the farmhouse and its associated land does not fall within any of the following designated areas:- AONB, SSSI, SAC, SPA, Conservation Area or Ramsar site.

### **Character and appearance**

There will be no major difference in the appearance of the Outhouse to warrant any concerns of changing the character of the building such that it affects any LA adopted policies.

### **Environmental**

The proposed works do not involve felling of trees, hedges or removal of any other plant material.

### **Protected Species**

There has never been any sighting of protected species Bats, Owls, Nesting Birds using the Outhouses.

**Landscaping**

There will be no change to the areas of hard or planted landscaping around the Outhouse or courtyard with the house.

**Flood Risk**

The property lies outside any identified flood risk areas but is just within the Oakle Street Flood Storage Area defined on FODDC Tile – A3 Watercourse Map prepared by Halcrow dated 26<sup>th</sup> March 2008.

The site itself is at the highest point of the area defined by this boundary and elevated above the land to the West associated with the property.