



# Heritage Statement / Design Statement

Project:

**Endright Barn**

Reference:

**2132-VAL-XX-XX-RP-A-0001**

Date:

**06.09.2021**

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## 1.0 Existing Site and Buildings

This statement accompanies an application for Listed Building Consent for the proposed works to complete internal alterations and construct an extension to the garage within the curtilage of Endright Barn, 3 Farm Lane, Leighterton.

### Existing Site

The site is located within the Cotswold AONB (EN5), Leighterton conservation area (EN11) and within the curtilage of Endright Barn, a grade II listed building (listing details below) and adjacent to Grange Barn.

### List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Address:	Endright Barn, 3 Farm Lane, Leighterton
List entry Number:	1341030
Location:	Small barn to south west of number 10 (Drew's farmhouse), The Street
District:	Cotswold (District Authority)
Grade:	II
Date first listed:	6 September 1954
Date of most recent amendment:	1 May 1986
National Grid Reference:	ST 82249 91019

### Details

BOXWELL WITH THE STREET (Leighterton Village ST 8291 west side) LEIGHTERTON 2/29 Small barn to south-west of No. 10 (Drew's Farmhouse) (previously listed as barn dated 1855)

GV II

6.9.54 Barn. Datestone 1855. Coursed rubble limestone; ashlar dressings; artificial stone slate roof. Seven-bay barn with central porch to east. Adjoining C20 shed to west not of special interest. East side: central projecting gabled porch with relieving arch above timber lintel to barn doorway; datestone in gable. Three slit

vents to barn wall either side of porch each with shaped head and sill. West side: doorway without porch; slit vents as east. C20 farm buildings abutting north end are not of special interest. Segmental-arched loft door in plain south gable end with slit vent below. Interior: 7-bay collar truss roof; lath and plaster between trusses. Deep splays to slit vents. Stone ridges to threshing floor. Forms part of group with Drew's Farmhouse, other barn and stables (q.v.). (D. Verey, Gloucestershire: The Cotswolds, 1979.)

Listing NGR: ST8224991019

## 1.1 Assessment of Significance

### Introduction

This section provides an assessment of the significance of Endright Barn to enable to protection of its heritage and cultural values allowing for informed changes during the redevelopment or alterations to enable the building to be retained in use.

The buildings significance will be assessed against the criteria outlined in Historic England's 'Conservation Principles, Policies and Guidance' document while maintaining a level of detail proportionate to the assets importance.

**Evidential Value** – relating to the potential of a place to yield primary evidence about past human activity;

**Historical Value** – relating to ways in which the present can be connected through a place to past people, events and aspects of life;

**Aesthetic Value** – relating to the ways in which people derive sensory and intellectual stimulation from a place;

**Communal Value** – relating to the meanings of place for the people who relate to it, and whose collective experience or memory it holds.

### Evidential

Endright Barn was originally constructed circa 1855. It was originally a barn forming part of 'Drew's Farm'. Planning approval for the conversion of the barn to a residential dwelling was approved in 1993. Through the

conversion process the footprint of the building was maintained along with the barn doorway, datestone and slit vents. Internally the original seven bays have been sub-divided to better suit a residential layout.

The garage is a C20 addition constructed alongside the conversion of the barn. As a recent addition, the garage has little to no evidential value.

### **Historical**

The property is a conversion of a historic barn, the changes utilised many aspects of the barn such as the existing double height spaces and large external openings which help provide a narrative as to how farming practices were undertaken at that time. The changes did however require alterations of the internal sub-division of spaces to allow the property to work as a dwelling house.

In 2017 planning consent (17/03479/FUL) was granted for the construction of the glazed link between the house and internal alterations to convert one garage bay to a utility and enclosure of the external store. These alterations were required to better suit modern requirements for living.

### **Aesthetic**

The exterior street elevation holds significant aesthetic value for the setting of the conservation area and AONB but limited value regarding this historical setting of the listed building. While used as part of the



agricultural holding the barn was provided with a track connecting the east elevation with Back Lane (see extract, left, from OS 1892-1914). While carrying out the conversion of the barns into dwellings in the early to mid-90's the developer adjusted the roads and boundary treatment to better serve the residential layout. This arrangement is typical of developments occurring in the Cotswolds in the 90's and is not a rare or unique example.

### **Communal**

Endright Barn holds minimal communal value as it was built as part of agricultural holding.

## 1.2 Building Use

The existing site and buildings fall within the C3 (dwelling house) curtilage of Endright Barn.

## 1.3 Proposed works

The proposed works are for the alteration and extension of the existing garage / utility located within the curtilage of Endright Barn. It is proposed to convert half of the existing single bay garage into a bathroom and extended utility and provide a new study room to the rear of the garage.

### **Design**

The existing single bay garage is 2.7m x 5.5m making it too narrow to practically use. The proposal is to retain some of the garage as a residential store but to convert half into a new bathroom and to extend the existing utility. The existing slab will be retained but will be insulated and a new screed installed to raise the finished floor level with the rest of the building. New drainage will be installed below the existing floor build up to accommodate a new basin, WC, and shower. The existing garage door will be retained maintaining the visual appearance of the garage from the front.

To the rear of the garage, the existing store will be demolished, and the footprint of store incorporated into a new rear extension forming a new study. The extension will be clad in coursed rubble Cotswold stone to match the house and finished with a cock and hen parapet to match the existing boundary walls. A shallow pitched roof will keep the extension subservient to the existing garage. To allow the parapet height to match the existing boundary walls and to ensure the roof pitch can be kept shallow, the existing floor level will be reduced to achieve the required headroom.

The proposed new windows will be timber with frames painted to match the existing painted windows within Endright Barn and the Annexe. The new walls will be clad in coursed rubble Cotswold stone with dressed stone quoins to match the house and a cock and hen capping to match the boundary wall. The proposed new roof will be metal to provide a clear distinction to the new addition and to reflect the extension of the adjacent extension to Grange Barn's annexe.

The existing boundary is not contemporary to the barns and is a C20 construction. Alterations will need to be carried out to this wall to provide a new flashing to the roof. It is proposed that the existing cock and hen topping will be removed, a new lead flashing installed followed with the cock and hen being re-instated

## **Scale**

The proposed works has been designed so as the proposed parapet does not exceed the height of the existing boundary wall. A new shallow pitched metal roof has been provided to the extension but has been kept as low as feasible so that the extension is subservient to the existing barn while maintaining a minimum clear headroom internally.

## **Parking**

Although the scheme will result in the loss of garage space, due to width restrictions it is not currently feasible to use for parking. The existing external parking spaces will be retained and therefore there is no loss of parking within the proposal.

# 1.4 Impact Assessment

## **Introduction**

This assessment looks to assess the impact of the proposals on the heritage and cultural values of the Grade II listed Endright Barn. The impact has been assessed against the significance of the building established in 1.1 above. The impact will be assessed using the following criteria:

***Negligible*** – Causes no material change;

***Minor*** – Considered to cause a small change effecting the setting of an asset but not the ability to understand or appreciate its value;

***Moderate*** – Considered to make a difference to the ability to understand or appreciate an assets value;

***Substantial*** – Considered to result in a fundamental change to the asset.

Where appropriate impacts will also be evaluated on whether they will provide a positive, negative or indifferent impact to the assets.

## **Impacts**

The proposals will result in no intervention to the fabric of the existing listed house and will only affect the curtilage listed garage. The changes to the external elevation to provide the new study will affect the setting of the listed building however the extension has been designed so that there is a clear distinction between it

and the existing garage. The existing store which is to be demolished is not of historic value or important to appreciate the listed building. The scale of the extension has been kept subservient to existing assets with parapet heights set so as not to exceed the existing boundary walls. These design decisions result in a proposal that does not affect the ability to understand and appreciate the existing assets and it is therefore deemed that the impact of the change is Minor.

## 1.5 Site Photographs



Existing rear of garage showing existing store that is to be removed.



Existing store with flat roof and lead flashing into boundary wall.





View of existing boundary wall and garage taken from Grange Barn. Photograph showing existing cock and hen capping proposed to be removed to allow installation of a lead flashing.



Aerial view showing existing parking arrangement.

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