



DESIGN & HERITAGE STATEMENT

Pool house extension at The Barn, Bangle Farm, Stony Lane, Chantry, Frome BA11 3LH

1.0 The Application

- 1.1 A householder planning application is sought for an extension to the existing, modern barn at Bangle Farm to provide a larger pool house.

2.0 History

Bangle Farm is situated on the outskirts of Chantry, near Frome but is not within a Conservation area.

The farm house is Grade II listed: 27/11/84.

ST74NW WHATLEY CP OUTLYING

3/227 Bangle Farmhouse

Listing:- II

Farmhouse. Late C18. Roughcast, clay double Roman tile roof, hipped to right, coped verge to left with brick and ashlar stack raising through its apex. "L" plan. 2-storeys and attic, 3-bays, plain stone mullioned windows of 3-lights with labels over, except centre bay of first floor of 2-lights. Central door opening, bead moulded stone surround, late C19 half glazed door. Right return of 2-bays. Interior contains broad fireplace in chamfered stone surround to left ground floor room, continuous cyma stopped string course over.

Listing NGR: ST7220446432

3.0 Background and Planning History

- 3.1 **001382/007** Approval for the erection of a garage. 24th October 2008.

001382/006 Approval for the retrospective conversion of barn to residential use. 28th March 2008.

001382/005 Approval for the retrospective works to stone surround to front of entrance door including provision of shelf canopy (amended description) (CAT A). 11th May 2004.

001382/002 Approval for the conversion of redundant attached outbuildings to additional residential accommodation with associated internal alterations and erection of glazed linked extension (CAT B)

8th Dec 2003.

001382/003 Approval for the conversion of redundant outbuildings to additional residential accommodation and construction of glazed link extension (CAT B)

8th Dec 2003.

001382/004 Approval for the replacement of existing casement and clear glazing to windows with metal casements and leaded lights (CAT A)

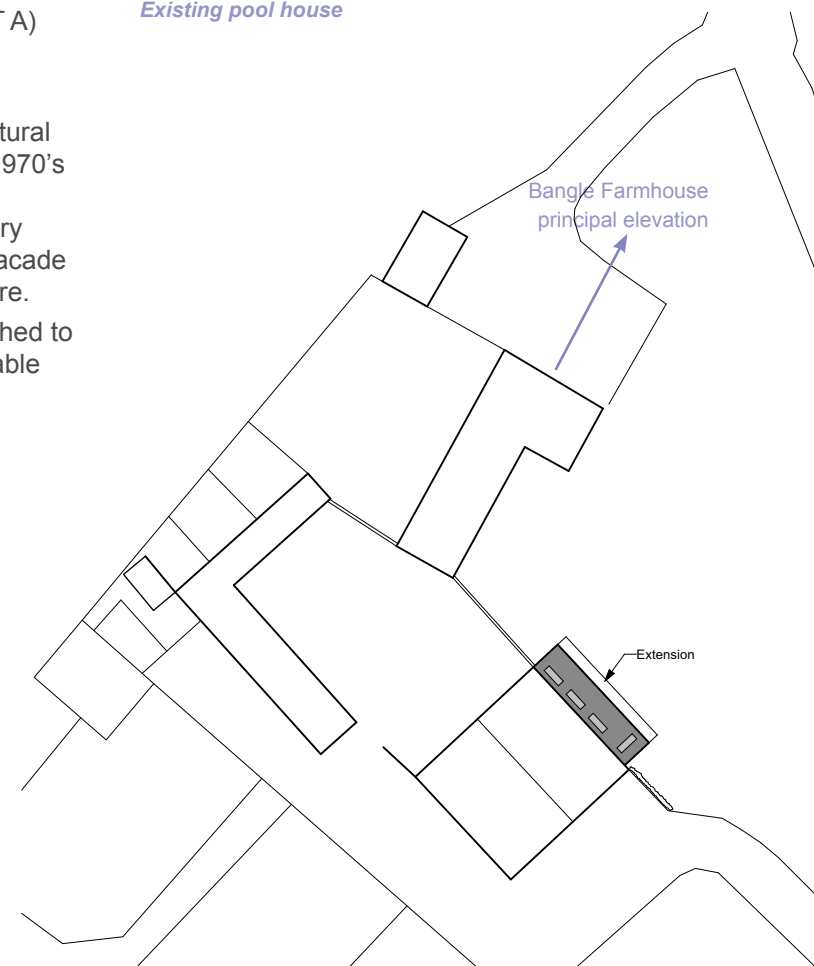
8th Dec 2003.

4.0 The Existing Pool and Setting

- 4.1 The existing pool sits within a former agricultural building that was erected some time in the 1970's as part of the original farm complex. As shown in the photographs, it follows a very simple form in terms of it's flat, timber clad facade and shallow pitched, corrugated roof structure.
- 4.2 The existing pool house building is not attached to the listed building and is set some considerable distance from the principal elevation.



Existing pool house



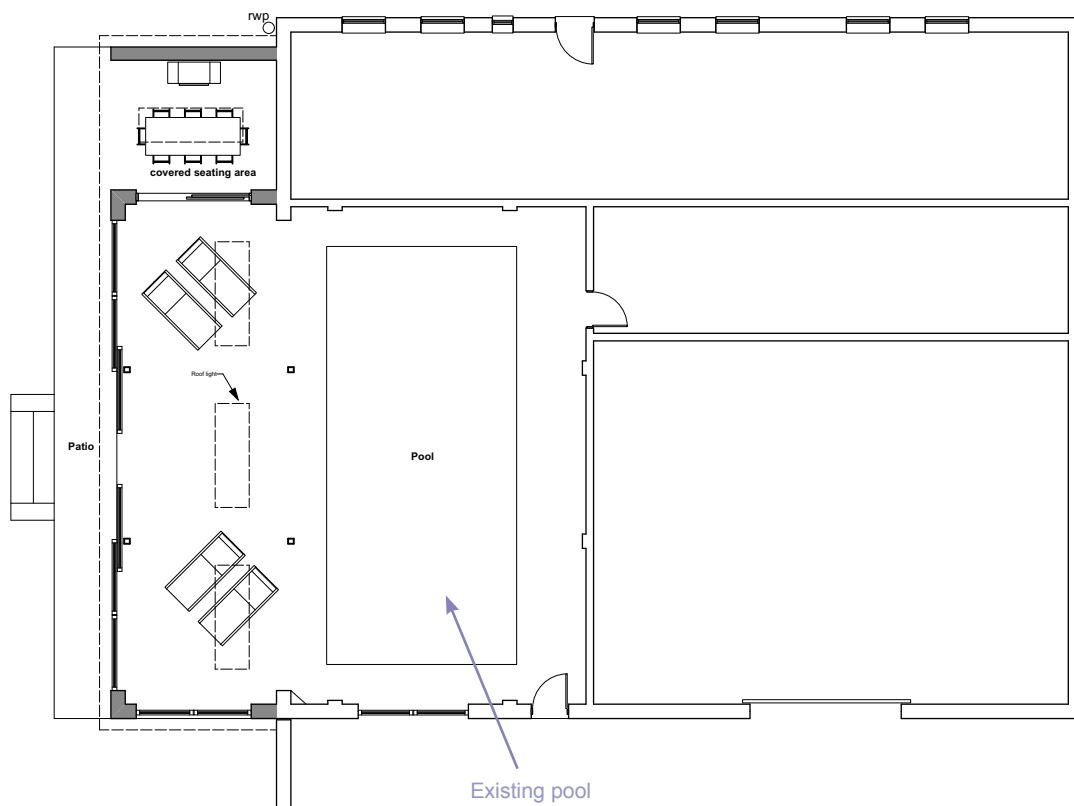
Proposed site plan

5.0 The Proposal

- 5.1 The proposal shows the extension to the existing pool house.
- 5.2 The proposed pool house extension will be formed using timber framing with timber cladding and re-using existing glazing and doors. The structure itself will be single storey in design under a flat roof with concealed gutters.

6.0 Proposed Materials: -

- 6.1 **Walls:** Timber cladding left to silver over time.
Windows & doors: Re-use existing powder coated aluminium doors and glazing.
Roof: Sarnafil flat roof.



Proposed floor plan



Proposed North West Elevation



Proposed North East Elevation



Proposed South East Elevation

7.0 Justification for the proposed works and assessment of impact on significance.

7.1 The proposal to extend the existing pool house with a sympathetically designed structure will enhance the existing former 1970's agricultural building and at the same time enhance the setting of the historic property. The proposal will be constructed using good quality natural materials

Low significance

7.2 The proposed extension to the pool house is ancillary to the main dwelling and is not part of the listing. It is a modern curtilage that is set some distance from the heritage asset.

Low significance

7.3 For the above specified reasons it is considered that the proposal will enhance the setting and appearance of the host building. The sympathetically designed extension to the pool house will improve the former 1970's agricultural building using high quality materials.

Low significance

7.4 Paragraph 126 of the NPPF outlines that in respect of the historic environment that LPAs should take into account the desirability of new development making a positive contribution to local character and distinctiveness. The current proposals will achieve this aim.

8.0 Access Statement

The existing access is altered slightly to provide a wider gate opening to facilitate easier entry. The existing gravel driveway has also been increased slightly, providing a turning area for vehicles to enter and exit in a forward gear.

9.0 Case for Granting Approval

9.1 The proposed extension affects the former 1970's built agricultural building. This is not attached to the listed building and is not mentioned in the listing.

9.2 The proposal is some considerable distance from the listed farmhouse, as shown on the site plan, and set back from the principal elevation of the heritage asset.

9.3 The proposal enhances the simple form of the former agricultural building and improves the setting.

9.4 The proposed extension will use good quality natural materials that will compliment the listed building.