



Holwell Farm

Ozleworth, Wotton-under-Edge

Design & Access Statement

Checked By: George Legg - M+HW

Date: 01/11/2021

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Introduction.

1. Introduction.

Pyll Barn- M+HW



Vale Farm - M+HW



Restoration of Little Sodbry Manor - Grade I Listed- M+HW

A selection of Millar + Howard Workshop
previous Projects

Purpose of Report

This report is submitted for the purpose of seeking Planning Permission on behalf of our clients Phoebe Dickinson and Luke Rodgers for their home at Holwell Farm.

The site is located at *Holwell Farm*
Ozleworth
Wotton-under-Edge
Gloucestershire
GL12 7QB

buildings that connect people.

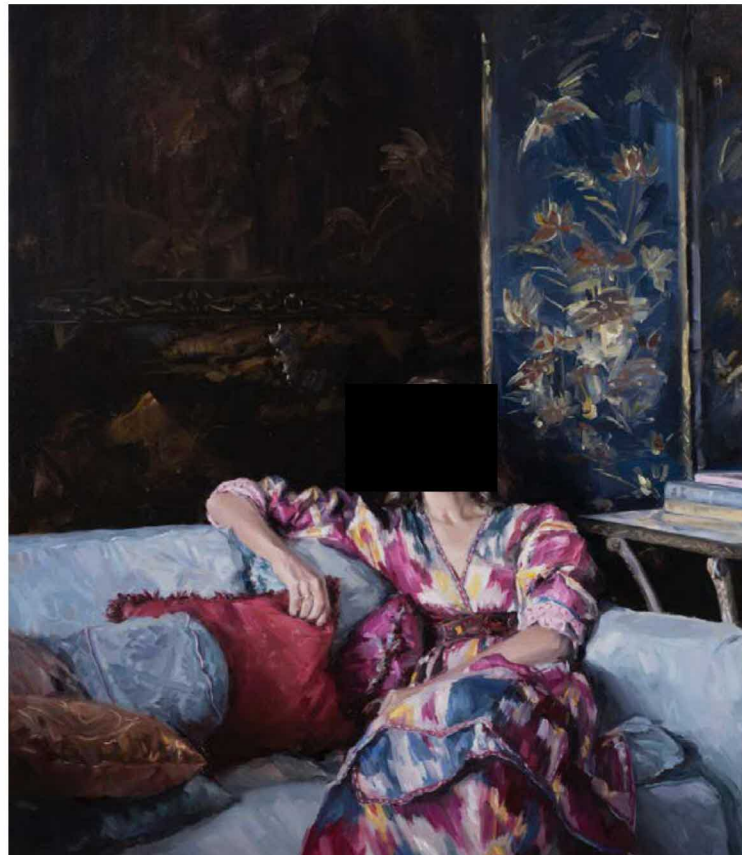
1. Introduction. About the Client



More information on Phoebe Dickinson and her family written by the client:



About our family values and the way we hope to live;
We hope and intend to live at Holwell for the rest of our lives. Sustainable and eco living is important to us and we would like to work from home
a) so we are not driving when it is not needed and
b) so we can be with our children as much as possible.
In the courtyard garden and at Holwell we hope to grow herbs and vegetables with our children and make a safe place for them to play where cars don't zoom up right outside the kitchen.



Paintings by Phoebe Dickinson

Context.

2. Context.
Site Location

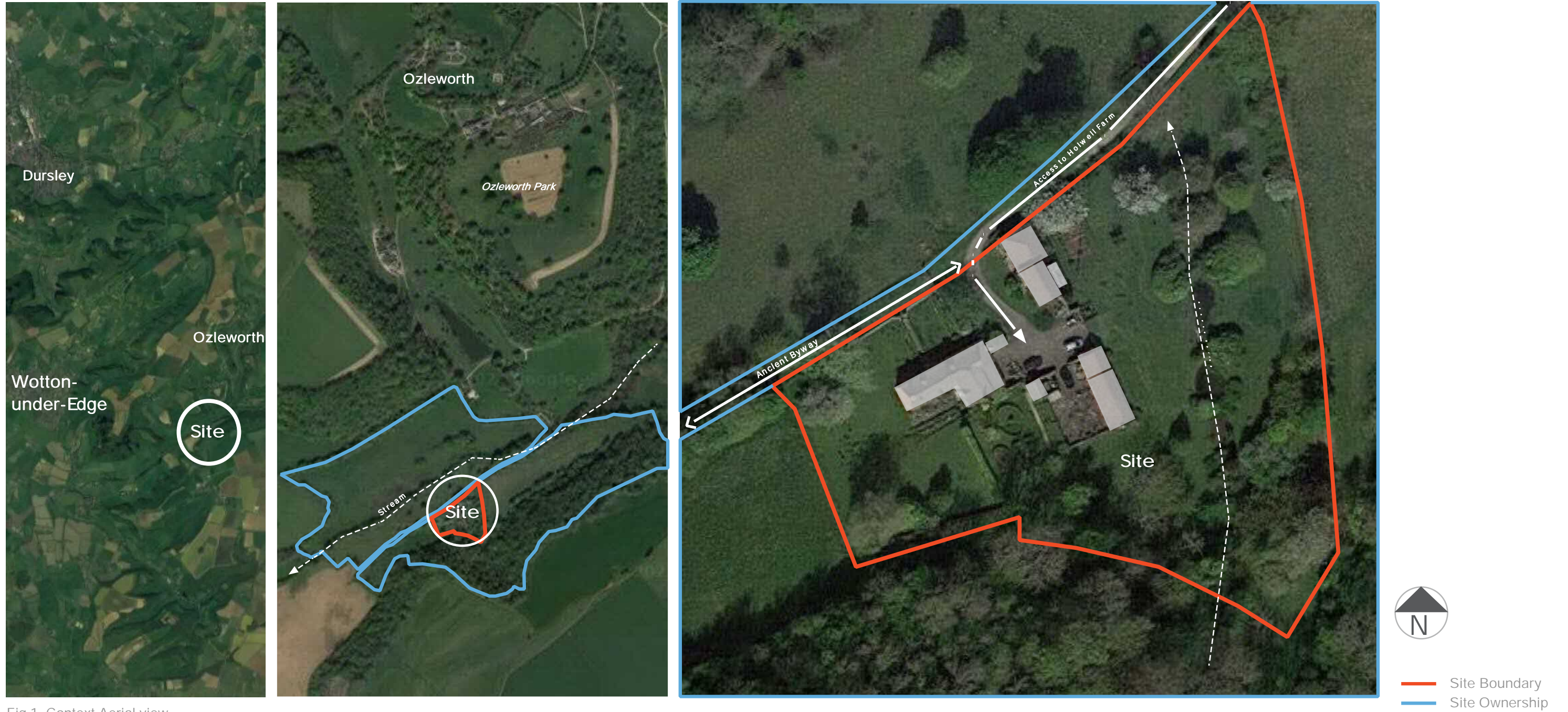


Fig 1. Context Aerial view

Holwell farm is a Grade 2* listed residential property located to the south west of Ozleworth Park, close to Wotton-under-edge. The site comprises of a series of old buildings which used to be a working farmyard that has expanded and contracted over time. Holwell Farm is set within a valley setting, bounded by trees to the south with streams and springs running through.

2. Context.
 Site Photos - Holwell Farm House



Fig 1 - The frontage of the original farmhouse



Fig 2 - Rear facade of the farmhouse facing south



Fig 3 - Lean too Kitchen entrance and back door facing East



Fig 4 - Lean too Log store and views beyond to the North



Fig 5 - Frontage of the original farmhouse and front parking/ drive.



Fig 6 - Rear of the Farmhouse facing South



Views on Site Diagram



Fig 7 - Access pathway below retaining wall behind Rear wall facing south



2. Context.
 Site Photos - Out Buildings



Fig 1 - Former Cattle Shed converted into office, currently being used as a Studio, Facing West



Fig 2 - Rear of current Studio building, facing East



Views on Site Diagram



Fig 3 - Former Cart Shed Rear facing East, with existing planning permission to convert into separate accommodation



Fig 4 - Garage attached to Studio Building



Fig 5 - Former Cart Shed, Front, facing West, with existing planning permission to convert into separate accommodation



Fig 6 - Former Cart Shed, Front, facing West



Fig 7 - Former Cart Shed, Side, facing South



2. Context.
Site Photos - Site Context & Views



Fig 1 - Overlooking current upper car park blocking views from Kitchen



Fig 2 - Views East through Car park



Views on Site Diagram



Fig 3 - Small Outbuilding and upper car park adjacent to Kitchen



Fig 4 - Views to North over studio and cart shed beyond



Fig 5 - Lower Car park and drive



Fig 6 - Ancient Highway crossing in front of property and views to West.



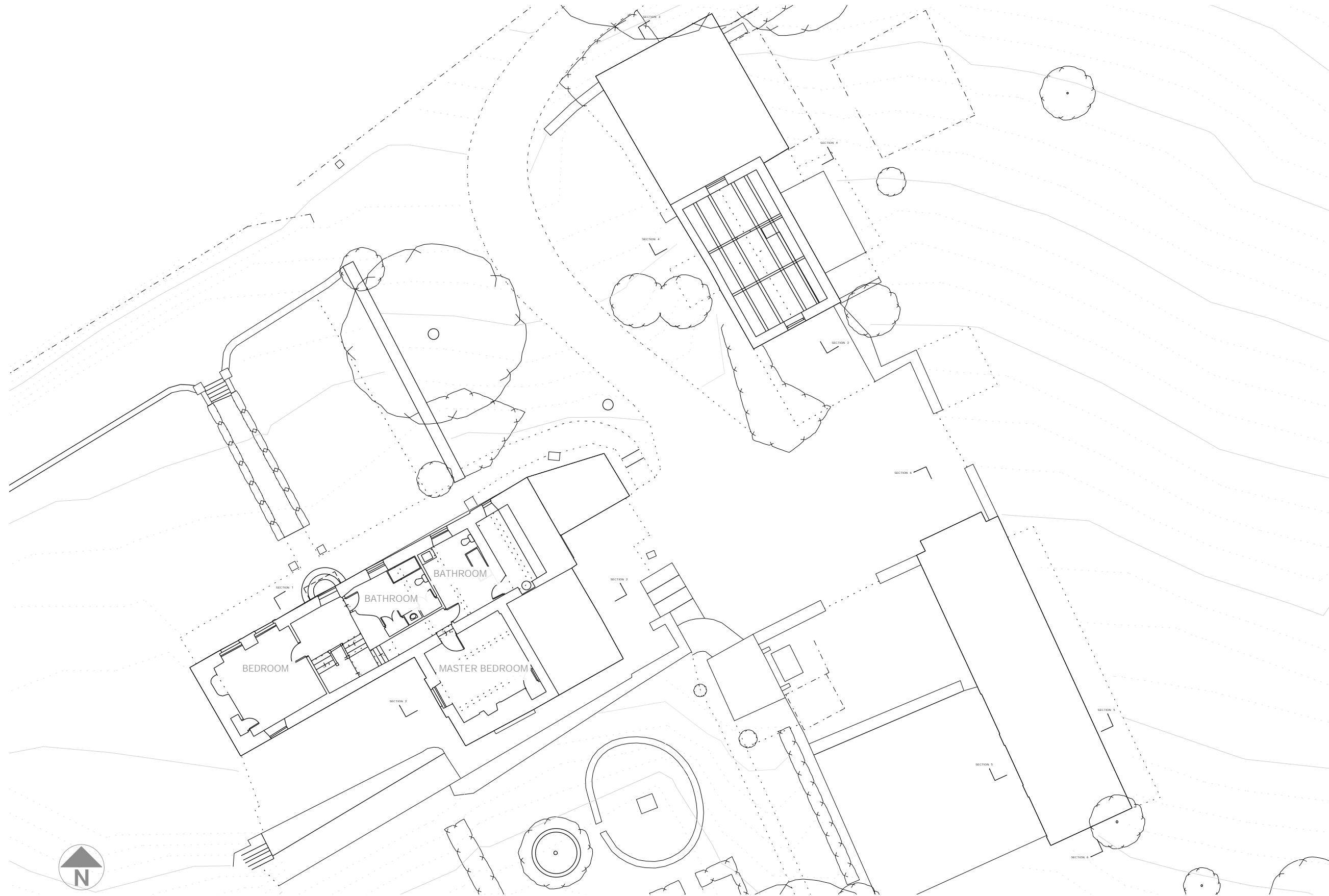
Fig 7 Views to the North from front of Former Farmhouse



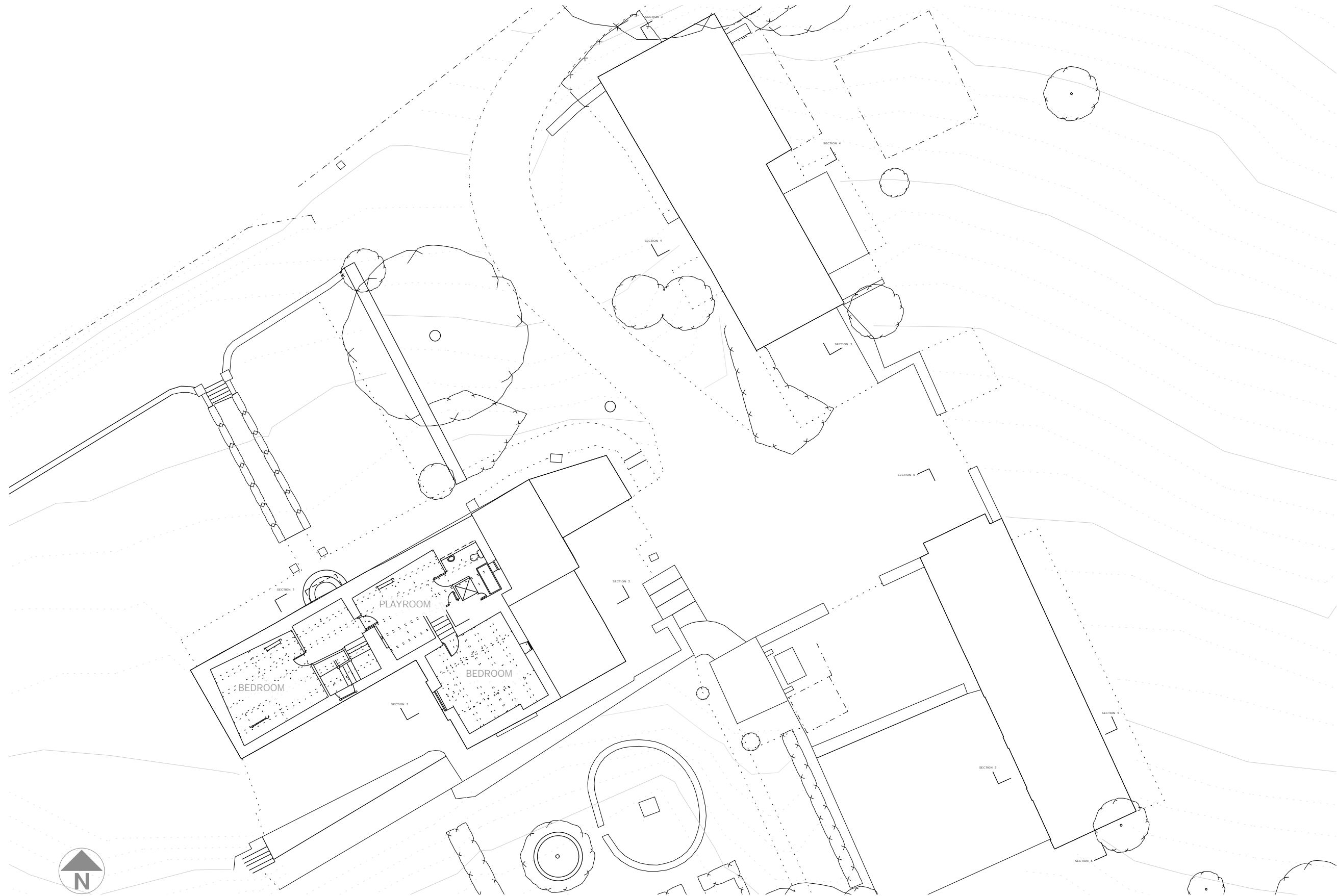
Illustrated Existing Ground Floor



2. Context.
Existing First Floor



2. Context.
Existing Second Floor



2. Context.

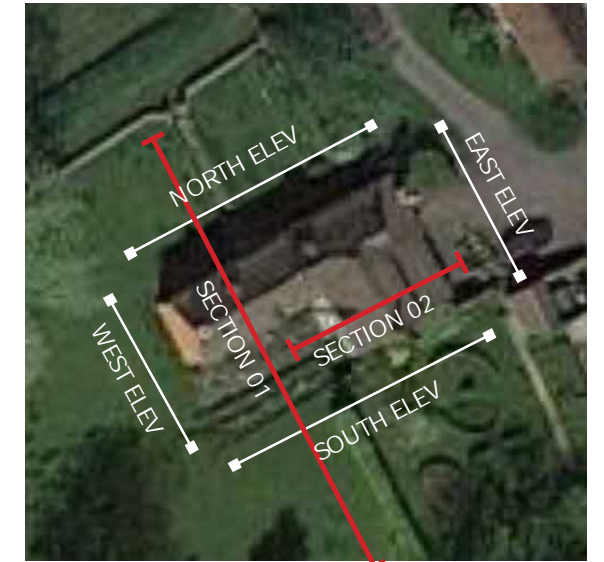
Existing Elevations & Sections - Holwell Farm House



Farmhouse North Elevation - *The listing of the property focuses on this elevation and its development over time*



East Elevation of Farmhouse



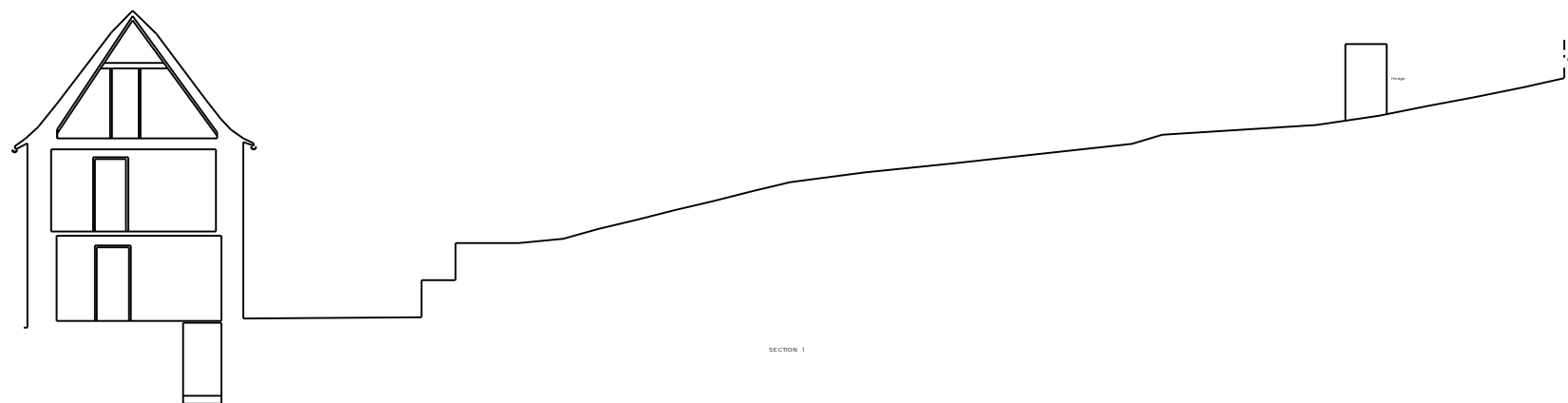
Key of Elevations



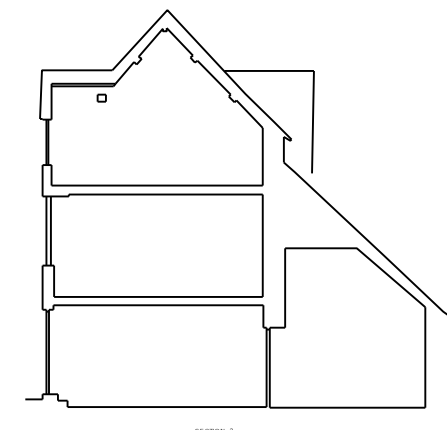
Farmhouse South Elevation



West Elevation of Farmhouse



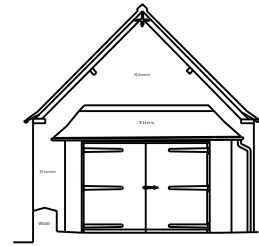
Section 01 - Farmhouse from front North Facade to Southern bank at the rear



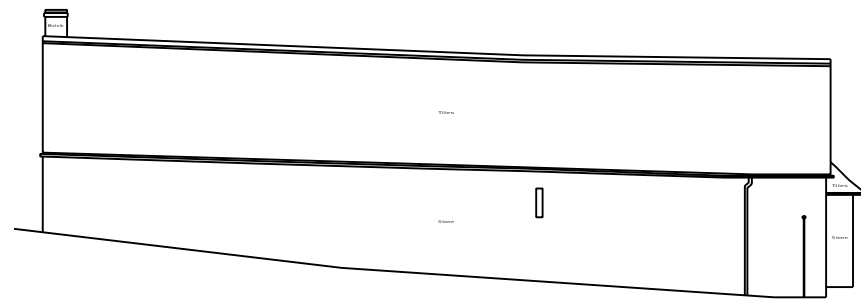
Section 02 - of rear of Farmhouse through Kitchen, Dining and Bedrooms.

2. Context.

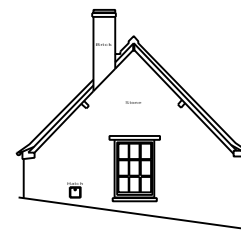
Existing Elevations & Sections - Current Studio & Garage



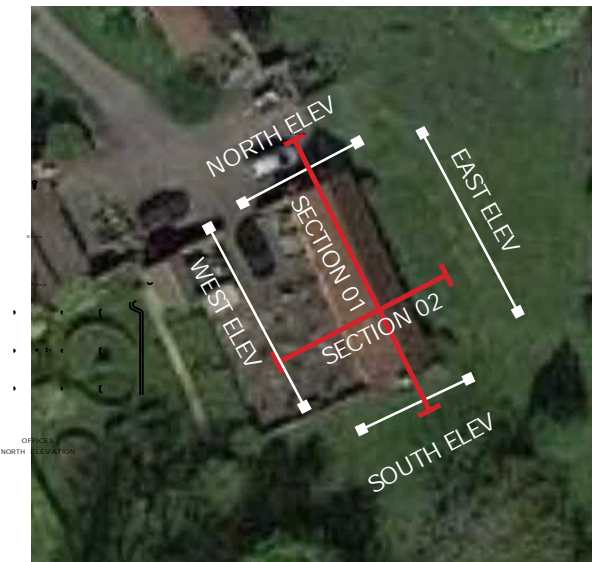
North Elevation of Garage Doors upon current studio



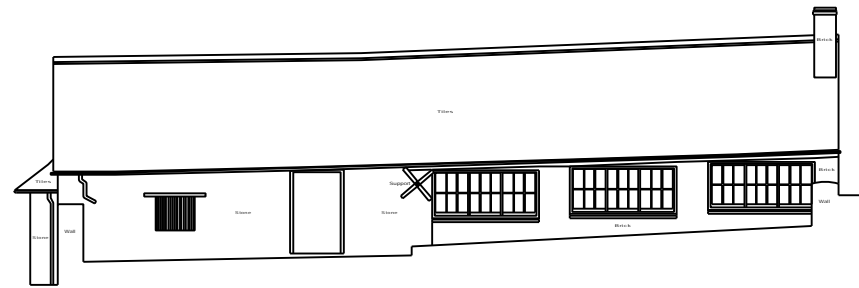
East, (Rear), Elevation of current studio



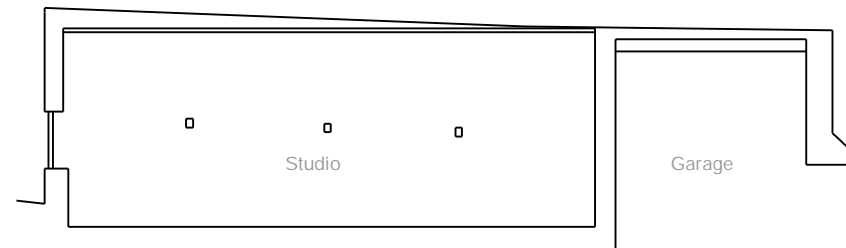
South Elevation of current studio



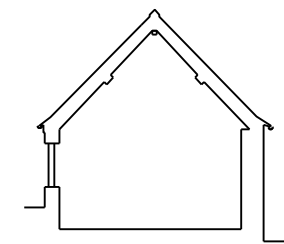
Key of Elevations



West, (Front), Elevation of current studio (infilled openings of former cattle shed)-



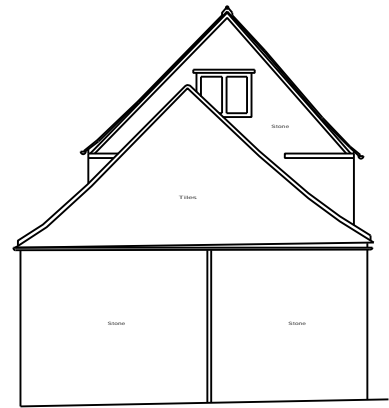
Section 01 - through current studio to garage space (Existing beams are too low for commissioned canvases) The building is also used for storage.



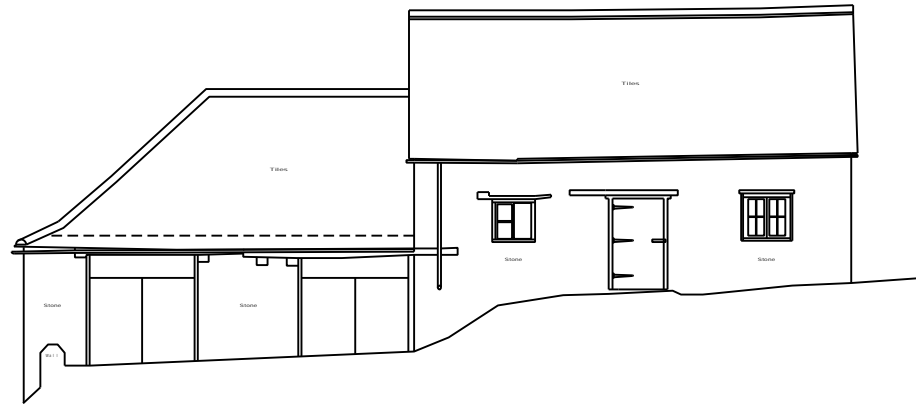
Section 02 - through current studio

2. Context.

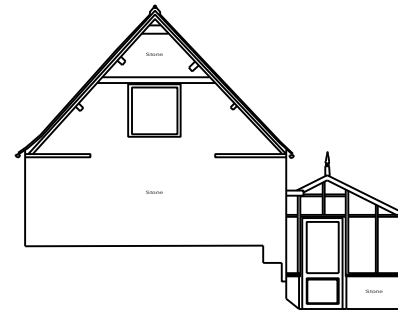
Existing Elevations & Sections - Cart Shed & Storage



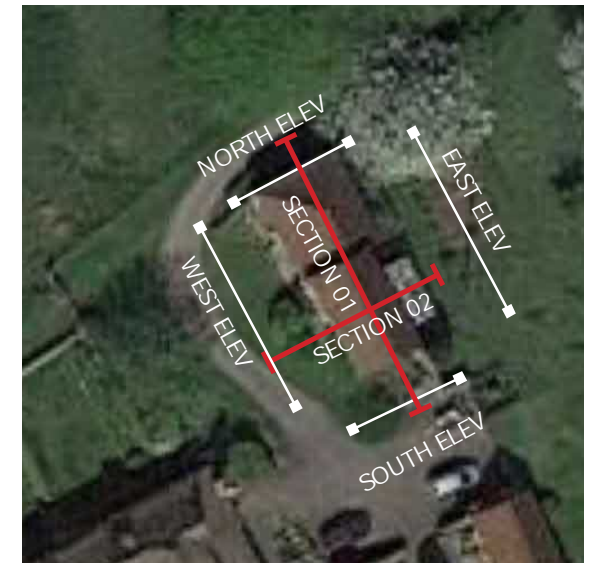
Former Cartshed North Elevation



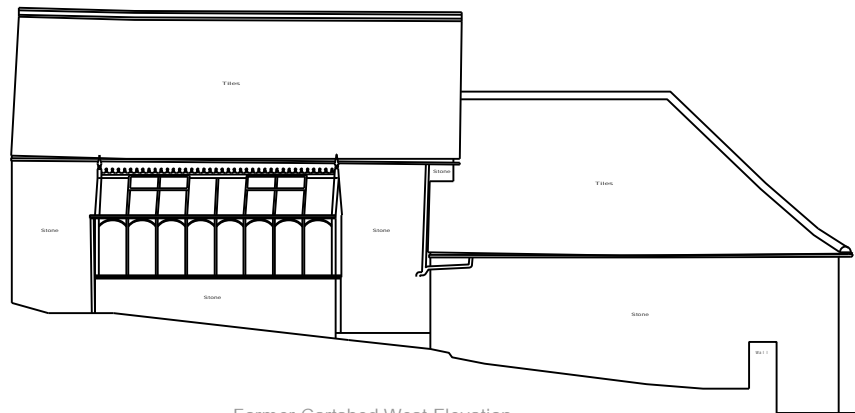
Former Cartshed East Elevation



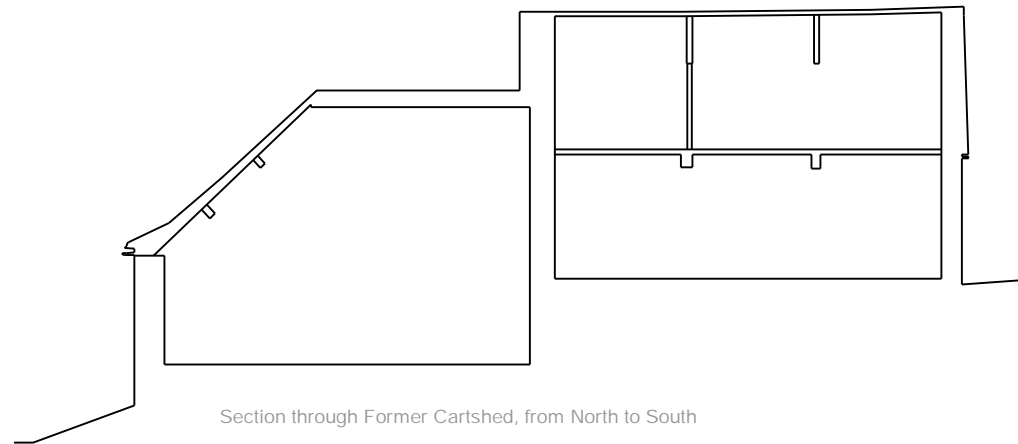
Former Cartshed South Elevation



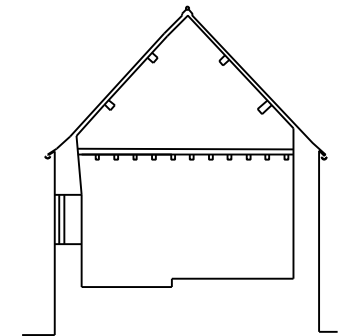
Key of Elevations



Former Cartshed West Elevation (showing green house)

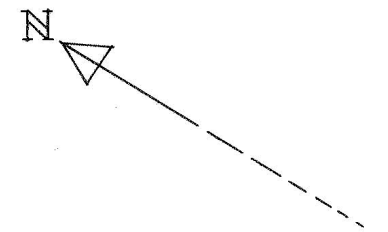
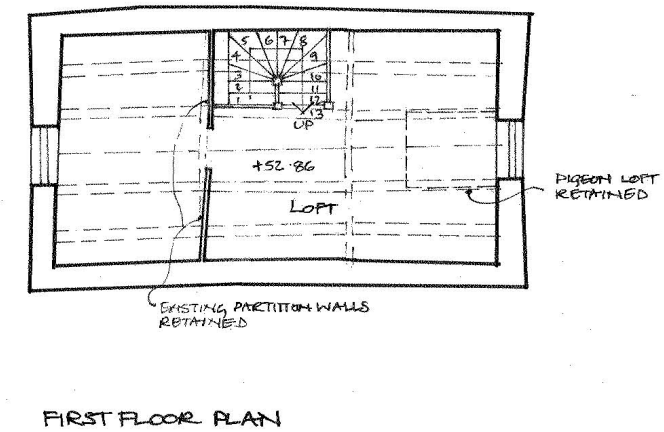
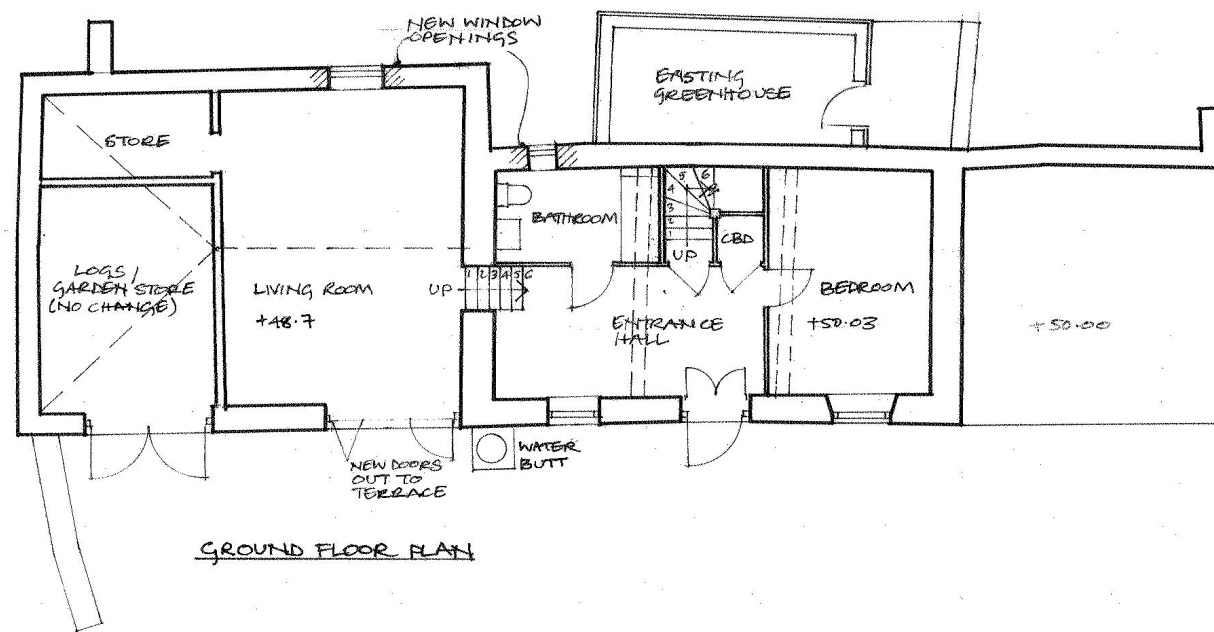


Section through Former Cartshed, from North to South



Section through Former Cartshed, from East to West

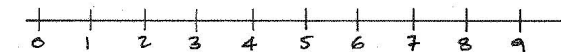
Approved applications on the site - Cart Shed



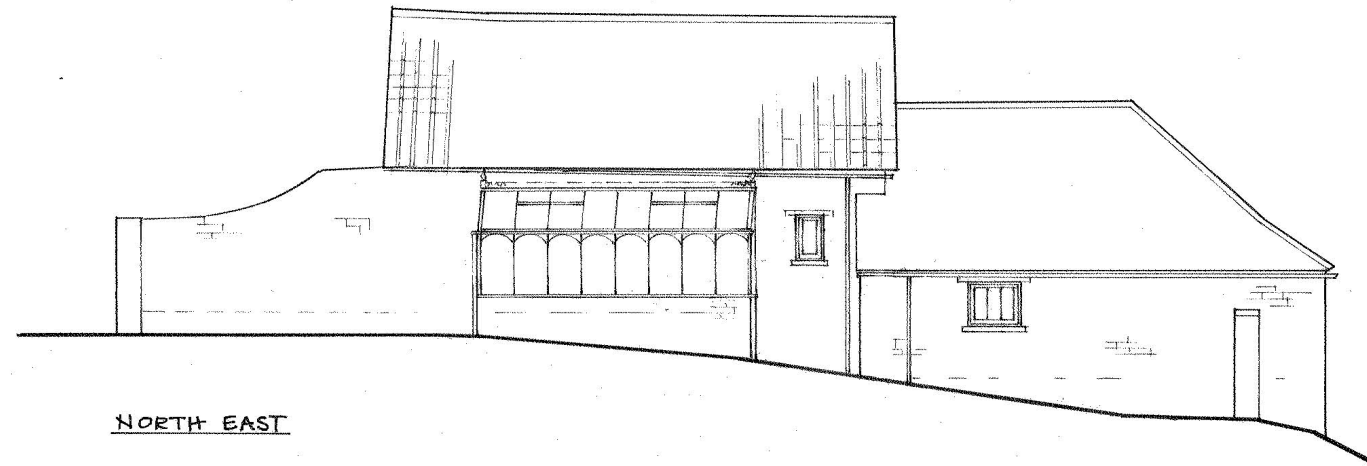
At present an existing approved planning application exists for the former stables and cart shed.

This will convert these buildings to provide ancillary domestic accommodation and associated landscaping. This application obtained permission by the previous owner on 19/03/2020. Planning Reference: S.19/2646/HHOLD & S.19/2647/LBC

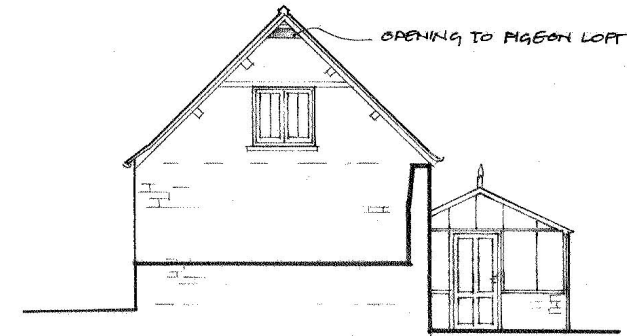
This application does not seek to make any changes to the existing approval although consideration should be given to this part of the project when considering the other proposals



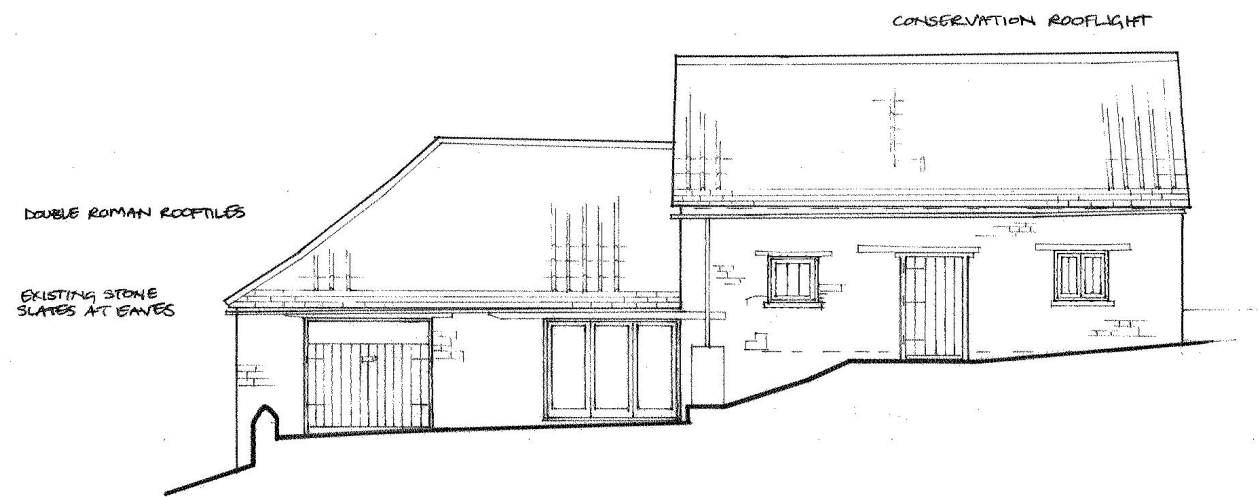
Approved applications on the site - Cart Shed



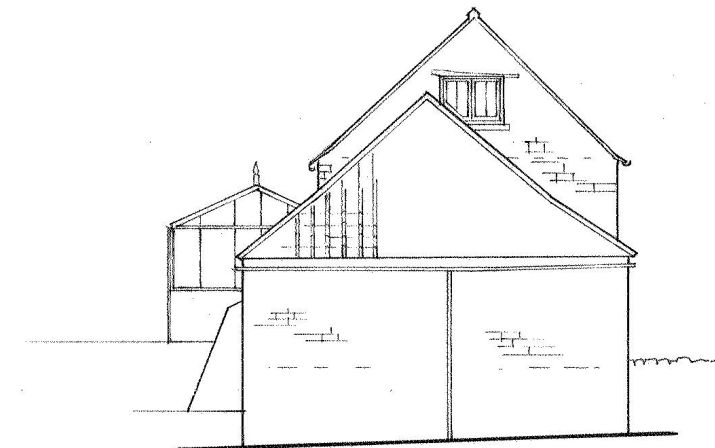
NORTH EAST



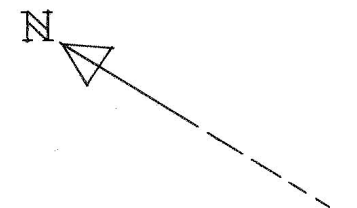
SOUTH EAST



SOUTH WEST



NORTH WEST



Holwell Farm Listing Status - Historic England



Overview

Heritage Category: Listed Building

Grade: II*

List Entry Number: 1320842

Date first listed: 25-Jan-1978

Statutory Address: HOLWELL FARMHOUSE

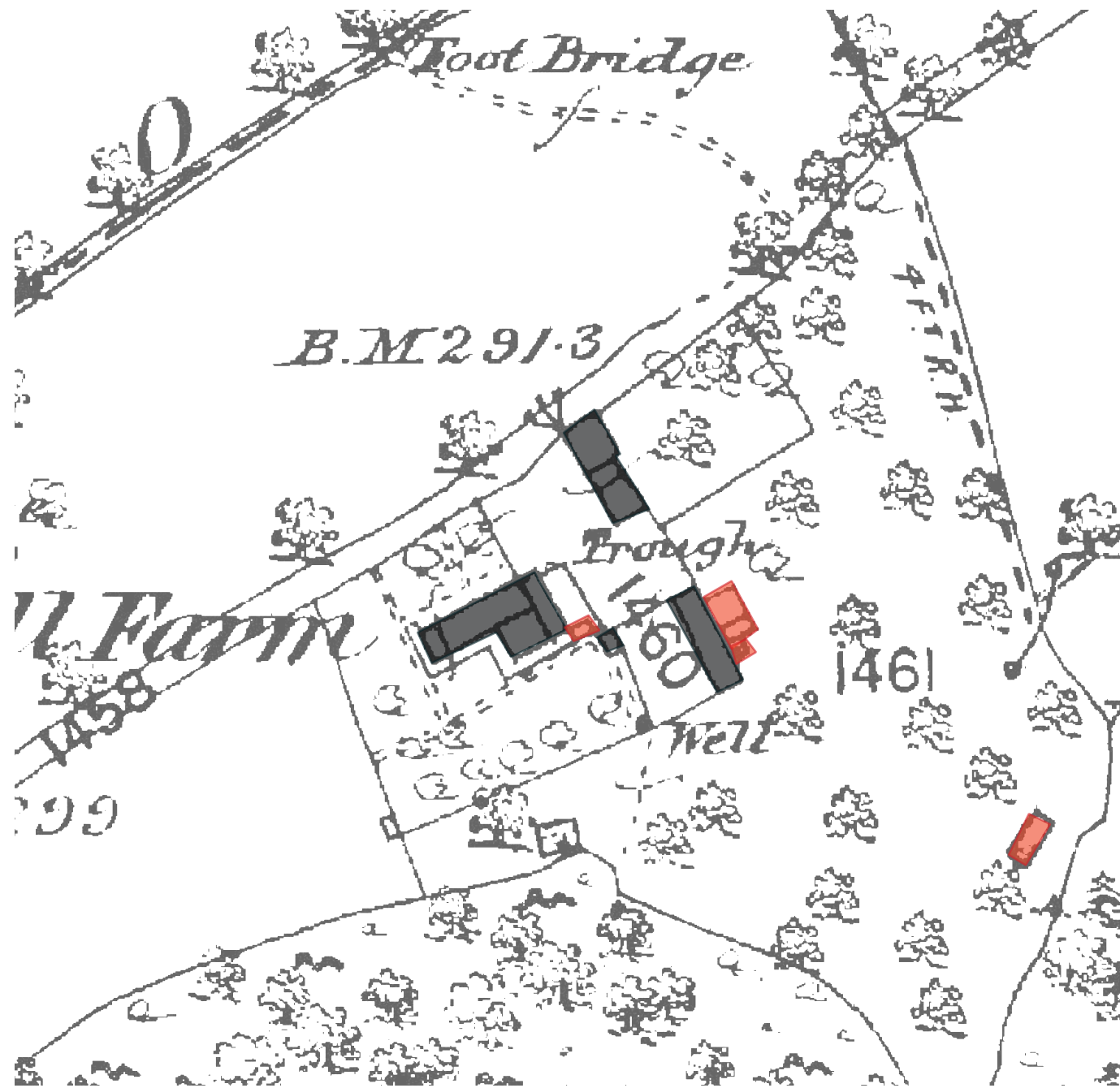
The farmhouse at Holwell is Grade 2* listed. The text below is from Historic England and describes the detail of the listing

HAKWESBURY C.P. OZLEWORTH BOTTOM ST 79 SE 1/168 Holwell Farmhouse 25.1.78 - II*

Farmhouse. Circa 1700, (possibly a remodelling of an earlier C17th house); rear wing remodelled early-mid C19th. Rendered; Cotswold stone slate roof; ashlar stacks with moulded cornice. 2 storeys and attics in 2 gabled dormers. 5 windows: modern glazing bar sashes and early- C19th 16-pane glazing bar sashes on ground floor; 3 cross windows on first floor. Central 6 panel door under elaborate shell hood which has plaster cornucopia and is supported on finely carved decorative consoles. Interiors include moulded fire surround in right-hand ground floor room; fine oak open well staircase with closed string twisted balusters and pineapple pendants.

Listing NGR: ST7931392437

2. Context.
 Historic Maps of Holwell Farm



1882 Historic OS Map

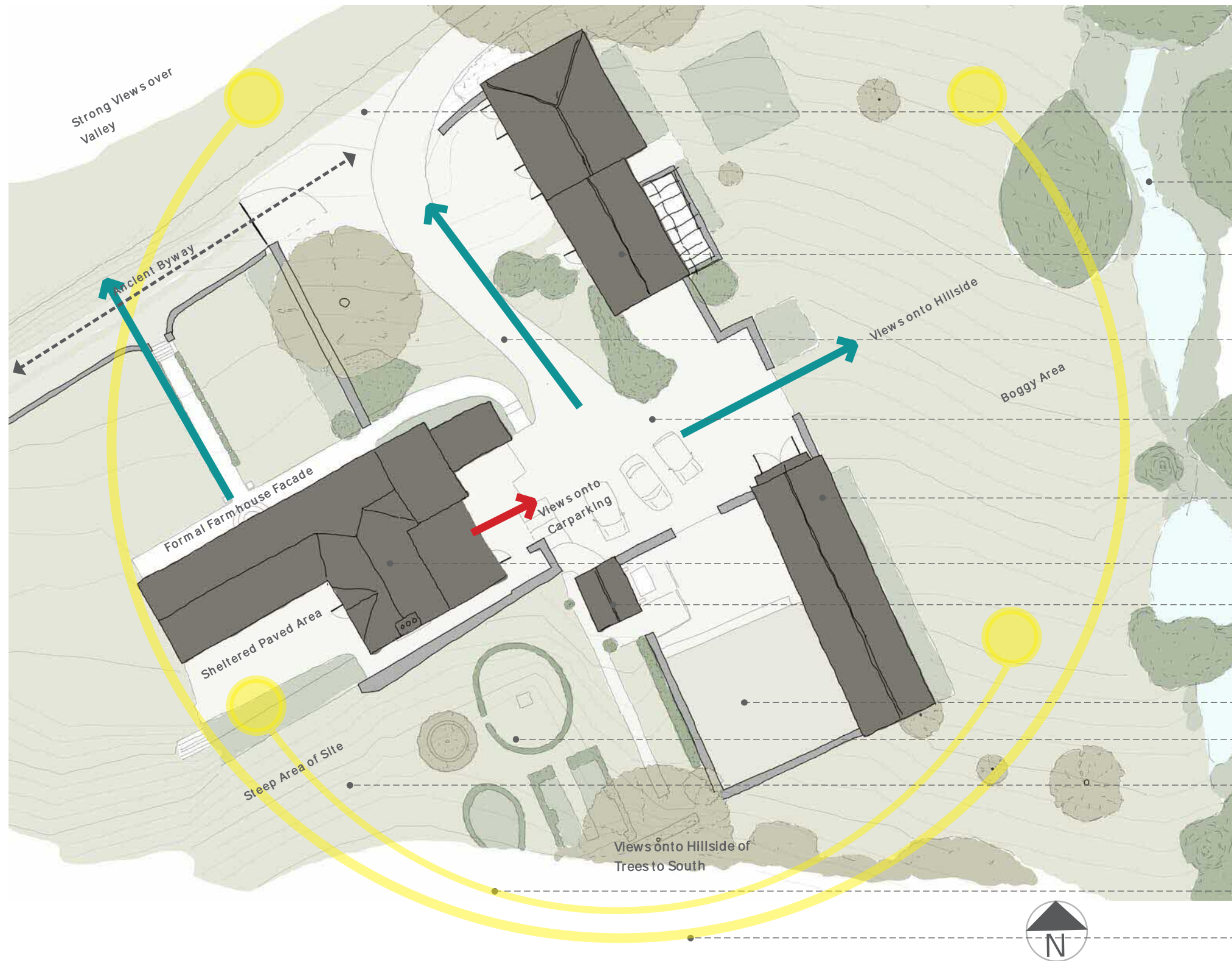


1972 Historic OS Map

- Demolished Buildings over time
- Later building additions

Analysis.

3. Analysis.
Site Analysis



- Ancient Byway undefined route (currently landscaped to seem part of garden). Users seem unsure/ go wrong way
- Ponded Spring also feeds water source to house
- Cart shed with Planning permission for conversion into 2 bed cottage
- Defined Access track
- Current Carparking
- Current Studio & Adjoining Garage
- Existing House
- Outbuilding & Oil Tank
- Undefined Courtyard
- Formal Garden
- The sun moves behind the trees and the hill to the south during the winter months
- Approx. sun movement - 21nd Dec.
- Approx. sun movement - 21nd June

3. Analysis.
Likley Phases of the development

