



THE OLD FARMHOUSE

**DESIGN, ACCESS & HERITAGE STATEMENT
FOR ADDITIONAL WORKS**



1.0 INTRODUCTION

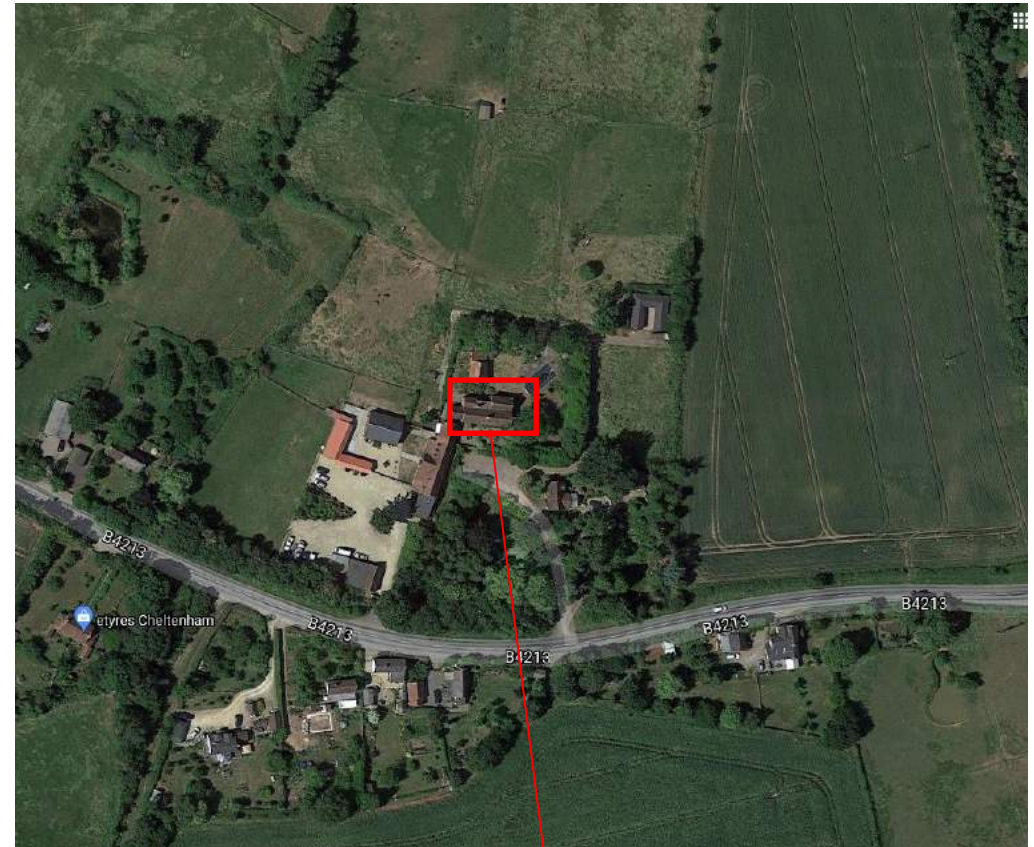
This statement supports the application for the proposed installation of Solar Panels, EV charging points and landscape works to The Old Farmhouse a grade II listed building in Lower Apperley, Gloucestershire.

This statement documents the key elements of the proposals and their impact upon the heritage asset.

It will be used to support the application for 'Listed Building Consent'.



The Old Farmhouse



The Old Farmhouse

1.1 THE SITE

The Old Farmhouse a Grade II listed building located within the village of Lower Apperley.

The full planning history is listed as follows:

21/00056/LBC - 14/01/2021 - Approved - Internal and external repairs to the building, relocating the kitchen facilities and minor internal reordering works. Installation of a new window, repairs and replacement windows and alterations to some windows and doors.

20/01249/LBC - 16/12/2020 - Approved - Alterations and repairs to existing outbuilding including replacement of doors and windows and installation of iron handrail to external steps.

14/01162/LBC - 19/01/2015 - Approved - General maintenance and repair work to a listed building, including relocation of kitchen facilities with associated fenestration alterations and internal alterations; and, conversion of Mill House to provide ancillary accommodation.

14/01162/FUL - 19/01/2015 - Approved - General maintenance and repair work to a listed building, including relocation of kitchen facilities with associated fenestration alterations and internal alterations; and, conversion of Mill House to provide ancillary accommodation.

97/01107/FUL - 28/04/1998 - Approved - Conversion of barn to a craft workshop.

THE OLD FARMHOUSE - Listing Information.

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1088694

Date first listed: 07-Dec-1987

Statutory Address:

THE OLD FARMHOUSE, B4213, LOWER
APPERLEY

THE OLD FARMHOUSE

Location

Statutory Address:

THE OLD FARMHOUSE, B4213, LOWER
APPERLEY

The building or site itself may lie within the
boundary of more than one authority.

County: Gloucestershire

District: Tewkesbury (District Authority)

Parish: Deerhurst

National Grid Reference: SO 85957 27386

Details

This list entry was subject to a Minor Amendment on 05/06/2015

SO 82 NE 3/35

DEERHURST, Lower Apperley, B4213 (north side), The Old Farmhouse

(Formerly listed as Cooks Green Farmhouse)

GV II

Former farmhouse, now house. Late C16, later C17, altered C18, early C19, later C20. Brick-nogged timber framing; English garden wall bond brickwork, tiled roofs. Four-bay, one-room deep, 2 storey front, with parallel 2-storey rear wing over half length; single-bay, 1½ storey extension left end; other C20 rear additions. Front: framing 3 panels high. Mid C20 French doors at right end, with contemporary lintel over; rectangular bay, brick base, 3-light casement, lean-to roof; C18 four-light casement, iron opening light, cutting across a stud. Late C20 brick gabled porch, boarded door; 3-light casement with iron opening light, cutting across stud and partly replacing former doorway. Above, on right 4-light late C20 casement in lean-to dormer; 3-light and 2-light casements, each with iron opening lights and leaded lights: paired 2-light wooden casements. Central brick chimney on ridge, lateral behind to left. Left end, slightly set back timber-framed, angle strut to wallplate, 3-light C20 casement in lean-to dormer. Right return 2 gables, left timber-framed, external brick stack off-centre to right, brick-topped brick base in angle at foot on left; to right 2-light C20 casement; above 3-light casement with iron opening light, angle-braces to tie-beam, collar with angled queen struts. Right gable brick, 4-light C19 window below, cambered brick arch, 3-light casement above, stump of brick chimney from eaves on right. Interior: entrance hall partly opened up to floor above; wide chamfer ceiling beams entrance and right half of house, ground floor, wide fireplace with timber lintel in right end. Roof, tie-beam trusses with collar and angled queen struts, one pair purlins laid flat, square ridge; straight braces at one end each bay. Said to have been converted into 3 cottages and later (C20) reconverted to single house. Forms group with barn and with Elfstone Hollow opposite (q.v.).

Listing NGR: SO8595727386

2.0 HERITAGE

In order to appraise the proposals to The Old Farmhouse it is important to consider the history of the building and it's location.

Apperley

Apperley is a village in Gloucestershire, England about 3 miles southwest of Tewkesbury, 1 mile south of Deerhurst and 1/3 mile east of the river Severn. It is the largest settlement in Deerhurst civil parish.

The place name is derived from the Old English Apuldor-lēah, meaning apple-tree wood. The area still had orchards in the 1960's but by then they were being removed. Likely a good reason to have a cider mill.

Cider making From the Apperley & Deerhurst Community Website

Apple and pear orchards flourished around Apperley and Deerhurst until the mid 20th Century. Cider was made in a number of places including Starnhall, Greyhill Farm, The Old Farm and Cowshill Cottage. The orchards were in decline by the 1960s and have continued to decline into the 21st Century. However, there is a project in Apperley & Deerhurst to plant heritage apple varieties once more and to create a Heritage Apple Trail.

Other local trades and industries included Salmon fishing, Elver fishing, Basket making and cheese.

From the Apperley & Deerhurst Community Website - A memory from one of the elderly residents that gives a little insight to the former residents of the Old Farmhouse:

Honor (born 1912) - speaking in 2001

My uncle and aunt Percy and Olive Perry lived at the Old Farm in Lower Apperley. They ran a cheese-making business, making Double Gloucester cheese on a large scale. Farms from all around supplied milk to them. They made cheese every day except Sunday, using full cream milk from the morning and evening milkings. My aunt had a large round vat and used to stand on a wooden platform to stir the contents of the vat. She stored the cheeses to ripen in large sheds at the back of the farm.

THE OLD FARMHOUSE

Jack Fluck, the former Head Teacher of Deerhurst School, told this story about Mrs Perry : "About 1935 an author S.D.B Mais recorded a trip down the Severn by boat and in his broadcast spoke about the Double Gloucester cheese he had tasted at the Haw Bridge pub. A month later a large car arrived at Lower Apperley where Mr and Mrs P Perry lived and asked to buy a complete Double Gloucester cheese. Mrs Perry was in no hurry until a bewigged gentleman came to the door and asked her to hurry as he had to return to the Assize Court at Gloucester. It was the Lord Chief Justice of England!"

History

Apperley & Deerhurst have a rich history with findings linking the area to Roman and Saxon times.

In Victorian times the Stricklands of Apperley Court bought up land and properties in the area in the 19th Century and by 1900 their estate had reached 1000 acres. The family supported the local community with contributions to the school, almshouses and churches.

A book written by Stephen Paul Miller 'A Gloucestershire Village in the Great War, Apperley & Deerhurst 1914 - 1918' details the lives and deaths of the men named on the village war memorial, and many others from these small villages on the banks of the Severn who served with the British armed forces 1914 - 18.



2.1 HERITAGE

Building Development

The front four bays of the house is the most interesting from a historical and architectural point of view. The existing timber frame dating back to approximately the 16th Century, both externally and internally give a clear over view of how the building was originally built and designed. The internal timber frame is in much better condition to the external frame although it has had some type of varnish applied to it at some point.

The floor finish in the Entrance Hall appears to be large flags of blue lias stone, which are possibly original to the house.

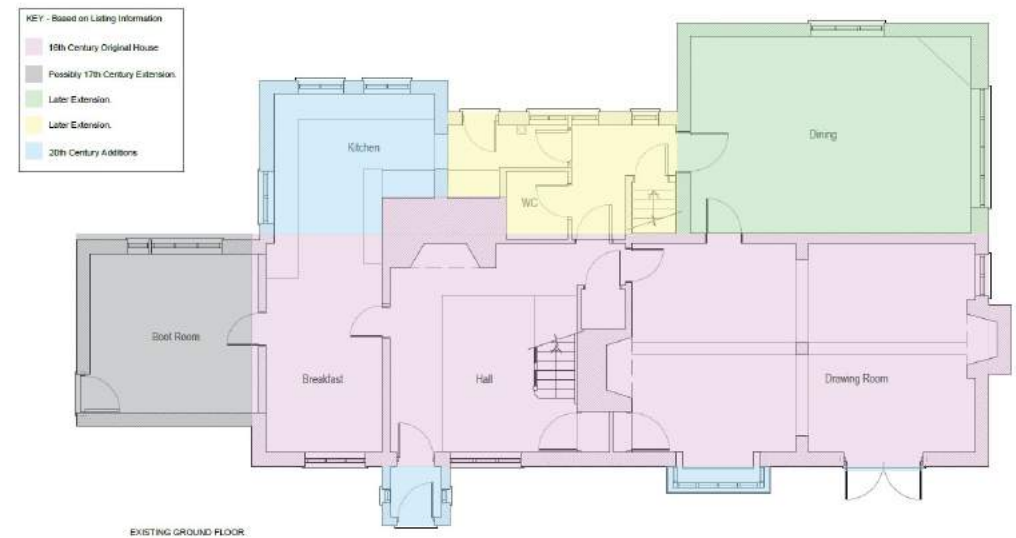
Over the years the former farm building has been extended a number of times and significant alterations to the earlier parts of the house have been made, such as the bay, French Doors and the porch.

The extensions seem to all have their individual characteristics , with little consideration for continuity, especially regarding the varying sizes and styles of windows.

The Illustration opposite briefly gives an indication of the various extensions and additions over the years.

Cultural Significance

As described in the history of the area cider making was a popular industry due to the local apple and pear orchards. This is even emphasised in the Old English meaning of the name Apperley. The previous farm does have significance with the history of trade and industry in the area.



THE OLD FARMHOUSE

3.0 THE PROPOSAL

Solar Panels

Read in conjunction with drawings 20-115 - PV1.



Photo 1
 Rear Elevation - View from North West



Solar Panels to be installed on inner roof slopes.

Photo 2
 View in valley from North West

THE OLD FARMHOUSE



Photo 5
 Rear North Facing Elevation

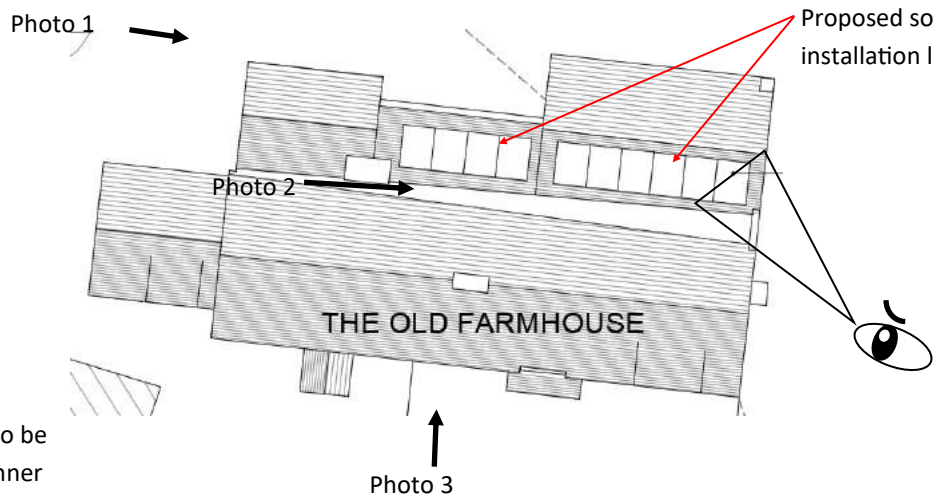


Photo 5

Proposed solar panel installation location.



Photo 4
 View from South East



Photo 3 Front South Facing Elevation

The solar panels are to be located on the South facing roof slopes within the valley area. As the previous page indicated there are areas of extension carried out sometime after the original building was constructed. As the photo montage below indicates the solar panels will only be seen in part from a single view from the South East.

3.1 THE PROPOSAL

EV Fast Charging Points

Two Electric Vehicle Fast charging points as pictures to be installed on external garden wall to provide convenient charging points to the existing parking area.



New double charging point similar to the image is proposed to be installed in the location indicated on the photo.

N.B Actual charge unit to be confirmed by the electrician carrying out the installation.



Removal of existing wrought iron gate and installation of replacement gate

The existing gate is wrought iron with a very intricate design does not match anything else in and around The Old Farmhouse building. It is not considered to have any historic significance and was likely installed by the previous owners.



The proposed gate will be of a similar design to the gate pictured, which will be made bespoke to suit the existing opening. The gate finish will be that as pictured and will be left a natural wood colour. The gate will be constructed using hardwood and is likely to be oak or cedar.



3.1 THE PROPOSAL

Removal of Stone Crazy paving & Concrete paving

Further to the previous application 21/00056/LBC permission was granted to reduce the existing ground levels as they were affecting the sole plate of the timber frame. The proposal is to remove all the hardstanding around the property in anticipation of a new landscaping scheme which will form part of a future application for Listed Building Consent.

The existing hardstanding is a mixture of uneven broken stone 'crazy' paved, solid concrete areas and pads.

Drawing 20 - 115 - DEM3 which is part of the application documents indicates the areas proposed for removal.

Removal of existing swimming pool and associated slatted area

The swimming pool is not used and it has been decided that as part of a future landscaping design, the pool and associated slatted area, should be removed and replaced with grass. It is not known when the pool was installed but it is obviously not historically linked to The Old Farmhouse in any significant way. The slabs have become loose and uneven, which is likely due to inadequate substrate installed when they were laid.



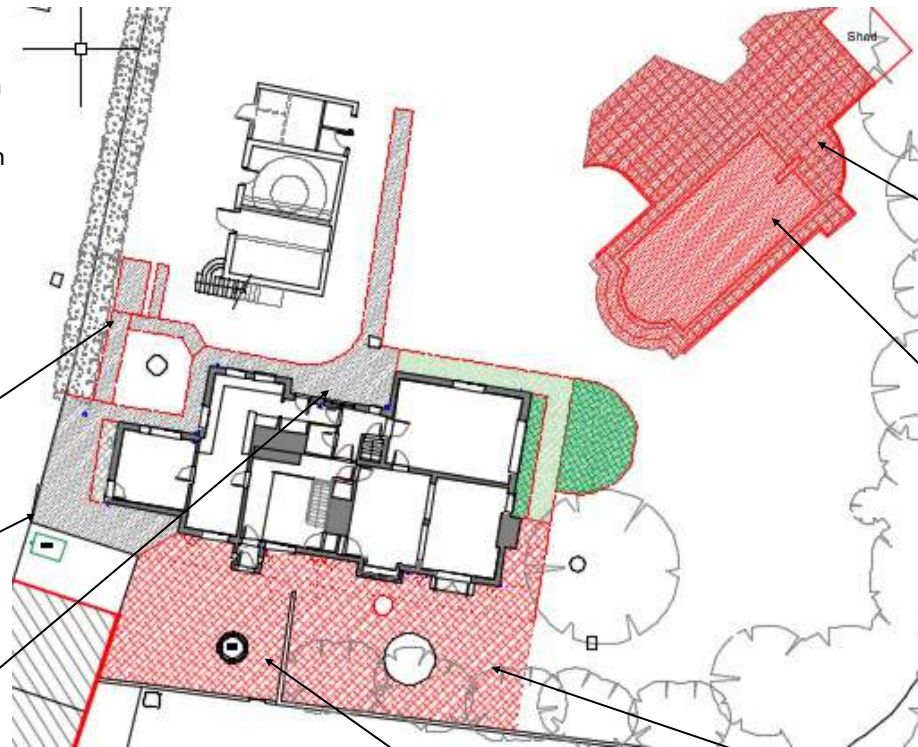
Concrete pads



Concrete area



Concrete area



THE OLD FARMHOUSE

4.0 IMPACT ASSESSMENT

Solar Panels

Renewable energy from a carbon neutral source are greatly encouraged due to diminishing supplies of other finite sources of energy production and the effects that these can have on the planet. The proposed panels are located on a discreet part of the roof, within the existing valley which faces South giving the panels the optimum position to maximise the suns rays. As demonstrated by this Document the panels will not be visible from the front elevation which is arguably the most significant in terms of its age. There will only be a limited view of them in part from an angle to the South West as demonstrated.

The panels will be surface fixed above the existing tiles on the roofs forming two area of later additions to the original building.

The impact is considered to be negligible and reversable if required. The building fabric is not altered as the panels will be overlaid.

EV Charge Points

The installation of EV charging points will enable the home owner to charge their electric car which has zero emissions which greatly benefits the environment. The location of these charge points will be adjacent to the parking area which will provide a convenient point for charging a parked car. Although these points will be visible from the parking area they will unlikely be considered to detract from the existing building. The charge points will not be visible from the public highway. Existing planting in close approximation will also aid to soften the appearance of the charging points.

The impact is considered to be negligible and it is reversable if required. The proposal being a slight change to the setting that hardly affect it.

Pedestrian Access Gate Change

The existing pedestrian gate is considered to be of 'modern' design and manufacture. It would be considered to have been of the personal taste of the previous owner and not considered historically significant to the existing building. The fixings in the wall are only consistent with the existing gate with no further indication of any other gate ever occupying the access gap in the wall.

THE OLD FARMHOUSE

It is unlikely that the wall was build at the same time as the original part of the house and was most probably a later addition. The proposal of a wooden gate again is to the personal taste of the current owner. Once the timber has weathered to a silvery colour it is unlikely to detract in anyway from the existing building.

The impact is considered to be negligible with the proposal being a slight change to the setting that hardly affect it.

Removal of Stone Crazy paving, Concrete paving & existing swimming pool and associated slabbed area

It must be noted that a further Listed Building Consent Application will be submitted to indicate the proposals of a new landscaping scheme. It is anticipated that the proposals will replace the existing hardstanding.

It is evident that the stone crazy paving is a later addition to the landscape as it breaches the height of the sole plate which has caused considerable deterioration to it. The previously approved LBC application 21/00056/LBC looks to reduce the levels of hardstanding around the building to enable repair and reduce the continual problems the raised ground level contributes. This application looks to remove the areas of hardstanding around the ground of the building in anticipation of a new surface finish. The levels of some of the concreted areas fall towards the building causing damp patches within the building. The concrete pads at some point in time must have supported temporary buildings such as sheds or greenhouses, which are no longer there. It is evident that over the years the hardstanding has been added to and adjusted.

The impact is considered to be minor as it looks to alter the current setting of the building by removing the materials used to form the existing hardstanding surrounding the building.

The existing swimming pool and associated slabbed area, are quite evidently a later addition and is of no significance to the heritage asset.

The impact is considered to be negligible with the proposal being a slight change to the setting that hardly affect it. This would be in a positive way as it is highly unlikely a farm house of this nature would have historically had a swimming pool and therefore the removal would contribute to returning a setting more in context with the past.

5.0 ACCESS

Summary

The ICOMOS guidelines suggest in part that a heritage asset is of high value by virtue of its listed status and that changes to key building elements, such that the asset is slightly different results in negligible to moderate impact on the heritage asset.

Assessing the proposed changes within this application we believe that the impact on the building would be classed as negligible. The only part of the application that directly affects the listed building is the solar panels. These are removable at a later date if required and visually not seen from key view points.

Very minor changes to landscape elements such as the gate and hard standing will virtually unchanged the visual effects and will only slightly change the appearance of the access on to the land. We believe the proposals result in a very small change to historic landscape character as much of the original landscape has already been altered and changed.

Access

Within the inherent constraints of a listed building, level access will be achieved through the rear French doors into the kitchen and the rear access door. The ground floor W.C in this area will comply with Vol 1 Approved Document M, Category 1 - VISIBLE Dwellings.

Travel

Lower Apperley is a village in Gloucestershire and is 3 miles southwest from Tewkesbury, the closest town which has rail links nation wide from the train station in Ashchurch, which is approximately 5.7 miles.

Gloucester is the closest city and its railway station is marginally closer at approximately 5.6 miles.

There are a couple of bus stops in walking distance along the B4213 with routes to Tewkesbury and Gloucester.