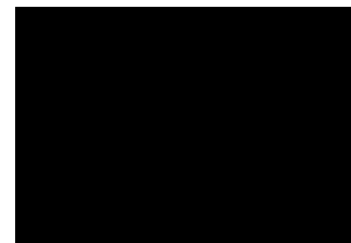




## design and access statement & heritage statement

proposal for a new garage at  
Gubberhill Farm,  
Ripple, Tewkesbury, Worcestershire

applicant



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## introduction

This Statement has been prepared by Nick Joyce Architects Ltd to support a Planning and Listed Building Consent application for development at Gubberhill Farm, Ripple, Tewkesbury for the freehold owners Mr and Mrs McClean.

It should be read in conjunction with drawings 2432/03, 04 and 05.

## proposal

The proposal is for a new 2-car garage, workshop and home office.



location of gubberhill farm

© Google

## Location

Gubberhill Farm is located in Ripple, a village and civil parish in the southernmost part of the county of Worcestershire., approximately 7km north of Tewkesbury.

## Existing building and site

Gubberhill Farm is included in the National Heritage List for England as having special architectural and historic interest grade II (see section C for list description).

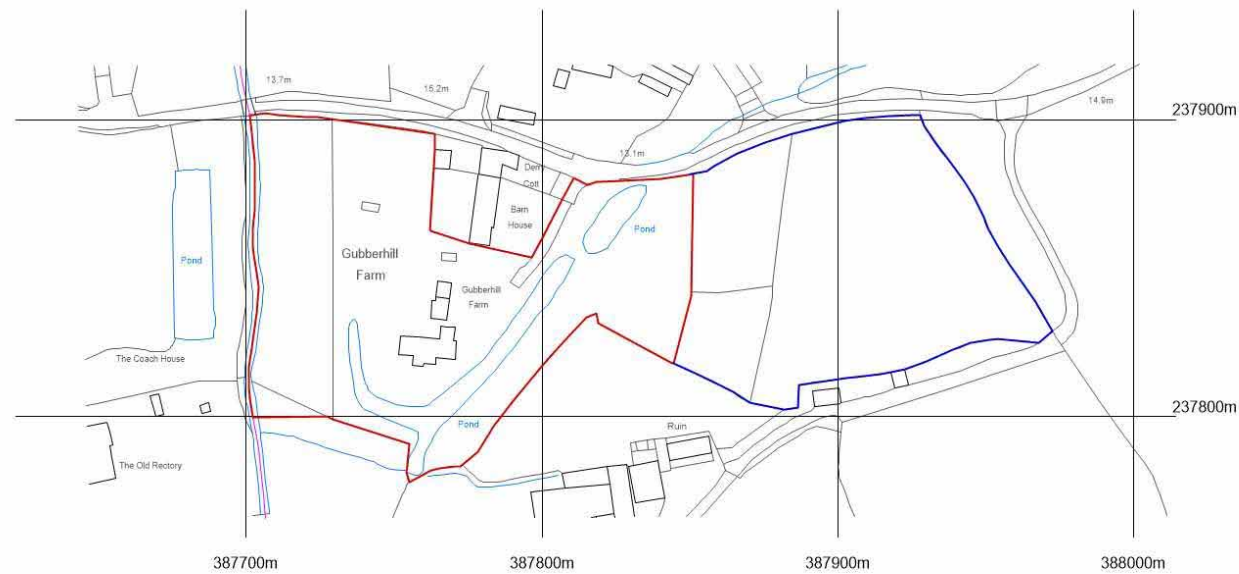
Gubberhill Farm is a moated dwelling dating from the 17th century with extensions dating to the 18th and the 19th centuries. To the north of the main dwelling, there is a cider house and apple store which have been converted for ancillary residential use.

The original dwelling is of timber frame construction with a mix of brick and rendered infill panels. The two storey C18th extension was built in lias stonework and the 19th century single-storey extension to the north is constructed in brick which has been painted. The whole dwelling is contained under a red plain clay tiled roof.

More recently (late C20th) a single storey lean-to extension on the north side was demolished and replaced with a single storey glazed structure to link the house to the cider house (planning ref: 13/003592FUL and 13/01192/LBC).

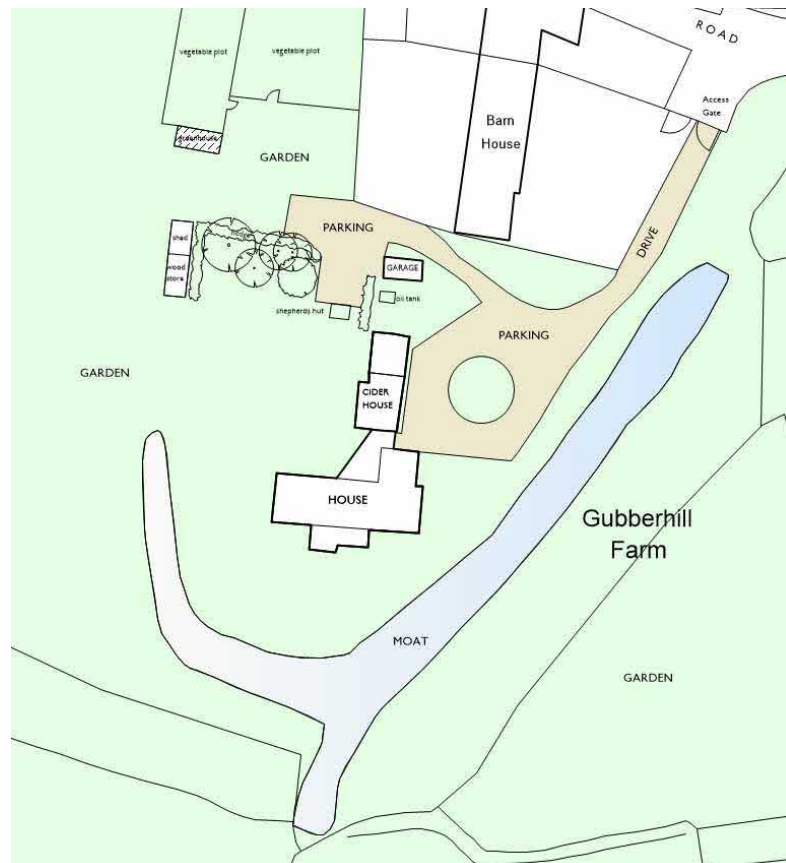
To the north of the cider house is a small brick building built as a single car garage but not sufficiently large to house modern cars.

Cars currently park at the front of the house (east side) on existing gravelled areas accessed via the main drive to the north-east. The drive continues around the north of the cider house to an additional gravelled parking area.



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## location plan



block plan



Existing site —photographs



Existing garage and parking area from north-west



Site of proposed garage from north



Site of proposed garage from west (existing shed and wood-store in foreground)

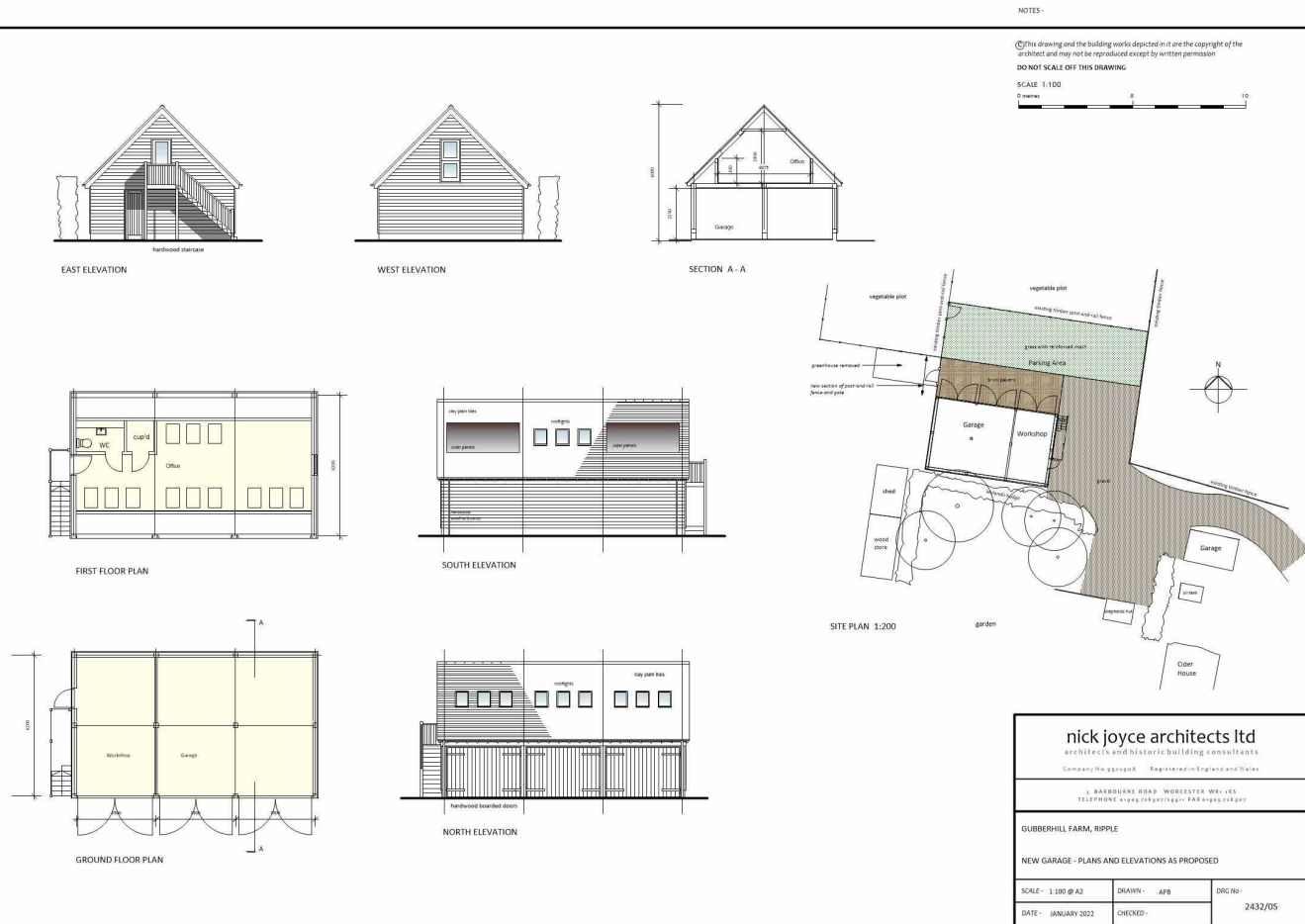


**description of proposal**

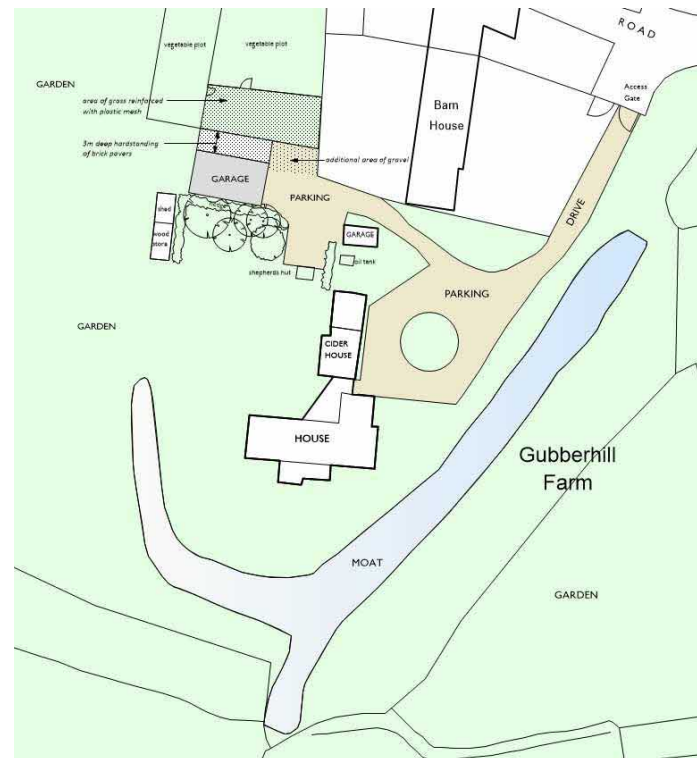
The proposal is for a new garage building comprising 2 parking spaces and a workshop on the ground floor, and a home office in the roof space on the first floor, accessed by an external staircase.

The building will be clad with hardwood weatherboards and pitched roofs covered with clay tiles. Ground floor doors will be traditional boarded doors and first floor door and window will be hardwood double-glazed. Rooflights on north and south slopes will provide natural daylight into the office space. South roof slopes will have solar panels to help provide light and power into the building.

The existing gravelled area will be extended to the east side of the new building. A brick paved area is proposed in front of the garage, 3.0m deep—this is proposed to assist vehicle maintenance. The remainder of the grass in this area will be reinforced with plastic mesh to assist vehicle manoeuvring but retain the appearance of a lawn.



**proposed plans and elevations**



proposed block plan

## significance

Gubberhill Farm is included in the National Heritage List for England as having special architectural and historic interest grade II (list entry number 1167829 as 'the Old Barn').

The list description describes the building 'Guberhill' as follows:

Detached house. C17 and C18, late C18-early C19. Square panelled timber framing with brick infill (some rendered). C18-early C19 extension (built in two phases) brick and sandstone. C19 extension in painted brick. Red tile roof. Rectangular plan to timber-framed main body. C18-C19 extension to west gable end. C19 single-storey extension at right angles and on north of the timber-framed range. Timber-framed range; 1½ storeys with two 2-light dormers from the eaves on the north side. C18-early C19 extension; 2-storey, 2-windowed extension to the right. Two-windowed C18 extension to the right with one 3 and one 4-light casement with transom to the left-hand bay. Two 12-pane sashes to the right-hand bay. Another 12-pane sash now blocking the central doorway. All sash windows brick surrounds showing they are later insertions. Two large projecting stacks from the south wall (one without a shaft). Fenestration of the timber-framed part comprises C20 casements respecting the timber-framing. Part-glazed C20 door to the C18 extension. One 2 and one 3-light casement. One 12-pane and one 2-pane sash. Interior; C17 staircase with splat balusters of 2 designs (not in its original position). Large open fireplace with bressumer beam. Farmhouse lies on a moated site.

Listing NGR: SO8776737838

Assessing significance is a key principle for managing change to heritage assets, and is embedded within current government planning policy NPPF section 16 'Conserving and Enhancing the Historic Environment'.

Gubberhill Farm has been assessed by Historic England as having architectural and historic interest grade II.

English Heritage issued Conservation Principles in 2008 to explain its philosophical approach to significance and managing change and identified four main aspects of significance: evidential, historical, aesthetic and communal. Within these categories, significance can be measured in hierarchical levels; the most usual levels are: Exceptional, High, Medium and Low. Old Oak Barn has a 'high' level of significance due to its grade II listed status.

## impact of proposals

The location of the new garage has been carefully considered to reduce the impact on the setting of the listed building. Set behind a tall hedge and row of trees, which are to be retained, only part of the roof will be visible from the house, and hardly visible when the trees are in leaf.

The building design is simple and traditional using materials to harmonise with the garden setting and the listed building.

Some hardstanding is required which will use traditional materials (gravel and brick pavers) and the appearance of a lawn maintained through use of plastic reinforcement in the grassed area in front of the garage.

Impact is therefore considered to be minimal.