

Duntisbourne House – Ancillary Accommodation, Garage & Estate Maintenance Building & Associated Landscape

Design & Access Statement

January 2022

Blake Architects Ref: 20.20a.03.DAS



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1.0 Introduction

1.1 The Proposal

Alterations to an existing modern stable building to allow use for garden maintenance and equipment storage. A garaging building. A workshop with machinery storage space and above this accommodation for estate workers. All buildings are ancillary to the main house and the landscaping proposals relate to all.

Currently the Estate employs four full time staff members. Permissions were granted for the erection of a new stables in 2021, see 21/00466/FUL. To support this, the applicant will require a full-time groom and a further groundsman/gardener. On site accommodation will need to be provided for these positions. To fulfil this requirement two bedsits are included as part of this proposal.

1.2 Site Location

Duntisbourne House is located 650m North West of Edgeworth, Gloucestershire. It is approximately halfway between Jackbarrow Road where it meets Crabtree Lane from Edgeworth and located to the North of the road.

The site is within the grounds of Duntisbourne House to the North of the site on an existing service courtyard area.

1.3 Context

The land immediately surrounding Duntisbourne House is garden or parkland. It is rural in character. The location is characterised by mature woodland with fields sheltered by belts of trees or woodland. The land gently slopes downwards from East to West towards the river Frome which forms a small valley between the house and Edgeworth. The mature trees and woodland mean that there are minimal views of the house and its grounds from any public vantage points.

The proposal is sited in an existing hard surfaced area for service works. There are no views between the house and proposal due to woodland known on historic maps as The Rookery, separating the two areas.

1.4 Background

Duntisbourne House dates to the mid 18th Century, remodelling was undertaken in the 1920/70's and this ultimately led to the house being delisted. Permission was granted in 2010 for further works to the house. Since this time further permissions have been granted within the grounds of the house.

None of the buildings within the Duntisbourne Estate are listed. The site is not within the Duntisbourne Abbots and Leer Conservation Area, which was designated in June 1984. The site is located within the Cotswold Area of Outstanding Natural Beauty (AONB). There are no public footpaths within the estate or in the immediate vicinity of the estate.

2.0 Previous Applications

2.1 13/01714/FUL

Description of proposal: Conversion of part of existing barn for ancillary accommodation and staff day room and erection of barn for groundsman workshop/store and garage

Decision: Application Permit

Decision Issued Date: Mon 08 Jul 2013

In 2013 permissions were granted for the partial conversion of an existing outbuilding (in this application referred to as Outbuilding A) and the erection of a new outbuilding to the North courtyard of the grounds of Duntisbourne House. The partial conversion was for staff facilities, office, gym & storage. The new outbuilding was to serve as garaging and machinery storage.

These works have not been completed and this application seeks to revisit the concept, as service spaces are still required to support the continued maintenance of the grounds at Duntisbourne House.

2.2 19/01892/FUL

Description of proposal: Conversion: Erection of detached garage and workshop/store

Decision: Application Permit

Decision Issued Date: Wed 10 Jul 2019

In 2019 permissions were granted for two new outbuildings to the North courtyard in the grounds of Duntisbourne House. A new detached garage and a new workshop with machinery storage, staff facilities and a drying loft.

These works have not been completed and this application seeks to revisit the concept, as service spaces are still required to support the continued maintenance of grounds of Duntisbourne House.

2.3 21/00466/FUL

Description of proposal: Proposed new private equestrian facilities comprising a change of use from agriculture to equestrian use, erection of an indoor riding arena with a linked stable building, outdoor riding arena, sand paddocks, gallops, associated infrastructure, demolition of two outbuildings and construction of a temporary access track for construction purposes.

Decision: Application Permit

Decision Issued Date: Tue 07 Dec 2021

3.0 The Proposal

3.1 Proposal – Existing Outbuildings

The existing site is currently dominated by a large hard surface parking and service space with four outbuildings. See diagram below.

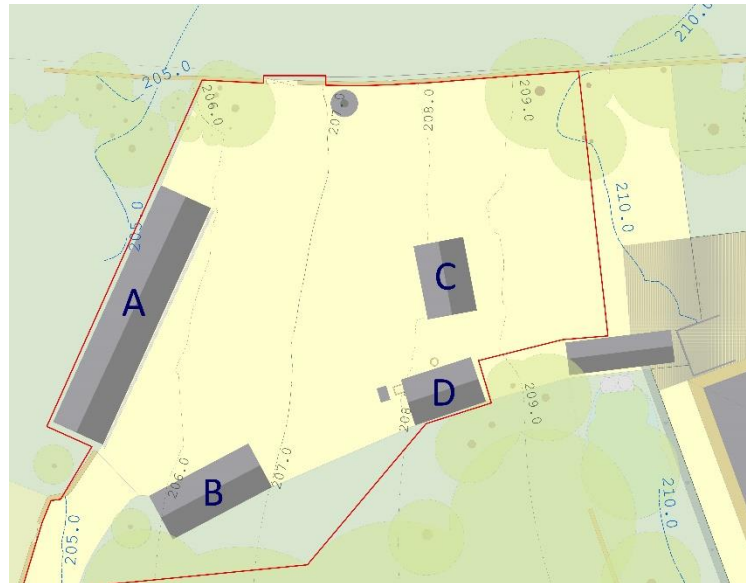


Diagram showing existing outbuildings on site

Outbuilding A is a modern render and blockwork barn, image below. Its four southern bays are open the three northern bays are enclosed behind timber cladding. The outbuilding has previously been used for stabling. The three enclosed bays are a bat loft and no works are proposed to this. The proposal seeks to repurpose the remainder of the building as secure garden storage.



Site photo of Outbuilding A

Outbuilding B is proposed to be replaced with a new garage block. It is a single skin blockwork outbuilding with a corrugated iron roof, which is at end of life structurally and is not fit for purpose as either storage or garaging.



Site photo of Outbuilding B

Outbuilding C & D are proposed for removal and their function to be house in a new workshop and storage building (Building 2). They are both single skin blockwork outbuildings with corrugated sheet metal roofs. Neither are fit for purpose as secure storage buildings. Permissions were previously granted for the removal of both buildings in application 21/00466/FUL.

There is a requirement for secure storage and workshop to enable the grounds of Duntisbourne House to be tended and maintained. The existing outbuildings are not suitable for this.



Site photo of Outbuilding C



Site photo of Outbuilding D

3.2 Proposal – Proposed Buildings

Outbuilding A/1

This existing outbuilding will be retained and repurposed. The three bays to the North (Bat loft) are to be retained as existing. The four South bays will be infilled with lockable hardwood double doors to create a secure storage space, see drawing 20.20a.03.11.

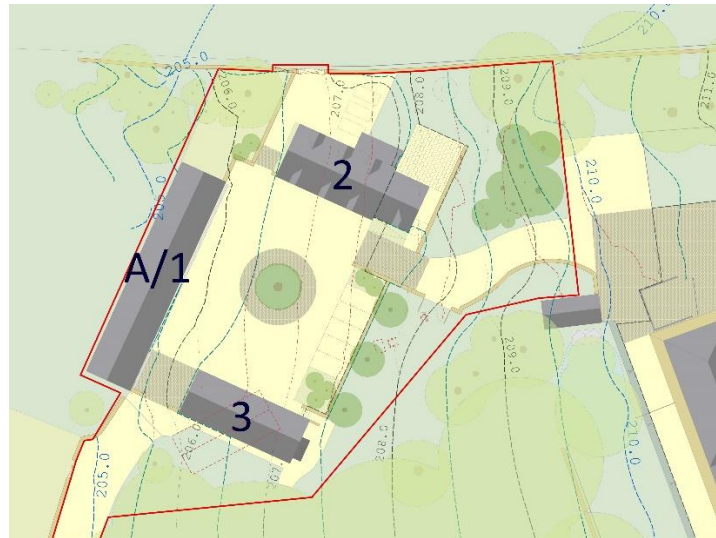


Diagram showing proposed outbuildings on site

Outbuilding 2

A workshop with machinery storage and ancillary accommodation above. This multi-functional building will have the simple form of a modest coach house.



Design iteration showing proposed outbuilding 2

The ground floor will have large machinery storage area required for the upkeep of the estate and a workshop space.

To the East end is a single-story canteen and welfare space for the estate staff. To the first floor is ancillary accommodation. Two bedrooms with ensembles and a shared living space for members of staff.

Outbuilding 3

A four-bay garage with an apple store above will provide secure vehicle storage space, which the house does not currently have. It includes a modest workshop space for car cleaning and maintenance equipment. An external stair will provide access to the apple store above; this will have restricted head height, see drawing 20.20a.03.13 for details. The eaves are extended to encourage nesting birds, such as swallows.

3.3 Constraints

- Tree constraints
- Cotswold AONB
- Sloping site
- Bat roost site in Outbuilding A

3.4 Materials

Materials have been chosen to relate to the local context, their fitness for use, and for their association with agricultural buildings found in rural locations. Samples can either be provided to council offices / photographed or panels constructed on site for inspection. We look to avoid the need for any material conditions.

Materials proposed for all three outbuildings:

- Coursed rubble Cotswold stone with dressed quoins
- Cast iron rainwater goods
- Hardwood timber doors
- Artificial Cotswold stone roof tiles (to Outbuilding 2 & 3, Outbuilding 1 roof to be retained)

Materials specifically for Outbuilding 1:

- Splayed jointed sweet chestnut cladding left to grey

Materials specifically for Outbuilding 3:

- External stair, steel painted black

3.6 Sustainability

The retention and repurposing of Outbuilding A/1 along with its material enhancement seeks to ensure its continuing use and minimal use of new materials.

The retention of the internal area for a bat roost and the extended eaves on other building will continue and further the habitats on this area of the estate.

The reduction in hard surfacing by 40% and additional tree planting will further enhance the habitat potential of the site and reduce surface runoff from rain.

New accommodation will be built to surpass thermal requirements for Building Regulations.

3.6 Drainage

The proposal will in the whole reduce surface runoff by increasing the permeable surfaces, existing local soakaways for buildings will be utilised for buildings.

Sewage will utilise the previously approved sewage treatment plant for this area of the estate.

4.0 Access

4.1 Vehicular Access

The existing vehicular access will be utilised from the house and link with the new stables.

4.2 Pedestrian Access

Will remain unchanged.

5.0 Conclusion

The grounds of Duntisbourne House are extensive and there is a need for additional service outbuildings in order to provide continuing regular maintenance to the site. This is demonstrated through the multiple previous applications submitted (with permissions granted) for the development of the North courtyard of Duntisbourne House, for this purpose.

This application seeks to fulfil these requirements whilst creating a coherent and sustainable development. It will enhance the existing Outbuilding A/1, create a defined courtyard of ancillary service buildings in a traditional form and provide practical service spaces for the continuing maintenance of Duntisbourne House and grounds.

Further full-time staff members are required to support the stables and grounds of the estate. This application seeks to incorporate this requirement within the development of the existing North courtyard. Should it be found necessary, the applicant will accept a condition on this development limiting the occupation of the residential accommodation ancillary to Duntisbourne House.

We believe this development will create an enhancement to its immediate context and wider views with beautiful buildings that follow the Cotswold vernacular tradition in form and material.