

Duntisbourne House – Workshop with above Games Room, Garage, Estate Maintenance Building & Associated Landscape

Design & Access Statement

June 2022

Blake Architects Ref: 20.20b.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, a games room.

All buildings are ancillary to the main house and the landscaping proposals relate to all.

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, see drawing (20.20b.03.25). 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 or 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.

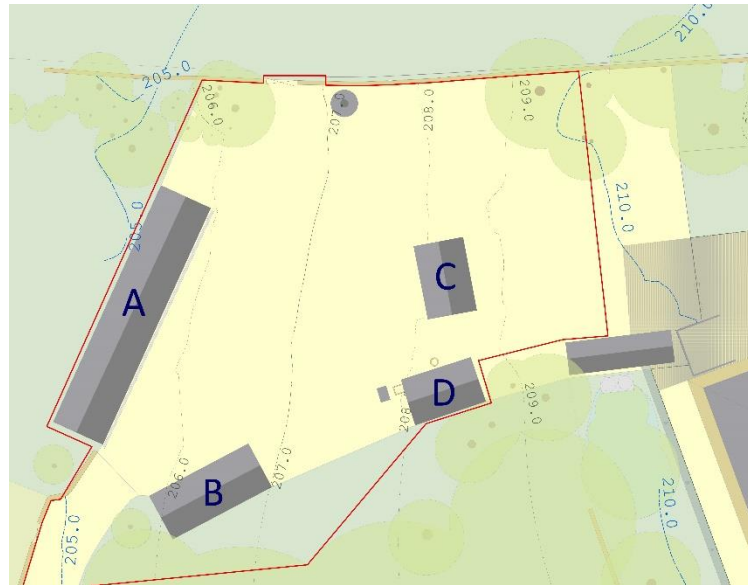


Diagram showing existing outbuildings on site

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 currently a single skin blockwork outbuilding with a corrugated iron roof. It is at end of life structurally and not fit for purpose as either storage or garaging. The proposal is for this outbuilding to be replaced with a new garage block.



Site photo of Outbuilding B

Outbuilding C & D are shown as being removed. Permissions were previously granted for the removal of both buildings in application 21/00466/FUL. They are both single skin blockwork outbuildings with corrugated sheet metal roofs. Neither are fit for purpose as secure storage buildings.

There is a requirement for secure storage and workshop to enable the grounds of Duntisbourne House to be tended and maintained safely. 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 20.20b.03.11.

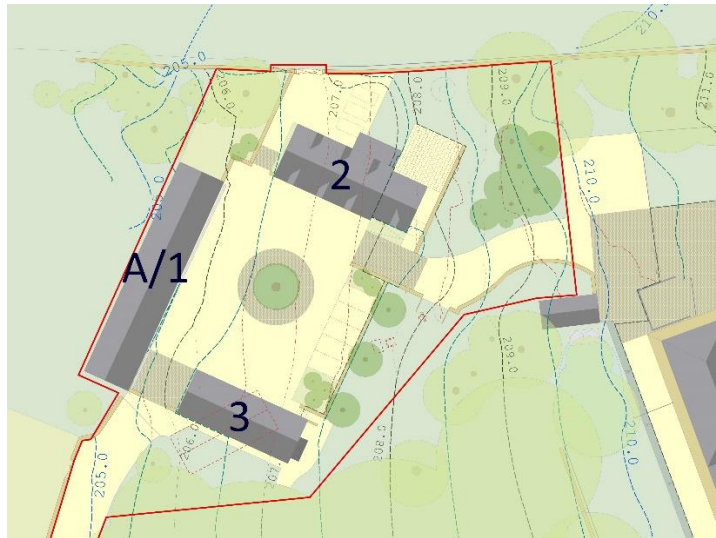


Diagram showing proposed outbuildings on site

Outbuilding 2

A workshop with machinery storage and game's room 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 a games room, suitably sized for a billiard's table.

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 20.20b.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 existing external timber cladding of the bat loft area is failing. The repair works proposed will ensure the bat roost remains fit for use.

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.

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.

3.7 Ecology

A detailed ecological survey was conducted by AA Environmental Ltd, for Outbuilding A/1 as it is a known Bat Roost, see (20.20b_Ecology Report). This report references a relevant previous ecological survey completed for Duntisbourne House in 2021, see (Ref Ecology Report from App 2100466FUL).

This information was reviewed as part of application 22/00470/FUL. The result of this was a written statement from the ecology officer supporting the application, see (Ref Biodiversity Officers Consultation response). This application makes no changes to application 22/00470/FUL that would impact the ecology of the site.

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.

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.