

DESIGN AND ACCESS AND HERITAGE STATEMENT

for

EXTENSION

at

**CIDER MILL
BROCKLEY**

Issue 1: 13-4-22

1.0 INTRODUCTION

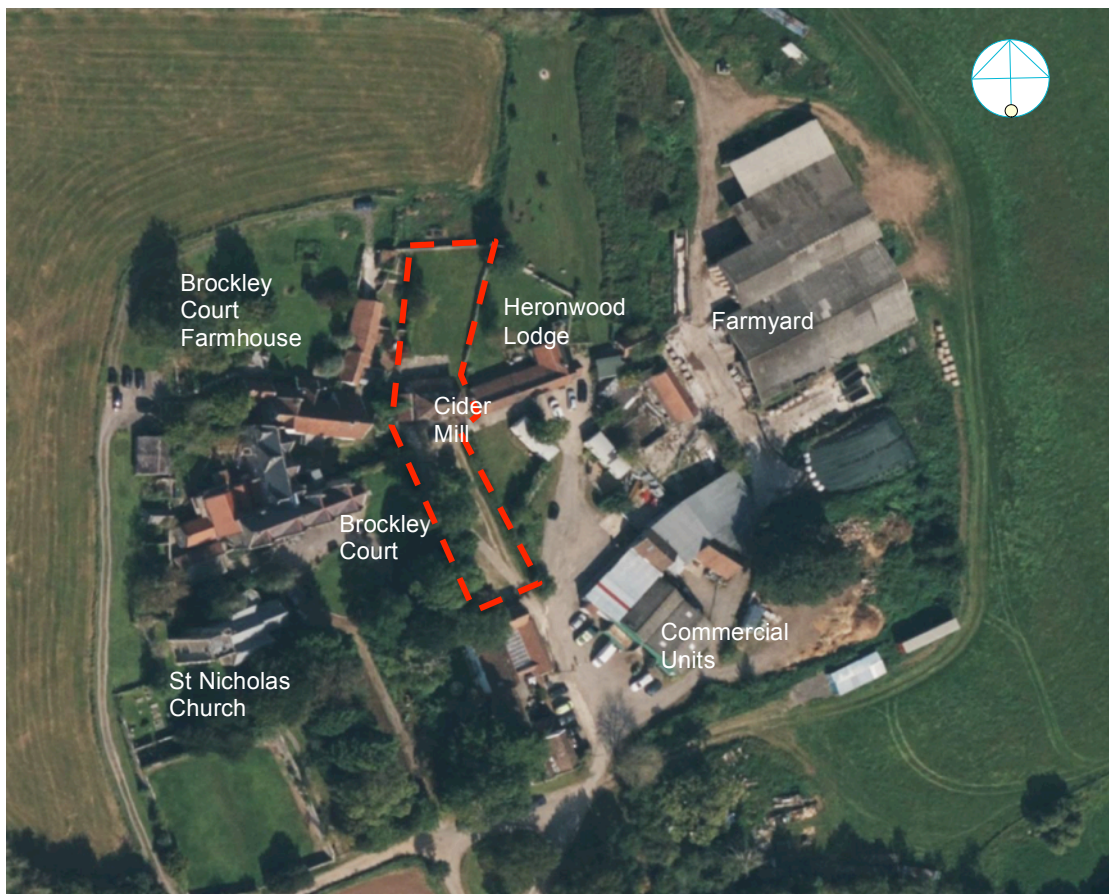
1.1 This Heritage Statement is to support a householder planning application for an extension to 'Cider Mill', a two storey house created from former agricultural buildings in the hamlet of Brockley, approximately 1 mile South West of Backwell. While not listed itself, the house sits adjacent to the sites of other Listed Buildings, primarily Brockley Court and Brockley Court Farm. This Heritage Statement will provide a heritage context on the application property, the adjoining listed properties and their relationship with the wider setting.

1.2 Description.

The hamlet of Brockley comprises several listed buildings including Brockley Court Farmhouse, Brockley Court, and the church of St. Nicholas. Several more modest houses converted from former agricultural buildings are set to the East of these together with the modern farm, parts of which are let to commercial enterprises.

The house is two storey with two bedrooms set in the roof. To the rear there is a single storey section set slightly lower than the main part of the house under. The cat-slide roof of this part rises almost to the eaves of the two storey part.

The house is set mid way down a long plot approached from a private lane through the adjacent farmyard and commercial park. To the West side of the access the adjacent listed houses are largely obscured by trees. Moving to the rear, the garden to the North is open and bounded by low walls. To the West side of the garden, between this and Brockley Court Farmhouse, sits a single storey outbuilding in a use ancillary to the Listed house.



Aerial View of the Hamlet of Brockley showing the position of Cider Mill

2.0 ASSESSMENT

2.1 Physical context.

The hamlet occupies a generally level surrounded by fields and set apart from the main road. While Cider Mill itself is not visible from the public highway there is a public footpath running through the adjacent farmyard and there is public access to the church. The site is just visible across the fields from some locations on Brockley Way to the North.

2.2 Planning Context

While the house has little historic value in itself, the whole grouping is clearly important in relation to the setting of the Listed Buildings next to the house.

The house also lies in the Bristol and Bath Green Belt.

The house itself is the subject of a number of planning applications including:

- [Erection of detached garage building.](#)
Ref. No: 01/P/1096/F | Status: Approve with Conditions
- [Conversion of coach house into a dwelling](#)
Ref. No: 00/P/1980/LB | Status: Approve with Conditions
- [Conversion of coach house into a dwelling \(amended scheme\)](#)
Ref. No: 00/P/1979/F | Status: Approve with Conditions

The surrounding buildings, including the Listed buildings adjacent, have also been subject to a number of Planning and Listed Buildings applications.

2.3 Planning Policy

Various Policies have been considered in the development of the application. Relevant Policies from the North Somerset Core Strategy are:

Policy CS1 - Addressing climate change and carbon reduction
Policy CS2 - Delivering sustainable design and construction
Policy CS3 – Environmental impacts and flood risk assessment
Policy CS4 – Nature Conservation
Policy CS5 – Landscape and the historic environment
Policy CS10 – Transportation and movement
Policy CS12 – Achieving high quality design and place-making

Specific Policies from the North Somerset Sites and Policies Plan are:

DM32 High Quality Design

2.4 Pre-Consultations

Informal pre-consultations have been under-taken with Dr Kate Hudson-McAulay of North Somerset Council who advised that the house would be considered to be curtilage listed along with the adjacent Brockley Court Farm House and that formal applications for Planning and Listed Building Consent should be made.

2.5 Social context.

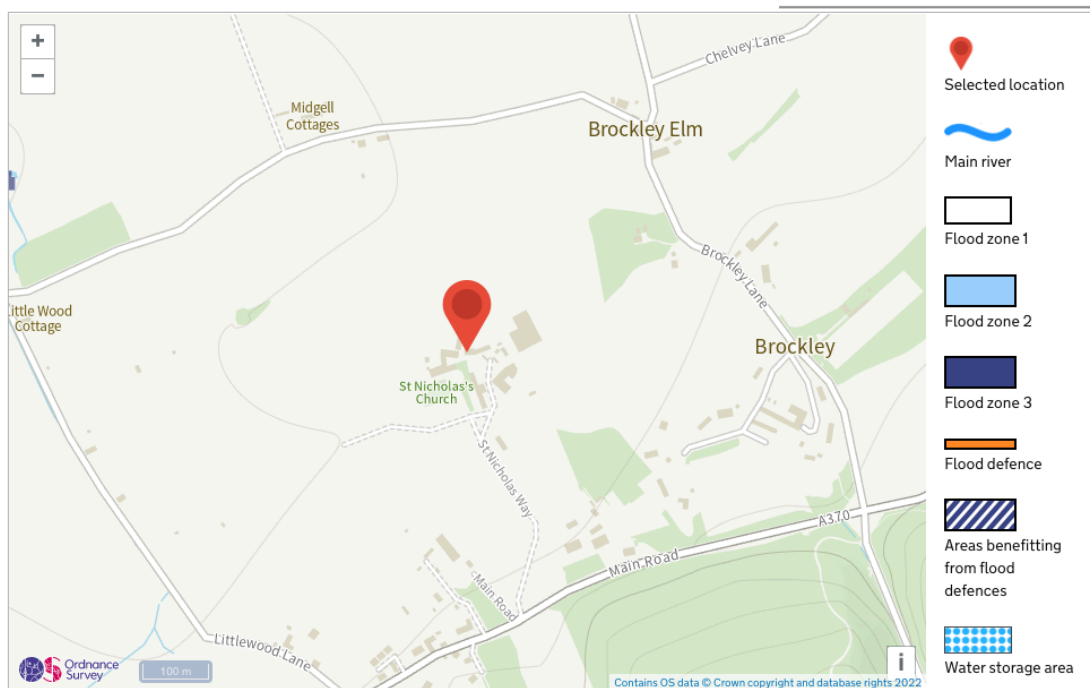
Cider Mill was originally built as an ancillary building on the estate and has no known relevant social history. Brockley Court Farmhouse is suggested by the listings to be the original manor house before being superseded by the later Brockley Court. Brockley Court has been used as both a private residence and also more recently institutional uses such as nursing home.

The Church of St Nicholas was built as an estate church dating for the 12 century and is noted as being altered c.1820 for the Smyth-Piggott family. The church is noted as being a redundant church in care of the Churches Conservation Trust. A Wikipedia entry suggests the church is used occasionally as an arts venue and special permission can be obtained for weddings.

To the South and East of Cider Mill an array of ancillary buildings and modern sheds are used for various commercial uses.

2.6 Flooding

The site is not denoted as being at risk by the Environment Agency. The proposal will not affect drainage.



2.7 Evaluation.

A development at Cider Mill has the potential to be read in the context of the adjacent listed buildings so should respect the historic context. This can be achieved by ensuring that any extension is subservient to the host dwelling, that the orientation of any enlargements are well considered and the appearance of the proposal is in keeping with the existing buildings making up the hamlet.

3.0 IMAGES OF EXISTING SITE



View of The Cider Mill from the South



View from the South of the Cider Mill looking towards Brockley House



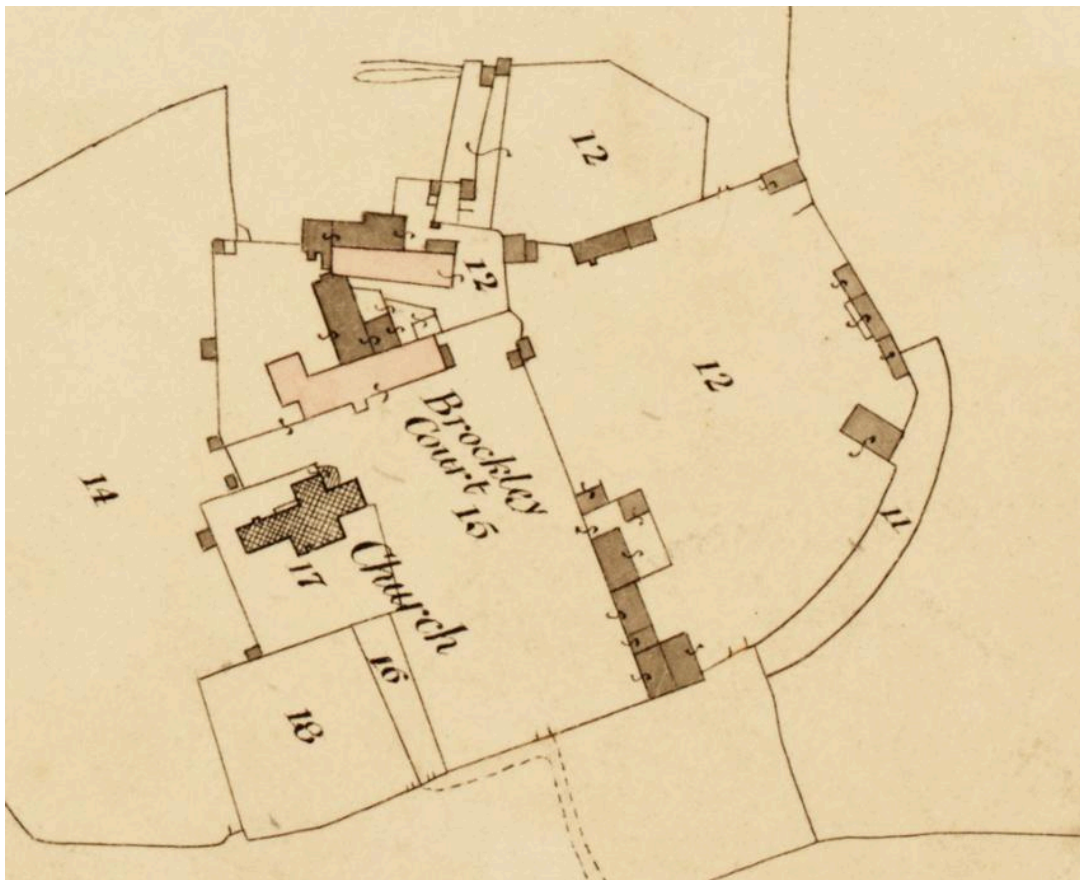
View from the South of the Cider Mill looking towards Heronwood Lodge



View of The Cider Mill from the North also showing Brockley Court and Brockley Court Farm House

4.0 HERITAGE ASSESSMENT

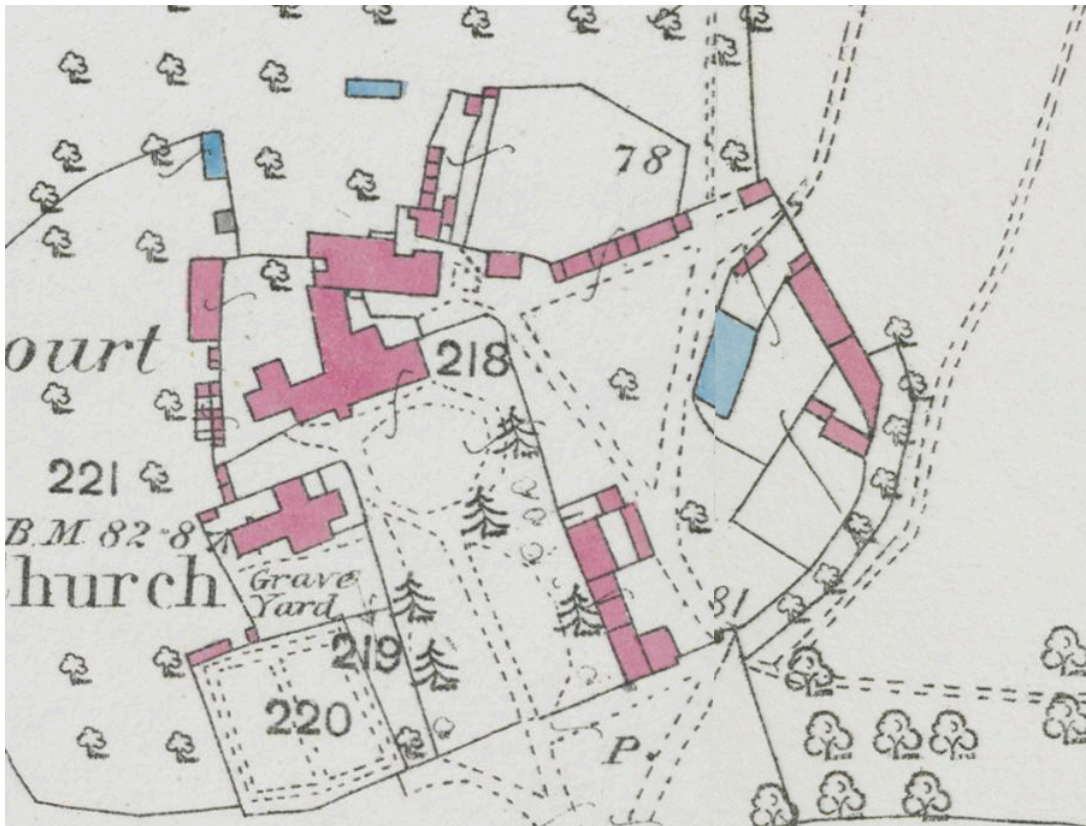
An assessment of the available records concerning the location suggests that the area will have been occupied from Saxon times. It is clear that the house now known as Brockley Court Farm House was originally constructed as a manor house but that this function was superseded with the construction of Brockley Court in the mid 17th Century. Some accounts indicate that the origins of the Farm House lie in the 14th Century, although this is not recorded in the listing. In the earliest map, dating from the 1840s, a small part of Cider Mill is visible set against the boundary with the Farm House. In it's current presentation this part remains identifiable as a single storey section, open to the roof, with a single arrow-slit window at the far end, suggesting that this functioned as a small barn or storage room.



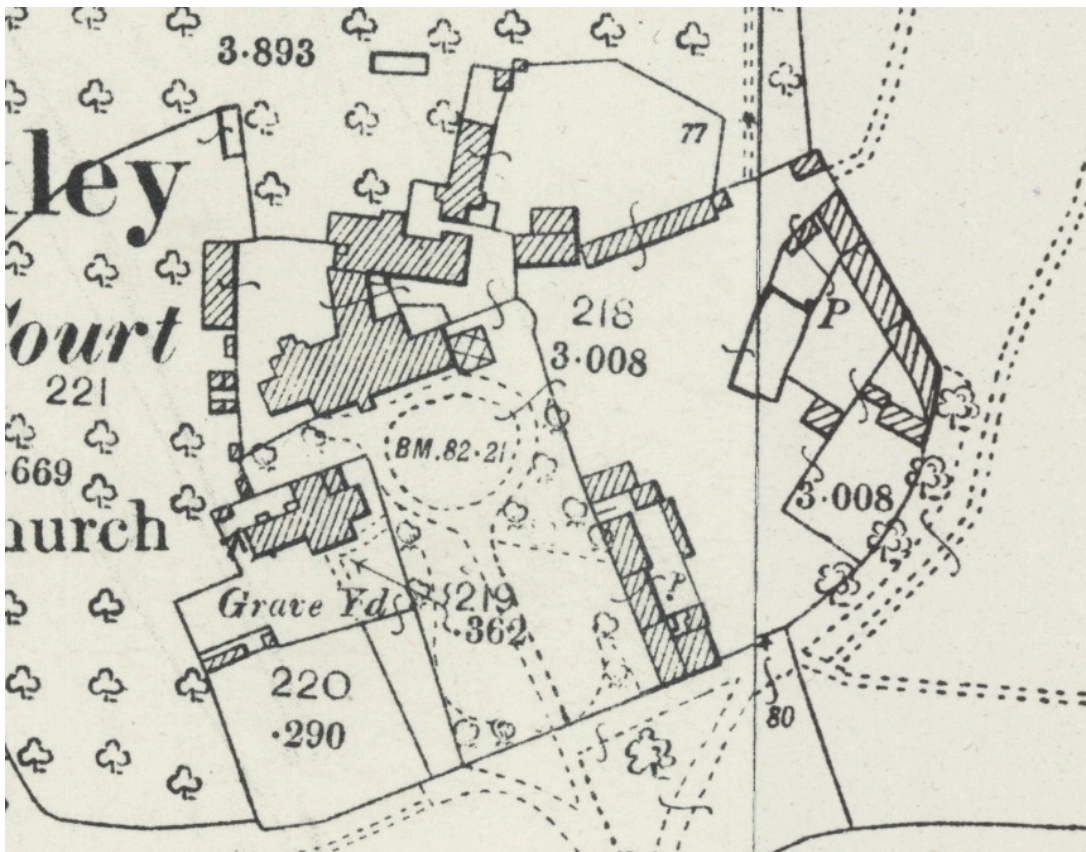
1840s Tithe map

What is clear from the available records is that the Farm continues to be developed to the rear and to the East of the Farm House, with the addition of various outbuildings for agricultural uses at the perimeter of a large yard. Of significance in the current context are the additions to the rear of the East side of the Farm House, which present as a single storey with a high cat-slide roof against the original house, the single storey range extending to the North behind the house, and the range extending to the East, which includes the Cider Mill. On the earliest maps Cider Mill is separated from the rest of the range. At the end of the 19th Century this separation is shown as a small triangular gap. An examination of the building itself however, in which the fireplace at the East end is at an oblique angle to the rest of the house, indicates that Cider Mill must have been contiguous with the rest of the range at this time, the gap eventually being reinstated by the demolition of the most westerly part of the single storey range.

As time goes on various other buildings are added around, and eventually within the yard.



1844 – 1888 OS first edition



1894 – 1903 OS second edition

By the end of the 20th Century the additions include a range of sheds in the middle of the yard which have been let for commercial uses. Beyond the yard to the East a range of large barns of modern construction have been erected.

Appearance.

The older agricultural outbuildings are generally Pennant stone random rubble with brick dressings to the openings and profiled clay tile roofs. Of the listed buildings Brockley Court Farm House is now finished with painted render under a clay tile roof, although it still boasts some moulded dressings to the openings at the front of the house and the West gable end. Brockley Court is rendered but makes much of it's Bath stone dressings which are used to decorative effect, particularly in the gables. It is finished with a slate roof.



Brockley Court from the Front – Cider Mill is just visible to the right

Condition.

While the modern agricultural and commercial buildings detract somewhat from the setting, the original outbuildings are generally converted to residential uses, and are relatively well maintained.

The listed buildings are in need of some attention.

Assessment.

Cider Mill visibly betrays it's original status as an agricultural building ancillary to the use of the adjacent listed buildings, particularly that of Brockley Court Farm House which had the function of a home farm to Brockley Court. Aside from the contrast of scale, accentuated by the low eaves height of the second storey, the original use is distinguished by the functional arrangement of form and finish and the lack of formality in the disposition of openings. Any development of the building should continue in the same vein, making use of a domestic scale, similar traditional local materials, and an informal arrangement. Ideally any additions will appear subservient to the existing house, in order that the history of the additions to the original buildings can be read.

5.0 USE

5.1 Existing use.

The current use of Cider Mill is as a residential dwelling. There are three bedrooms.

5.2 Proposed use.

The proposed use of Cider Mill will remain as a single residential dwelling.

5.3 Amount.

At present the existing house provides 136m² NIA on a gross footprint of 117m².

The proposed layout provides an additional 13m² making 149m² NIA on a gross footprint of 130m².

The gross volume of the existing house is 550m³ while the extension proposed adds 45m³ to make 595m³ in total, this being a 8% increase in the overall volume.

6.0 DESIGN PRINCIPLES

While an extension to the existing kitchen on the West side of the house was considered, it was felt that an extension on the East side would minimise any potential impact on both the views and the setting of the adjacent listed buildings. This requires a more extensive rearrangement of uses internally but this can be achieved with minimal impact on the original fabric of the building, the affected partitions and the like all being studwork added within the masonry walls.

The addition of dormers to the rear rooms at first floor level allows for an increase in headroom in these locations, and thus an increase in the usable floor area, while minimising the resulting change to the envelope. The dormers are set into the existing cat-slide roof so that the additional volume can be minimised.

Some changes to the existing windows at the front of the property are also proposed. These involve the simplification of the patterns of the doors and windows which it is felt will be in keeping with the functional origins of the building.

7.0 BUILDING DESIGN

7.1 Layout.

The layout of the building seeks to build sympathetically to the existing fabric while leaving the new extension easily read as an addition to the original volume.

7.2 Space/room orientation.

The new room will be orientated to the garden providing views into the countryside to the North and giving access to evening sun to the West.

7.3 Refuse management.

No changes to the storage of refuse and recycling are proposed.

7.4 Parking

Parking on the site is informal with space for some 4 to 5 cars.
No changes to the existing parking arrangements are proposed.

7.5 Sustainability Statement.

The extension and the new dormers will achieve sustainability through the use of high levels of insulation, air-tightness, and daylighting. The new joinery elements will achieve higher levels of insulation and air-tightness than the existing.

8.0 APPEARANCE

8.1 Scale.

The proposals are generally similar in scale to the existing building.

8.2 Materials.

It is proposed to finish the walls in Pennant stone and the roof in profiled clay tiles, to match the existing finishes. While the joinery is to have a high level of thermal performance this will be made in timber and painted, to match the existing.

9.0 ACCESS

9.1 The ground floor of the existing house is on two levels, with smaller ancillary spaces at a lower level facing the garden. Moving the kitchen to this lower level, and creating a sitting area in this location, will improve access to the garden from the house. A new French door with a level threshold is to be created off the main room to the front, improving access in this direction.

10.0 CONTACT DETAILS

10.1 Applicant's Details and Site Address

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Revisions

None