

DESIGN AND ACCESS STATEMENT. REV-B

NEW BARN

AT

**MANOR FARM
EVENLODE**

FOR

MR & MRS G JOHNSTONE

September 2022

Prepared by:

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1. INTRODUCTION

The attached application seeks to differ the timber for the approved application; 21/04345/FUL which has been permitted. The attached application is an admin exercise but it does in fact apply for a full planning permission again to regularise the wood treatment which is now to be Ash.

Manor Farm comprises of farm house, barn and garage building, all located within the conservation area of Evenlode. The property was in a poor state of repair a decade ago but has since been sympathetically restored and renovated. The property is now the family home of Mr & Mrs Johnstone and their children.

The applicants seek planning permission to erect a barn structure for private equestrian use. The site previously had many farm buildings and framed structures which were demolished a decade ago.



Old Barn – since been demolished – photo from Asset Heritage



Farm house and barn – barn since been demolished – photo from Asset Heritage

2. BARNs IN AND AROUND EVENLODE



Photographs taken by Mr Johnstone

3. PLANNING HISTORY

During the last decade, Manor Farm has had a number of applications relating to the renovation and redevelopment of the farm and adjacent farm buildings. The redevelopment of the site was completed by the previous owner and subdivided and sold off. Agricultural style buildings were on the site and the materials

10/05230/FUL - Alterations to hay barn to form independent dwelling, new roof and alterations to milking parlour for use in connection with Manor Farm, formation of new drive and parking area for main house. – Application Permitted.

10/05233/LBC - Alterations to hay barn to form independent dwelling, new roof and alterations to milking parlour for use in connection with Manor Farm. – Application Permitted.

11/00085/FUL - Erection of single storey extension, plant room, oil tank, new porch, wall and gate and installation of dormer windows. – Application Permitted.

11/00085/FUL - Demolition of existing garage store and rear porch. Internal alterations including removal of stud walls + erection of stud walls, structural repairs, removal of windows and wall below in kitchen, rebuilding corners of barn section and formation of opening, erection of single storey extension, rebuilding of west elevation wall, formation of entrance stair and porch canopy, reform external stair to cellar, porch canopy to rear door. Insertion of dormer windows and rooflights, repair roofs and replacement windows. – Application Permitted.

11/00083/LBC - Demolition of existing garage store and rear porch. Internal alterations including removal of stud walls + erection of stud walls, structural repairs, removal of windows and wall below in kitchen, rebuilding corners of barn section and formation of opening, erection of single storey extension, rebuilding of west elevation wall, formation of entrance stair and porch canopy, reform external stair to cellar, porch canopy to rear door. Insertion of dormer windows and rooflights, repair roofs and replacement windows. – Application Permitted.

11/03962/FUL - Alterations to hay barn and conversion to dwelling. – Application permitted.

11/03965/LBC - Alterations to hay barn and conversion to dwelling. – Application Permitted.

11/04894/FUL - Re-construction of west bays, re-covering of roof, alterations and conversion of barn to form single dwelling. – Application Permitted.

11/04895/LBC - Re-construction of west bays, re-covering of roof, alterations and conversion of barn to form single dwelling. – Application permitted.

12/03605/FUL - Erection of plant room/store building. – Application permitted.

12/03916/COMPLY - Compliance with Conditions 3 (sample materials) and 8 (window and screen details) or permission 11/03962/FUL and consent 11/03965/LBC – Application permitted.

12/03920/FUL - Alterations to hay barn and conversion to dwelling (amendments to design of permission 11/03962/FUL) – Application permitted.

12/03921/LBC - Alterations to hay barn and conversion to dwelling (amendments to design of consent 11/03965/LBC). Application permitted.

13/01221/FUL - Erection of barn, widening of existing access and culverting of part of ditch. – Application permitted.

13/02337/FUL - Formation of two bedrooms at first floor level, insertion of rooflight and use of Milking Parlour building as a residential annexe ancillary to Manor Farm House or as a holiday let. – Application permitted.

13/02360/LBC - Internal and external alterations including formation of two bedrooms at first floor level and insertion of rooflight. - Application permitted.

13/03075/COMPLY - Compliance with Condition 6 (Culvert Details) of permission 13/01221/FUL. Application permitted.

13/04280/LBC - Reconstruction of west bays, re-covering of roof, formation of basement, alterations and conversion of barn to dwelling. – Application Permitted.

13/04281/FUL - Reconstruction of west bays, re-covering of roof, formation of basement, alterations and conversion of barn to dwelling. - Application Permitted.

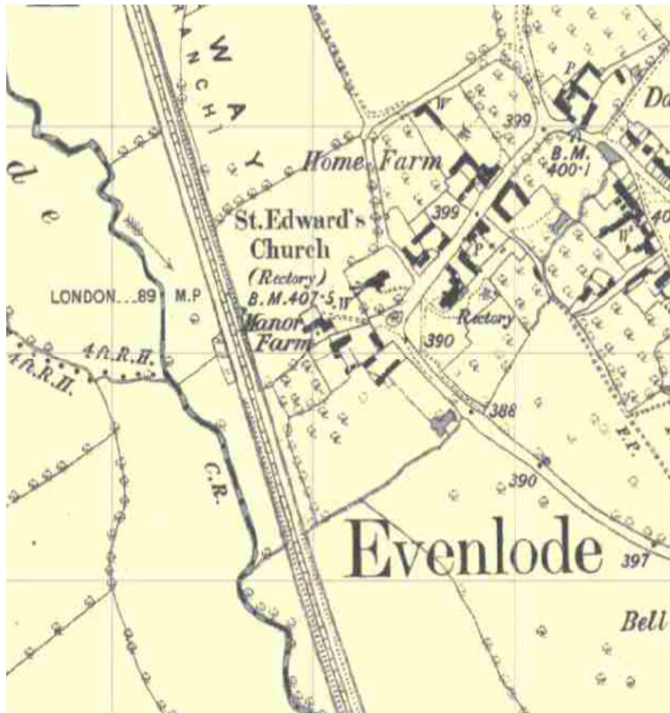
14/01159/FUL - Erection of stable and store building for equestrian use. – Application Permitted.

14/05061/COMPLY - Reconstruction of west bays, re-covering of roof, formation of basement, alterations and conversion of barn to dwelling - compliance with condition 9 (railings). – Application Permitted.

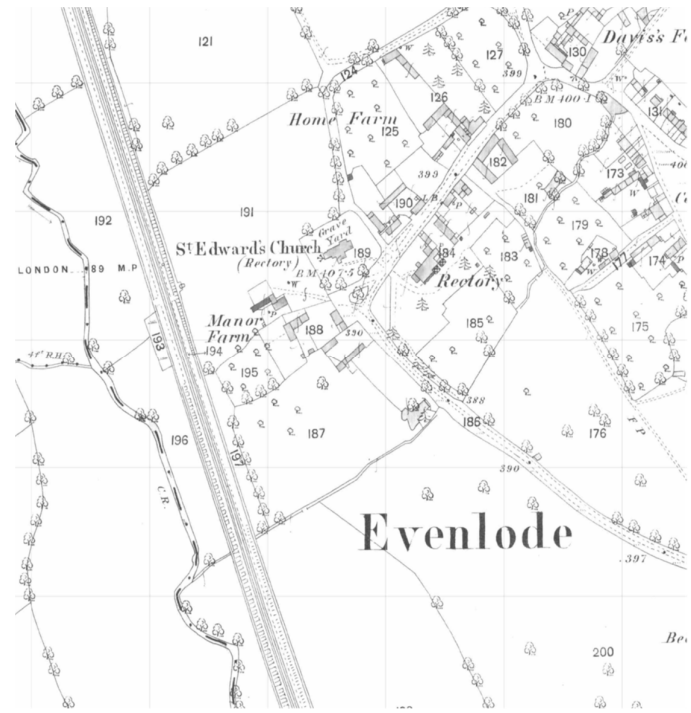
16/02848/FUL - Proposed stables and stores. – Application Permitted.

18/02234/FUL - Single storey garden room extension to gable end and replacement porch. - Application Withdrawn. 18/02235/LBC - Single storey side extension and replacement porch. - Application Withdrawn.

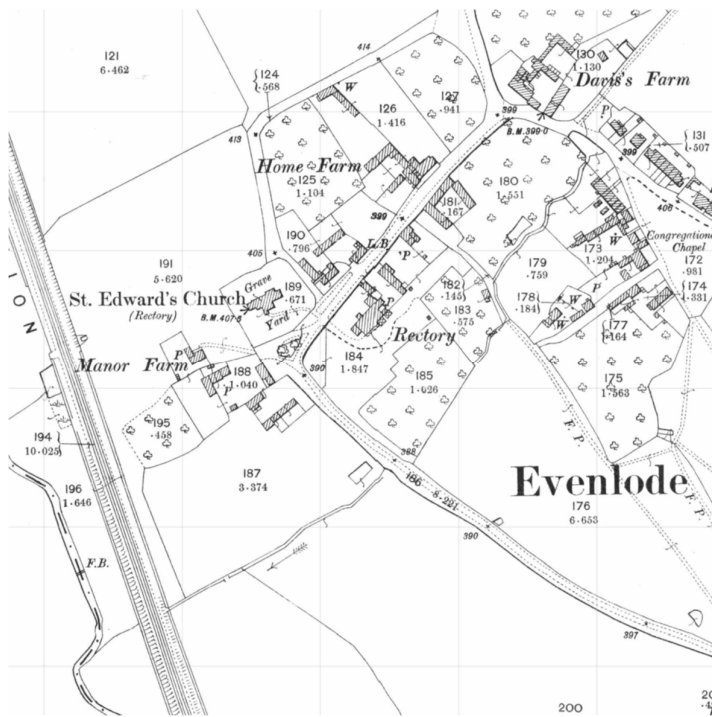
4. HISTORIC MAPS



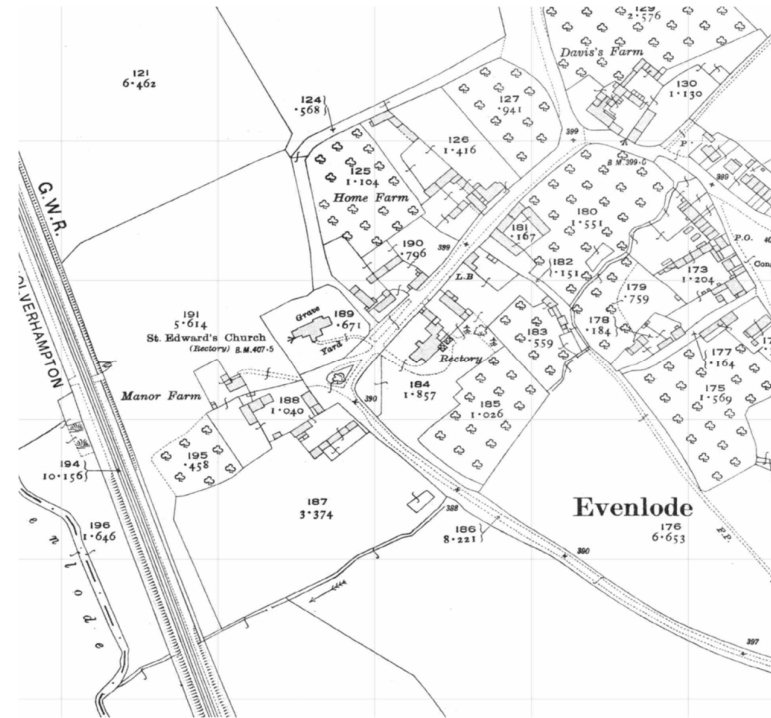
Historic Map – 1884



Historic Map – 1885



Historic Map - 1900



Historic Map - 1922



Historic Map – 1977

This map shows the large steel barn to the south of the farmhouse which was demolished during the renovation and redevelopment works in the last decade.



Historic Map – 1994

5. NEW PRIVATE EQUESTRIAN BARN.

The application consists of a new private equestrian outbuilding which is to appear to as a barn. The applicants wish to keep the site tidy and the barn will allow for the equine facility to contain everything internally.

The barn is to visibly read as an agricultural structure, with contemporary detailing giving a crisp finish. Example precedent image is of a grey ash timber which is to be used on the walls and the roofs.



Historic Map – 2003



Example of cladding to be used.

Agricultural structures are not uncommon and until the last decade, Manor Farm had many more agricultural buildings including large cattle shed but these were demolished in the last decade during the redevelopment of the farm. The buildings can be seen on the 1977, 1994 and 2003 historic maps.

6. ACCESS

There is no change of access proposed to the farm, the existing driveway and gates to Manor Farm are to be retained.

EASTABROOK ARCHITECTS
September 2022