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| DESIGN AND ACCESS STATEMENT FOR LISTED BUILDING CONSENT **(no planning application required)** |
| Name and address of proposed development site –  Ranger Workshop, Old Ebworth Centre, The Camp, Stroud, GL6 7ES |
| List Description  Within curtilage of:  Grade II – “Ebworth Farm with Stable and Coach House”, List Entry Number: 1091033  PAINSWICK SO 81 SE 2/3 Ebworth Farm with stable and coach house II Farmhouse attached to earlier stables and coach house. C16, C18 and C19. Large blocks squared limestone in part, normal coursed and squared elsewhere, concrete tile roof. The long stable and coach building lies at the higher level and is in part much earlier than the farmhouse which lies much lower, the whole being across a steep slope. The 1850 house lies parallel with the service block, is 3-storey, has a 3 storey porch and a low wing; windows mainly C20, the wing has a 2-light window with arched lights, and an octagonal stack. The upper block is in 2 storeys. Far left are two broad openings with elliptical arches with raised band and keystone, on small pilasters with imposts; to the right of these, under a continuous moulded string, a round-arched through way, two 3- light mullioned casements with arched lights, and a plank door in flush stone surround and elliptical head. Extreme right is a further 3-light and elliptical-headed opening with plank door, again under a moulded string. This work is probably of the C16. There is a cored stone eaves cornice, above which four flush gables both with 2-light mullioned casements and stopped hood, as windows below, one with a large shouldered C19 loading opening, under a small single light with stopped hood. There is a slight offset plinth. Right return has a 2-light C18 recessed ovolo mould mullioned casement under stopped hood, below which was a doorway, now blocked. Decorative barge-board and signs here of roof being raised. Stables have stone floors and good stall dividers; one part also with hay loft. Important survival belonging to Ebworth Lane, demolished late C20.  Listing NGR: SO8997111275 |
| Proposed Development or Works–  *We are proposing work that is not to the listed building itself but to a building within curtilage of the building. The Ranger Workshop is some ~10-15m away from the former stable building; we are proposing to repair the warped timber door set (which is 3x4m) with an alteration to prevent any manual handling injury. We intend to replace the doors altogether using a different timber (hardwood frames and douglas fir cladding) which will keep cost down whilst ensuring a stronger frame and will intend to install a pedestrian door to the right side leaf. This small door will be built into the leaf and will allow pedestrian access to the barn without the need to open the entire doorset, thus preventing risk of back injuries etc,* |
| Consultation -  No public consultation has been made, though we have spoken with our internal building surveyors and conservators about the need and are responding to this following report of a minor back injury caused by opening the doors. |
| DESIGN COMPONENTS |
| Layout -  Design provided by external party: Oak Tree Renovations. |
| Scale –  The dimensions of the building will not change, the only visible external alteration should be the pedestrian door. We do intend to use more significant bolts to ensure a strong frame fixing into the stonework. |
| Appearance –  The materials have been selected for , efficient use of budget as well as for durability. It is intended to maintain as much of the current appearance of the doors as possible by attempting to match the stain as best we can. |
| HISTORIC BUILDING CONSERVATION ISSUES **It may be helpful to prepare this in conjunction with the listed building appraisal, which could be incorporated into the Design and Access Statement.** |
| Historic and special architectural importance of the building –  Whilst not a listed building itself, the wider Ebworth Centre is indeed listed and the workshop to which the doors belong is a former threshing barn. There are two sets of doors (North and South) which are now the doors into separate workshops. Only the South set are targeted for alteration on account of a tenancy in the other workshop.  The Estate buildings themselves date back to C16, with many changes over the years. |
| Setting –  Ebworth is set within the AONB with no overlooking neighbours of note. There are rights of way through the land, but the door set for alteration is only visible from within private National Trust land. |
| ACCESS COMPONENTS |
| Technical advice -  We have received advice from contractors regarding timber choice and the opportunity to use the initially designed elm (1992) however warping potential as well as supply issues make this a difficult ask. |
| Degree of access  This is private space but public may be able to easily access the space due to proximity to a right of way. Ebworth does not get vast amounts of visitors. It is envisaged that work would take 1-2 days to install with much of the work being done offsite to prevent security risks. A tower scaffold or ladder may well be required for the install on account of height. Any use of the building during this time will be mitigated by moving required contents to another building. |
| Future access requirements  N/A |
| Emergency access  Yes. Drive is accessible. |
| Please feel free to add any further design and access information that you feel may be relevant to your application. |