

DESIGN / CONSERVATION / HISTORIC INTERIORS

JAMES MACKINTOSH ARCHITECTS

T. 01608 692 310
M. 07880 727 150
E. james@jmackintosh.com
W. www.jamesmackintosharchitects.com

First Floor 21 The High Street
Chipping Norton Oxfordshire OX7 5AD

Design and Access Statement for Planning and Listed Building Consent
Manor Farmhouse, Upper Slaughter, GL54 2JJ

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Existing northeast elevation

1.0 Introduction.

This design and access statement has been prepared to accompany the planning and listed building consent application for external and internal alterations to the main farmhouse, a new outdoor swimming pool and pool house and landscaping alterations of Grade II listed 'Manor Farmhouse' on Buckle Street, Upper Slaughter. A heritage statement has been prepared by Heritage Information Ltd that assesses the historic development and significance of this building in detail and is included with this submission. A separate impact assessment has also been prepared, which evaluates the consequences of the proposed scheme by understanding how the proposals will impact the building.

A previous planning and listed building application (ref. 21/01468/LBC) was granted consent in September 2022 for "Demolition of existing porch and construction of two new bay windows, rear porch, swimming pool and pool house".

2.0 Context

Upper Slaughter is within the Cotswold Area of Outstanding Natural Beauty. The history of Manor Farmhouse is detailed within the enclosed Heritage Statement, but in summary, the property is part of a wider model farmstead complex, constructed in 1910. The farmhouse is in the Cotswold vernacular style, constructed of coursed rubble stone with ashlar quoins, including stone mullion windows with hood mouldings and Cotswold stone tile roofs.

3.0 History

A detailed historic assessment of Manor Farmhouse has been carried out, and is set out in the Heritage Statement document. The farmhouse has had a series of extensions since the 1950s, as summarised in the morphological plans extracted from the accompanying Heritage Statement document, below, and was listed in 1986.

4.0 Planning History

Planning and listed building consent application has been recently granted in September 2022 for the 'Demolition of existing porch and construction of two new bay windows, rear porch, swimming pool and pool house at Manor Farm' (ref. 21/01468/LBC). The proposals for the new pool and pool house are similar to the approved proposals, with minor changes to internal layout of the pool house. The proposals for the Farmhouse are similar in scope and scale, both including the demolition of an existing porch and construction of a new bay window, with some differences in the arrangement of internal spaces and reconfiguration of external fenestration to the preference of the current owner.

5.0 Designations

Manor Farmhouse lies within the Cotswold Area of Outstanding Natural Beauty. The farmhouse is Grade II listed.

6.0 Design brief.

The previous occupiers have moved out and the house requires modernising. The current owners are seeking to carry out alterations to the Grade II listed farmhouse to create more open spaces for modern family living needs.

The proposals seek to refurbish the property, to balance the needs of modern living whilst maintaining the farmhouse character, as detailed within the Impact Statement.



Figure 16: Morphological Plan of the first floor of the farmhouse.

Key:

- Red – Original 1910 plan/fabric
- Yellow – 1953 extension
- Orange – 1958 extensions
- Green – 1961 extensions
- Purple – 1974 extensions
- Blue – 1997 extension
- Grey – undetermined date (pre-1986)

7.0 Proposed Design

7.1 Farmhouse

The proposals include:

a) Ground Floor

i. Original house - 1910

- 2no. existing windows on the west elevation to be enlarged with matching stone mullions and matching leaded light windows
- An existing doorway in east wing is proposed to be fixed closed with studwork provided internally
- An existing wall in the east wing is proposed to be removed in order to create a larger entrance hall. Wall nibs and downstand are to be retained allowing historic plan form to be read.
- Internal partitions and 4no internal doors are proposed to be removed to the north and south ends of the central room to open up a large dining hall in the centre of the plan. The existing historic doors are proposed to be retained and reused elsewhere in the new proposals.
- A new fireplace and chimneybreast in central dining hall are proposed to be constructed to create a focal point of the room. The new fireplace is proposed to match existing limestone fireplaces in the house:



ii. 1953 extension

- 1no. new window is proposed on the north elevation, to be constructed with stone mullions and leaded light windows to match existing, to allow daylight into a previously enclosed area.

- On the east elevation an existing door is to be removed and replaced with a new single pane leaded light window with stone surround. The lower section of the opening is to be infilled with stone to match existing.
- Reconfiguration of internal modern partitions to provide a pantry, store and a WC.

iii. 1958 extension

- The proposed demolition of an existing 1958 entrance porch and construction of a new entrance porch on the north side of the building.

The existing porch has previously been granted consent to be demolished. The new porch, similar in size to the existing porch, is proposed to be constructed on the east elevation of the building using matching traditional materials. The materials for the new entrance porch are proposed to be in keeping with the existing farmhouse, using natural stone slate tiles for the roof, solid oak for the lintels, a turned stone column to match the stone used for the construction of the farmhouse, as well as cast iron rainwater goods to match existing.

iv. 1974 extension

- An existing window on the east elevation is proposed to be removed and the opening in the masonry increased to accommodate painted timber French doors and stone steps with painted wrought iron handrail, creating a secondary access point, directly into a proposed new boot room.
- Modern internal partitions are proposed to be reconfigured to create a new larger cloakroom and boot/utility room.

v. 1990s extension

- A proposed new bay window on the west elevation has previously been granted consent, this application proposes the same. The new window seeks to balance the west elevation, by mirroring an existing bay window on the opposite end of the building. It is proposed to be constructed with a stone tile hipped roof, stone mullions, leaded light windows and rubble stone plinth to match the existing bay window on opposite side.
- Enlargement of an existing window on the north elevation is proposed using 2 new stone mullions to match existing. New windows are to be from leaded lights.
- Modern raised floor is proposed to be removed to lower the floor level inline with the original 1910 part of the house.

- Existing French door opening on the south-west elevation is proposed to be lowered to suit original floor level. New half glazed French windows and toplight are proposed to be added to match existing fenestration. Existing steps are proposed to be removed and quoins are proposed to be continued down to match.

b) First Floor

The proposed alterations on the first floor focus predominantly on removing modern partitions to create more spacious bedrooms with en-suites. The doors directly at the top of the rear staircase and directly over steps are unsafe due to their proximity to the steps. These are proposed to be removed and new replacement doors are proposed to be installed in new locations set further away from the top of the stairs.

A new fireplace, to match existing limestone fireplaces in the house, is proposed to be reinstated within the master bedroom:



Proposed alterations to the original 1910s fabric are limited to:

- Removal of a redundant chimney breast, which has already been taken out on the ground floor and is no longer in use.
- Removal of existing wall between bedroom 3 and bathroom to create a larger bedroom

c) Windows

All existing and new leaded light windows are proposed to be fitted with secondary glazing internally to improve energy efficiency of the property.

7.2 New swimming pool and pool house

The proposals include:

- The creation of a new outdoor swimming pool, as previously approved.
- Erection of a new 3x7m pool house with a hipped roof in natural Cotswold stone tiles, Cotswold rubble stone with ashlar quoins, untreated oak door and window joinery and cast iron downpipes. The pool house is similar in form and size to the previously approved pool house.

The new pool and pool house are proposed to use complimentary materials and sensitive detailing in response to the context of the existing farmhouse materials.

The proposed materials seek to match the existing farmhouse with the use of a hipped roof in natural Cotswold stone tiles, Cotswold rubble stone with ashlar quoins, untreated oak door and window joinery and cast iron downpipes.

7.3 Associated landscaping alterations

The proposals include:

- Regulation of drive width and enlargement of existing parking area to the west of the house. To be surfaced with local limestone hoggin.
- Removal of car parking area to south of house and replacement with Yorkstone paving and planting.
- Proposed drystone retaining wall to north of house
- Drystone garden wall to east of house to be raised by 400mm and garden levels raised to form level terrace.
- Proposed traditional apple orchard of local varieties on vigorous rootstocks.

The site is currently accessed via a gated private driveway shared with the existing farm access, and currently enjoys off street parking within the walled boundary, as well as a garage outbuilding. The proposals enlarge the existing car parking arrangements with an enlarged gravelled parking area.

The existing external ground levels and internal access floor level are proposed to be retained.