

# Design and Access Statement

Household Planning Application

Larkhill Barn

March 2023

Lark Hill Barn

Frampton Mansell

Stroud

Gloucestershire

GL6 8HZ

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Figure 1 – Aerial view of Frampton Mansell (copyright Google Maps 2023)

## 1. Introduction

This application proposes extensions to the property known as Larkhill Barn, Frampton Mansell, located within the Cotswold Area of Outstanding Natural Beauty. The site is about 500m north of the A419 Stroud to Cirencester Road, approximately 10km west of Cirencester, 4km east of Chalford (on the edge of Stroud) and 1.5km southeast of Frampton Mansell. Beacon Farm fronts the A419, approximately 500m east of the first road to Frampton Mansell with the access road to Larkhill Barn running through Beacon Farm for a distance of approximately 400m before turning eastwards towards Larkhill Barn, another 150m or so away.

The barn itself is fairly small by Cotswold standards, measuring some 10.2 metres wide with the span of the main section of the building being some 6 metres. There is a lean-to projection to its south measuring 5.4 metres by 5.2 metres. The eaves height is low at some 3.6 metres above ground level with the ridge being some 5.9 metres high. The building is typical of a Cotswold structure, being constructed of natural Cotswold stone, with the roof now of imitation stone slates and Welsh slate laid in diminishing courses. The newer garage addition (permission granted 13 Sep 2018) in a waney edge cladding.



Figure 2 – Garden view of the applicants dwelling and garage (south elevation)

## 2. Brief

The occupants require additional bedroom space to accommodate visiting family members. The proposed enlargement of the property's sleeping accommodation is in proportion to the existing family living, dining and kitchen area. Natural light levels and ventilation has been considered and integrated into the design solution. The proposal has sort to meet the needs of the occupants/owners, whilst balancing the needs of the immediate neighbourhood and the policies and guidance published by Cotswolds District Council.

### 3. *Design Process*

Following early discussions with the occupants and the establishment of their needs outlined above, the constraints and opportunities of the site were identified as below:

- Size and relationship of the existing rooms, in particular the preservation of the original volume of the vaulted living and dining space.
- The limitations of the footprint of the existing house to meet the requirements of the brief and the need for further bedroom accommodation.
- The location of the dwelling within the Cotswolds Area of Outstanding Natural Beauty.

The opportunities include:

- The layout of the internal rooms and their aspect within the site,
- The location of the dwelling within its curtilage,
- The size and orientation of the application site

The location of the existing vaulted living and dining area principally drove the proposed location for the extension, along with a favourable site orientation. The need to preserve the barn's internal proportions meant that adding an additional storey to an existing single storey lean-to and extending to the length of the barn were the feasible options available.

Through the initial site appraisal (including orientation, levels and neighbouring properties), and careful consideration against the greater setting of the dwelling within the AONB, the proposed location of the extensions was determined to have no detrimental impact upon the amenity of neighbouring properties or the wider neighbourhood (due to the barn's distance from the public domain and not being easily visible within the landscape).



#### 4. *Site Context*

##### Setting and Boundaries

The property is located to the east of Frampton Mansell a small village, set within the wider Cotswolds Area of Outstanding Natural Beauty, The property is isolated within it's own private garden and surround by fields. There are no immediate neighbours. The garden is enclosed by either stone wall or timber fence. In terms of the appearance and character of the area, the recent conversion of buildings and development at Beacon Farm, some 350m to the southwest, through which access is obtained provides some material context.



Beacon Farm development (Brookes and Pointon)

## Area Designations

The site is located within the Area of Outstanding Natural Beauty.

### *5. Use*

The proposed extension retains the current domestic use.

### *6. Layout & Amount*

The proposal increases the original ground floor footprint of the dwelling by 23.7m<sup>2</sup>.

### *7. Scale*

The scale of the proposed additions: (additional storey to an existing lean-to to make double storey) and (a new double storey side extension) have been very carefully considered from both inside and outside of the site, throughout the design process. The location and scale of the proposal has been designed to be diminutive and executed in a manner that does not have an overbearing or unbalanced impact upon the host dwelling, its neighbours and the AONB beyond.

### *8. Construction and Appearance*

The building is typical of a Cotswold structure, being constructed of natural Cotswold stone, with the roof now of imitation stone slates and Welsh slate laid in diminishing courses. The proposal has been designed to complement the host dwelling without mimicking its material pallet. The waney edge larch timber cladding (which will gradually silver in colour over time) is designed to add a readable layer in the history of the barn (matching with the newer timber clad garage in appearance), combined with timber framed windows, doors and roof lights to provide a high level of natural light and ventilation. The existing solar panels will be relocated within the site.

## 9. Access and Parking Provision

It is not proposed to alter the external levels onto or off the site. The number of existing off-road parking spaces are to remain unaltered by these works.

## 10. Flood risk

The environment agency map confirms that the application site is located in flood zone 1 area. Land within flood zone 1 has a low probability of flooding from rivers and the sea.

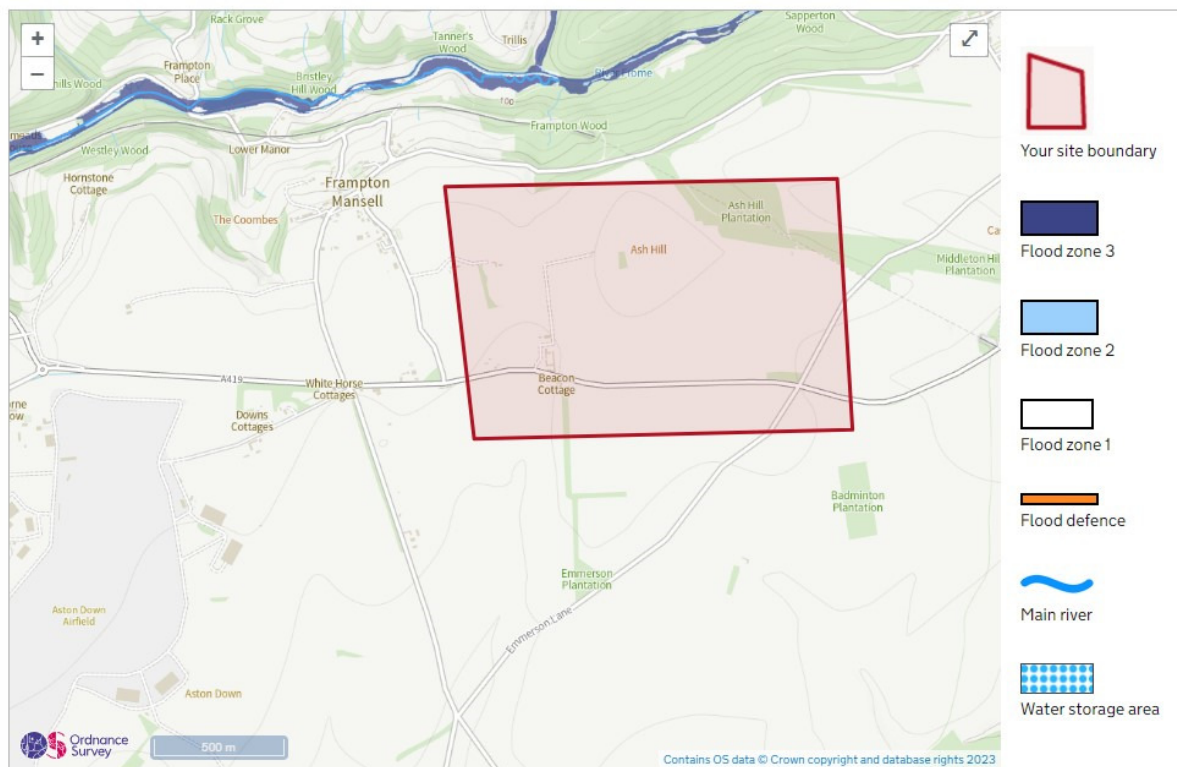


Figure 5 - Extract of Flooding map for Planning (copyright as detailed)

## 11. Statement of Significance

In terms of the appearance and character of the area, this is undergoing change as a result of the conversion of buildings and development at Beacon Farm, some 350m to the south west, through which access is obtained. The site is about 500m north of the A419 Stroud to Cirencester Road and due to the distances from the public domain, both the existing barn, garage and proposed Down extensions will not be easily visible within the landscape. Accordingly,



will not be prominent or obtrusive and, if seen, will be in the context of existing built development.

In policy terms, the site is within the countryside where Policy 19 of the adopted Cotswold District Local Plan states that development appropriate to a rural area will be permitted, provided that it relates well to existing development and meets the criteria set out in other relevant policies in the Plan. The proposed extensions, to be faced with wood, a natural material that will weather and silver, would be appropriate.

The proposal will have no impact upon the setting of any of the nearest Grade II listed properties or historic conservation areas.

## *12. Summary*

The proposed development, has been fully considered regarding its visual and residential amenity. In addition, the proposals siting, form, scale, height, massing, detailing, colour, and materials have all been shown to respect and enhance the character, distinctiveness, and amenity of both the application site and its context. Regarding its location within the AONB, the proposal has sought to preserve and enhance the character and appearance of the area and ensure, relative to its significance, that the relevant heritage assets and landscape are conserved, respected, and enhanced.

The proposed works have been carefully designed following the National Planning Policy Framework and Guidance.