



4408

HEALEY COURT FARM

Design and Access including Heritage Statement

Healey Court Farm, Hinton, SN14 8HG
Conversion of existing barn to dwelling
August 2023

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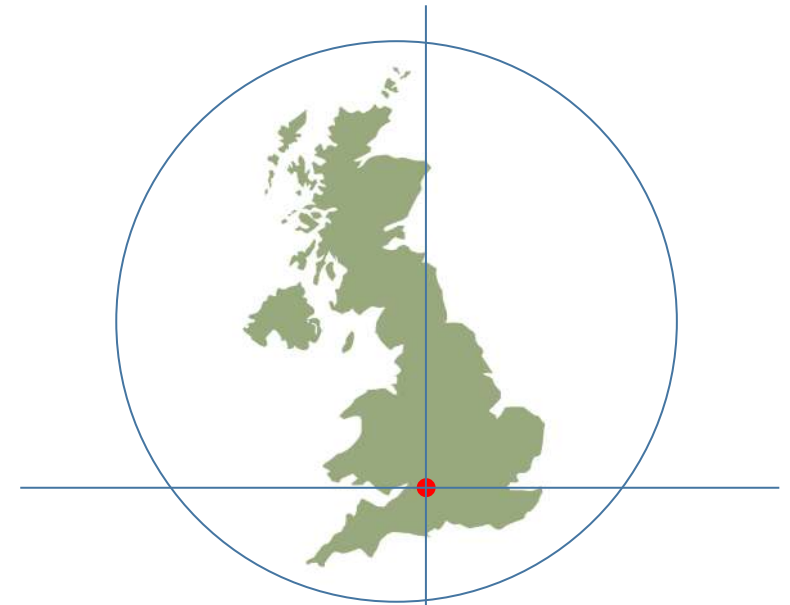
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SOUTH WEST WIDER CONTEXT - BANES



1.0 INTRODUCTION

1.1 APPLICATION

This Design Statement has been prepared by BBA Architects and Planners, (BBA) in support of a planning application at Site Address:

Healey Court Farm, Hinton, SN14 8HG

This statement provides an analysis of the site, the surrounding context and planning/design policy which has informed the scheme design. The current scheme proposals are then assessed under the standard Design and Access Statement headings:

- Use
- Scale
- Amount
- Layout
- Landscape
- Appearance
- Access

This statement provides the details of the scheme and should be read in conjunction with scheme drawings.

FIG 1. LOCATION PLAN - Image Copyright: [google.com/maps](https://www.google.com/maps)

2.0 SITE AND CONTEXT

EXISTING SITE

2.1 The site is located in Hinton village, South Gloucestershire (part of Boyd Valley Ward, Dyrham and Hinton CP Parish boundary). It is a short 6 minute drive from junction 18 of the M4 motorway connecting London to Cardiff.

It can be accessed by car from Feltham Road/ Grove Lane, which carries on to the centre of the village.

2.2 The Barn is part of Healey Court Farm, a secluded cluster of 1—2 storey buildings and barns, most notably the adjacent detached **Grade II Listed Healey Court Farmhouse**. The farmhouse was first listed in 1952 and shares similar features to the barn.

The barn is an existing building and a stand-alone single-storey barn with a south-facing principle façade overlooking a concrete hardstanding courtyard. This application focusses on the former cattle barn immediately to the east of the farmhouse,

2.3 Surrounding the barn to the south is a hardstanding parking court with tall hedgerow directly opposite. To the east is an existing low-level stone wall, mature Category C Red Chestnut tree and existing stable beyond further east. A large rear garden extends to the north and the existing farmhouse lies to the west.



FIG 2. EXISTING BARN EXTERIOR, SOUTH ELEVATION



FIG 3. LOW-LEVEL STONE WALL



FIG 4. EXISTING HARDSTANDING COURTYARD.

Proposed former cattle barn for conversion to left, marked 'A'.

Red Chestnut tree between far barn marked 'B'



FIG 5. EXISTING BARN TO LEFT OF FARMHOUSE (GRADE II)



FIG 6. EXISTING BARN INTERIOR



FIG 7. HEALEY COURT FARMHOUSE (GRADE II)

SURROUNDING CONTEXT

2.4 Feltham Road is a two direction carriageway when it passes by the single carriageway Grove Lane entrance leading to the site. The surrounding house types are predominantly 1-2 storey, detached local stone and occasionally render with clay roof tiles. The windows and doors are mostly of a traditional country style, often detailed with dressed stone lintels and opening linings.



FIG 8. RED CHESTNUT TREE (T1) , BETWEEN BARN AND STABLE BUILDINGS.



FIG 9. ENTRANCE TO FARM FROM FELTHAM ROAD, (google.com/maps)

2.0 site and context



FIG 10. GROVE LANE, HINTON VILLAGE, (google.com/maps)



FIG 11. STANDALONE HOUSE ALONG FELTHAM ROAD, (google.com/maps)



FIG 12. TYPICAL HOUSE ALONG FELTHAM ROAD, (google.com/maps)

2.0 site and context

CONTEXT / SITE ANALYSIS

MAIN CONSIDERATIONS:

- **Building heights:** Low rise, one to two storey residential scale dwellings
- **Topography:** The barn is on a gradual slope, as can be seen from the existing North Elevation with a drop from 108.20m—107.09m.
- **Historic Assets-Listed Building:** There are two Grade II Listed dwellings close to the proposed building, most notably Healey Court Farmhouse being adjacent but detached from the barn.
- **Trees/Landscape-Green Infrastructure:** Healey Court Farm is surrounded by open countryside fields with hedgerows. There is a large Category 'C' Red Chestnut tree next to the barn, which is nearing the end of its life and could pose a threat to the barn in the future.
- **Overlooking/neighbour amenity:** There are no issues of overlooking from neighbours as existing
- **Materials:** The adjacent farmhouse and barn have similar materials, and the official listing for Healey Court Farmhouse describes the materials as follows:

'Limestone rubble with stone dressings and quoins, rendered, brick and sandstone dressings, double Roman tiled roof' (historic England, [HEALEY COURT FARMHOUSE, Dyrham and Hinton - 1289561](#) | [Historic England](#))

- **Flood Risk:** The site is located far enough from the flood zone for it to be of no immediate concern.
- **Access to facilities:** There is a bus stop within walking distance at Hinton Grove Lane for service 634 between Tormarton and Kingswood (Bristol).



FIG 13. BUS STOP LOCATION & ACCESS



FIG 14. LISTED BUILDINGS MAP (HISTORIC ENGLAND)

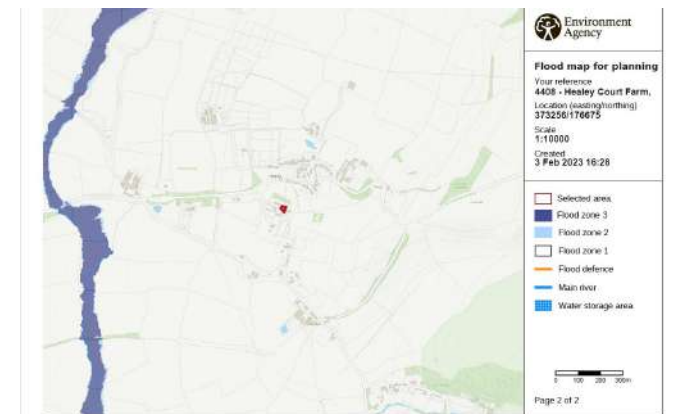


FIG 15. FLOOD MAP FLOOD-MAP-FOR-PLANNING-SERVICE.GOV.UK

2.0 site and context

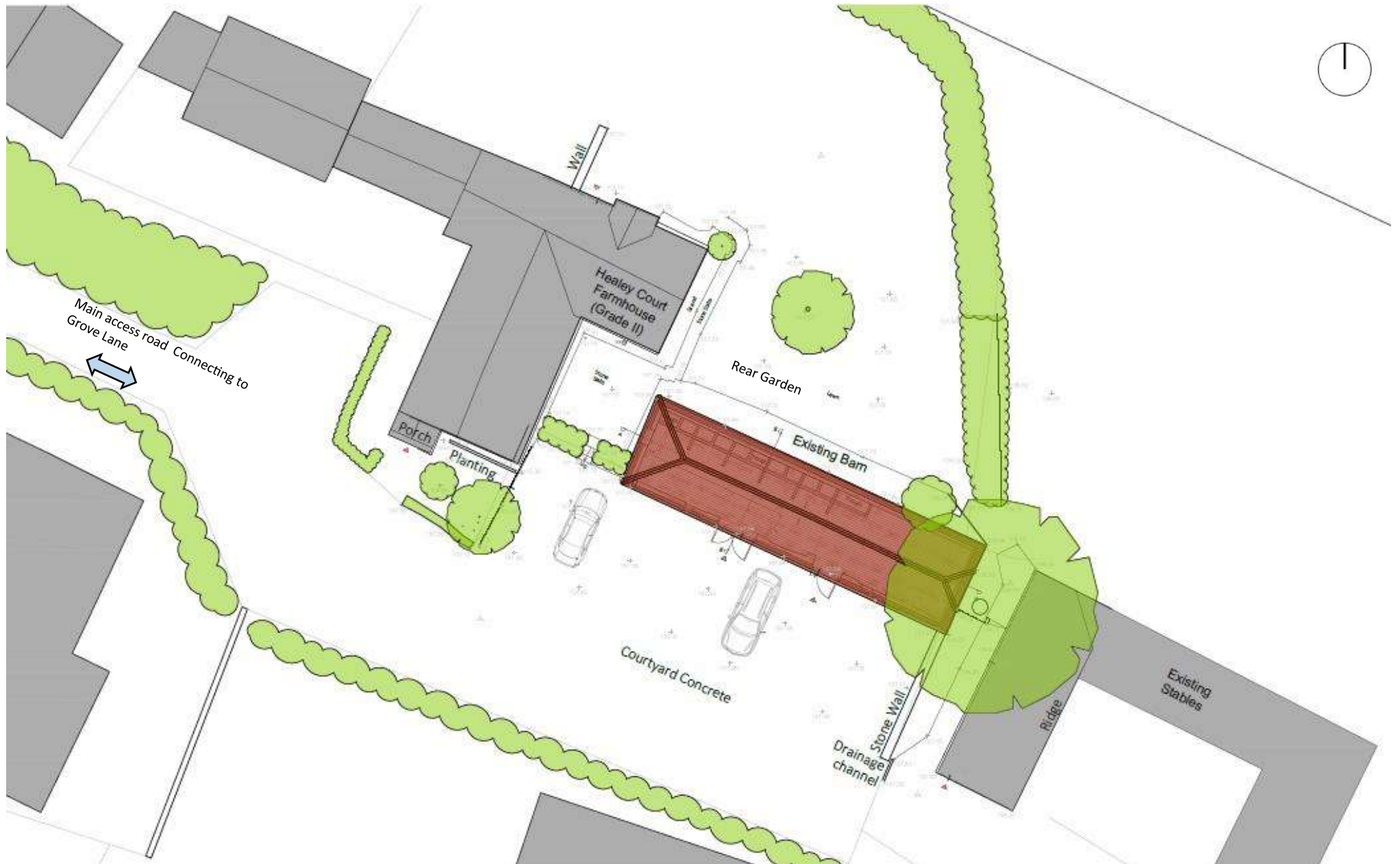


FIG 16. EXISTING SITE PLAN

2.0 site and context

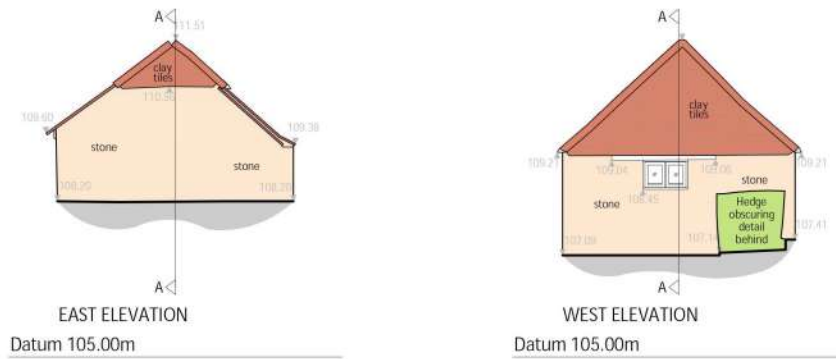


FIG 18. EXISTING ROOF PLAN, (NTS)

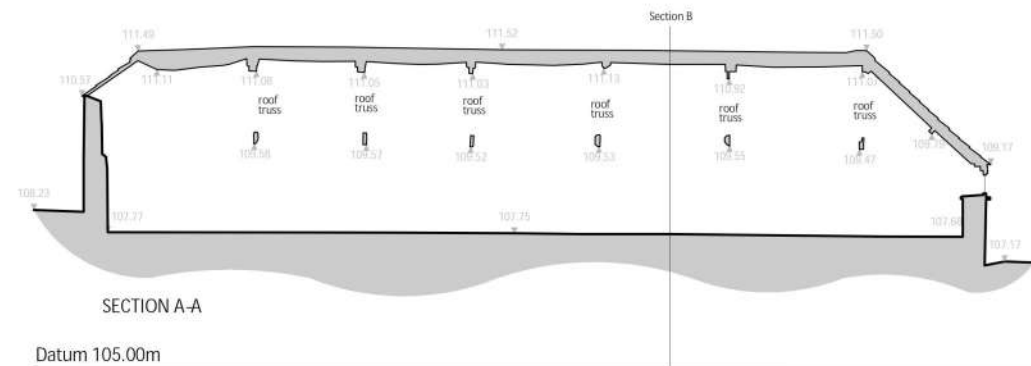
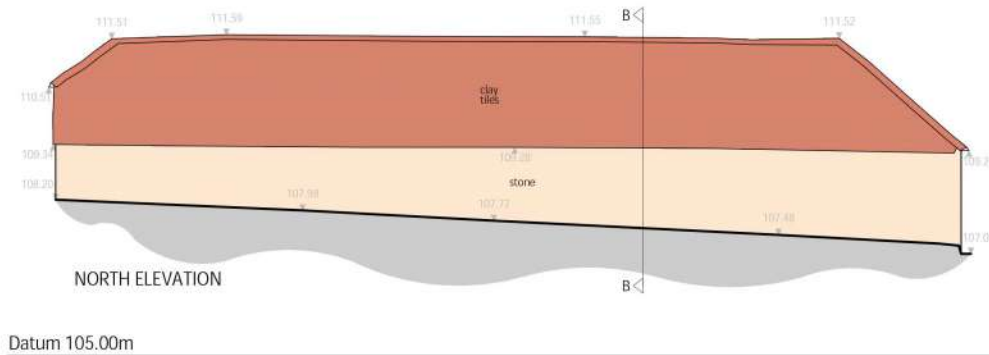
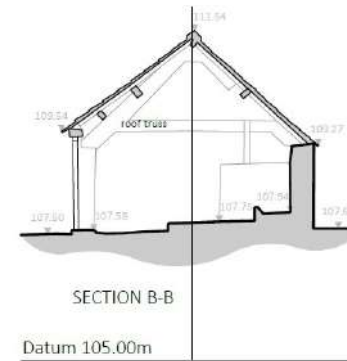
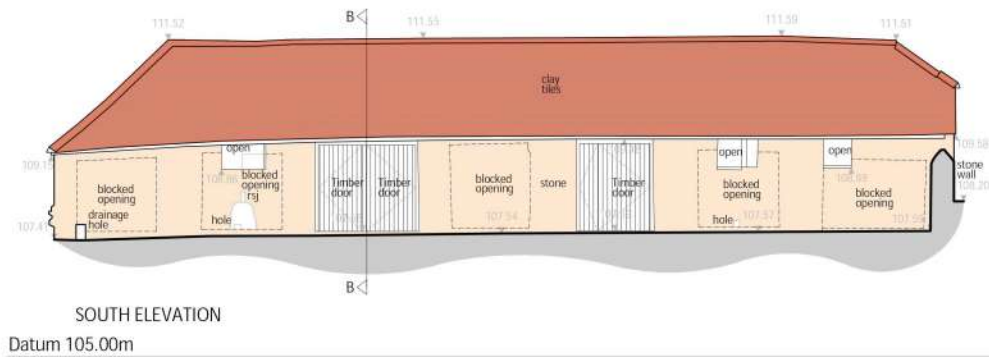


FIG 17. EXISTING BARN ELEVATIONS, (NTS)

FIG 19. EXISTING BARN SECTIONS A-A & B-B, (NTS)

2.0 site and context

PLANNING HISTORY

The following applications are listed on the South Gloucestershire's website as being within the extents of the farm:

App ref	Description
PK01/3117/F	Erection of extension
P19/131188/LB	Internal & external alterations
P19/131186/F	Erection of single storey extension



FIG 20. RESIDENTIAL DEVELOPMENT DESIGNATION (POLICIES PSP40 & PSP41), (someset.gov.uk)

PLANNING POLICY CONTEXT

- The edge of the Cotswolds 'Area of Outstanding Natural Beauty' (AONB) is near to the site towards the east.
- Green Belt boundary (CS5).
- 'Designated Local Green Spaces' (PSP4) close to site.
- 'Undesignated Open Space within Urban Areas and Settlements' (PSP5).
- Development in the Greenbelt (PSP7)
- Active Travel Routes (PSP10) adjacent to site entrance.
- Listed Building (PSP17).
- Rural Economy (PSP28).
- Agricultural Development (PSP29).
- Horse Related Development (PSP30).
- Residential Development in the Countryside (PSP40).
- Rural Workers Dwellings (PSP41).

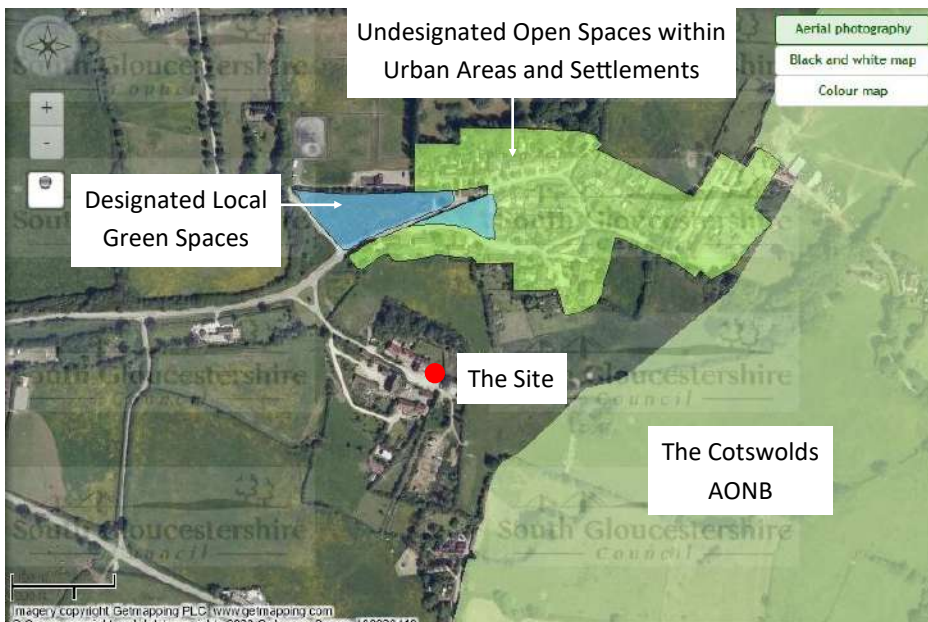


FIG 21. NEARBY DESIGNATIONS, (someset.gov.uk)

3.0 DESIGN DEVELOPMENT

DESIGN DEVELOPMENT

3.1 This proposal seeks to convert the existing former cattle barn to a self-contained residential dwelling for elderly family members adjacent to the main family farmhouse.

3.2 The proposals will retain as much of the original barn structure as possible whilst creating additional extended bedroom accommodation to the south elevation extending into the courtyard. An enclosed private garden solely for the proposed dwelling further enhances the immediate context of the hard standing courtyard.

3.3 The proposal seeks to remove the surveyed 'T1' category 'C', Red Chestnut tree as its poor condition may pose a hazard to the farmstead buildings in the near future. Additionally, the tree will compromise works to stabilise the barn's structure and thermal upgrade, in making the barn a habitable residential space.

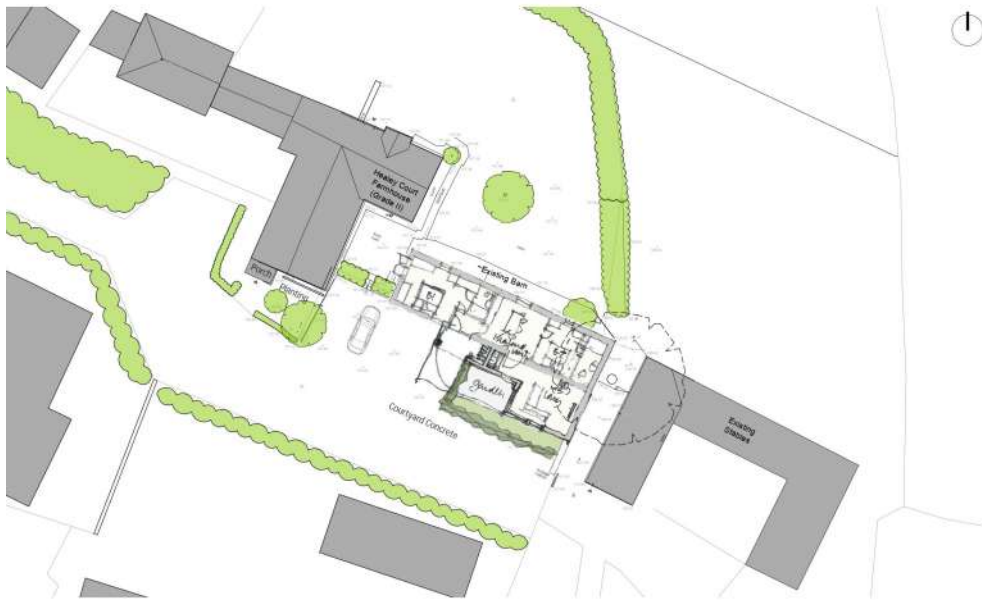


FIG 22. DRAFT SITE PLAN - Feb 2023, (NTS)

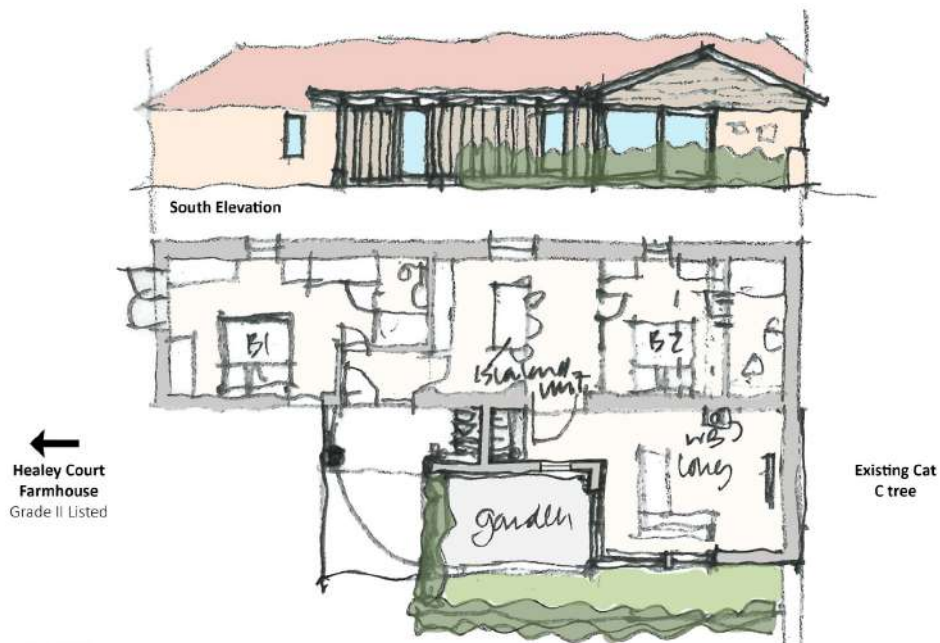


FIG 23. DRAFT PLANS - Feb 2023, (NTS)

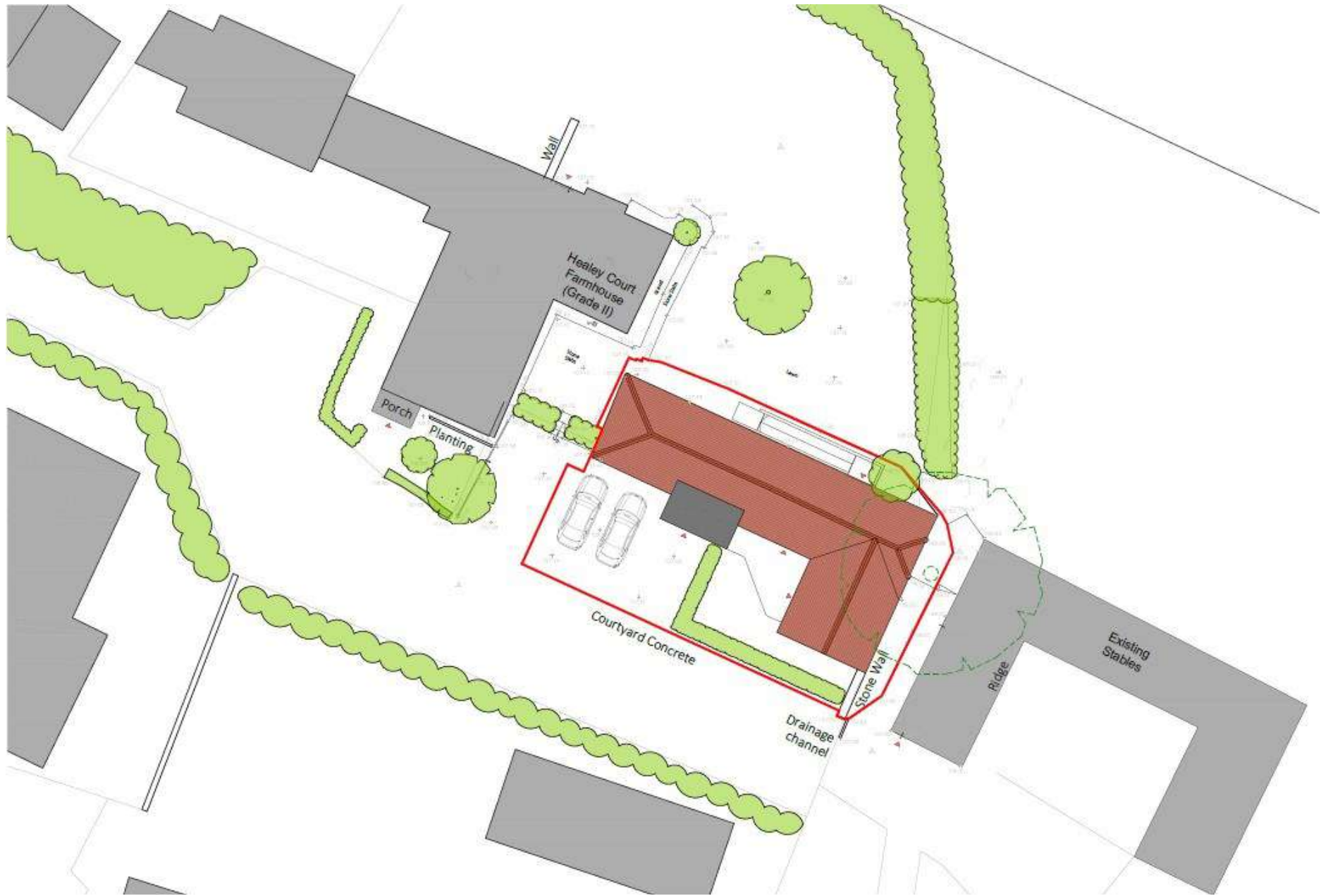


FIG 24. PROPOSED SITE PLAN, (NTS)

4.0 DESIGN STATEMENT

FORM

4.01 The proposal uses the existing footprint of the barn and adds a new single storey extension to the south into the existing hardstanding car parking. This extension will enable a dedicated bedroom for a medically trained carer to provide assistance for the intended resident.

The extension will not exceed the height of the neighbouring Grade II listed farmhouse or host existing barn.

SCALE & AMOUNT

4.02 The proposed will retain the existing ridge, eaves and roof by removing the existing uninsulated, split level concrete slab and excavating by circa 450mm to allow for a new insulated floor construction to be formed at a uniform single level. Contextually, the new pitched roof to the front extension responds to the gable end entrance to the neighbouring Farmhouse.

4.03 Furthermore the proposed extension and associated garden responds to the existing building line of the adjacent stables whilst providing additional natural habitat by reducing the amount of concrete hardscaping.

4.04 The new openings in the north elevation utilise the key private views for the clients/residents towards the private lawn and surrounding greenery.

4.05 The topography of the site limits the impact of the front extension. At the rear, an access ramp has been provided for residents using a wheel chair to fully access the private rear garden.

USE

4.06 Currently the former cattle barn is being used as storage for gardening machinery, wood, and outdoor articles. Though in reasonable condition, the structure, following investigation by Structural Engineers', Western Building Consultants (WBC), has been found to require repair and a degree of rationalisation to put right past ad-hoc repairs in order to facilitate the conversion to a dwelling. Being on a single level, the conversion of the building lends itself well to residential use as it will offer separate private living accommodation for the intended elderly relatives yet will be close to the farmhouse.

4.07 The development falls in line with local policies 'Residential Development in the Countryside (PSP40)

'the conversion and re-use of existing buildings for residential purposes where:

i) the building is of permanent and substantial construction; and

ii) it would not adversely affect the operation of a the rural business(es) or working farm(s); and

iii) any extension as part of the conversion or subsequently is not disproportionate to the original building; and

iv) if the building is redundant or disused; the proposal would also need to lead to an enhancement of its immediate setting.

and "Development in the Greenbelt" (PSP7) p22-3 point 3 states:

'Additions and alterations to buildings in the Green Belt will be acceptable provided they do not result in disproportionate additions over and above the size of the original building. As a general guide, an addition resulting in a volume increase up to 30% of the original building would be likely to be proportionate.

Additions that exceed 30% volume increase will be carefully assessed, with particular regard to whether the proposal would appear out of scale and proportion to the existing building. The larger a building becomes in excess of 30% over and above its original size, the less likely it is that the

4.0 design statement

new extension(s) will be considered proportionate.

Additions resulting in a volume increase of 50% or more of the original building would most likely be considered a disproportionate addition and be refused as inappropriate development.'

The proposed extension to the barn is 27% the volume of the existing barn. The extension therefore adheres to the criteria of both PSP7 and PSP40 in that within the greenbelt, its massing, volume and materials are sympathetic and enhancing to the existing building by creating a clear, covered legible main entrance to the south elevation. The extension boosts the relatively confined, narrow existing space to offer a dedicated bedroom for a medically trained carer. The proposed accommodation layout is at a scale to allow for wheelchair circulation which is a particular requirement for the client and future residents.

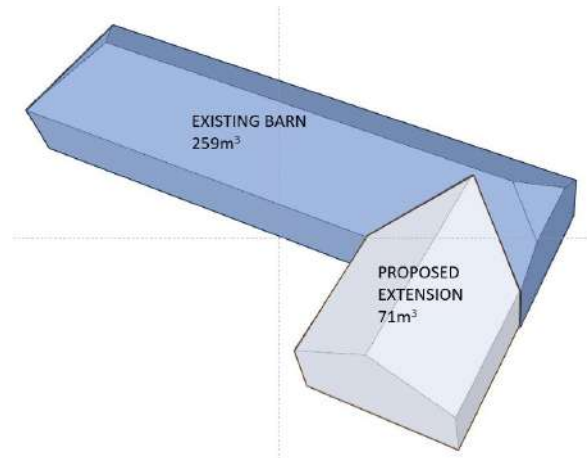


FIG 25. PROPOSED EXTENSION VOLUME INCREASE

LANDSCAPE

4.08 Following the result of an Arboricultural assessment (by Bosky Trees), it was determined the existing **Red Horse Chestnut** tree, (ref T1) would need to be removed as its poor condition may present instability and compromise the barn's structure and pose a potential risk to adjacent structures should limbs become weakened.

4.09 As per the site landscape plan, the remaining trees and hedges are to be retained after being assessed as being of moderate quality (Category C). A replacement tree for the red Chestnut is proposed to be located in the gardens to the north.

4.10 The proposed hedge at the front of the property provides a private natural edge and

buffer for the residents from the adjacent parking. The hedge will align with the existing hedges to the farmhouse front garden and relate to the existing tall hedge opposite to the south of the courtyard. The hedge will enclose a private lawn and planting bed for the residents of the extended barn.

LAYOUT

4.11 The layout has been heavily influenced by the existing buildings and site features.

4.12 The existing front, (south) elevation openings provide the position for the windows and doors, meaning minimal alterations to the existing stone façade are required. The rear, (north) elevation proposes a new rear access point for the residents to the lawned garden with two new windows in the kitchen and bedroom offering views towards the gardens and mature planted boundary to the north.

4.13 The dwelling is accessed from a new covered porch which makes use of an existing opening.

The entrance hall provides circulation and coats/boots storage with access to bedroom 1 and the main living space. The ramped, near level access entrance and circulation have been sized to al-

4.0 design statement

low negation by wheel chair as required.

4.14 The open plan kitchen living dining layout within the existing barn capitalises on the existing generously sized south opening which allows natural sunlight into the main living space in addition to giving access to the south facing terrace.

4.15 The utility and shower room have been located in the east corner of the existing barn off

the living space where there are no proposed or existing openings.

4.16 Vehicle parking is proposed on the existing hardstanding courtyard with two parking spaces allocated for the dwelling within the existing ample parking space. The refuse and recycling storage is located within this area, both being adjacent to the canopied main entrance.

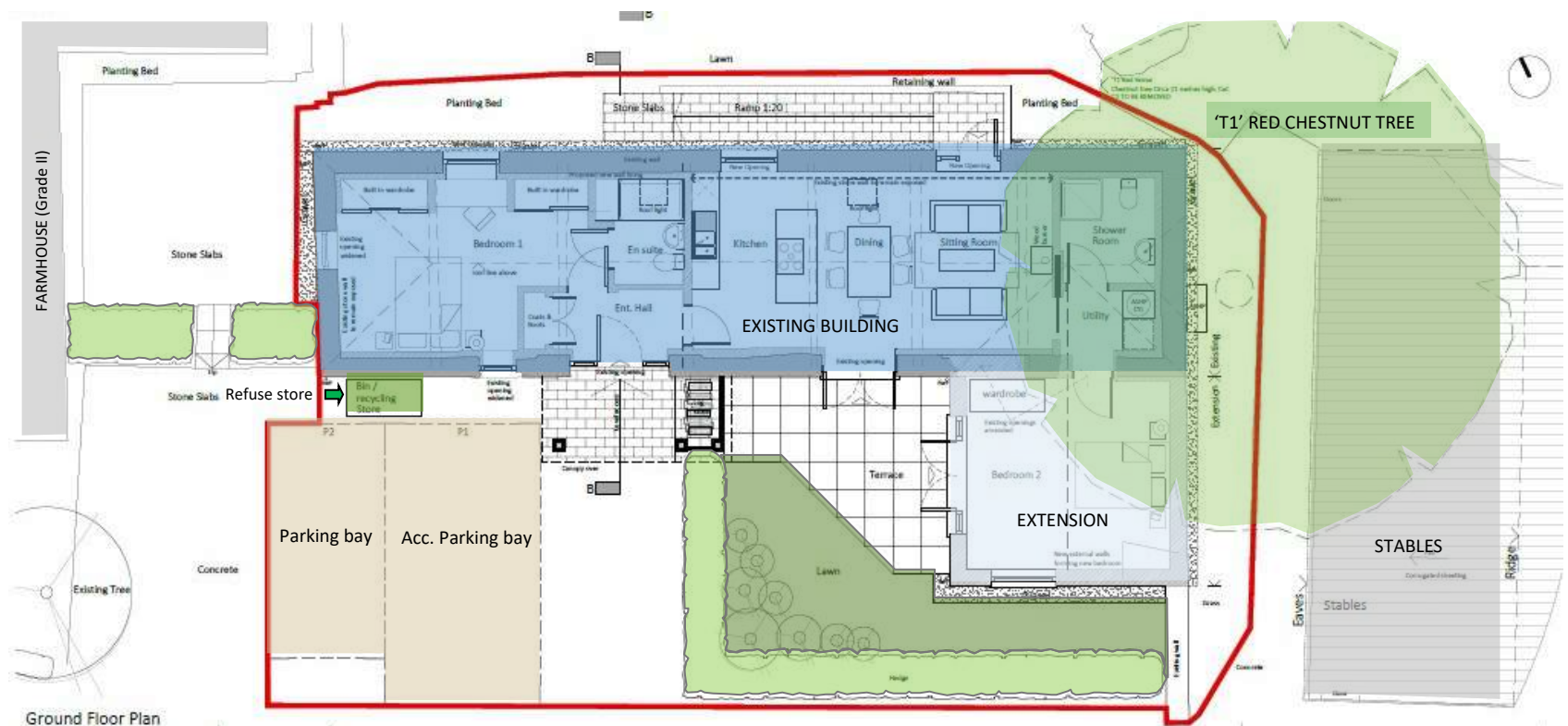


FIG 26. PROPOSED GROUND FLOOR PLAN, (NTS)

4.0 design statement

APPEARANCE AND MATERIALS

4.17 The appearance of the barn will be enhanced through re using existing openings, retaining the existing roofing tiles. Timber lintels retain the existing opening head treatment while stone cills respond to those of the main house.

4.18 The proposed extension is proportionate to the main barn and uses a matching materials palette with the addition of timber weather boarding to the south gable elevation.

4.19 The proposed materials palette is local, natural vernacular to that of the adjacent buildings and existing barn.



FIG 27. METAL SHEET / CLAY TILES REUSED WHERE POSSIBLE.



FIG 28. Local stone patio slabs.



FIG 29. GALVANISED STEEL RAINWATER SYSTEM



FIG 30. EXISTING RUBBLE STONE RETAINED, PROPOSED EXTENSION STONE TO MATCH.



FIG 31. TIMBER LINTELS



FIG 32. DRESSED STONE CILLS



FIG 33. WINDOWS: TIMBER / ALUMINIUM FRAMED. DOUBLE GLAZED. COLOUR TO MATCH EXISTING.



FIG 34. TIMBER ENTRANCE DOORS.



FIG 35. PROPOSED SOUTH ELEVATION,(NTS)

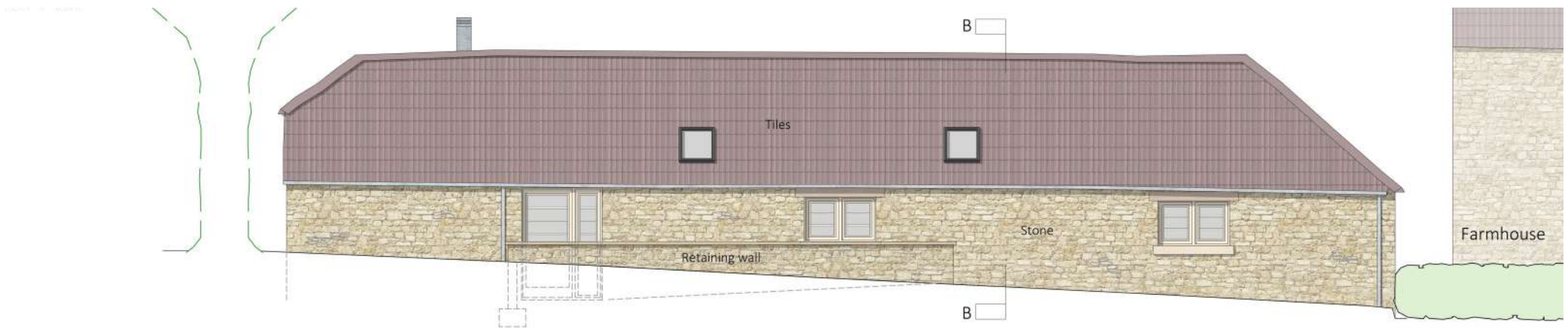


FIG 36. PROPOSED NORTH ELEVATION,(NTS)

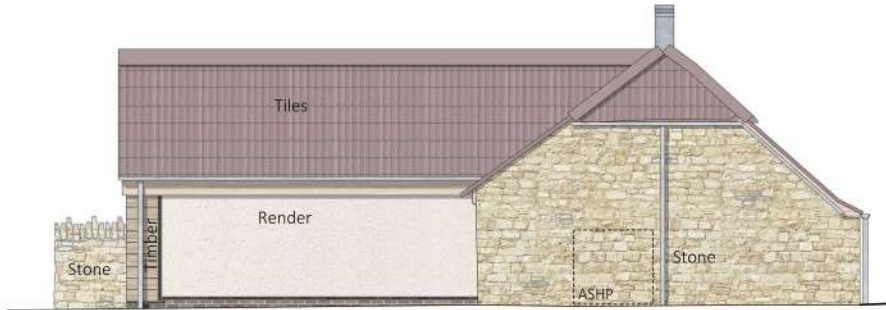


FIG 37 PROPOSED EAST ELEVATION, (NTS)



FIG 39 PROPOSED WEST ELEVATION, (NTS)

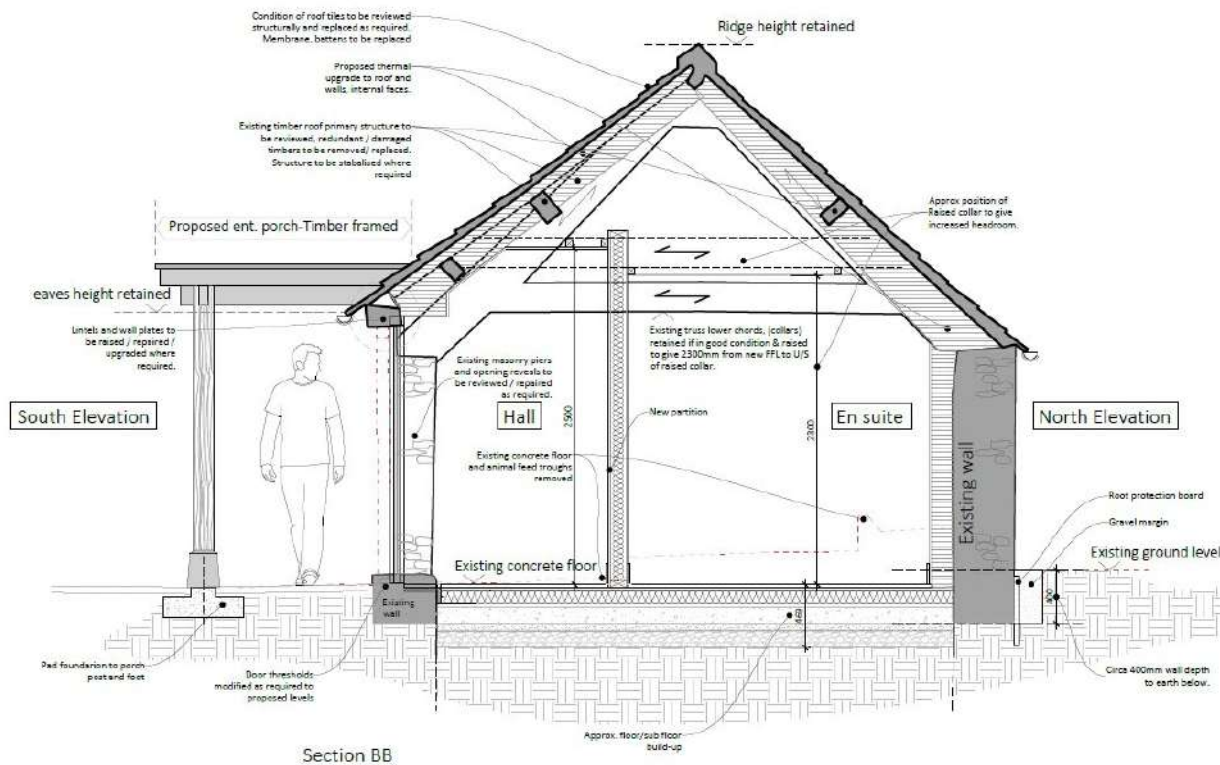


FIG 38 PROPOSED SECTION B-B, (NTS)

4.0 Design Statement

SUSTAINABILITY

4.20 Healey Court Farm is located at the end of Grove Lane with a bus service connecting the village to both Bristol, surrounding villages and Tormarton, north of the M4 at junction 18.

4.21 The enhanced thermal upgrades to the barn's floor and external envelope will conform to current building regulations and when combined with air source heat pump technology, offer significant reductions of carbon dioxide which contributes to global warming.

4.22 Water efficient fittings for the bathrooms/en-suites which utilise aerated fittings and dual-flush WCs will assist in reducing water demand. Artificial lighting, if LED, can offer further reductions in electricity usage and also CO₂ production.

4.23 Where possible, local natural materials will be used to repair and form the proposed extension, reducing the embodied energy during construction stages.

HERITAGE STATEMENT

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1289561**

Date first listed: **17-Sep-1952**

Date of most recent amendment: **15-Aug-1985**

List Entry Name: **HEALEY COURT FARMHOUSE**

Statutory Address 1:

HEALEY COURT FARMHOUSE

LISTING DETAILS (obtained from Historic England)

'Farmhouse. Early C17, fireplace dated 1638, later C17/early C18 wing and attached dairy, C19 alterations. Limestone rubble with stone dressings and quoins, rendered, brick and sandstone dressings, double Roman tiled roof with south gable stack. Originally through passage plan with 2 rooms, wing added from centre to form T-plan with dairy attached to west of original house. South elevation of 2 storeys and 2 windows with wing projecting from centre; ground floor left 6-light window with chamfered mullions and transom and hood mould, first floor 3-light window with moulded mullions and round heads, stopped hood mould, ground floor right has 3-light casement with chamfered mullions, hood mould and relieving arch in banded brick and sandstone, small 2-light casement under eaves.

Wing has to left a 3-light casement with segmental head, C19 3-light casement under eaves with moulded mullions and surround, buttress to right where wing formerly extended; at right return, wing has ground floor 2-light casement with heavy rounded mullion and surround, first floor 2-light wooden casement under eaves; front of wing has door in plain frame, rendered wall. Right return of house rendered with ground and first floor 3-light casement with chamfered mullions and hood mould; left return has single storey dairy attached with door. Rear has large external stack to left, door in plain frame to right (former rear through passage door) and 2-light casement with moulded mullion; first floor has 3 C19 2-light casements and stack rising from eaves to right. Interior: wide central passage with C19 straight stair inserted, ground floor room to east has fine stone fireplace, with Tudor arch and rosettes in frieze, dentil cornice under mantel, bolection-moulded sides and hollow-moulded head, carved initials and date GW/AD 1638/HW; boxed beams.'

<https://historicengland.org.uk/listing/the-list/list-entry/1289561?section=official-list-entry>

The barn itself is not listed, however being adjacent to the grade II farmhouse is within the farmhouse's curtilage.

4.0 design development

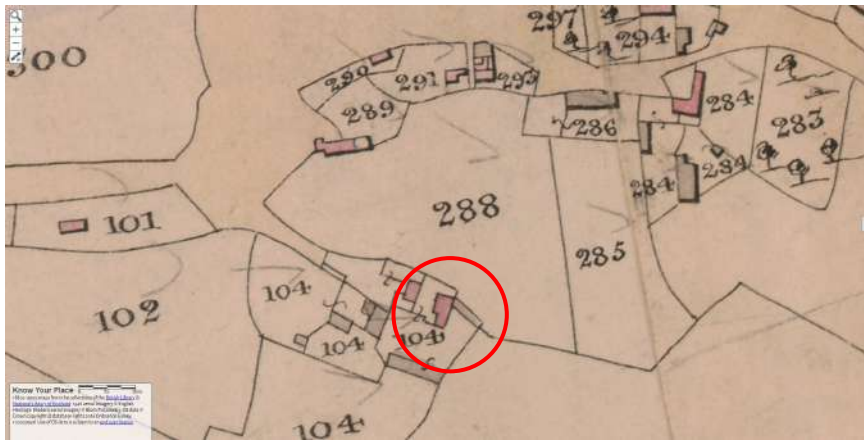


FIG 40 1840'S TITHE MAP, (KNOW YOUR PLACE, FEB'2023).

Farmhouse is showing in a reduced form to later maps which show extensions to the west and east. A possible barn is shown following the field boundary obliquely and connected to the north east corner of the farmhouse.

Originally serving as a cattle barn as part of a wider collection of working farm buildings, over the last 30-35 years the farm's agricultural activities of the farm have declined and ceased.

Figure 42, p.20 shows the working farmstead previously owned by the Higgins family where the precedent of conversion from farm building to dwelling has occurred with the conversion of buildings to 'Orchard Barn' and the 'Old stables'

The barn has served as an ancillary storage facility for garden maintenance machinery, outdoor equipment and timber storage.

As mentioned in WBC's report, '...Trial Pit Investigation and Structural Feasibility Assessment'

The barn has undergone a series of ad-hoc structural repairs and maintenance over time which result in the roof structure requiring rationalisation and further refurbishment to accommodate the proposals to thermally upgrade the roof, walls and split level concrete floor to facilitate the conversion to residential usage. It is proposed to retain the original timber trusses and purlins during the refurbishment works with the exception of the existing lower truss chords/collars being retained and re-instated at a higher level to allow for suitable internal headroom clearance.

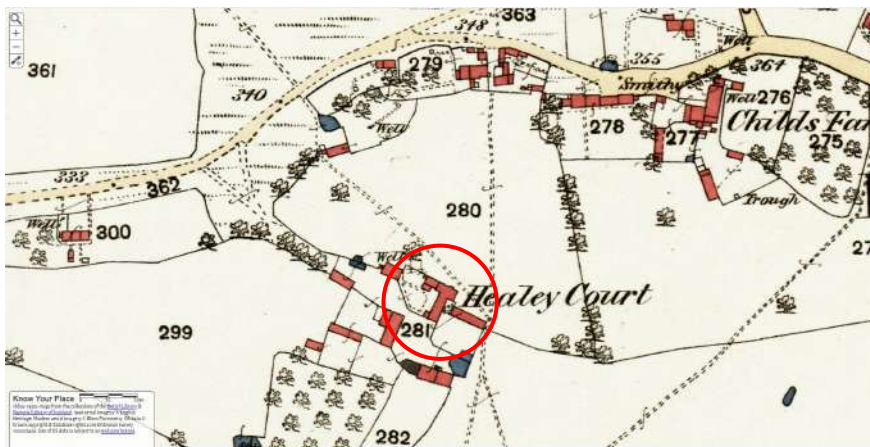


FIG 41 1844-1888 OS 1ST EDITION MAP, (KNOW YOUR PLACE, FEB'2023).

Farmhouse is showing extended with the barn re-located to its current position orthogonally to the farmhouse. Footpaths are indicated to the east of the barn which have since been diverted by previous owners further east outside of the application boundary.



FIG 42. HEALEY COURT FARM FROM THE AIR—LATTER 20TH CENTURY.

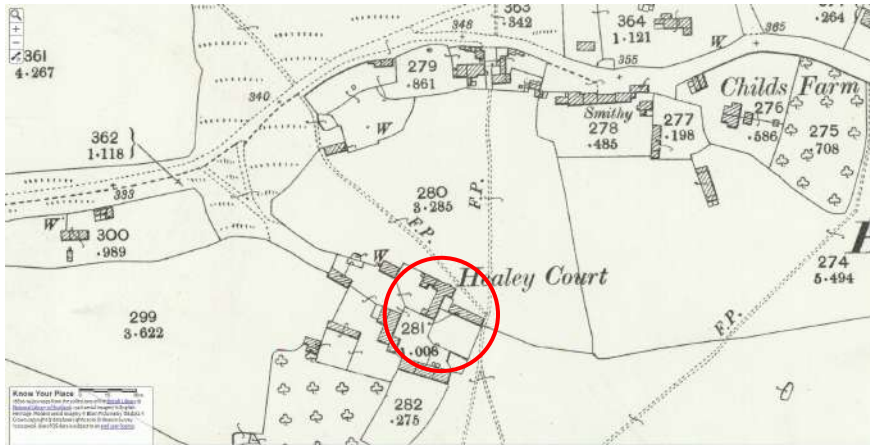


FIG 43 1894-1903 OS 2ND EDITION MAP. (KNOW YOUR PLACE, FEB'2023).



FIG 45 GRADE II LISTED FARMHOUSE SOUTH ELEVATION, DEC.2022.

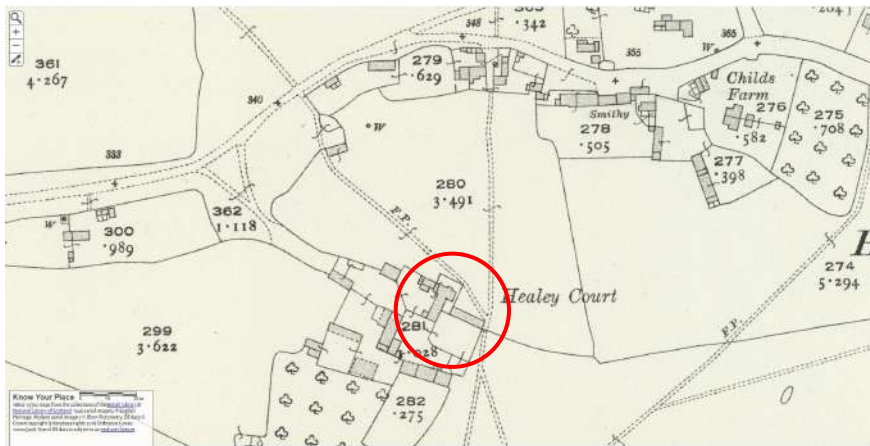


FIG 44 1898-1939 OS 3RD EDITION MAP, (KNOW YOUR PLACE, FEB'2023).



FIG 46 BARN & HARDSTANDING, FARMHOUSE IN VIEW TO LEFT. 'T1' RED CHESTNUT TREE TO RIGHT, BEHIND BARN, DEC. 2022.

The barn's characterful timbered roof structure is to be retained with much of the timbers being left on display and incorporated into the proposed internal layout through the use of large areas of vaulted ceilings following the roof's pitch.

Portions of the existing walls are proposed to remain exposed to the main Living, Dining, Kitchen areas. Repairs to stone work are to adhere to traditional methods using traditional materials. Externally, walls and roof material will remain with replacement materials matching those of the existing and sourced locally where possible.



FIG 47 Barn interior, looking west. Original and later structural timbers are visible



FIG 49 Barn interior, looking east, access doors to southern aspect hardstanding. Main trusses and stepped concrete floor visible.



FIG 48. Barn interior looking east.

5.0 ACCESS

SITE ACCESS

5.01 Vehicular access is provided via Feltham Road/Grove Lane to the property. The driveway to the site is in good condition and allows access to the hardstanding concrete courtyard for a variety of vehicles.

PEDESTRIAN AND PUBLIC ACCESS

5.02 Pedestrians are able to access the main entrance to the property from Feltham Road/Grove lane west of the site.

INCLUSIVE DESIGN

5.03 The design will provide an inclusive environment as possible within the confines of the existing building. Near level access can be accommodated via an access ramp from the hardstanding to main entrance threshold. The internal layout allows for circulation by wheel chair users should this be required by the intended occupants in due course.



FIG 47 looking West toward vehicular access connecting hardstanding with Feltham Rd. Grove Lane.



FIG 50 Slatted access path to west of barn between the Farmhouse.



FIG 51 Hardstanding vehicular access.



FIG 52 Stable western elevation to right of proposed barn and existing stone wall.

6.0 SUMMARY

CONCLUSION

6.01 *The proposals to convert and extend the existing cattle barn is the latest transition of Healey court farm from active agricultural use to that of residential and associated equestrian uses.*

Being located within the curtilage of the farmhouse the proposals acknowledge the character of both the Farmhouse and surrounding barn typologies by proposing a proportionate, sensitive extension using complementary materials to facilitate the conversion to a residence which will accommodate the needs of both the intended elderly resident and their trained carer in providing a separate, yet nearby home to the adjacent family Farmhouse.

Through careful preservation and renovation of the existing structure the building can be re-purposed and brought into residential use in a sustainable way through the use of traditional, natural materials and current technologies.

It is therefore considered the proposals are positive and not harmful to the Farmhouse and immediate context.