

Statement Of Significance

Stone Farm Barns

Reference: 2318-VAL-XX-XX-RP-A-0001



Project:

Stone Farm Barns

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Existing Site and Buildings

1. Existing Site and Buildings

This statement accompanies an application for Planning and Listed Building Consent for the proposed works to convert an existing outbuilding and construct a new garage in the curtilage of 8 Farm Lane, Leighterton.

1.1. Existing Site

The site is located within the Cotswold AONB (EN5), Leighterton conservation area (EN11) and within the curtilage of 8 Farm Lane, a grade II listed building (listing details below).

1.2. Existing Use

The existing site and buildings fall within the C3 (dwellinghouse) curtilage of 8 Farm Lane.

1.3. List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Address:	8 Farm Lane, Leighterton
List entry Number:	1155019
Location:	Barn to West of Number 8 (Stone Farmhouse)
District:	Cotswold (District Authority)
Grade:	II
Date first listed:	6 April 1986
National Grid Reference:	ST 82316 91083

1.4. Details

BOXWELL WITH THE STREET (Leighterton Village ST 8291 west side) LEIGHTERTON 2/26 Barn to west of No 8 (Stone Farmhouse)

II 6.4.86 Two adjoining barns linked by archway. C18. Random rubble limestone ashlar dressings; brick; stone slate roof. Barn with projecting porch to east and west; adjoining barn at south end linked by archway

Existing Site and Buildings

giving access to yard. East side: central porch to main barn with brick gable containing lunette and 3 pigeon holes; slit vent in barn wall to right. Segmental archway to left links with south barn having small doorway with timber lintel. West side: central projecting porch with hipped roof and timber lintel above large plank barn doors; lean-to to right and left, right having pantile roof. Ball finials to parapet gables of barn. Interiors not inspected, but main barn probably 5-bay and south barn probably 3-bay.

Listing NGR: ST8231691083

Assessment of Significance

2. Assessment of Significance

2.1. Introduction

This section provides an assessment of the significance of 8 Farm Lane to enable to protection of its heritage and cultural values allowing for informed changes during the redevelopment or alterations to enable the building to be retained in use.

The buildings significance will be assessed against the criteria outlined in Historic England's 'Conservation Principles, Policies and Guidance' document while maintaining a level of detail proportionate to the assets importance.

Evidential Value – relating to the potential of a place to yield primary evidence about past human activity;

Historical Value – relating to ways in which the present can be connected through a place to past people, events and aspects of life;

Aesthetic Value – relating to the ways in which people derive sensory and intellectual stimulation from a place;

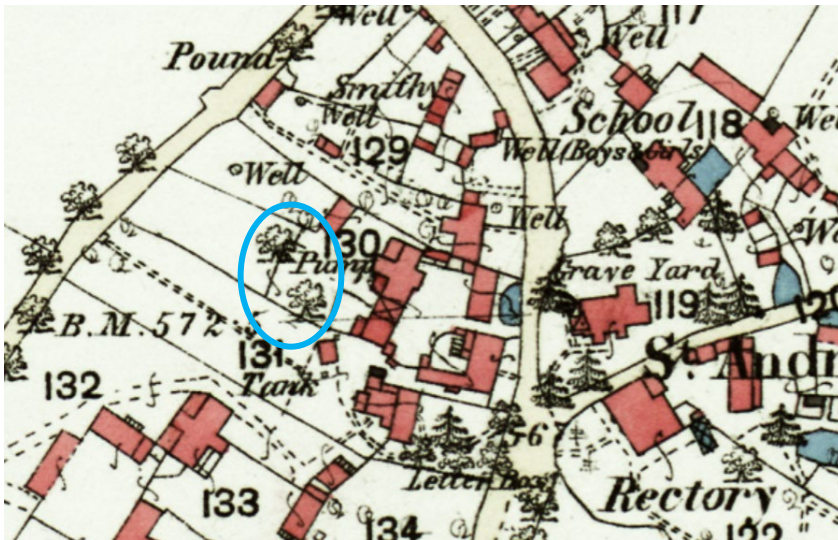
Communal Value – relating to the meanings of place for the people who relate to it, and whose collective experience or memory it holds.

2.2. Evidential

What is now the main house was originally constructed circa 1840. It was originally a barn forming either part of 'Drew's Farm' or an adjacent small holding. Planning approval for the conversion of the barn to a residential dwelling was approved in 1993. Through the conversion process the footprint of the building was maintained along with many of the features such as the archway to the adjoining barn. Internal spaces have been sub-divided to better suit a residential layout.

Assessment of Significance

2.3. Historical



Above: OS, 1873-1888 | Below: OS, 1892-1914



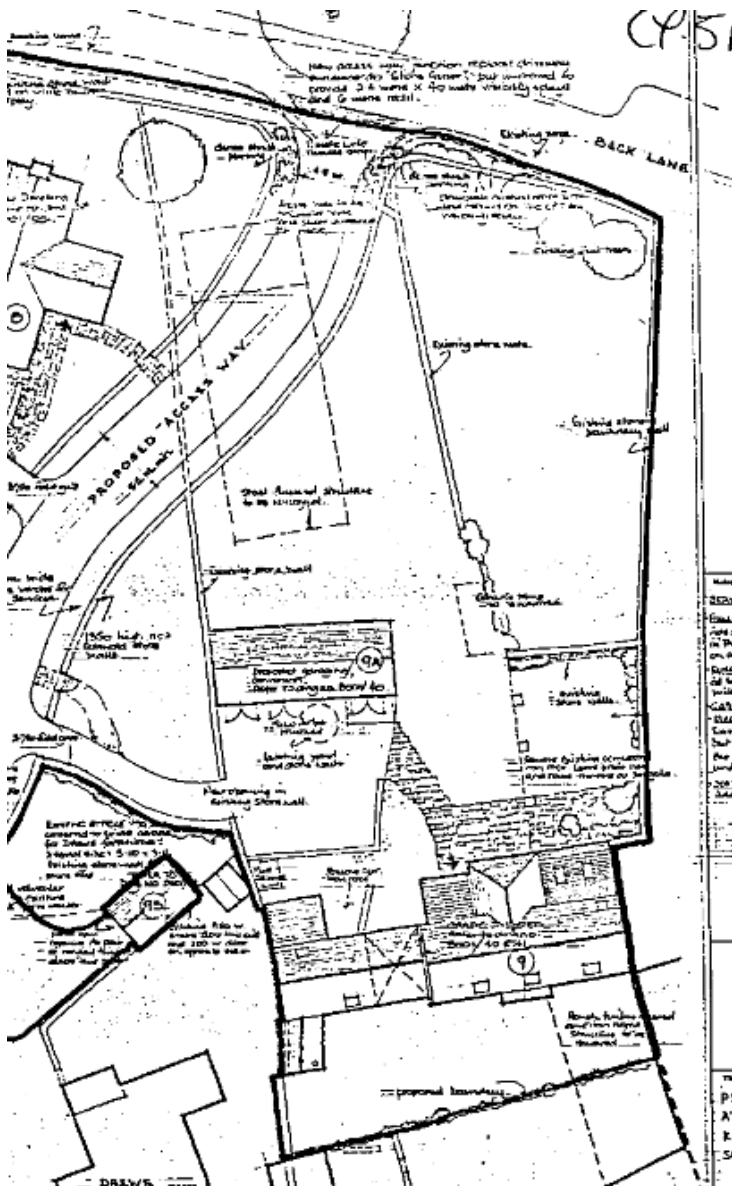
Although the property was converted, the changes utilised many features of the barn were retained which help provide a narrative as to how farming practices were undertaken at that time. The changes did however require alterations of the internal sub-division of spaces to allow the property to work as a dwellinghouse.

The external barn (which under application 93.00924 is referred to as a milking parlour) is a much later addition being constructed in the late 1800's to early 1900's (circled blue on the OS map extracts left).

As part of the 1993 development (93.00924 & 93.00848), the milking parlour was converted into a garage with the addition of a concrete slab and internal blockwork dividing wall. Given the presence of felt within the roof, its likely that during the conversion, the roof was also re-laid.

Assessment of Significance

The boundary wall to the south-west of the existing garage, formed part of the original property boundary. This was partially demolished to allow the construction of the new access way (Farm Lane) with an opening formed for the new vehicular access (Site plan extract from planning application 04/02508/LBC below).



Assessment of Significance

2.4. Aesthetic

The exterior street elevation holds significant aesthetic value for the setting of the conservation area and AONB but limited value regarding this historical setting of the listed building. The original agricultural holdings was accessed from The Street between the barn conversion known as Church View, The Street and Stone Farmhouse, 8 The Street and under the arch into the yard area.

While carrying out the conversion of the barns into dwellings in the early to mid 90's the developer adjusted the roads and boundary treatment to better serve the residential layout. This arrangement is typical of developments occurring in the Cotswolds in the 90's and is not rare or unique example.

2.5. Communal

8 Farm Lane holds minimal communal value as it was built as part of agricultural holding.

Proposed works

3. Proposed works

The proposed works are for the conversion of the old Milking Parlour into an annexe to the house and construction of a new two bay garage within the curtilage of the listed building with the associated hard paving to provide vehicular access. Provision of a new 2 bay garage for the main dwelling will allow for storage of vehicles, bicycles, maintenance equipment and residential paraphernalia helping improve the setting of the building.

3.1. Proposed Use

No change of use is proposed for the site.

3.2. Design

The proposed garage has a footprint of 6.4m x 6.5m to allow an internal size of 5.9m x 6m for 2no. parking spaces. It is positioned to the rear of the old Milking Parlour providing physical separation from the listed building. The position of the proposed garage is such that it can be constructed without requiring the removal of the existing wall of the Milking parlour. The external appearance of the building will also borrow details from the existing and neighbouring buildings with stone gable vents, exposed timber lintels and cast metal gutters on rise and fall brackets.

Walls: Constructed from blockwork but faced with coursed rubble Cotswold limestone

Openings: Garage doors are to be powder coated to colour match the windows of 8 Farm Lane

Lintels: Exposed untreated timber lintels

Rainwater: Cast metal half round gutters and round downpipes. Gutters to be fixed with a rise and fall bracket with spike bedded into stone to avoid fascias.

Roof: Stone slate roof and ridge to match 8 Farm Lane.

Proposed works

3.3. Scale

The new Garage has an eaves level set to tie in with the existing wall, this is higher than the original milking parlour, but allows clear heights in line with modern standards for car access. The pitch of the roof is brought in line with the main house as the shallow pitch of the milking parlour is atypical of the area.

3.4. Landscape

Existing boundary stone walls will be retained as they are a key element of the setting of the listed building. New openings will be formed in the walls for vehicular access and a new boundary wall will be constructed to separate the vehicular access from the existing open area to the north-east. This will create a screened courtyard area for the vehicles reminiscent of the original agricultural arrangement. Hard surfaces will be in free draining Cotswold gravel with a tarmac apron forming a bound surface immediately adjacent to the highway.

3.5. Ecology

Preliminary ecology survey has been undertaken and as per its recommendations one dusk emergence survey and one dawn re-entry survey were undertaken. No bats were discovered during the emergence and re-entry surveys and as such no mitigation measures are required. As ecological enhancements, it is proposed that two Vivara Pro bat boxes will be built into the walls of the new garage and bituminous 1F felt will be used for the project.

1.4 Impact Assessment

4. 1.4 Impact Assessment

4.1. Introduction

This assessment looks to assess the impact of the proposals on the heritage and cultural values of the Grade II listed 8 Farm Lane. The impact has been assessed against the significance of the building established in 1.1 above. The impact will be assessed using the following criteria:

Negligible – Causes no material change;

Minor – Considered to cause a small change effecting the setting of an asset but not the ability to understand or appreciate its value;

Moderate – Considered to make a difference to the ability to understand or appreciate an assets value;

Substantial – Considered to result in a fundamental change to the asset.

Where appropriate impacts will also be evaluated on whether they will provide a positive, negative or indifferent impact to the assets.

4.2. Impacts

Construction of new 2 bay garage will result in no intervention to the fabric of the existing house itself but will affect its setting and the character of the conservation area and AONB. Given the separation of the proposed garage from the dwelling, scale of the garage and proposed material choices it is deemed that the overall level of impact will be Minor.

Construction of new vehicular access route will require alteration of boundary walls, the removal of existing lawn and replacement with new stone gravel to match existing. The change will affect the setting of the listed building and character of the conservation area and AONB however the change will not alter the ability to understand or appreciate the asset. It is therefore deemed that the impact of the landscaping change is Minor.

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