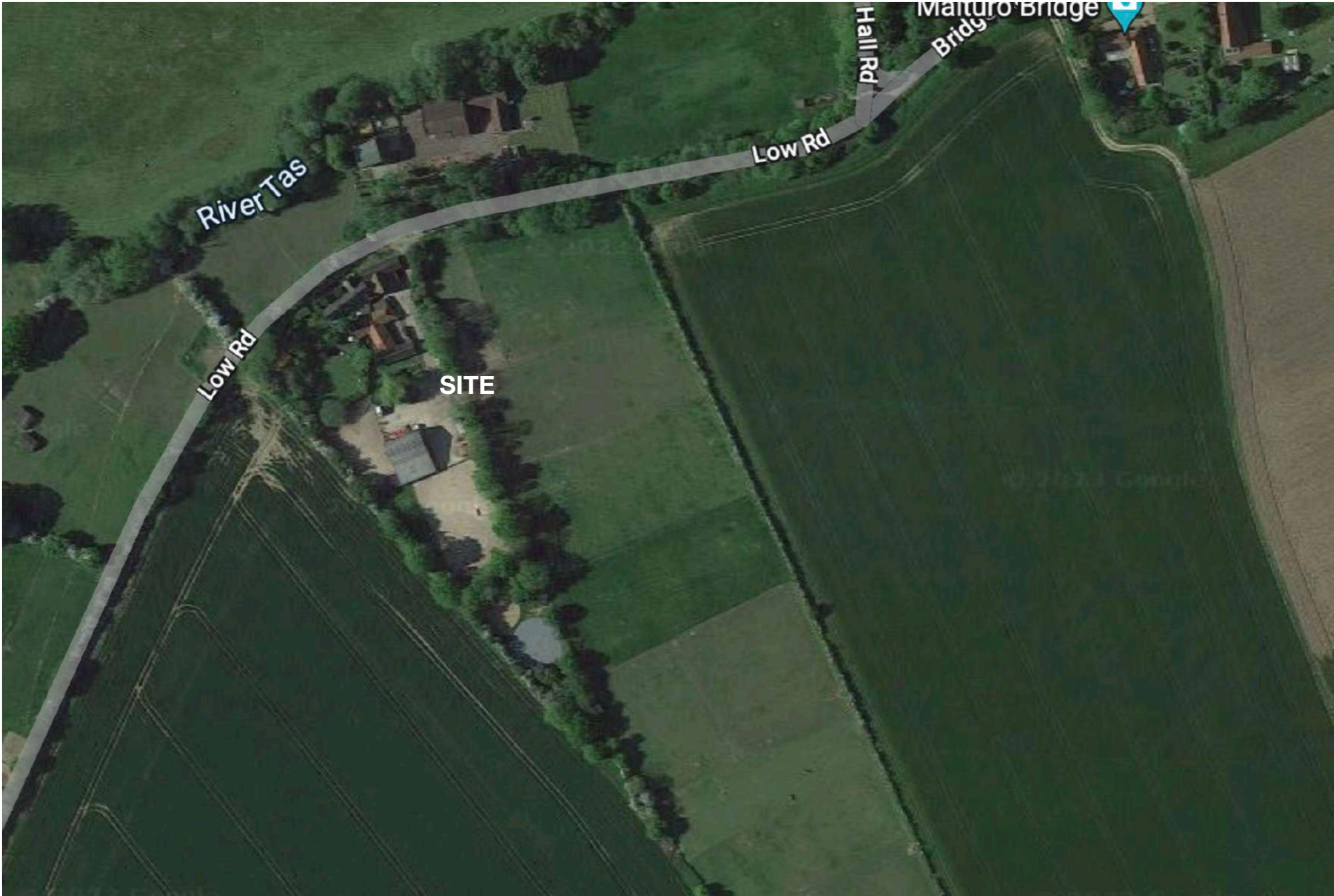


Heritage, Design and Access Statement - Planning



# Gowers Farm Barns

## Bunwell





Internal view of existing South barn wing. To be refurbished.



External view of South barn and modern infill to North of this



Stable block proposed to be converted



Listed barn adjacent road. To remain unconverted and not part of these proposals



Large modern steel barn to South of older barn grouping. To be removed and replaced with more appropriately designed and scaled cart lodge

1.0 Historical Context

2.0 Proposals/Use

3.0 Schedule of Works

4.0 Principals & Justification

5.0 Access

6.0 Planning Statement

7.0 Conclusion

## 1.1 Setting

The site is an existing dwelling created from a collection of historic barns. The historic barns can be seen clearly on the old maps included here. The South wing, a timber frame historical barn, forms part of this grouping with a modern brick built range to the North of a different scale and proportion. The listed barn is located North of these along the road edge. To the Eastern side of the access is a substantial stable range and to the South is a large, tall steel modern barn with equestrian facilities and garden continuing to the South. The farm house to the North is in separate ownership beyond an existing tall garden wall. To the East of the barns is a substantial paddock that is in the same ownership. There are no other close neighbours with the land rising gently towards the South.

## 1.2 Fabric and Features

The North barn that is grade 2 listed that aligns with the road contains a well preserved timber frame. This barn requires some repair and should be made watertight to avoid long term damage. The South wing of the house is also part of the older grouping (curtilage listed) and has been previously converted retaining a majority of its frame. To the North of this South wing is a very modern, recent addition brickwork extension that contains kitchen and bedrooms. It has no historical value and modern materials.

## 1.3 Significance

The main significance is derived from the retention and restoration of the South and North barns and stables all shown on the old maps as well as the existence of a former barn grouping adjacent the host farmhouse (though this is now subdivided visually and from an ownership point of view).



### English Heritage Description

BUNWELL BRIDGE ROAD Barn immediately north-west of Gower's Farmhouse TM 19 SW 7/605  
II GV2.

Probably C17. Timber-frame barn, plastered and weatherboarded. Steep gable-ended roof clad in corrugated iron. L-shaped on plan with wing on south side also timber-framed.

Listing NGR: TM1394291163

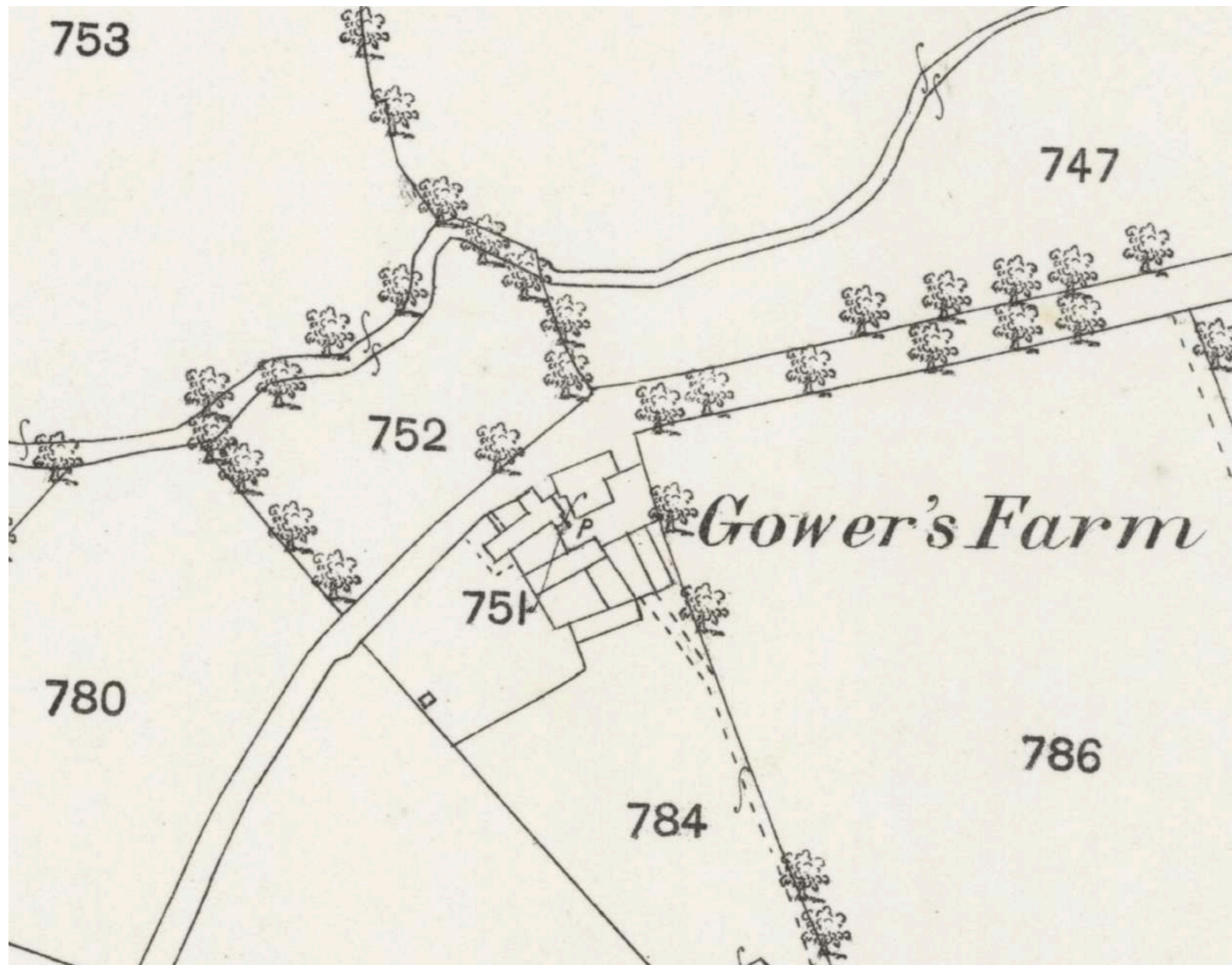
ADJACENT FARMHOUSE BUNWELL BRIDGE ROAD Gower's Farmhouse TM 19 SW 7/606

II GV

2. C15/16 hall house, floored in C17. Plastered timber frame, with fragmentary pargetting. Thatched roof with gabled ends. Rebuilt brick chimney stack off centre. Two storeys. Some small original mullion windows, others rebuilt on original pattern. Doorway on front of chimney stack. Dairy wing on left of front. Timber-frame with brick flogging, pantile gabled roof. Large external brick chimney stack at rear. Interior: hall now floored, with arched braces to tie-beam, and wind braces.

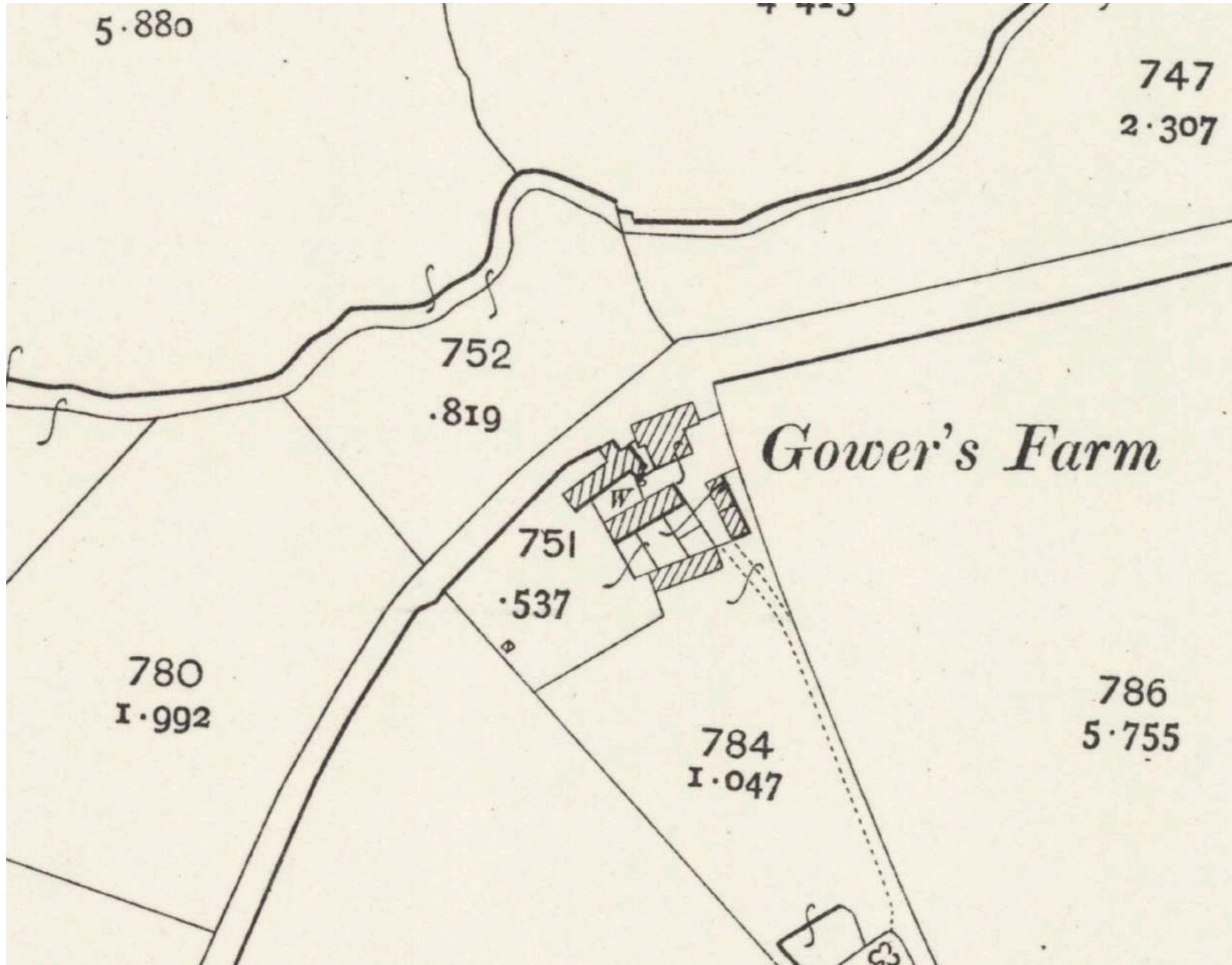
Listing NGR: TM1394291163

# 01 Historical Context



1884 Map

# 01 Historical Context



1905 Map

# 01 Historical Context



1978 Map

We propose to:

- Renovate and rework the interior and exterior of the modern North extensions to create bedroom accommodation
- Refurbish the South barn reinstating its long single space
- Extend to the South with a modern barn shaped wing appropriate in scale, width, length and proportions but of a modern design of its time.
- Create a link from the extension to the South barn for a new entrance and utility space.
- Demolish the large modern steel barn and replace it with a more modest and appropriate cart lodge adjacent
- Convert the stable range to a home office and gym
- Refurbish the driveway and re landscape the gardens
- Look at opportunities to improve energy efficiency such as a photovoltaic array, air source heat pump and added insulation to existing buildings.



Proposed



Proposed  
Site

- The North barn is not included within this application. All works proposed are to curtilage listed structures but mostly modern barns and outbuildings. Works are shown proposed on the drawings as required.



The works proposed are small scale and seek to enhance and retain the barns. The works focus on improving the barns visually, thermally and from a wider landscape setting.

The works do not impact the listed barn, the main historic fabric or alter the public views or relationship with the buildings.

The extension is readable within context as a subservient addition, hidden to the North and with no impact upon the assets and setting. The extension being a further evolution of the grouping.

The replacement of modern steel barn with a smaller cart lodge is a clear improvement

The conversion of the stable wing helps provide a sustainable long term use for this building and will add to the attractiveness of the group

Access remains unaltered in terms of vehicular and pedestrian. The works to the parking area will improve safety and space.

Access into the dwelling remains unaltered to the North range but with an additional entrance to the South that provides wide level access so improves the dwelling

This proposal complies fully with the NPPF ensuring a range of modern and historical buildings is retained, improved and enhanced to create a modern dwelling. There is no change of use and this application simply looks to renovate and improve the existing. The loss of the large modern barn improves setting and views from the adjoining farmhouse.

Local policies encourage a sustainable long term use of heritage assets and this is what is proposed as part of this application

The reduction in energy use, improvements to energy efficiency and on site energy generation all comply fully with local and national policies as well as climate policies adopted by the council.

We have included the pre application feedback within this application as it is supportive of the scheme.

We believe that the proposals cause no harm to the existing heritage asset and do not undermine the character of the existing heritage fabric in line with NPPF requirements. All works seek only to enhance the dwelling and its setting. The extension location is the most appropriate being largely hidden from view and single storey.