

2214_Asterleigh Farm

Design Statement



Revision History

Title: 2214_Asterleigh Farm
Filename: 2214_231024_P1_Design Statement.indd
Compiled by: SA
Checked by: BOD

Status: For Planning
Revision: P0 Planning Issue
Date: 24.10.22
History: -

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1.0 Introduction

1.1 Introduction & 1.2 Site Location

1.1 Introduction

Woldon Architects are working on behalf of the Kiddington Estate to submit a planning application for the conversion of a collection of agricultural barns into residential use at Asterleigh Farm.

The estate has relocated their farming operations to their new farming hub at Grimsdyke Farm to the south of the site, which is more suited to modern arable farming needs. With many of the barns on the farm under used they are beginning to deteriorate, with some becoming derelict and suffering structural issues.

At a high level this document captures how the farmstead has evolved over the years, identifies current constraints and opportunities of the existing building accommodation and its relationship to the wider landscape context.

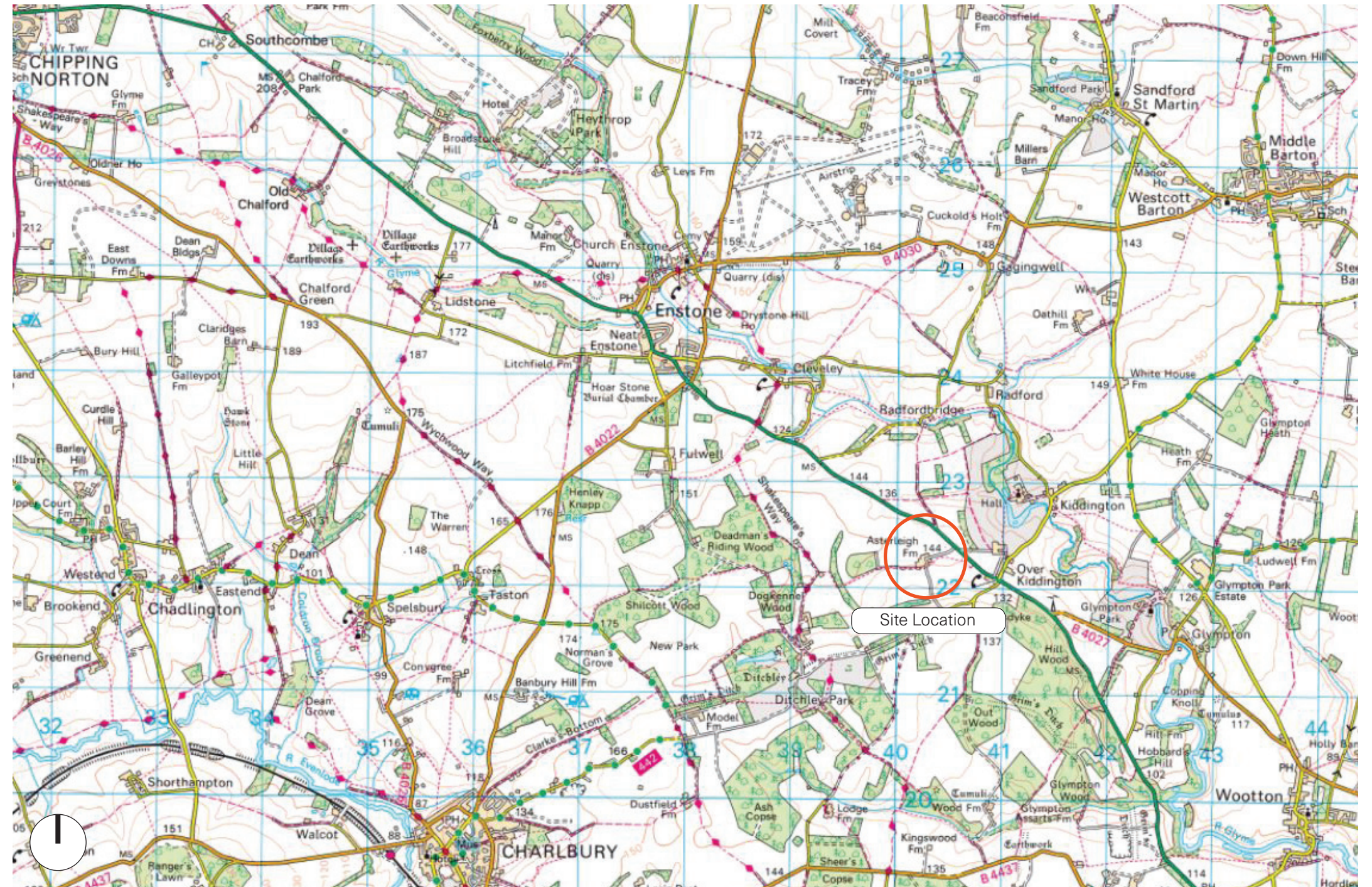
The designs set out proposals to breathe new life into Asterleigh Farm, while securing a viable future for these historic structures before they fall into further disrepair.

1.2 Site Location

Asterleigh Farm is located approximately 7 miles south east of Chipping Norton in the West Oxfordshire district of Oxfordshire.

The Farm lies just under 3 miles south east of the village of Enstone, 1.5 miles west of Kiddington Hall and 5 miles east of Charlbury. The Farm is accessed directly off the A44, with a further minor access road from Kiddington Drive, leading to Ditchley Park.

The site is not in the AONB.



1.0 Introduction

1.3 Site Analysis

1.3 Site Analysis

The site is accessed directly off the A44 with good visibility in both directions.

The approach to the farm from the main road is via an established farm track with mature a tree lined avenue along its northern flank and views across open country side to the south.

There is the opportunity to provide a secondary access from the south up Kiddington drive.

As you enter the farm yard you pass between the gables of two modern barns either side of the access track. These barns are well positioned to help shield the development from glimpsed views off the A44.

The existing farm house is Grade II listed and has been subdivided to form 2 individually let units.

The traditional barns are arranged around a series of three interlocking south facing courtyards to the east of the farmhouse. Both the central and eastern courtyard have since been enclosed.

Analysis of the historic mapping shows the area directly to the north of the farmhouse was historically an orchard - there is the potential to reinstate the orchard with under-storey wild-flower planting to contribute towards biodiversity enhancements.

The modern barns to the north have been sited in close proximity to the original farmstead creating a street like quality at the centre of the site.

The land to the west of the farmhouse is designated as a Scheduled Ancient Monument, being the site of the medieval village of Asterleigh and St Peter's Church.



1.0 Introduction

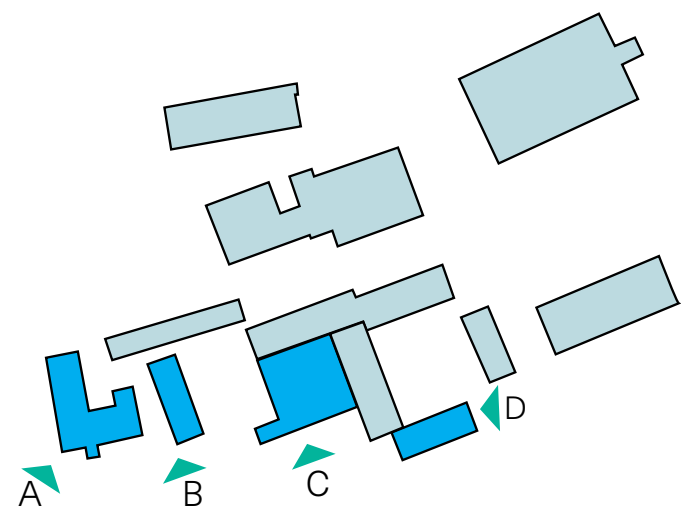
1.4 Site Photographs



A



B



C



D

1.0 Introduction

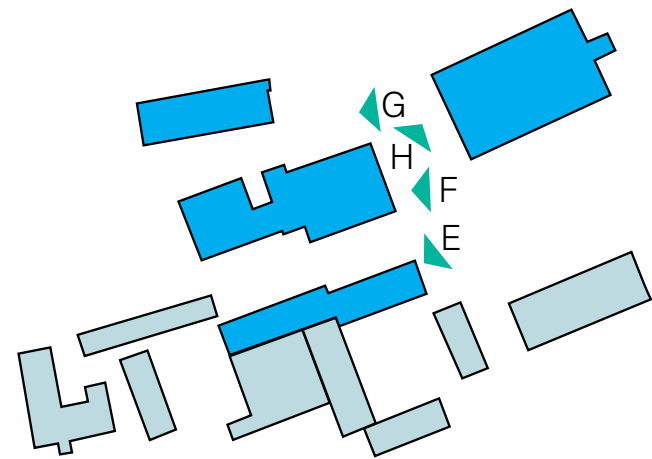
1.4 Site Photographs



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H

1.0 Introduction

1.4 Site Photographs



I



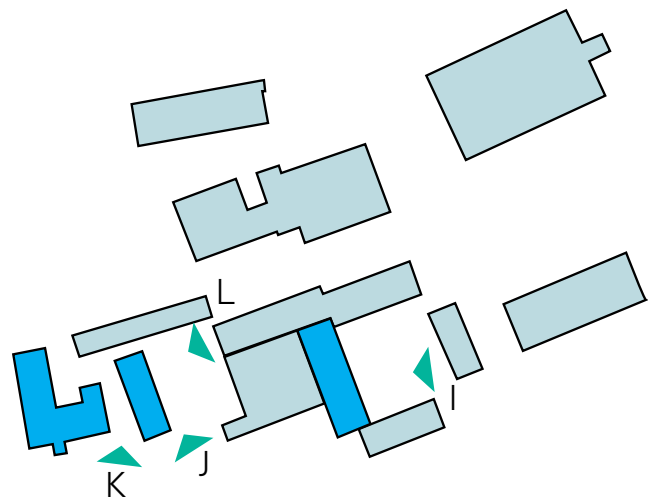
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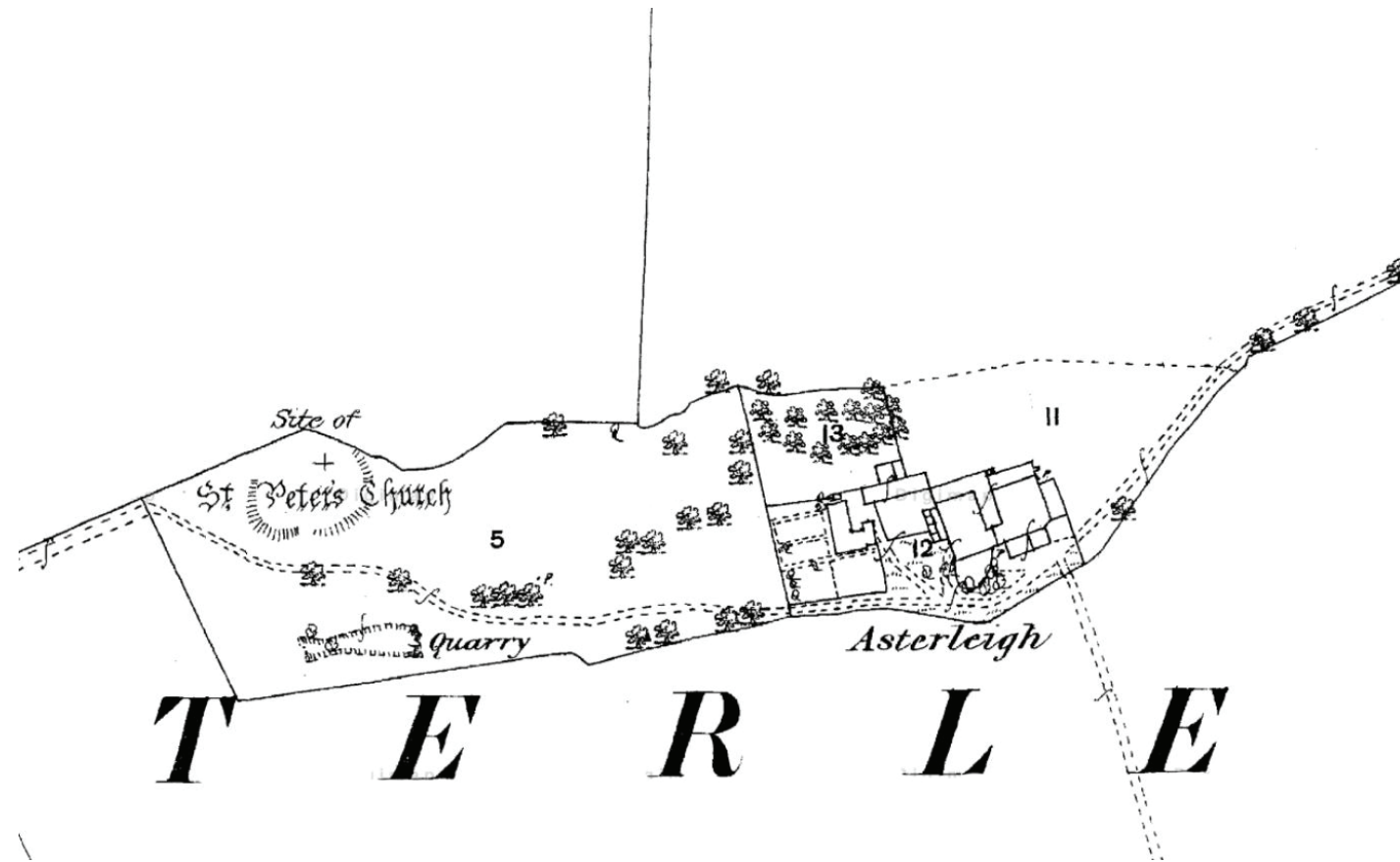


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1.0 Introduction

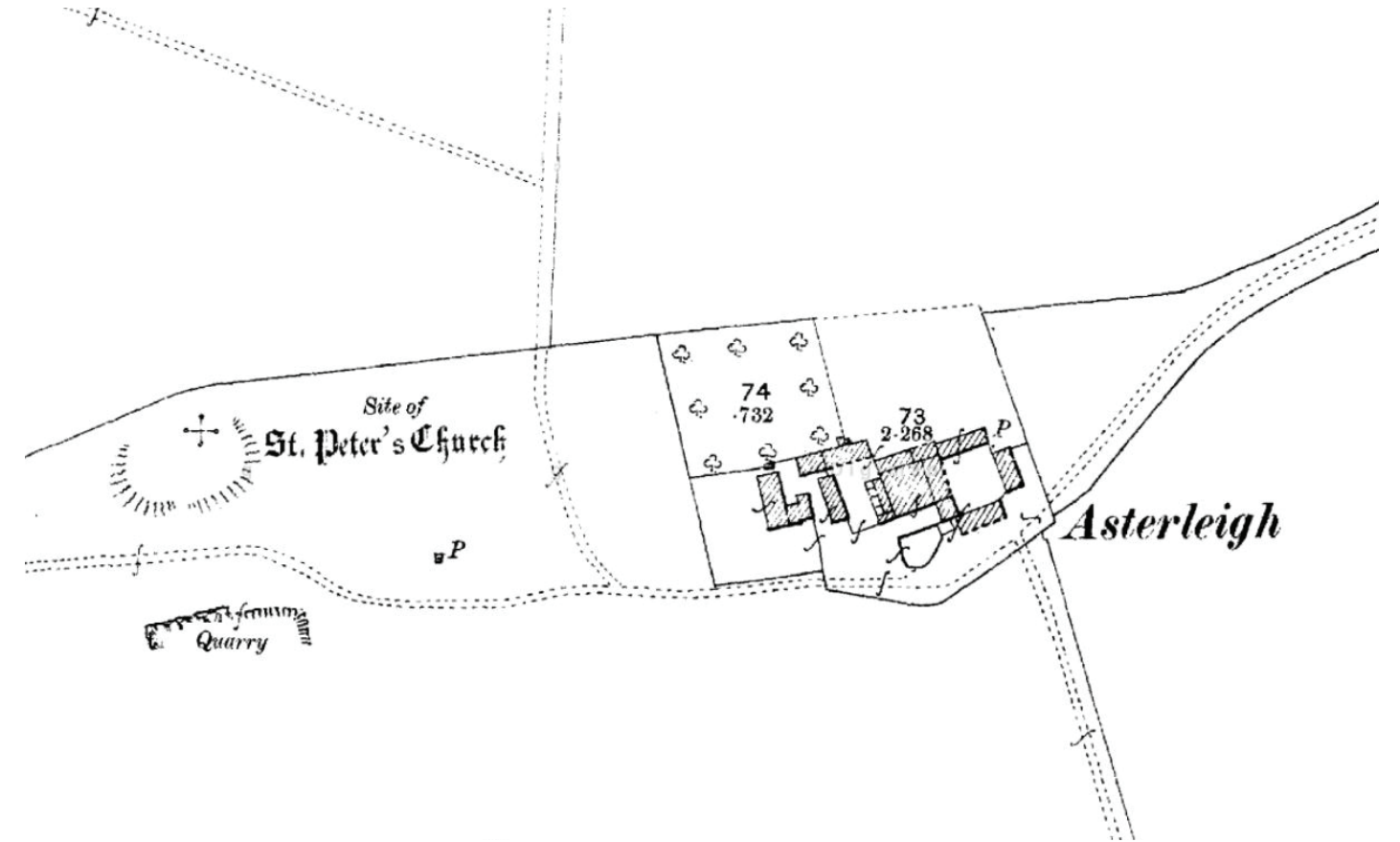
1.5 Historical Map Analysis



1880s

The 1880 maps demonstrate the plan form of the farmstead has been arranged around a series of three interlocking south-facing courtyards since the 1800's.

There is evidence of Orchard planting to the north of the farm house. The earthworks to the west have been identified as the location of St. Peter's church and the site of an old medieval village.



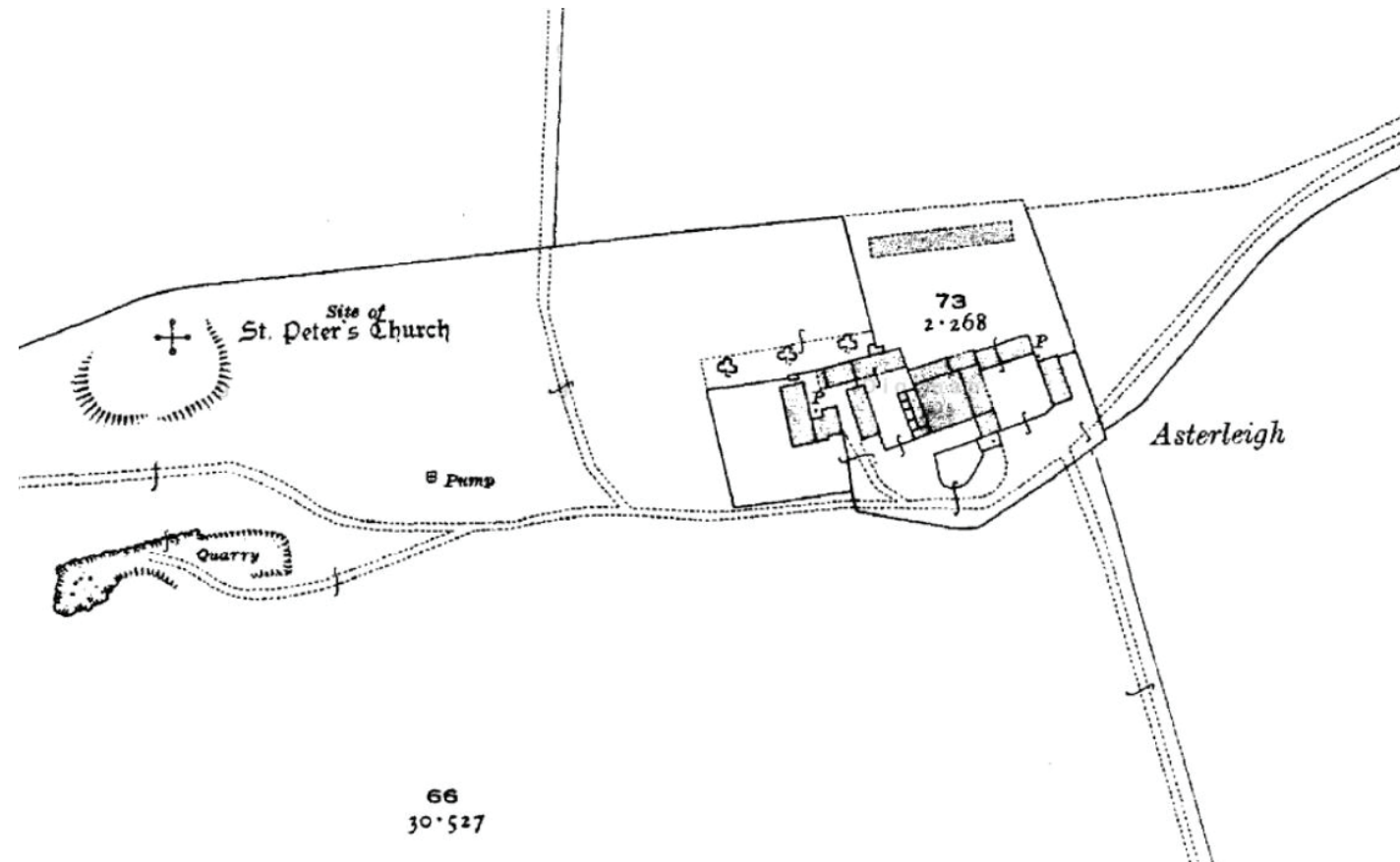
1890s

The 1890s maps show the introduction of a new barn enclosing the western flank of western courtyard acting as a buffer to the farm house.

The central courtyard has also been enclosed with a large clear span roof with two side wings forming a covered cattle shed.

1.0 Introduction

1.5 Historical Map Analysis

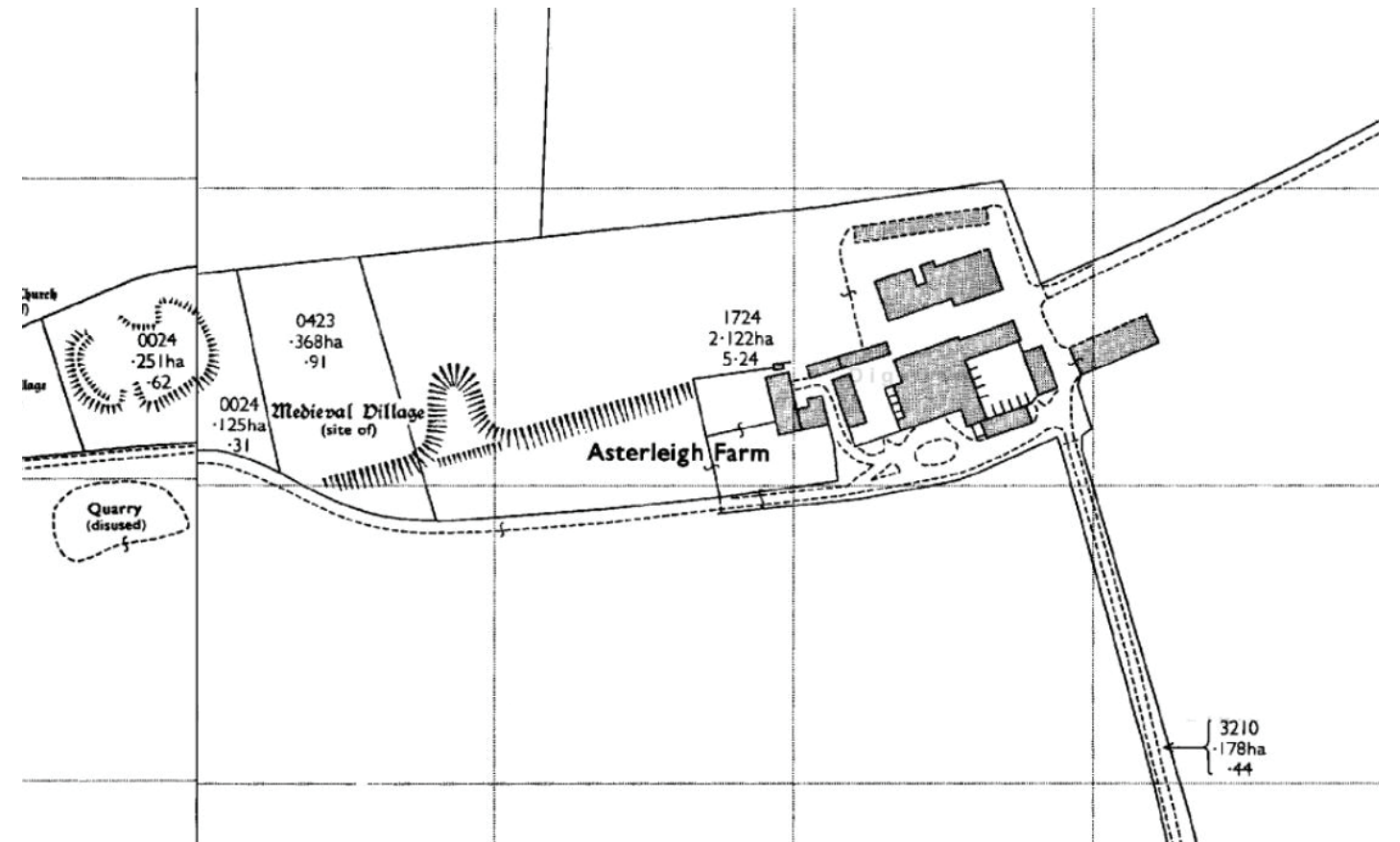


1920s

The 1920s maps show the orchard has been reduced to a strip of tree planting to the north of the farm house.

The small barn enclosing the south flank of the eastern courtyard has been removed.

A long modern range has been provided to the north of the site.



1970s

The 1970s maps show the introduction of a range of large agricultural storage sheds to the north of the original farm courtyards. This appears to be the same run of grain storage buildings we see on site today.

The barn along the southern flank of the eastern courtyard has been reinstated.

A further modern storage barn has been introduced to the eastern flank of the site along side the footpath. This is understood to be contemporary with the grain storage barns and used as the machinery store to support the new arable farm operations.

This map also begins to show the earthworks and hollow-way that identify the SAM. These are currently overgrown and has been placed on Historic England's Risk register.

This area of scrub and grass land would benefit from a suitable management plan preserve the earth works. This could be a seasonal mowing schedule or could be used as pasture for light grazing by sheep or other.

1.0 Introduction

1.6 Historical Phasing Analysis



2022






The current arrangement on site is much the same as the 1970s layout. The long rectilinear hay barn along the northern boundary has been truncated and appears wider on plan and therefore assumed to be post 1970 construction.

A further grain storage shed has been introduced on the north east corner of the farm adjacent to the main access track off the A44.



Heritage Phasing Plan

Legend :

	Pre 1880's
	1880 - 1890
	1890 - 1920
	1920 - 1970
	1970 - 2022

1.0 Introduction

1.7 Opportunities & Constraints Diagram

Legend :

-  Single Storey
-  2 Storey
-  3 Storey
-  Potential private amenity space
-  Link to private amenity space
-  Deep plan form - natural lighting issue to rear of converted property
-  Opportunity for new tree buffer planting
-  Opportunity to reinstate historic orchard planting with biodiversity enhancements
-  Opportunity to reinstate pre 1880 central courtyard
-  Tight clusters of existing building limit opportunities for residential private amenity space.
-  Historic building footprints
-  SAM - earthworks relating to medieval village settlement



1.0 Introduction

1.8 Existing Site Plan

Existing Accommodation

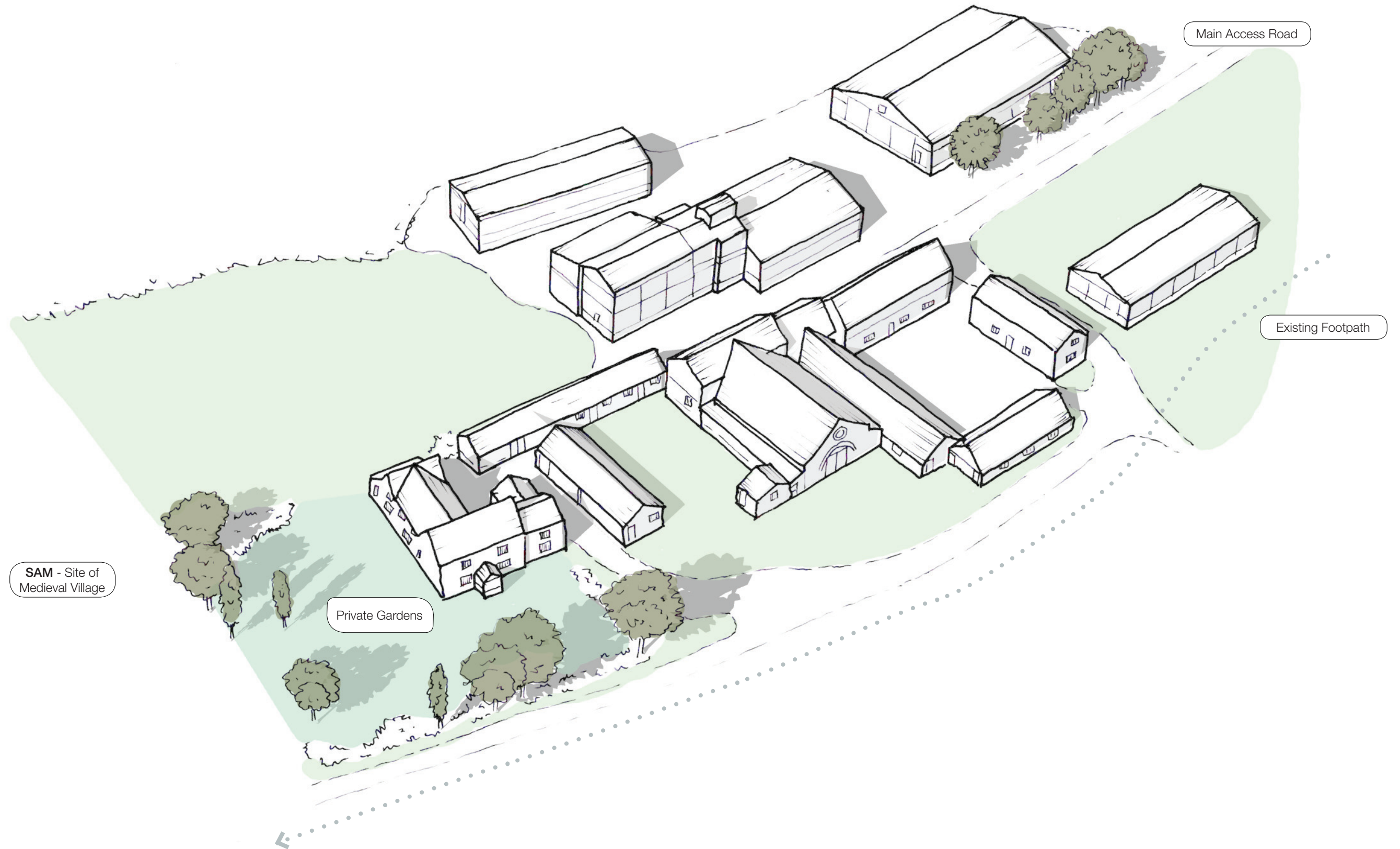
- Barn 1** - Stable Ranges (Single Storey)
233 m²
- Barn 2** - Traditional Threshing barns (2 Storeys)
278 m²
- Barn 3** - Cow Sheds (Single Storey)
173 m²
- Barn 4** - Covered Cow Barn (Single Storey Vaulted)
269 m²
- Barn 5** - Stone Mason Courtyard (Single Storey)
272 m²
- Barn 6** - Piggery (Single Storey)
107 m²
- Barn 7** - Hay Barn (2 Storey)
91 m²
- Barn 8** - Machinery Store (Single Storey)
295 m²
- Barn 9** - Modern Barn (Single Storey)
636 m²
- Barn 10** - Grain Store (Single Storey)
556 m²
- Barn 11** - Modern Open Sided Barn (Single Storey)
248 m²

* All GEA areas approximate only



1.0 Introduction

1.8 Existing Site Massing



2.0 Design Statement

2.1 Summary & Use

The proposal seeks to retain and convert the series of pre 1890's barns at the heart of the farmstead at Asterleigh Farm from agricultural use to form 3 high quality residential units.

The barns that form this application are amongst the oldest within the farmstead and are of high enough heritage interest to warrant retaining and converting. Due to the operations of the farm business moving to a new site, the barns are currently vacant and underused. This has resulted in dilapidation to the barns, with some sections becoming unsafe and in desperate need of repair.

The proposal to convert the barns would look to economically guarantee the future security of them as heritage assets. By converting them in a sensitive, respectable manner, retaining historic detailing, character and charm.

To enable the conversion of plot 1 with limited alterations to the existing fabric of the stables proposals introduce a glazed circulation corridor. This links the bedroom wing in the northern stable block to the living accommodation on the western flank.

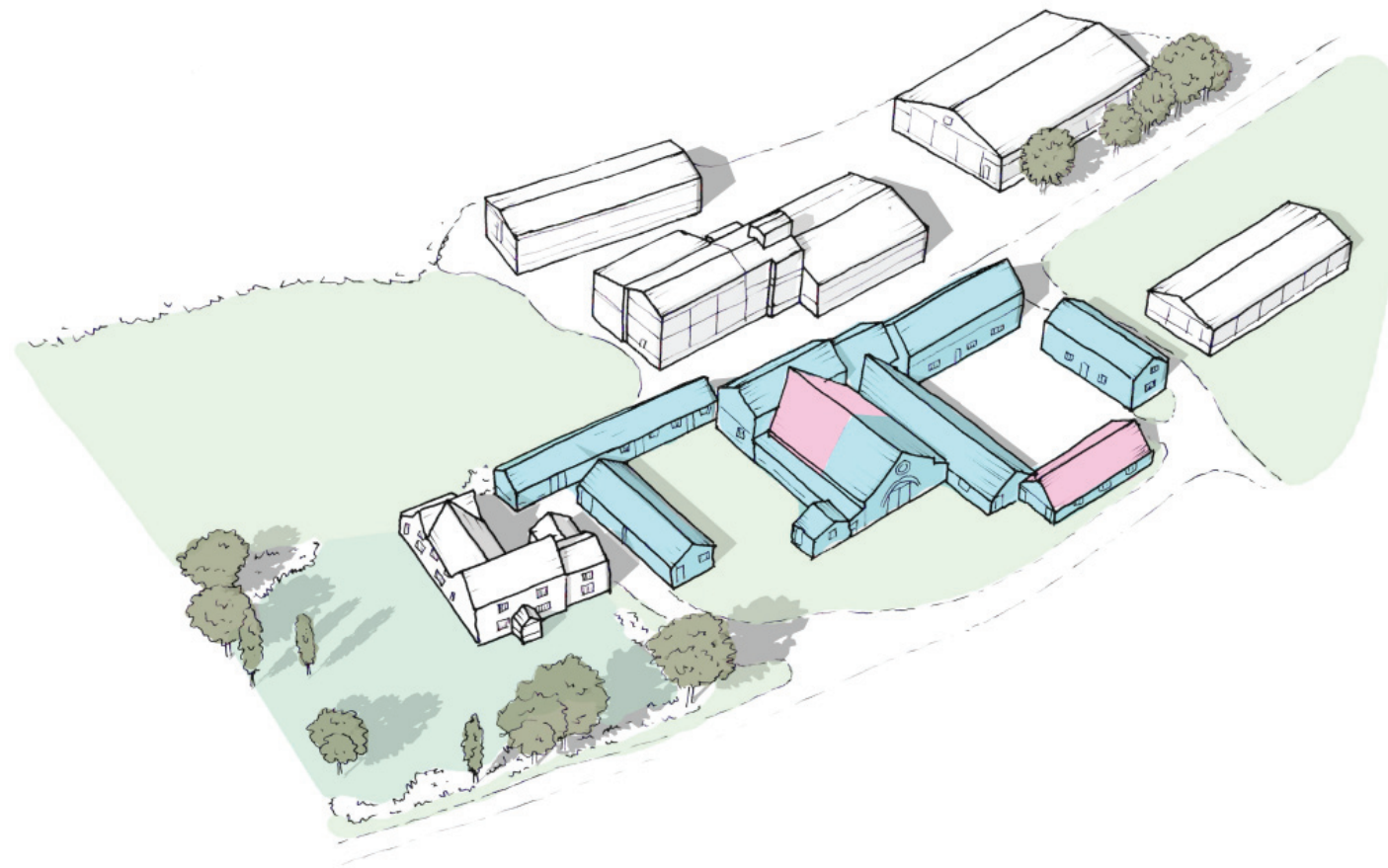
Through a series of pre application site meetings with the local authorities conservation officer the proposals for the conversion of plot 3 have been developed carefully, seeking to reinstate historic plan form, preserve the volume of the covered cow barn whilst delivering handsome barn conversion that secures a viable use for the preservation of barns. Proposals recreate the historic central courtyard by opening up the roof space of the covered yard to form an enclosed walled garden maximising natural light to the living spaces.

For plot 3, proposals reconstruct the western wing, which has fallen down following years of dilapidation and weather damage. The modern stables to the south will also be partially removed to create a garden wall boundary with the hay barn to the the eastern flank converted to form ancillary guest accommodation and a games room.

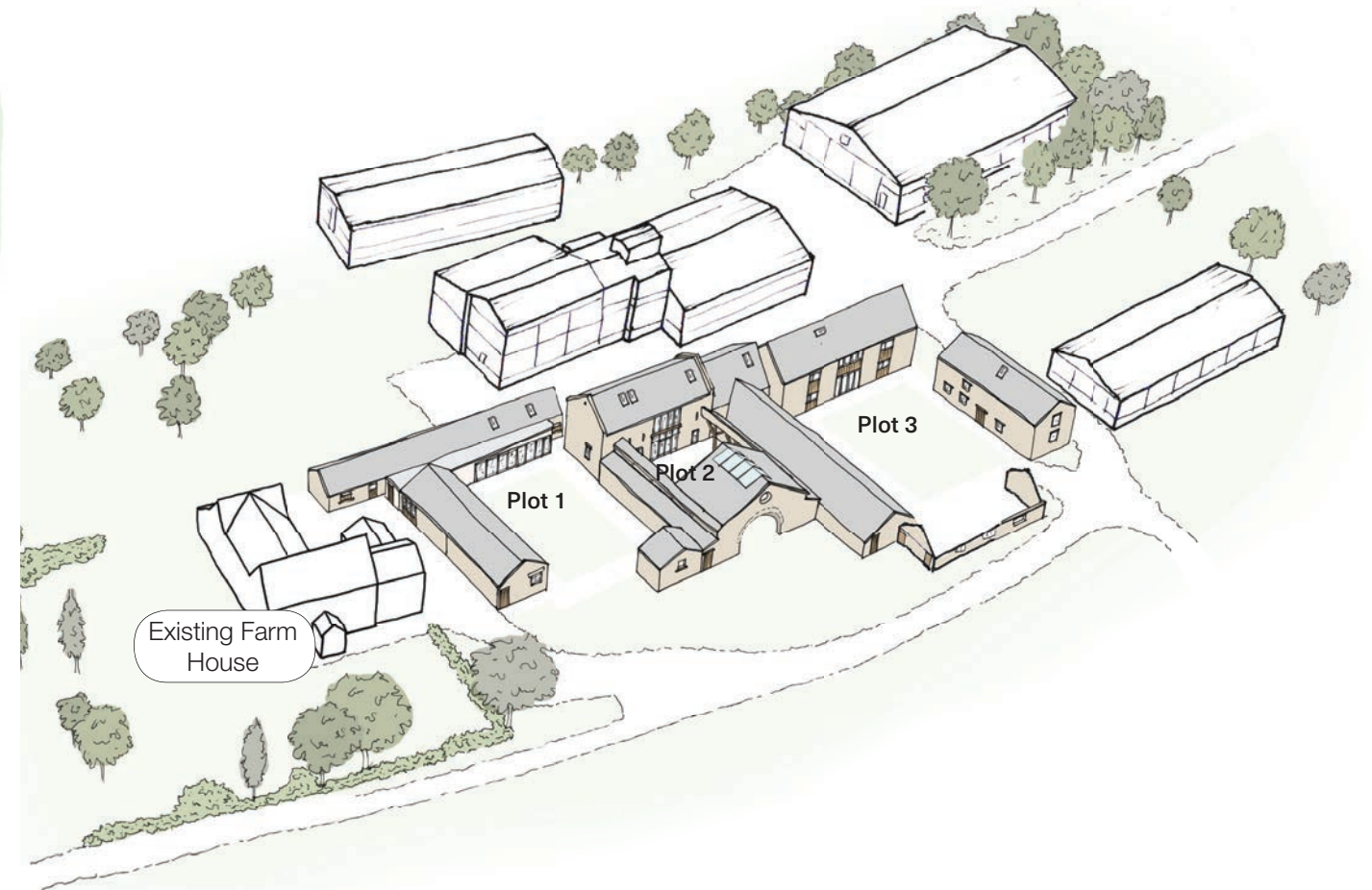
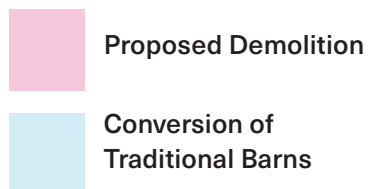


2.0 Design Statement

2.1 Summary & Use



Existing



Proposed

2.0 Design Statement

2.2 Layout & Amount

2.2.1 Site Layout

The site layout will remain largely as existing, with the principle vehicular access routes and the footprint of each barn remaining the same. The only increase to the existing footprint would be the addition of a corridor to the east-west wing of Plot 1 and the removal of the barn roof in the courtyard garden of plot 2.

2.2.2 Site Proposed Accommodation

Plot 1 - 3 bedrooms - 5 person (Single Storey)

213 m² GIA

617 m² Plot

Plot 2 - 3 bedrooms - 6 person (Two Storey)

211 m² GIA

427 m² Plot

Plot 3 - 4 bedrooms - 8 person (Two Storey)

354 m² GIA

Annex 88 m² GIA

922 m² Plot

