

Design, Access & Historical Impact Assessment

to accompany an application for planning permission & listed building consent for

Outbuilding conversion to Games Room and TV Room at:

Manor Farm Barn, Culkerton, Tetbury, Gloucestershire, GL8 8SS

November 2023

MDArchitecture Limited

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1.0 **Introduction**

1.1 **Aim of this report**

The report is written in support of the householder planning and listed building consent application for the proposed conversion of an existing domestic outbuilding to a habitable games room, TV room and washroom facilities for ancillary use at Manor Farm Barn, Culkerton.

This report will set out the context of the site, the relevant planning history and describe the design proposals. It will also consider any impact the proposal may have on the existing historic structure its surroundings.

1.2 **Reference to other documentation**

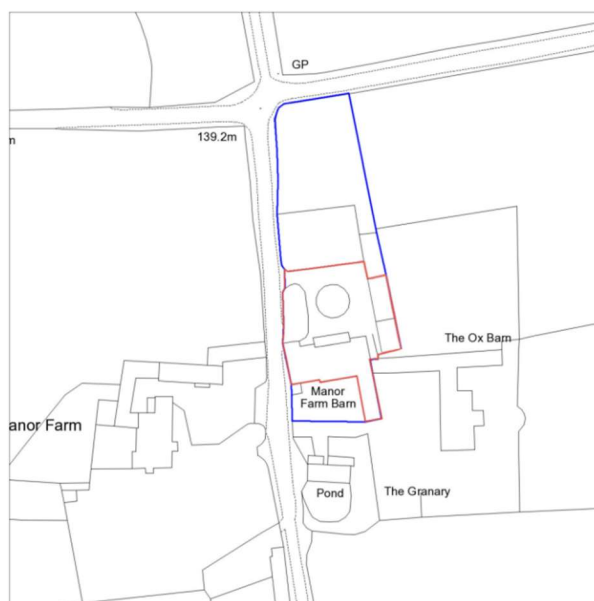
This report should be read in conjunction with the following documents:
MDArchitecture Ltd drawings:

- P294 – Site Location Plan
- P294-0.1 Site Plan, Roof Plan, Ground Floor Plan & Elevations as Existing
- P294-1.1 Site Plan, Roof Plan, Ground Floor Plan & Elevations as Proposed

1.3 **Location**

The property is situated on the outskirts of the village of Culkerton, near Tetbury, Gloucestershire and is located within the Cotswold AONB.

The property is also within the original curtilage of the grade II listed Manor farmhouse, cartshed and granary (refer to statutory sites below), however there are no listed elements in the curtilage of Manor Farm Barn itself.



*Site Location Plan for Manor Farm Barn,
also attached to scale with this application*

2.0 Setting & Historic Information

2.1 Property Description

The main house is a two-storey converted barn in tumbled Cotswold 'rubble' stone with a plain clay tiled roof on the East slope and Cotswold stone tiles on the West slope. The barn was originally part of Manor Farm and is within the original curtilage of the specifically listed buildings noted below.

The outbuilding proposed for conversion in this application sits to the East side of the site. This built element comprises of single storey Cotswold rubble stone barn with an open elevation to the West facing the courtyard/driveway. At present, the Southern section of the building is divided into two enclosed store rooms with three wooden barn doors and walls in Cotswold 'rubble' stone with section in red brick.

2.2 Statutory Sites

There is no listing for Manor Farm Barn itself, however it sits within the original curtilage of the listed Manor House and adjacent to the listed granary buildings, both of which have a specific listing reference; these are detailed below.

ASHLEY CULKERTON

ST 99 NW 4/11 Manor Farmhouse. Grade II

Farmhouse. Late C18, altered in early/mid C19. Coursed and dressed stone with alternating flush quoins to right and partly channelled quoin strip to left, faced in incised render on south side, stone slate roof with hipped corner to left, ashlar end and ridge stacks with moulded cornice. Originally L-plan with C19 angle wing and single storey wing to right of front range, with additional smaller adjoining wing to rear. Two storeys and attic. Two windows, plain C20 two-light casements, with 3-light to left on ground floor and central stone projecting gabled porch of C19 with coped verge, kneelers and ball finial, chamfered Tudor archway with C20 inset timber door and frame and small pointed glazed arches to each side. Two gabled dormers on eaves with 2-light casements, decorative barge boards and finial. Left hand return is south elevation with similar fenestration, 3 windows, and porch. Rear roof slope of east range is mansard roof, partly in concrete tiles.

Listing NGR: ST9310095780

ASHLEY CULKERTON

ST 99 NW 4/12 Cartshed with granary and pigsties at Manor Farm. Grade II

Large cartshed with granary above and pigsties on north side. Probably late C18. Rubble stone with stone slate roof, hipped to front. Double width entrance with large timber lintel and plank loft door over. Six bays deep, some later central support struts. North side has central gabled loft opening with plank door with cat hole up flight of 9 stone steps, and flanking leanto pigsties, partially collapsed to right and 3 small timber lintel openings to left. Pig runs have been replaced, shelter only remains in original form.

Listing NGR: ST9316095774

2.3 Planning History

A number of applications for planning and listed building consent have been submitted in the past. The original conversion was part a larger application for the conversion of 3 agricultural buildings, comprising of the Barn, Granary and Ox Barn.

The application was first permitted **08.05.92** under reference numbers: **4132/C** - planning permission and **4132/D** – Listed Building Consent. It is worth noting that in the consented applications C & D a large number of out buildings (probably pig sties) to the North of the Barn were removed. Following this initial approval, a number of design amendments were made to all 3 properties and consented in the following applications:

- **06.01.95 4132/E Planning Application Approved**
Application for full planning permission for conversion of three redundant agricultural buildings into three domestic dwellings – amendment to CT.4132/C.
- **06.01.95 4132/F Listed Building Application Approved**
Application for full planning permission for conversion of three redundant agricultural buildings into three domestic dwellings – amendment to CT.4132/C.

Both the Ox Barn and The Granary were converted, and further design alterations were sought specifically for the Barn property (described as plot B) in the following applications:

- **07.12.95 4132/G Planning Application Approved**
Application for full planning permission for conversion of redundant barn to dwelling with new and altered vehicular access.
- **07.12.95 4132/H Listed Building Application Approved**
Application for full planning permission for conversion of redundant barn to dwelling with new and altered vehicular access
- **19.12.00 4132/M Planning Application Refused**
Application for full planning permission to construct a tennis court. Refused.
- **29.05.02 4132/S Planning Application Approved**
Fireplace and chimney flue at Unit B.
- **01.06.06 7244/K Listed Building Consent Granted**
- **01.06.06 7244/L Planning Application Approved**
Conversion of single storey domestic outbuilding to games room.
- **21.05.12 4132/W Listed Building Consent Withdrawn**
- **21.05.12 4132/X Planning Application Withdrawn**
Erection of Front Porch
- **23.10.19 19/03927/TCONR Planning Application Approved**
One large English Elm tree growing in the stone wall and in the boarder of the garden with the road, to have a full canopy reduction of approx. a third, and crown lifted by approx. 2.5 meters
- **15.03.22 22/00958/FULL Planning Application Approved**
- **23.03.22 22/01070/LBC Listed Building Consent Granted**
Conversion of single storey domestic outbuilding to games room and repairs to roof.

3.0 Proposed Works

3.1 Description of proposals

A proposal to convert an existing single storey outbuilding, adjoining the main house to the South, was granted consent in January 2023. However, given the complexities of its construction and problematic access, at the rear of the dwelling, this proposal has been abandoned. This proposal seeks to provide similar accommodation for ancillary use to the dwelling but in an existing structure that is easier to convert given its location and current condition.

The proposal is to convert the existing underused outbuilding into a Games Room and TV room with a WC. The building will be accessed through a new door set within a run of floor-to-ceiling glazing, fitted in between the columns on the West elevation. The columns will be clad with tumbled natural Cotswold stone, enhancing this elevation by replicating the appearance of columns elsewhere on the property. The two existing door openings into northern store will be partially infilled - with stone to match the existing wall - to become 2x windows into the games room. The southern most store will be partially converted to contain the WC/washroom and boiler cupboard. The rest of the space will remain untouched and continue to serve as an internal store. The bays to the North will remain in their current state as sheltered parking.



Existing columns

3.2 Design statement

The existing building has already had a number of changes made to it following its original construction. Relatively recently it is clear that there has been a significant amount of structural works carried out on the roof and West elevation. It is not known what was originally in place on the West elevation but there is currently a new steel frame structure that replaced either a solid wall or some other type of columns on this elevation and spans across to the rear wall to lend support to the existing roof trusses. The roof itself has been replaced in part; all of the rear (East slope) has been rebuilt and is covered in plain roof tiles (matching those on the main house). The rafters of the West facing slope have been replaced but this has

been covered in Natural stone tiles. The steel columns on the West elevation have been crudely clad in timber.

In converting some of the covered area into usable internal accommodation, the proposal seeks to reclad the steelwork in natural Cotswold stone in a style to replicate the stone columns found throughout the rest of the property. The area between the columns will be glazed, again in the same manner as that found elsewhere on the property.

The proposal also makes use of the existing store room in the building and convert this to habitable accommodation. The existing structural openings on the West elevation are retained and only partially filled to form windows for the rooms within. The window on the rear (East elevation) of the property has been proposed to be infilled as it looks directly into the neighbouring property.

The existing roof trusses are retained and left exposed in the finished works. A number of conservation style rooflights are proposed, to match those found on the main house, shedding natural light into the open roof space and rooms below. To minimise disturbance to the stone roof, these have been located on the rear (East slope) of the building, as this is clad in the modern plain roof tiles.



Existing West façade
to the internal stores

3.3 Access

There will not be any impact on the main pedestrian or vehicular access to the property.

4.0 Conclusion

The outbuilding is not specifically identified in the original listings for the property. It does contribute to the complex of buildings that were once the agricultural holding. However, any use as an agricultural unit has long since passed and, following the conversion works to the main barn and change of use across the property, it can be considered as an ancillary outbuilding to the dwelling. The proposals do not seek to change this position and the building will still be used for 'the ancillary enjoyment of the dwelling house'.

The proposals sensitively convert the existing building without having any detrimental impact on the composition of the barn and its setting. It is considered that the proposed design positively contributes to the setting of the buildings and enhances the existing run-down building by developing the West elevation to tie into the language of the adjacent buildings. The works look to safeguard the building for future use and prevent further deterioration of the existing building.