

Reference **1752.23_A**

DEC 2023

Project Title **SHEEPCOMBE HOUSE, Tockington, BS32 4NZ**
Replacement Conservatory



Document **Design & Access Statement**

Applicant **Mr M Bullock**
Sheepcombe House
Washingpool Hill Rd
Tockington
Bristol
BS32 4NZ

CONTENTS

1. PREFACE
2. INTRODUCTION
3. SITE DEVELOPMENT HISTORY
4. CURRENT PROPERTY SITUATION
5. HISTORICAL SIGNIFICANCE
6. DESIGN OBJECTIVES
7. CONCLUSION
8. APPENDICES

1. PREFACE

This document is written as a supporting statement to accompany an application for a replacement conservatory at the property of Sheepcombe House, Tockington.

This supporting statement has been produced for the purpose of providing information in support and justification of the application referred to above and must not be relied upon by any other third party.

The requirement for a Heritage Impact Assessment is covered under a separate document which forms part of the overall supporting documentation for the application.

2. INTRODUCTION

This Design and Access Statement has been produced to help understand and justify the replacement proposals of the existing 1984 conservatory of Sheepcombe House, a Grade II listed private residential property.

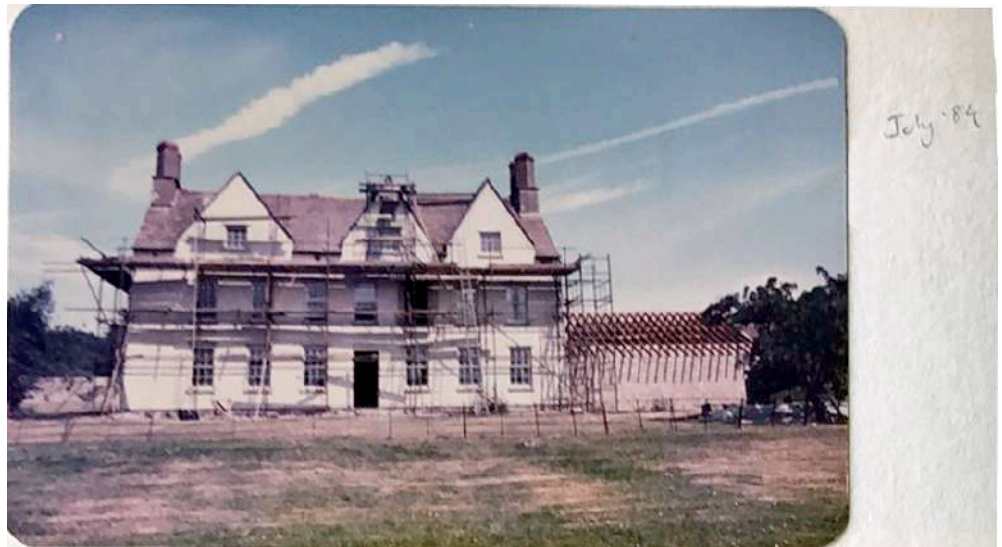
This Statement should be read in conjunction with the proposed development scheme drawings submitted for planning approval, including the Heritage Impact Assessment and Structural Conditional Survey, and it is intended to illustrate the process that led to the development proposal and, where necessary, explain and justify it.

3. **SITE DEVELOPMENT HISTORY**

Sheepcombe House is a Mid / Late C17, Grade II listed (1128949), 3 storey dwelling house, formally a Farmhouse, located at the eastern edges of the Village of Tockington in the Parish of Olveston.

The Property was listed on the 5th December 1984, when it was under the ownership of Mr & Mrs Farr, who purchased the property in 1974, as vacant and in a state of disrepair.

Mr & Mrs Farr renovated the property over period of 15 years and at the period of listing was noted as having '*Comprehensive restoration in progress*'.



The current owners / residents purchased the property in 2003 and have concentrated on the upkeep and enhancement of the property.

4. **CURRENT PROPERTY SITUATION**



The property of Sheepcombe House is a semi-detached family home, with the adjacent (attached) property of The Old Bakehouse, at the rear of the east wing under separate ownership.



The Property has a shared driveway leading from the public highway, Washingpool Hill Road.

The existing conservatory structure is attached to west wing of the property, off the family kitchen, facing a private lawn.

5. HISTORICAL SIGNIFICANCE

The listed building and its significance

Sheepcombe Farm House is described in the list entry of the National Heritage List for England (NHLE) as a grade II listed, mid seventeenth century, with late seventeenth century additions, Farmhouse, with eighteenth & nineteenth century alterations.

The details given in the list entry description record physical aspects of the building as 'rubble, rendered, U-plan, 2.5 storey with treble Roman tiled roof and brick diagonal chimneys.

The details also add "*Comprehensive restoration in progress at time of survey, (July 1984)*". The property was officially listed 05/12/1984.



It is noted from the Farr family photo albums that the current timber conservatory under application for replacement, was erected over the summer of 1984, and the sunken pool was in place at the time of listing.

PROPOSED DEVELOPMENT

6. DESIGN OBJECTIVES

The planning and listed building applications are for a replacement conservatory structure as it has been established from a structural condition survey undertaken that the existing 1984 timber structure has reached its end of life.

The proposals seek consent to replace the existing timber structure with a more robust steel, aluminium & glass conservatory in a modern style, with an external paved patio area.

The design utilises the existing footprint, squaring the structure off to visually open up the existing stone details of the main west façade and create alignment with the historic form.

Roof heights have been limited so as not to impede views from existing openings and maximise privacy from the neighbouring property.

The design is a considered response to a client brief and intentions related to the site topography, the setting of the listed building, its orientation, a sense of privacy and the degree of enclosure.

The new details and materials have been carefully designed and specified to be in-keeping with structures found within the existing curtilage of the principal dwelling and to minimise the impact on the existing setting.

Minimal changes are proposed to the courtyard outside the kitchen, with the steps and dwarf wall being altered to create a single stepped approach with the new patio outside the conservatory.

Use

The current use of the conservatory will remain unchanged.

Scale & Appearance

The proposals retain the scale and proportions of the existing conservatory, whilst the new structure remains subservient to and in keeping with the structures of its surroundings.

The conservatory structure is not visible from the principal façade and driveway due to a stone wall screening the west wing façade.

Layout, Access & Movement

Internally, the character and proportions of the family home are retained, with the conservatory being access directly off the family kitchen.

Minimal changes are proposed to the courtyard outside the kitchen, with the steps and dwarf wall being slightly altered to create a single stepped approach with the new patio outside the conservatory.

Impact on the Significance

The special architectural and historic interest of Sheepcombe House is represented by the character and appearance of the house and the replacement of the later addition conservatory structure is a minor alteration and will have no impact on it.

7. CONCLUSION

The existing conservatory structure has reached its end of life, as illustrated in the Structural Condition Survey and a replacement is required.

The development proposal has been carefully designed to cause minimal impact to the heritage asset of Sheepcombe House and carefully detailed to create sympathetic alterations to the existing structures, enhancing them where possible.

8. APPENDICES

1. Listing Description
2. Site Photographs

Appendix 1
Listing Description

SHEEPCOMBE FARMHOUSE

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1128949**

Date first listed: **05-Dec-1984**

List Entry Name: **SHEEPCOMBE FARMHOUSE**

Statutory Address 1: **SHEEPCOMBE FARMHOUSE, WASHINGPOOL HILL ROAD**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **SHEEPCOMBE FARMHOUSE, WASHINGPOOL HILL ROAD**

The building or site itself may lie within the boundary of more than one authority.

District: **South Gloucestershire (Unitary Authority)**

Parish: **Olveston**

National Grid Reference: **ST 61697 86813**

Details

ST 68 NW OLVESTON WASHINGPOOL HILL ROAD (north side) 8/227 Sheepcombe Farmhouse

- II

Farmhouse, now house. Mid C17, late C17 additions to rear with C18 and C19 alterations. Rubble, rendered, treble Roman tiled roof, gable stacks with brick diagonal chimneys, double Roman tiled rear wing. U-plan, symmetrical front. 2½ storeys, 7 windows, all sashes in plain reveals, central 4-panelled door with lower section unpanelled, 3 gables, each with 9-pane fixed light, single storey C20 wing to right. West elevation of 2½ storeys and 3 windows (including rear wing), 2 blocked at ground floor, two 6-light casements to 1st floor left, one window blocked in brick to 1st floor right, central gable has 2-light casement with timber lintel, stack to left with diagonal chimneys; east elevation has blank gable end and rear wing containing former dairy and wash- house of 2 storeys and 6 windows, canted bay through 2 storeys to left, varied windows, 2 passage entries, with flat head to left and round-headed to right. Rear has varied windows, including one 8-light casement to 1st floor of east wing, with loop catch and leaded lights, square moulded mullions outside, ovolo- moulded inside; blocked opening to ground floor left, and door, both with timber lintel. Interior: not accessible. Comprehensive restoration in progress at time of survey, (July 1984) (Sources: Hall, Linda : Rural Houses of North Avon and South Gloucestershire 1400-1720. 1983).

Listing NGR: ST6169786813

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **35332**

Legacy System: **LBS**

Sources

Books and journals

Hall, L, 'City of Bristol Museum and Art Gallery Monograph Number 6' in The Rural Houses of North Avon and South Gloucestershire 1400-1720, (1983)

Legal

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



Map

This map is for quick reference purposes only and may not be to scale.
This copy shows the entry on 04-Dec-2023 at 13:30:15.

© Crown Copyright and database right 2023. All rights reserved. Ordnance Survey
Licence number 100024900. © British Crown and SeaZone Solutions Limited 2023. All
rights reserved. Licence number 102006.006.

Appendix 2
Site Photographs

