

Heritage Impact Statement

Conversion of Former Agricultural Building into a House of Multiple Occupation for Student Residence

**Harper's Farm
Ashleworth,
Gloucestershire GL19 4JG**

**Application for
PP-12033613**

**Ref: KPG/KG/J148/HS
October 2023**



Introduction.

This Heritage Impact Assessment is provided to accompany a Planning and Listed Building Consent Application for the conversion of an existing, largely re-built former shipon used for cattle stalls and dairy. The building was erected many years ago by the applicants father and using concrete block walls with a lightweight steel frame shallow pitch roof and sheet covering. It slowly fell into disrepair to the point that it was no longer weatherproof. In 2017 a planning application was submitted and approved to largely demolish the existing building and replace it in the same form but with more suitable materials to harmonise with the adjacent large timber clad timber frame barn and stone barn conversion. It also significantly improved its relationship with the Listed Farmhouse opposite. It has been used for agricultural storage since the re-build, but has proven to be limited for such a purpose and a new large barn has received Prior Approval, which is more suitable and conveniently located in the main yard.

Brief History, Harpers Farm

No specific mention of the building in question has been uncovered by the research carried out on Harper's Farm by either ourselves or the Applicant who has made a detailed search of the Ashleworth Parish Records and also visited the County Archives in addition to purchasing a local history book, "Ashleworth, West Gloucestershire – a Severnside Village", however as a matter of interest we have attached as Appendix 1 the results of the search carried out on the Parish Records and County Archive.

There is, however, a comprehensive Heritage Impact Assessment prepared by Mike Napthan Archaeology, for the Caravan Storage Compound application, 21/01238/FUL and 21/012561/LBC. which contains considerable detail regarding the history of the whole site and village. It was deemed an unnecessary exercise to repeat this for the current application, consequently a copy for reference is attached to this application.

The Farmhouse itself was clearly built in two distinct periods and may have been two separate dwellings at one time. The earliest construction is of post and lintel timber frame with brick infill panels. As is the case with most of such buildings it became a "black and white" at some undetermined time in the past, possibly involving the removal of wattle and daub panels.

The more recent building is a more formal brick-built building of possibly Georgian provenance as indicated by the proportions and surviving fenestration. We do know that the whole of the original settlement of Ashleworth formed part of the Ashleworth Manor Estate and was a tenanted farm until its sale to the incumbent tenants, John and Ellen Cooper in 1919.

The Ashleworth Estate is mentioned as part of the "Berkeley Hundred" in the Domesday Book, 1085, and Harpers Farm is recorded as paying tithes to the Church in the reign of Elizabeth I, around 1485.

Heritage Assessment

The collection of buildings and appendages that may be considered to impact to some extent on the listed farmhouse, are already long established and have never been raised as a concern during a number of planning applications over the years, with exception of the Secure Caravan Storage Compound (amended) Granted Planning Permission and Listed Building Consent in December 2022, 21/01238/FUL and 21/012561/LBC.



The existing redundant Shipon, being directly opposite the farmhouse, was the one building that could be said to have most impact and be the most inappropriate. The approved scheme, by virtue of external appearance, is certainly more appropriate and harmonious than the existing building. The building was granted Full Planning Permission for partial demolition and building of a replacement agricultural building in 2018, 17/01116/FUL.

The current proposal introduces 6 windows and one entrance door on the south-east elevation, six windows on the north-west elevation and an entrance door on the south-west elevation. The windows are all vertical narrow module casement style and the doors timber frame plank style, these are deemed to be suitable for rural period style windows and doors in keeping and harmonious with the immediately adjacent barn conversion and the Listed Farmhouse opposite. These are the only material changes required for the conversion to residential use.

Given the permitted attached barn conversion, now an HMO, the permitted partial demolition of and re-building of the former Shipon and resultant improvement regarding any potential impact on the Listed Farmhouse, it is difficult to accept that the current proposal and minimal changes to the elevations by the insertion of windows and a door on the most impactful south-east elevation, would have a significant impact on the Listed Farmhouse and setting.

It should also be noted that the building in question can only be seen from the Listed Farmhouse, owned and occupied by the Applicant, who runs and operates the whole farm and appendages, and the immediate farmyard. The building is totally unsighted from the highway or any neighbouring buildings or receptors.

Conclusion

The minimal alterations to the building in question will have no discernible impact on the Listed Farmhouse or setting thereof. By virtue of the fact that the building is totally unsighted from anywhere outside the immediate farmyard, there will be no impact on the character and nature of the local area.