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Your ref:

Our ref:
24.872/RP

Date:
15th January 2024

Planning Department
Stroud District Council
Ebley Mill
Ebley Wharf
Stroud GL5 4UB

Dear Sir / Madam,

**Re: Proposed conversion of Loft to Annex within existing Cider Barn and Store
At Gastrells Farm, Portway, Upton St Leonards, GL4 8DS**

Heritage, Design & Access Statement

Heritage:-

The Cider Barn is one element of a group of listed buildings forming the core group of Gastrells Farm which together with several acres of land was purchased around 2021/2022 from the Prinknash Abbey estate. The original listing of the house is dated as 30th September 1985 and is as set out below:-

SO 81 SE UPTON ST LEONARDS PORTWAY (east side)

6/205 Cider house and stable to south- east of Gastrells Farmhouse

GV II- Listing NGR: SO8722113932

Cider house with attached stable. C18. Coursed, squared and random rubble limestone; replacement concrete tile roof, stone slate to south slope. Cider room to east with stable to west; lofts over. North front: plank cider house door and stable door to right; shuttered opening to left, all with timber lintels; loft hole over. East end: gable end with high level loft doorway having plank door and timber lintel; brick loft stairs with iron handrail. West end: loft hole with plank door and timber lintel in gable end; C20 weatherboarded addition is not of special interest. South side: built into bank; cider room has 2 openings with timber lintels; vent slit to stable with loft opening having plank door. Interior of cider house contains cider mill and press, still complete and in use. Forms part of group with Gastrells Farmhouse (q.v.) and barn (q.v.). Listed for Group Value.

The Cider Barn and former Stable, now Store, remains much as it was when listed in 1985 complete with its original cider making equipment. This includes the original horse driven stone crushing wheel and circular stone juice trough, though no longer used, plus the presently used cider press frames, all of which will remain entirely unchanged and preserved. The loft over is accessed by external brick steps and offers two spaces, one large one small, corresponding with the cider barn and store plans beneath. The existing roof is formed with simple rafters and purlins, plus single intermediate truss frames within each space and has at some point in the past been stripped and refinished over roof sarking on the south slope with diminishing coursed natural stone slates, and on the north slope with interlocking concrete tiles.

The building is the subject of a bat report as attached.



EXISTING BARN VIEWED FROM THE WEST



EXISTING BARN VIEWED FROM THE EAST

Design:-

The proposed conversion entails the re-roofing of the north roof slope with diminishing coursed reconstructed heritage roofing slates to match the south roof slope in scale, colour, verge and eaves details, together with the incorporation of two triangular dormers within the slope. Internally it is proposed to lift the tie member of the existing roof trusses sufficient to facilitate passing headroom and to form a bat loft at high level. The slopes internally and the underside of the bat loft floor would be insulated and underlined, incorporating a vapour barrier. The existing dwarf walls up to eaves internally will be similarly insulated and lined, however the existing floor above the cider barn and store will remain untouched and topped off within the loft with fireproof board, insulation between battens, vapour barrier, tempered hardboard and hardwood flooring. Drainage from the shower room fit out will be taken to a new external soil and vent stack.

It is proposed to provide 4 No conservation type skylights within the south roof slope and the new part glazed external door and triangular windows will be in hardwood to match the existing. The two internal doors will be vertically boarded hardwood doors.

Access:-

Vehicular access to the site and provision for parking of numerous vehicles will remain unchanged. However the external access stairs into the Loft would preclude the provision of threshold arrangements suitable for the ambulant disabled

Biodiversity:-

The existing site of approximately 0.61 hectares comprises a well established farmstead of pasture, orchards, mature indigenous trees and hedges, ditches and streams as well as a range of traditional buildings, all providing for a wealth of biodiversity. In addition to the bat access into the ground floor store proposed in the bat report the provision of a bat loft will further enhance the local biodiversity.

Rodney Purse BA Dip Arch RIBA