

Heritage Statement



Erection of dwelling to replace extant dwelling permitted under planning permission 2019/1154/FUL

Little Oakhill, Brewery Lane, Oakhill, BA3 5AT

1951 rev.

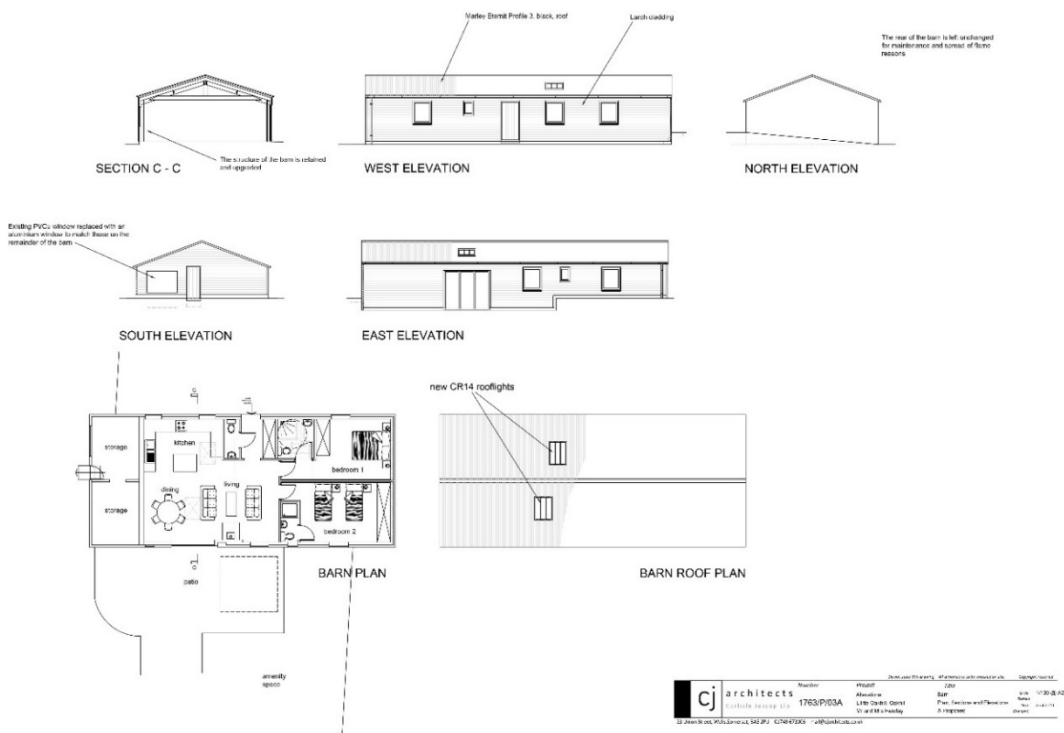
1. Introduction

Erection of a new dwelling to replace the approved conversion of the sheep barn, see application 2019/1154/FUL & 2019/1155/LBC.

The sheep barn has not yet been converted, but the approval is still valid as other works, included in the same application, have been completed.

You will find below the approved drawing for the barn conversion.

The main objective with the present application is to stay as close as possible to what was approved, whilst providing some improvement to the listed building.



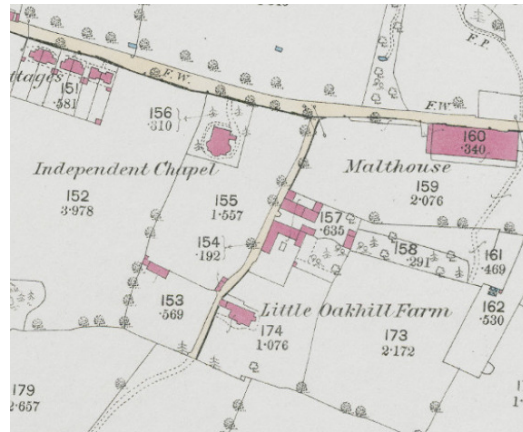
You will find below, the conservation officer comment regarding the old application (extract from the officer's report):

'Overall these proposals significantly enhance the setting and design of the listed building. Currently surrounded by three low-quality and inconsistently placed later additions, the farmhouse, will be greatly improved by their improvement. The rooflights are an acceptable way in which to improve the attic. There is no harm caused to the heritage asset and I have no objections.'

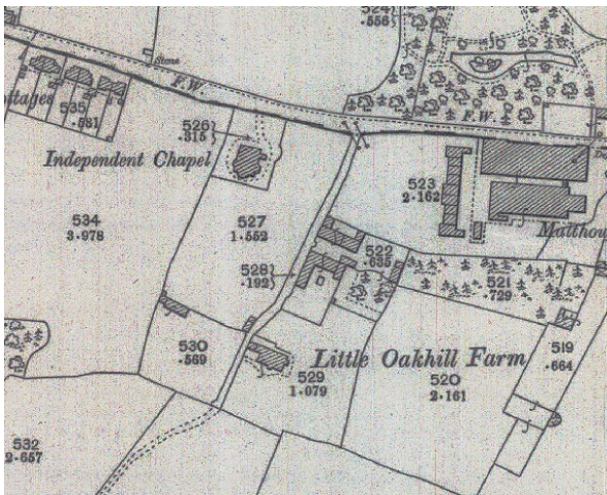
2. Historic and Special Importance of the Buildings



Tithe Map



1888 Os Map



Tithe Map



1946 RAF areal photograph (no sheep barn)



1946 RAF aerial photograph (no sheep barn)

Justification of the Listing

Heritage Category Listed Building

Grade II

List Entry Number 1058478

Date first listed 1st February 1983

Statutory Address Kittle Oakhill Farmhouse

County Somerset

District Mendip (District Authority)

Parish Oakhill

National Grid Reference ST 630 471 (363052,147155)

House. Circa 1750. Painted rubble, slate roof, brick stacks. 2-storeys, 7-bays, 2-light edge-roll moulded stone mullioned windows, some blocked. 2-door openings to right having chamfered stone architraves, vertical plank doors. Gabled wing of single storey to right return having broad door opening. Late C19 parallel range to rear, of 2-storeys, 3-bays.

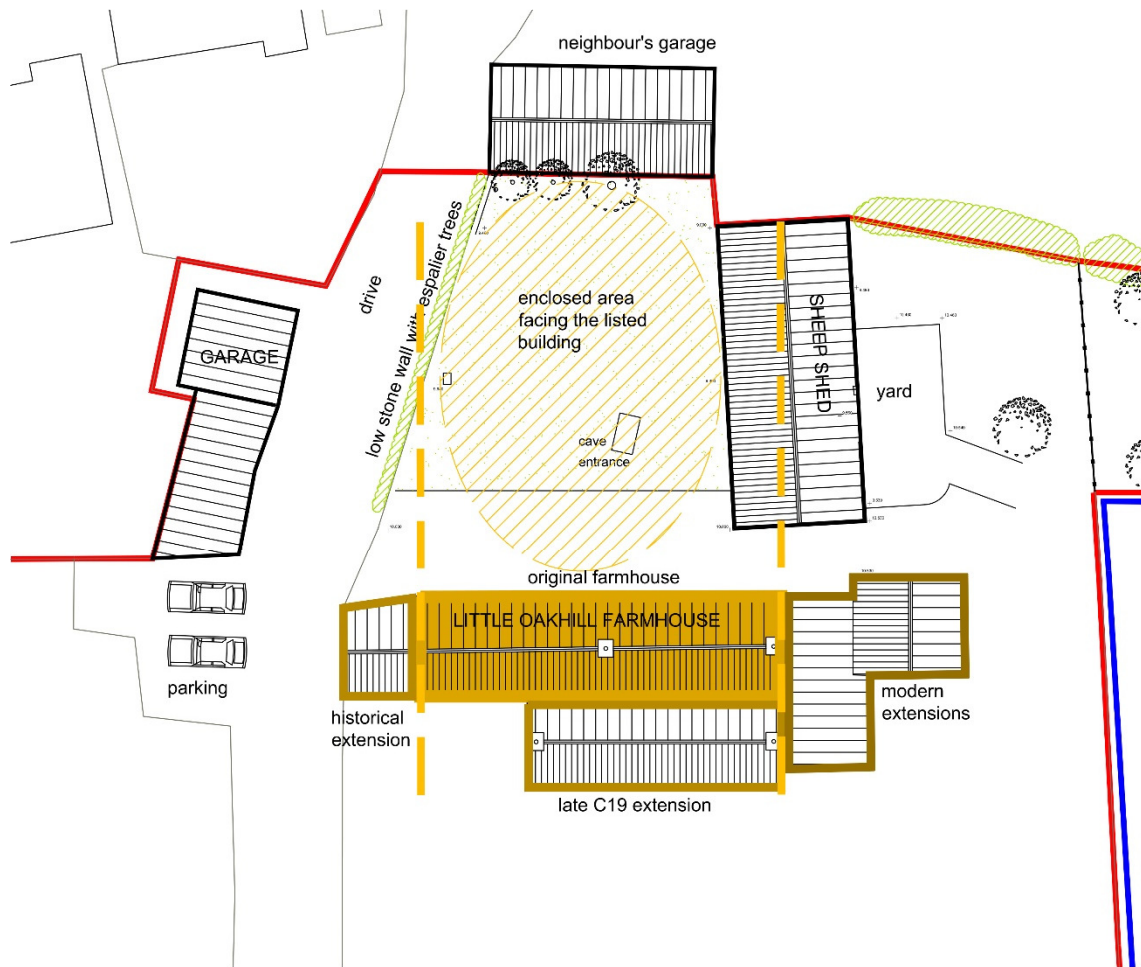
3. Photos







4. The Building and its Setting



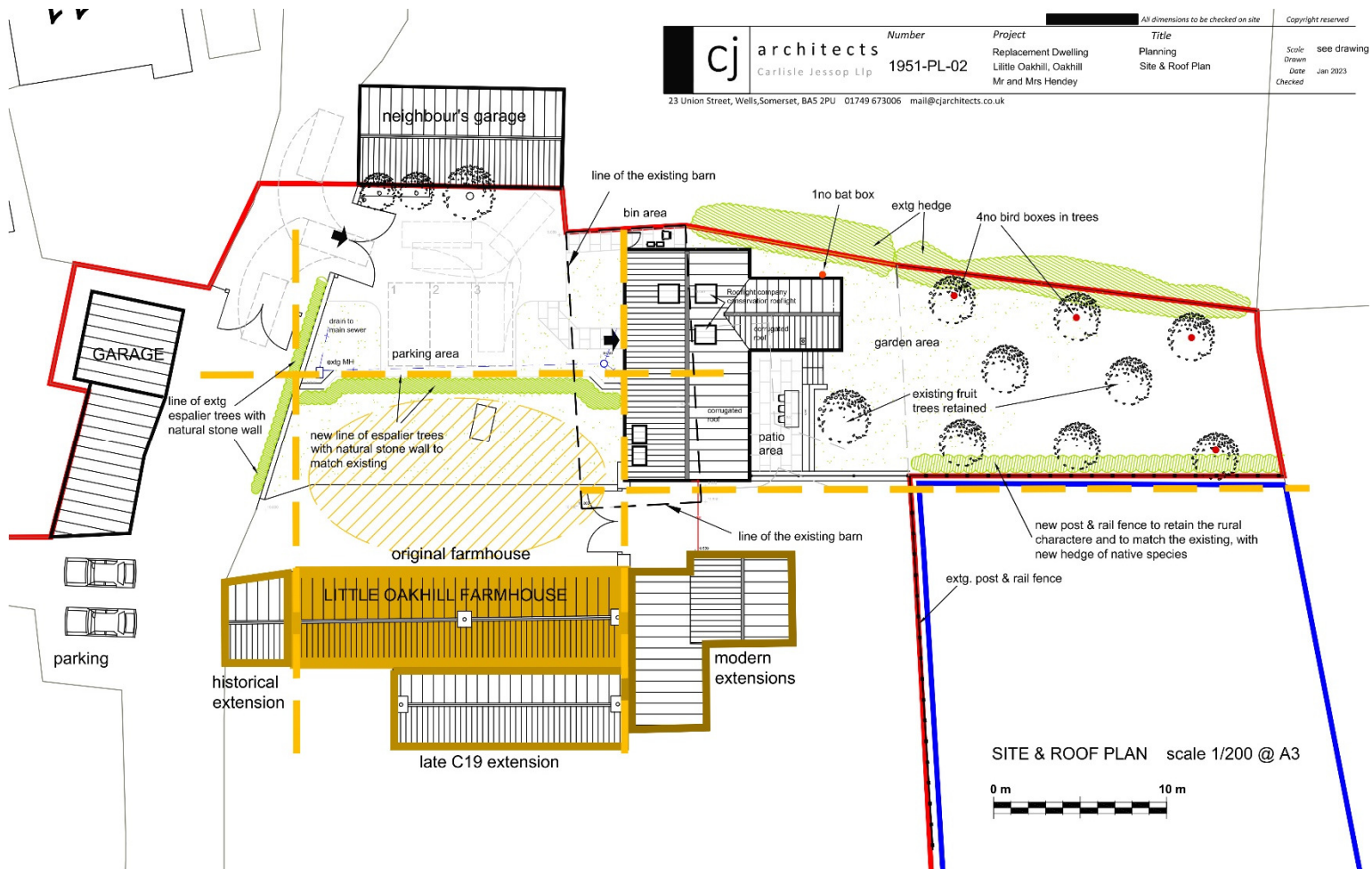
cj architects		Number	Project	Title	Scale	Copyright reserved
Carlisle Jessop LLP		1951-S-01	New Dwelling Little Oakhill, Oakhill Mr and Mrs Hendley	Survey Site & Roof Plan	see drawing Jan 2024	

Little Oakhill Farmhouse and its associated buildings occupy a rural, edge of village setting accessed by a track behind the High Street.

The sheep barn is located on the north side of the farmhouse. It seats at right angle to the main elevation and forms one of the edges of a vast enclosed area at the front of the farmhouse, see above and photo 6.

5. Justification for the proposed works

As described by the conservation officer, in the original application, the sheep barn is one of the three low-quality building inconsistently placed around the listed farmhouse. The proposal offers the opportunity to enhance the setting of the listed building whilst preserving the character of the barn and the farmhouse.

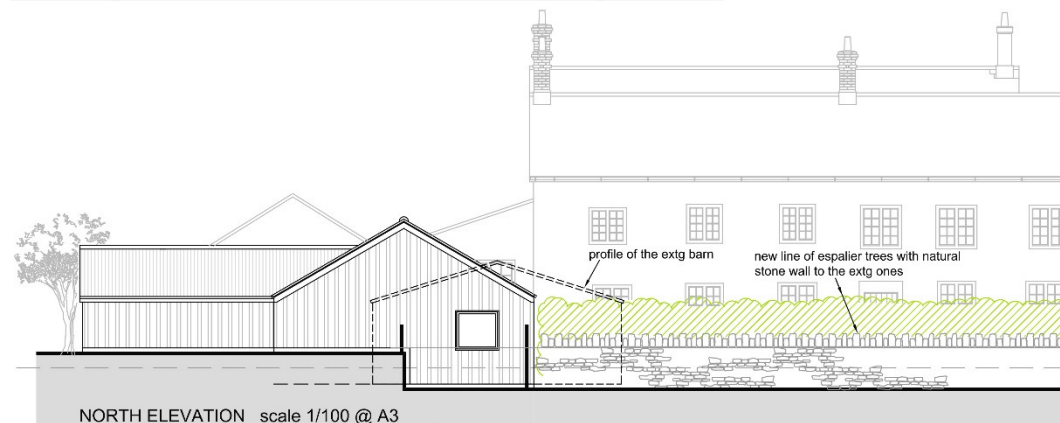
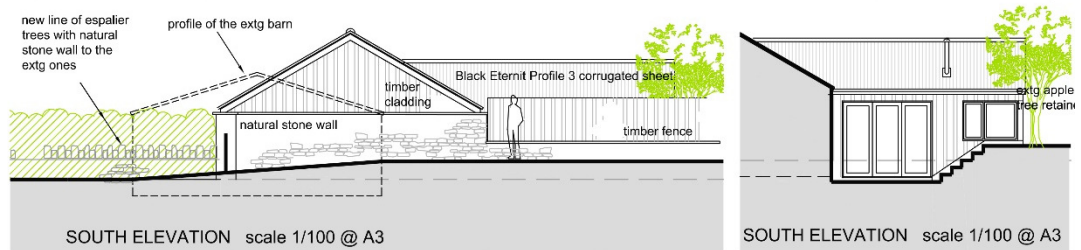
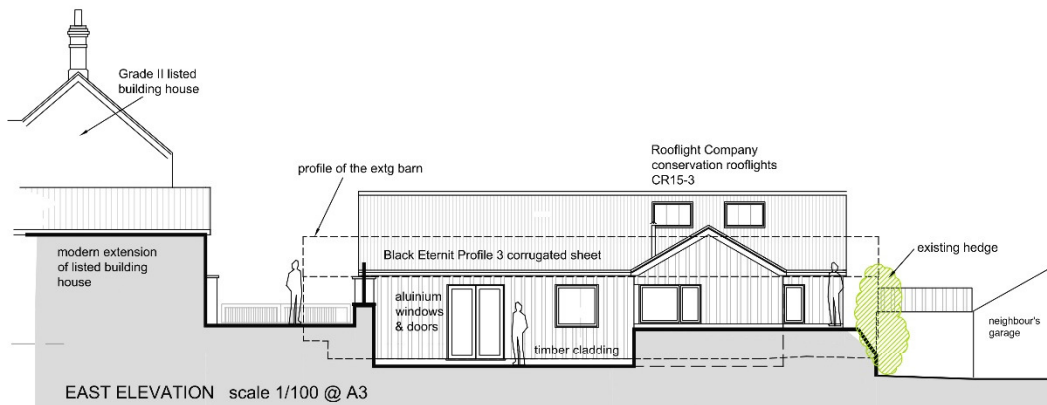
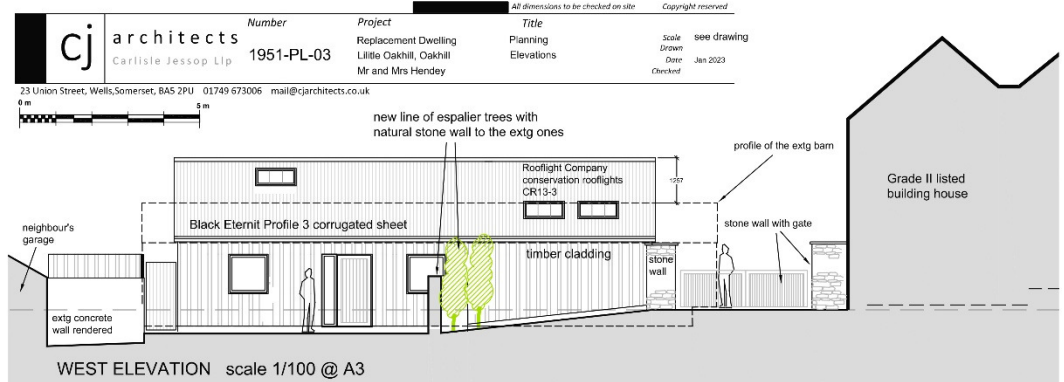


The unsightly concrete sheep barn will be replaced by a building of a similar footprint, shape and form. The materials and the architectural vocabulary used for the new building will give it a modern edge while keeping some of the barn's characteristic. Whilst improving the setting of the listed building these changes will maintain the hierarchy between the formal farmhouse and the agrarian building.

The area at front of the farmhouse will be remodelled to preserve and improve the visibility of the historical main elevation.

- The new building is being move to the east to be in line with the end of the original Farmhouse elevation.
- The new gable end will be set away from the farmhouse to avoid overcrowding the listed building.

- The area at the front has been reduced to bring the focus on the main elevation and avoid distraction. The new external boundary between the new dwelling and the listed building will stay in keeping, by using a similar arrangement as the one along the drive. The boundary will be in natural stone wall and will be doubled by a series of espalier trees.
- The new stone wall and gate, between the new building and the listed building will screen the existing modern extensions (east of the main house) and will re-enforce the status of the main house elevation and its associated space at the front.



6. Specification

The new construction will be either in timber frame or masonry and will be cladded with some vertical timber cladding.

The windows will be in aluminium, and a few conservation rooflights from the Rooflight Company will be installed in the roof.

The roof will be finished with black Marley Eternit profile 3.

The new boundary treatment will be in places using natural stone wall, timber fencing or natural hedge or trees.

Design & Access Statement

1.0 Use

Residential use

2.0 Amount

The new single storey dwelling has three bedrooms and an open plan living/ kitchen/ dining area.

The proposal is of a similar footprint, size and shape as the original sheep barn. However, the building has been shortened to the north and south to give some breathing space to the listed building and the neighbouring property. To compensate and make the layout more practical the building includes an extension that is well hidden from the listed building.

The size of the proposed dwelling is 101m².

The back garden includes a small section of the adjacent orchard to improve the amenity space of the new dwelling.

3.0 Layout

The entrance to the new dwelling is at the centre of the layout keeping the more public and private areas separate.

With the general orientation of the new building being east-west, the proposed extension offers the opportunity to capture the south facing sunlight in the main living spaces.

The proposal makes sure that there are no overlooking issue with the neighbouring properties.

4.0 Scale

The proposal has a similar profile to the existing sheep barn and remain a single storey building. The main difference is that the roof has been slightly raised to improve the general

aspect of the building. However, the new building remains subsidiary to the main farmhouse.

5.0 Material & Appearance

The aim of the proposed materials is to give the new building a modern hedge, while keeping some of the barn's characteristic.

The external walls will have vertical timber cladding.

The windows will be in aluminium, and a few conservation rooflights from the Rooflight Company will be installed in the roof.

The roof will be finished with black Marley Eternit profile 3.

6.0 Landscape

The impact of the proposal in the wider landscape will be minimal as it remains in more or less the same footprint as the original sheep barn. However, the general aspect will be improved with the use of more sympathetic materials.

A small section of the orchard will be included as garden for the new dwelling, however all the trees will remain and a new native hedge will be planted between the orchard and the field to retain and enhance the rural character.

The new boundary treatment will be in tune with their environment and will include natural stone wall, timber fencing or native hedges and trees.

7.0 Access

The proposal will not affect the existing access situation onto the main road.

The proposed parking area allows for two parking spaces and one visitor parking.

The property will comply with the 'Building Regulations M4(1) Category 1: Visitable Building'.

This document has been prepared for the sole purpose of the planning and listed building application.