



# Newbold Barn, Duntisborne Abbots

## Landscape Context & Proposals

01.24

### Desktop Research

- *Historic Maps*
- *Historic Aerial Photographs*
- *Previous Planning Applications*
- *Site Photography*

### Existing Site Conditions

### Landscape Proposals

### Indicative Materials

CHRIS BEARDSHAW  
Landscape Design & Consultancy

DESKTOP RESEARCH  
• Historic Maps



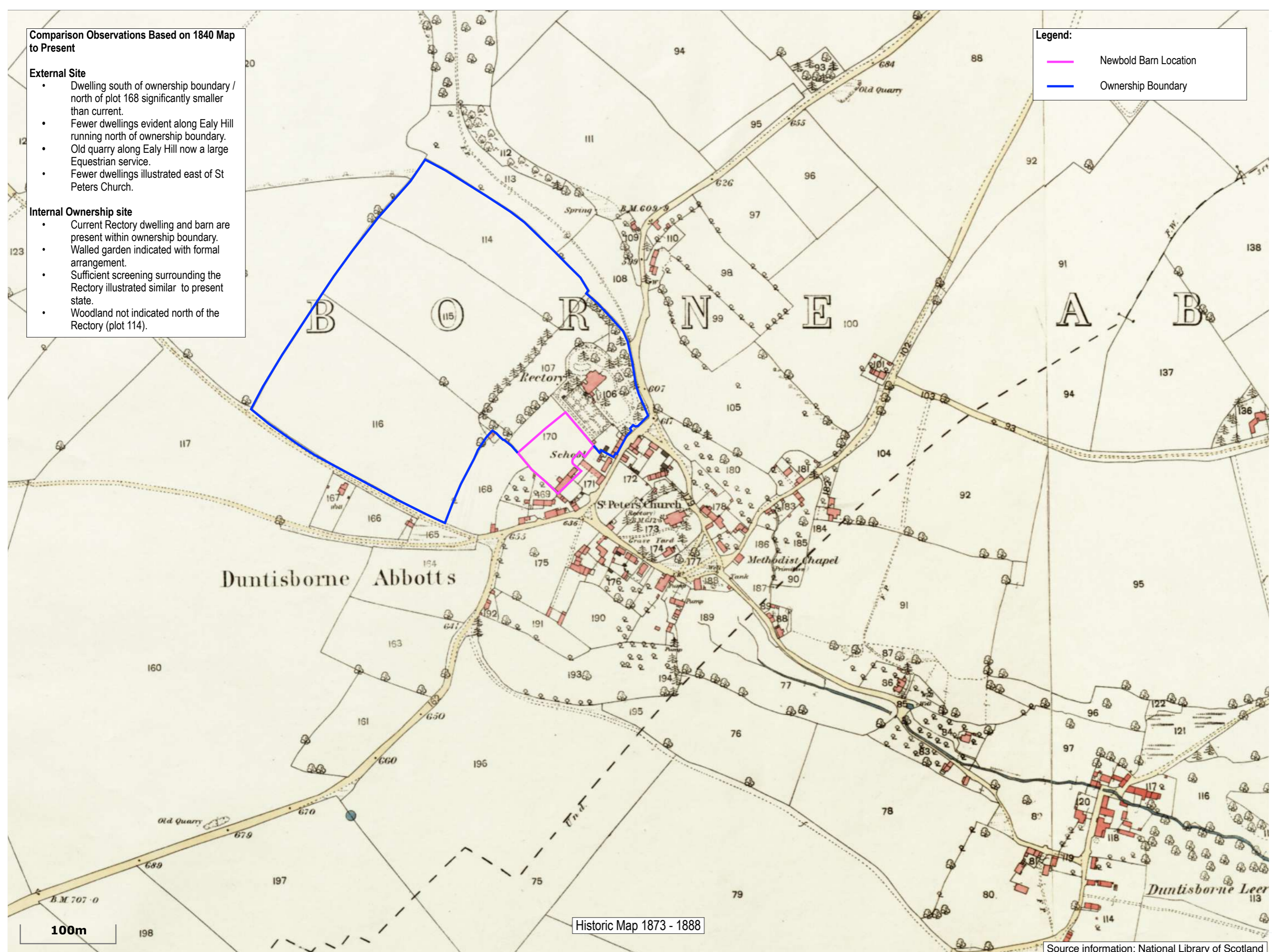
**Comparison Observations Based on 1840 Map to Present**

- External Site**
- Dwelling south of ownership boundary / north of plot 168 significantly smaller than current.
  - Fewer dwellings evident along Ealy Hill running north of ownership boundary.
  - Old quarry along Ealy Hill now a large Equestrian service.
  - Fewer dwellings illustrated east of St Peters Church.

- Internal Ownership site**
- Current Rectory dwelling and barn are present within ownership boundary.
  - Walled garden indicated with formal arrangement.
  - Sufficient screening surrounding the Rectory illustrated similar to present state.
  - Woodland not indicated north of the Rectory (plot 114).

**Legend:**

- Newbold Barn Location
- Ownership Boundary



Scale: NTS

Issue	Comments
1	24.01.24
2	
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 T: +44 (0) 7887876070

Checked: cpb	
<b>The Old Rectory, Duntisborne Abbots</b>	
project title:	Historic Map 1873-1888
drawing title:	
project no: TOR01	drawing no: 010

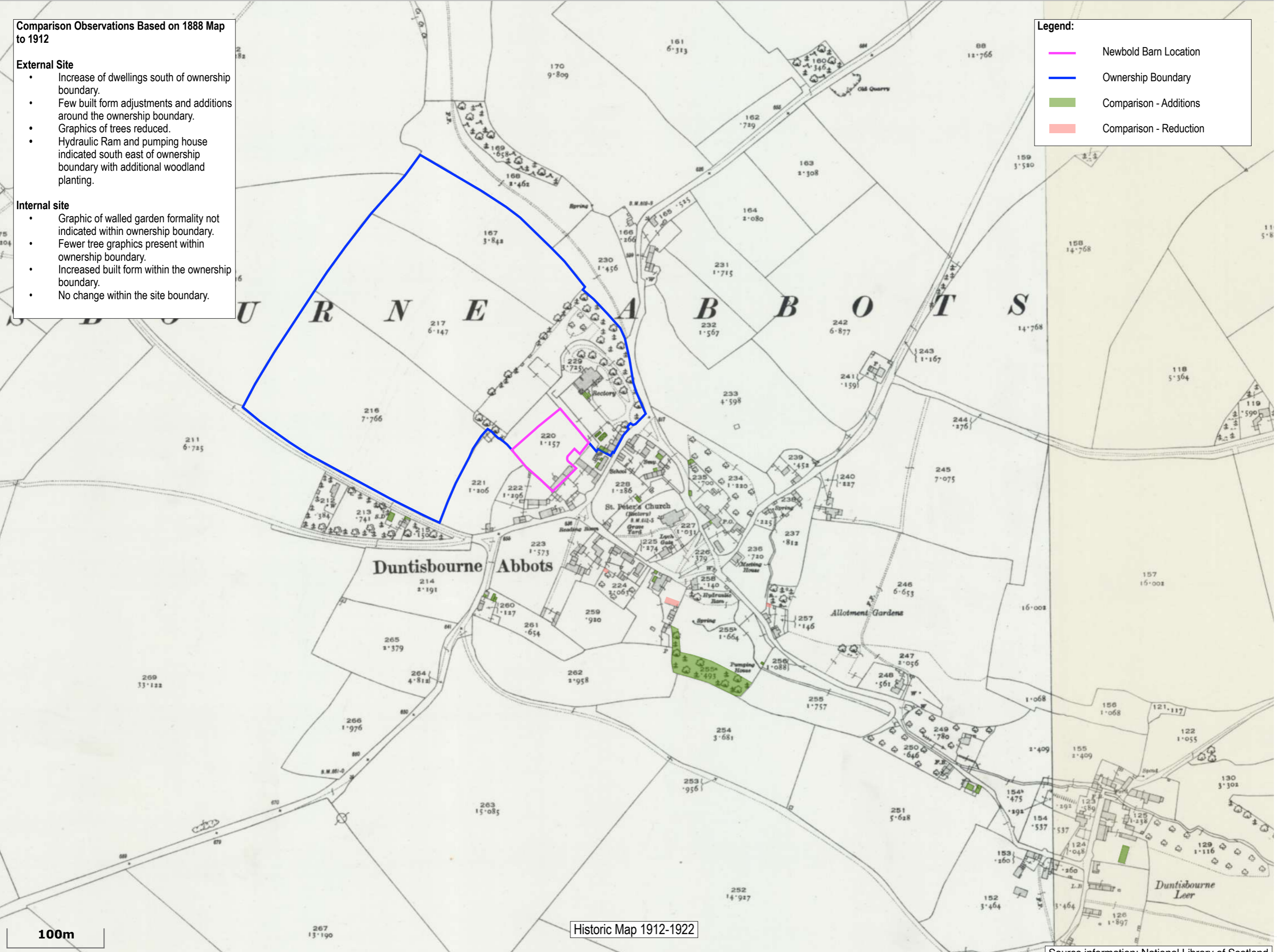


**Comparison Observations Based on 1888 Map to 1912**

- External Site**
- Increase of dwellings south of ownership boundary.
  - Few built form adjustments and additions around the ownership boundary.
  - Graphics of trees reduced.
  - Hydraulic Ram and pumping house indicated south east of ownership boundary with additional woodland planting.
- Internal site**
- Graphic of walled garden formality not indicated within ownership boundary.
  - Fewer tree graphics present within ownership boundary.
  - Increased built form within the ownership boundary.
  - No change within the site boundary.

**Legend:**

- Newbold Barn Location
- Ownership Boundary
- Comparison - Additions
- Comparison - Reduction



Historic Map 1912-1922

Source information: National Library of Scotland

Scale: NTS	
Issue	Comments
1	24.01.24
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Checked: cpb

**The Old Rectory, Duntisbourne Abbots**

project title: **The Old Rectory, Duntisbourne Abbots**

drawing title: **Historic Map 1912-1922**

project no: TOR01

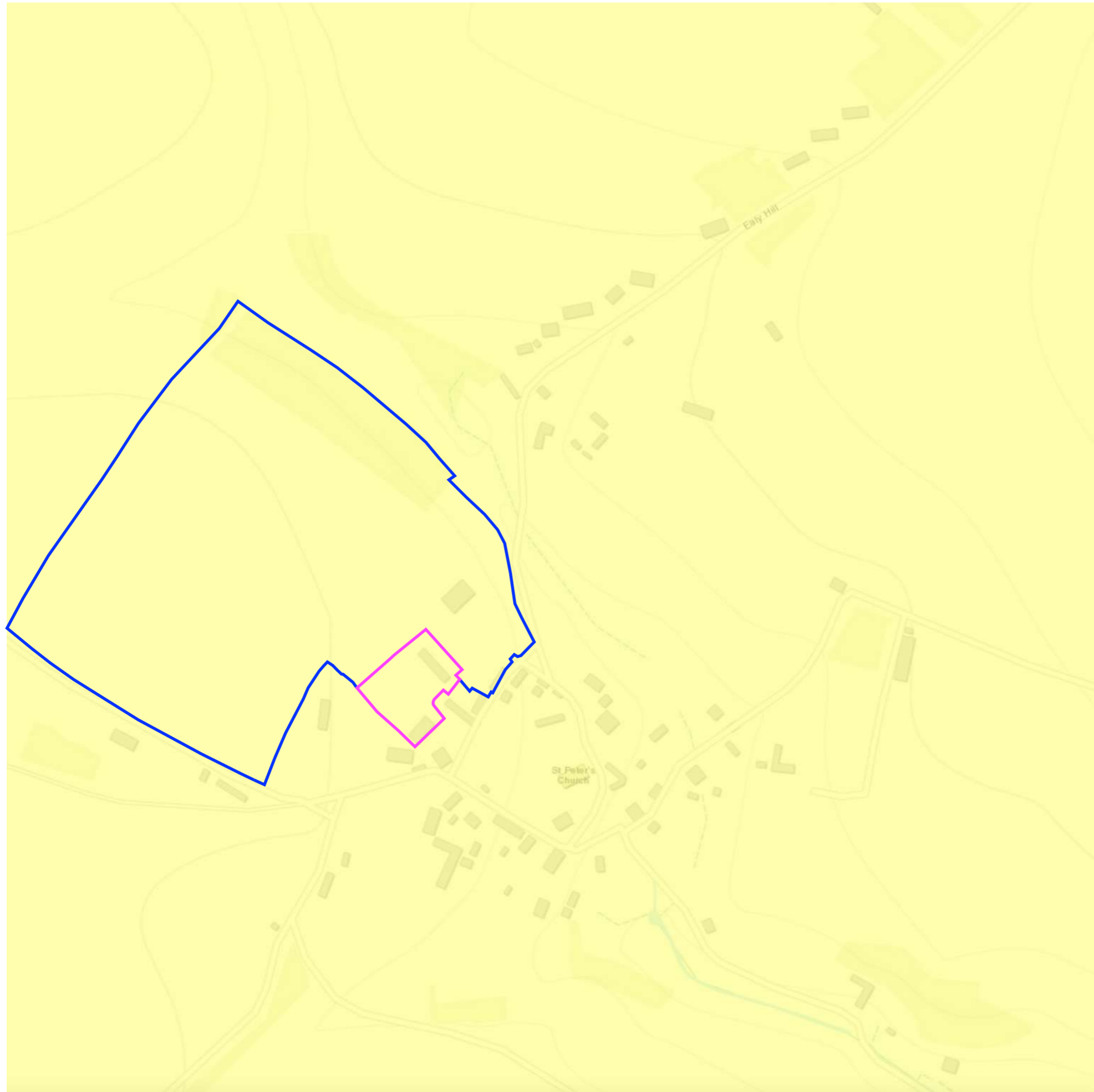
drawing no: 011



## DESKTOP RESEARCH

- Soil Observations





Soil Evaluation - Soil Origin

**Legend:**

- Shallow lime-rich soils over chalk or limestone
- Newbold Barn Location
- Ownership boundary

**Analysis**

**Texture:**  
Loamy.

**Drainage:**  
Freely draining

**Fertility:**  
Lime-rich.

**Land cover:**  
Grassland and Arable.

**Habitats:**  
Herb-rich Downland and limestone pastures; limestone pavements in the uplands; Beech hangers and other lime-rich woodlands.

**Topsoil Carbon:**  
Low/Medium.

**Mostly Drains to:**  
Chalk or limestone groundwater.

**Water protection issues:**  
Particularly vulnerable to leaching of nitrate and pesticides to groundwater; surface capping and erosion of chalk soils on steeper slopes under cereals is linked with eutrophication and silting of chalk streams and their gravel spawning beds.

**General Cropping Guidance:**  
Over chalk, spring and autumn cereals can be grown but the soils are especially vulnerable to nitrate leaching and attract stricter fertiliser limits. Suitable only for grassland where there is hard limestone. Lack of soil moisture is most likely limiting factor to yields.

Scale: NTS

Issue	24.07.24	Planning Context	Comments
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Checked: *cpb*

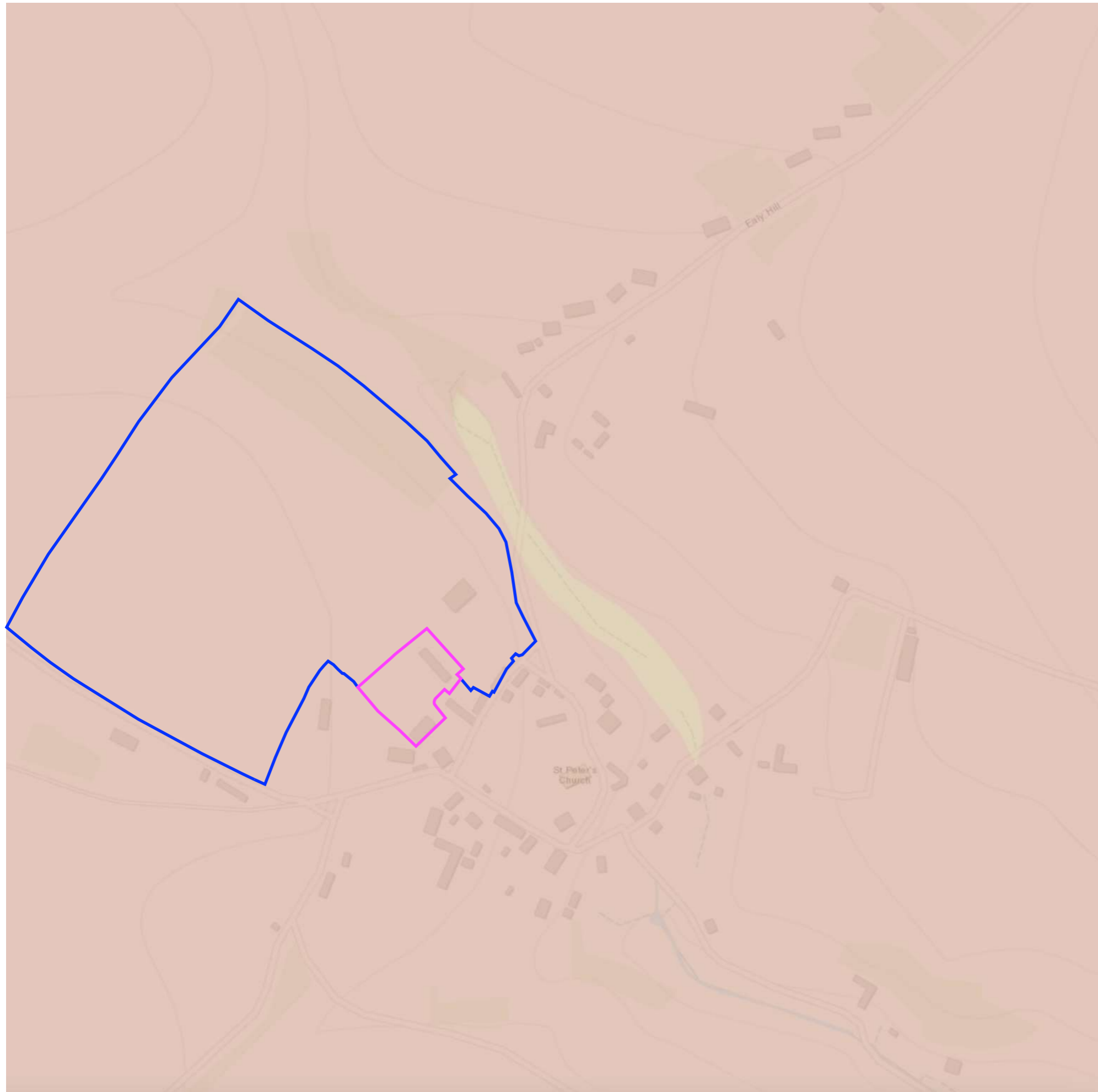
**The Old Rectory, Duntisborne Abbotts**

Soil Evaluation - Soil Origin

project title:  
drawing title:

project no: TOR01  
drawing no: 040





**Legend:**

- Clayey loam to silty loam.
- Clay to sandy loam.
- Newbold Barn Location
- Ownership boundary

**Analysis**

Proposed development location soil texture is theoretically clay to clayey loam  
 Firm to very stiff sometimes sandy CLAY or SILT.

Checked:  
cpb

**The Old Rectory, Duntisborne Abbotts**

project title:

project no:  
TOR01

Soil Evaluation - Soil Texture

drawing title:

drawing no:  
050

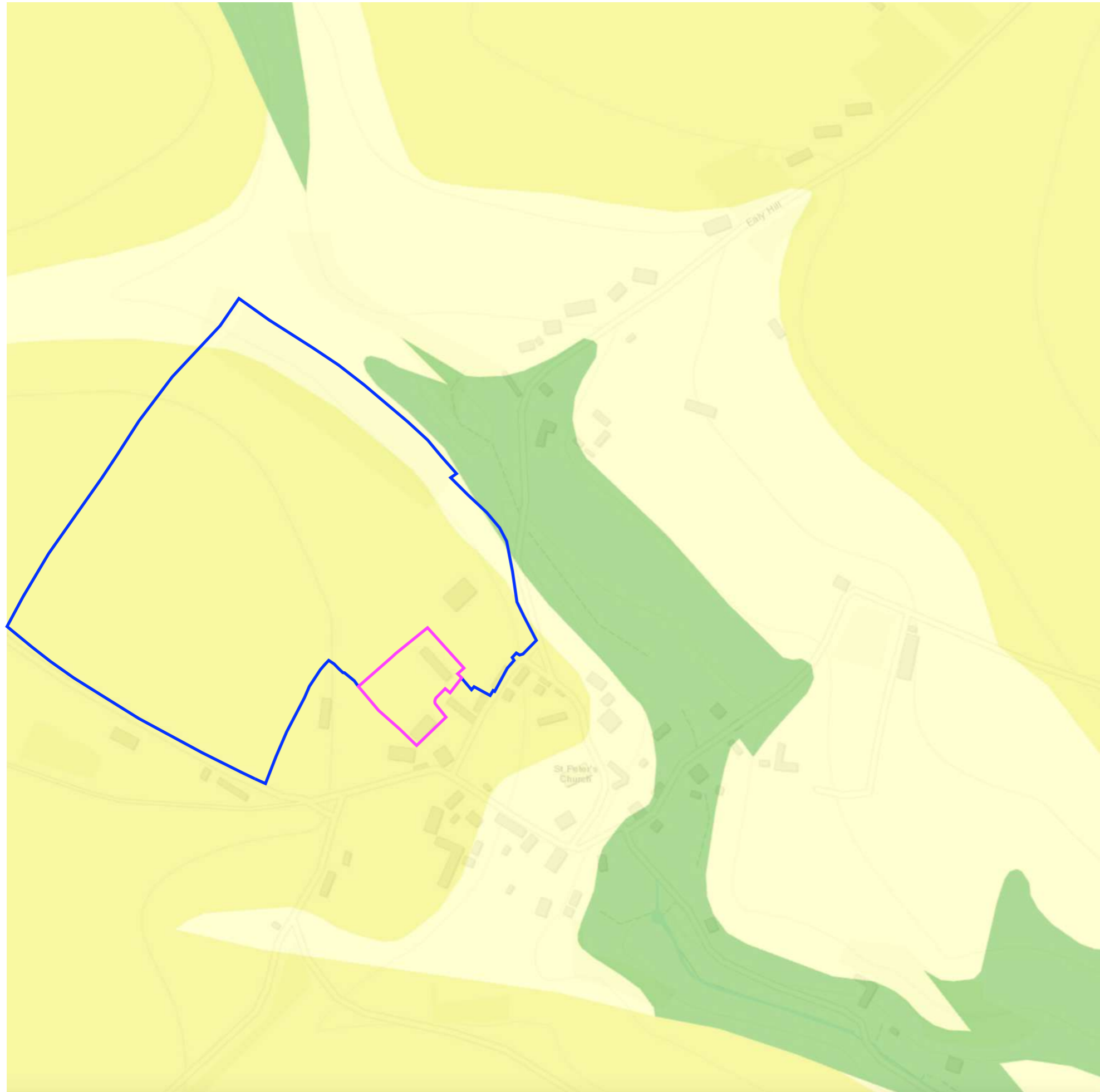
**Chris Beardshaw Design**  
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Scale: NTS

Issue	Planning Context	Comments
1	24.01.24	
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Soil Evaluation - Soil Layer Depth

**Legend:**

- Deep
- Intermediate - shallow
- Shallow
- Newbold Barn Location
- Ownership boundary

**Analysis**

The soil and subsoil can be dug to depths of more than half a metre, but less than 1 metre within the site boundary.

Issue	24.07.24	Planning Context	Comments
1			
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Scale: NTS

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Checked:  
cpb

<b>The Old Rectory, Duntisborne Abbotts</b>	Soil Evaluation - Soil Layer Depth
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project title:	drawing title:
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project no: TOR01	drawing no: 070
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- DESKTOP RESEARCH
- Historic Aerial Photographs



**Observations Based on 1999 Photograph**

- Yard outside barn in use.
- Large linear chicken shed present.
- Woodland planting north of site implemented.

**Legend:**

- Newbold Barn Location
- Ownership Boundary

Historic Aerial Photograph 1999

Source information: Google Earth Pro

Issue	Planning Context	Comments
1	24.01.24	
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Checked: cpb	Scale: NTS
<b>The Old Rectory, Duntisborne Abbotts</b>	
project title:	Historic Aerial Photograph 1999
drawing title:	

project no: TOR01	drawing no: 020
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**Observations Based on 2006 Photograph**

- Track in place for demolition of chicken shed.
- Yard outside barn enlarged
- Fence line evident north of site.

**Legend:**

- Newbold Barn Location
- Ownership Boundary



Historic Aerial Photograph 2006

Source information: Google Earth Pro

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1	24.01.24	
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Checked: cpb	Scale: NTS
<b>The Old Rectory, Duntisborne Abbots</b>	
project title:	Historic Aerial Photograph 2006
drawing title:	

project no: TOR01	drawing no: 021
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**Observations Based on 2019 Photograph**

- 15/02893/FUL planning application access track approval triggered and in operation - evident by hardcore splay on south west byway.
- Secondary Walled garden wall removed.
- The Old Rectory garage installed.

**Legend:**

- Newbold Barn Location
- Ownership Boundary

Issue	24.01.24	Planning Context	Comments
1			
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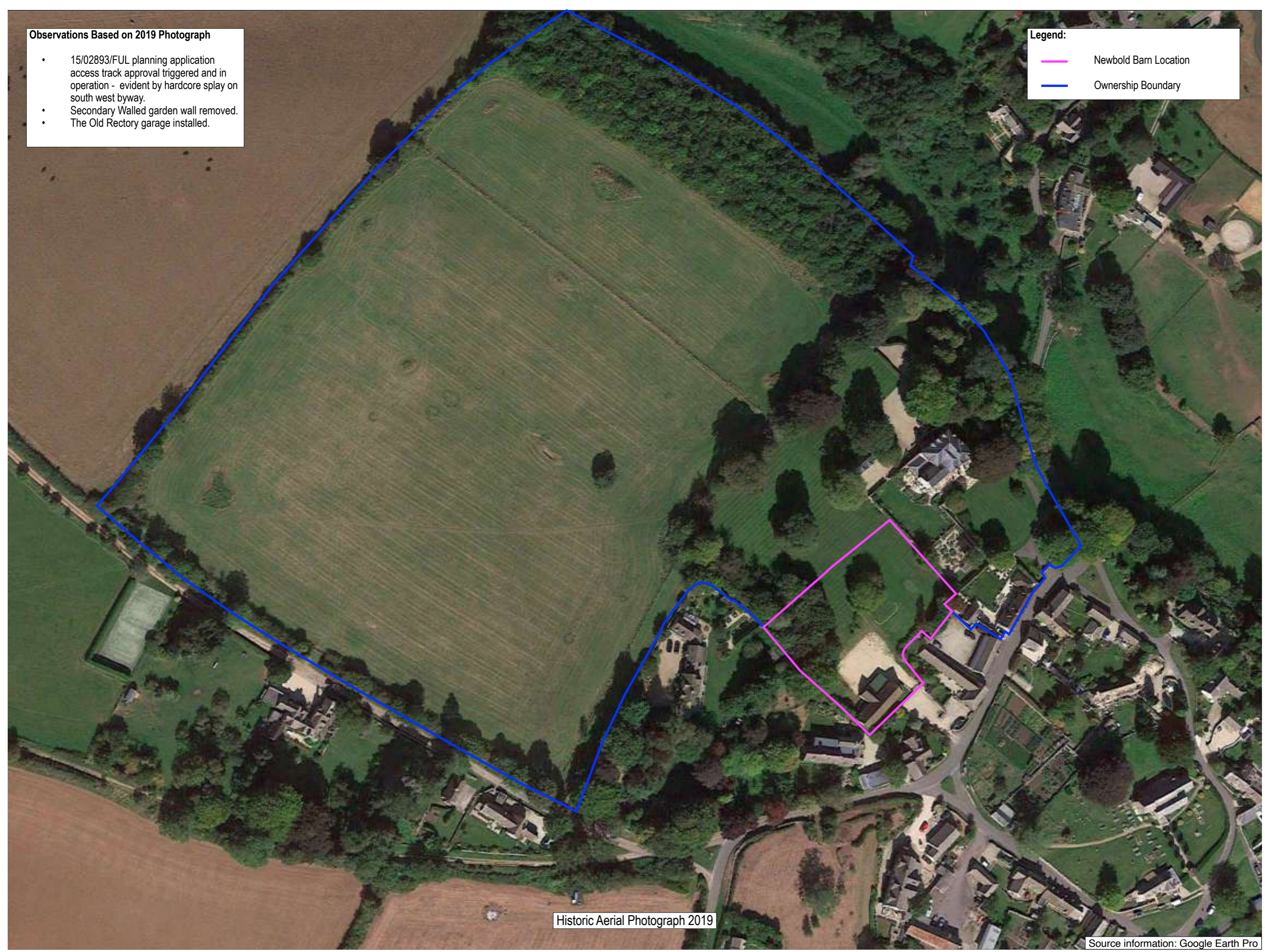
A: Design Office: Coves Barn, Jackbarrow Road, Winstone, Cirencester GL7 7JZ  
 E: [chris@chrisbeardshaw.com](mailto:chris@chrisbeardshaw.com)  
 T: +44 (0) 7887876070

Checked: cpb

<b>The Old Rectory, Duntisborne Abbotts</b>	
project title:	Historic Aerial Photograph 2019
drawing title:	

project no: TOR01	drawing no: 022
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Historic Aerial Photograph 2019





**Observations Based on 2021 Photograph**

- 15/02893/FUL planning application access track in operation.
- Yard temporary track to walled garden for installation of pool.

**Legend:**

- Newbold Barn Location
- Ownership Boundary



Historic Aerial Photograph 2021

Source information: Google Earth Pro

Scale: NTS

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1	24.01.24	
2		
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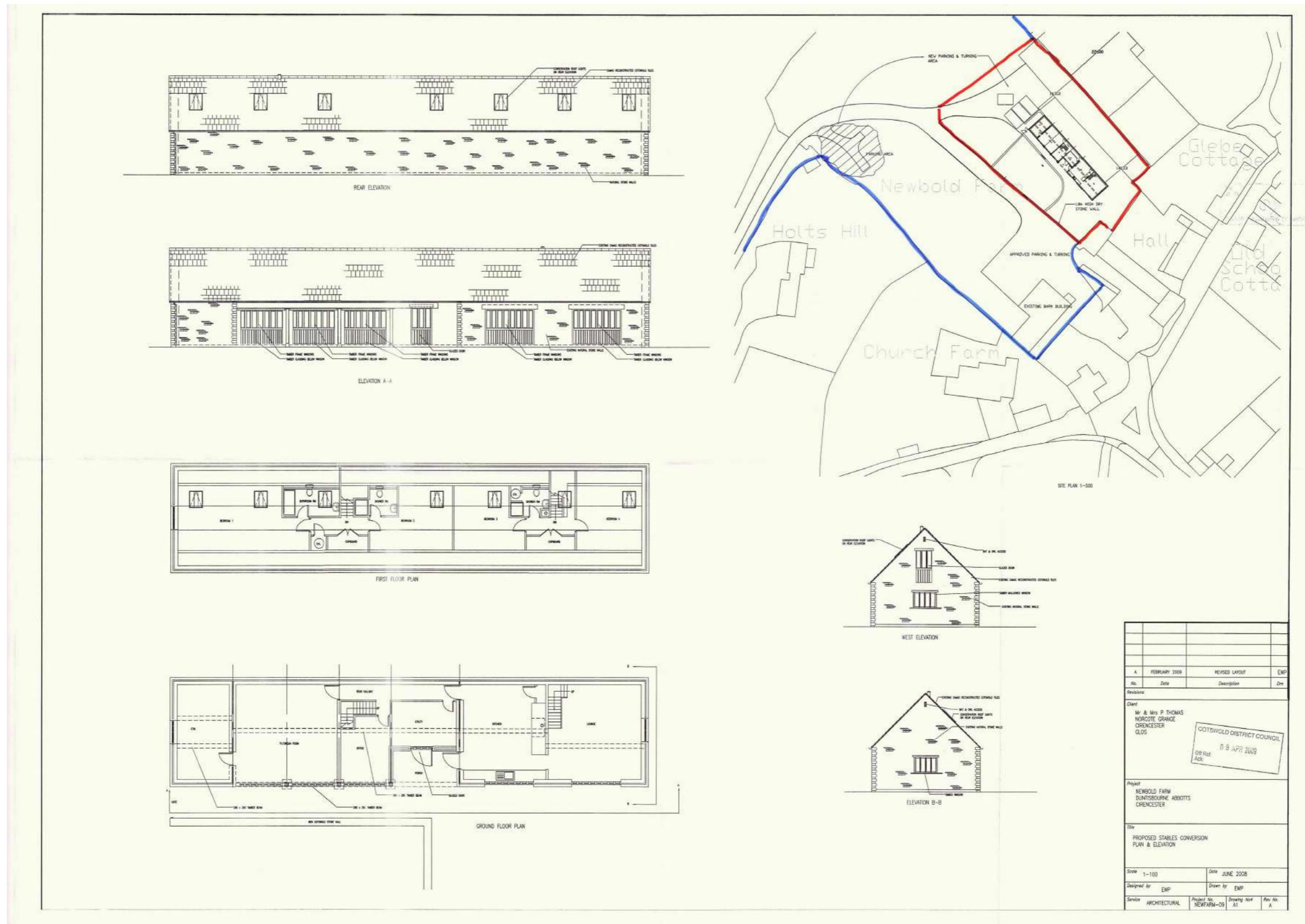
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<b>The Old Rectory, Duntisborne Abbots</b>	
project title:	Historic Aerial Photograph 2021
drawing title:	

project no: TOR01	drawing no: 023
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PREVIOUS PLANNING  
APPLICATIONS  
• 2006/2009

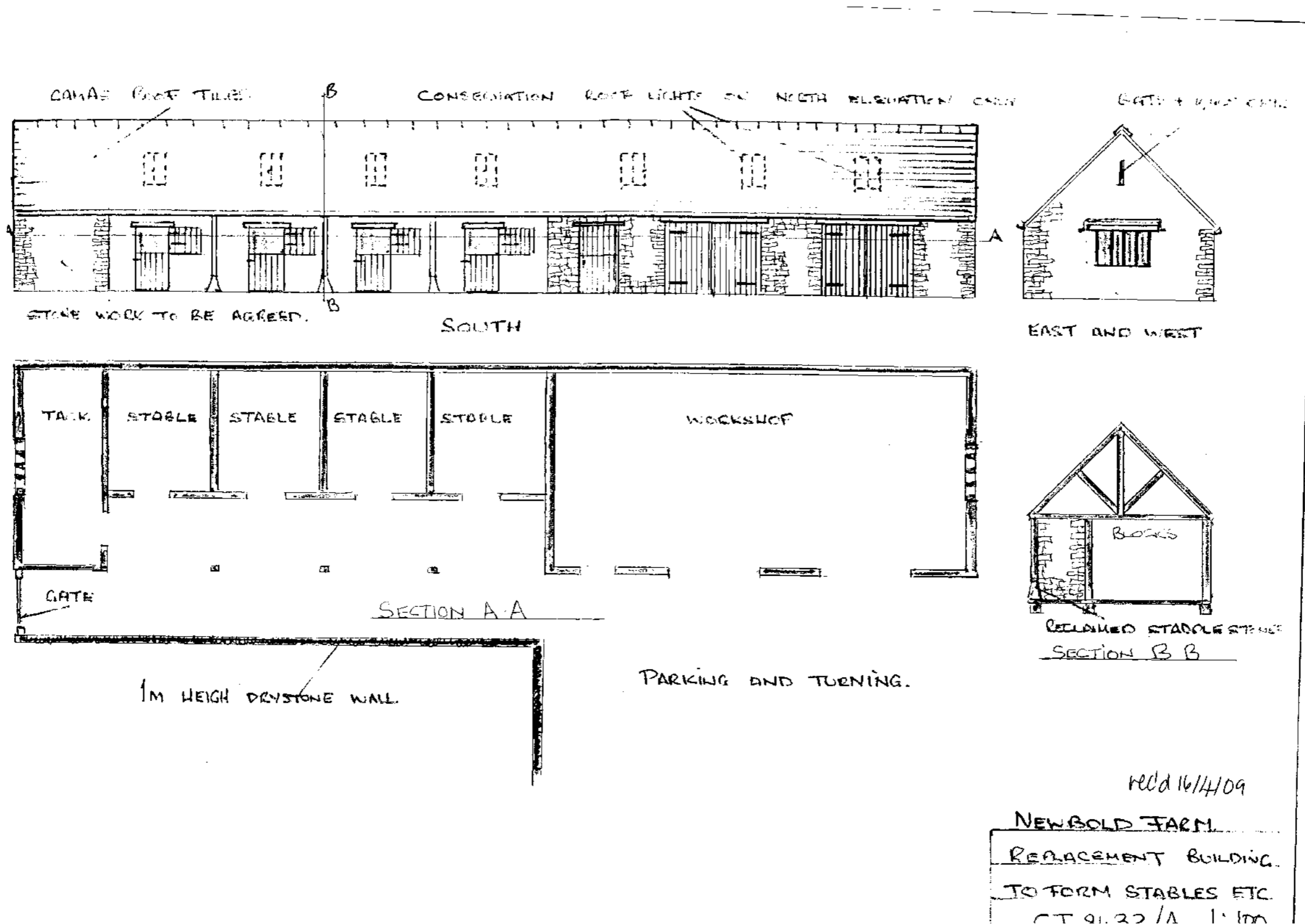
# PLANNING APPLICATION 09/00781/FUL



06/00381/FUL Application permitted Apr 2006 -Erection of 4 no. stables, tack room and workshop (re-submission).  
Drawings accompany 09/00781/FUL Application refused Oct 2009 - Conversion of stables and workshop building to dwelling.



# PLANNING APPLICATION 09/00781/FUL



06/00381/FUL Application permitted Apr 2006 -Erection of 4 no. stables, tack room and workshop (re-submission).  
 Drawings accompany 09/00781/FUL Application refused Oct 2009 - Conversion of stables and workshop building to dwelling.

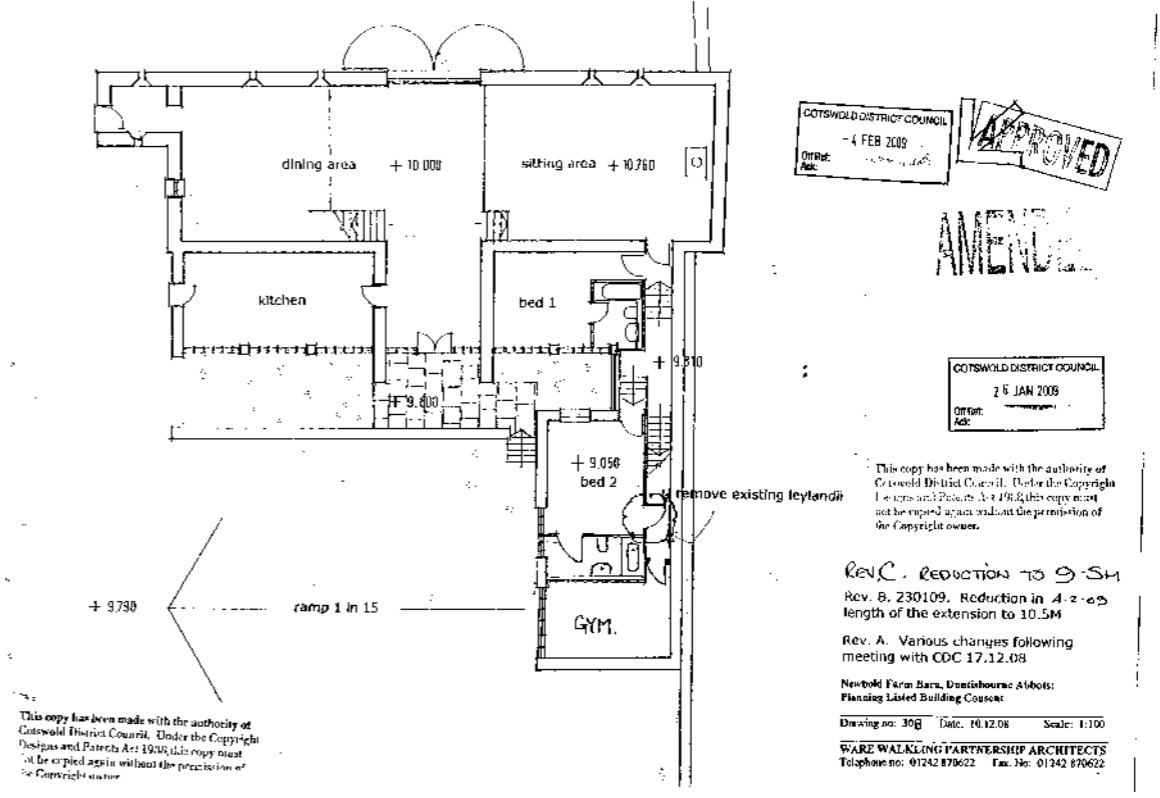
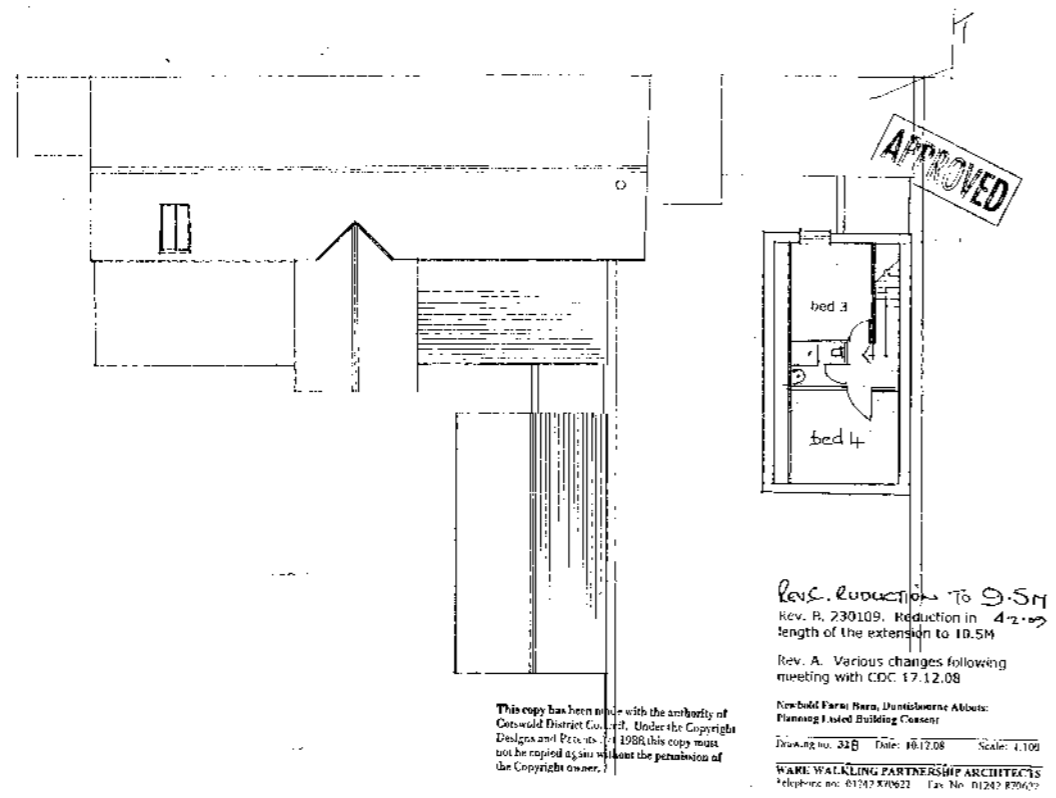
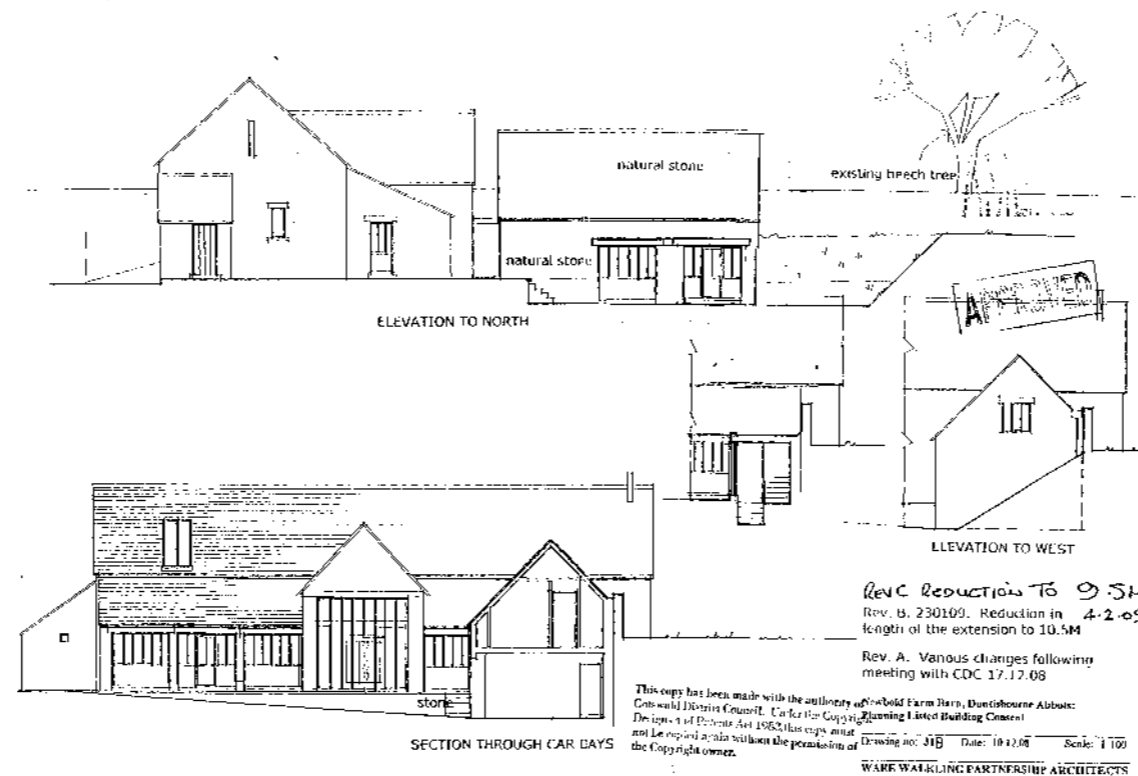
PREVIOUS PLANNING  
APPLICATIONS  
• 2012





# PLANNING APPLICATION

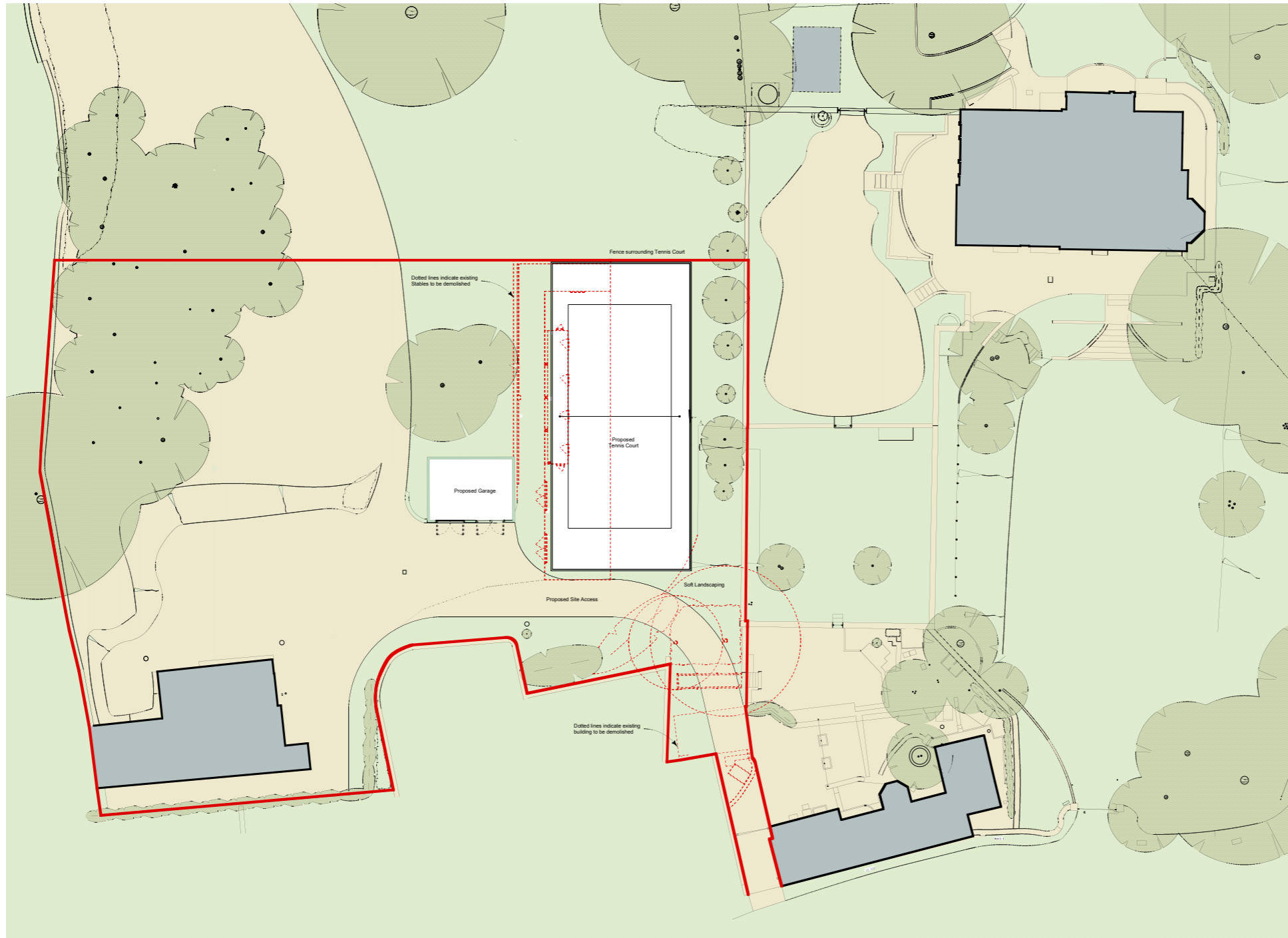
## 12/00650/FUL



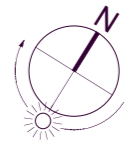
Application permitted Apr 2012 - Elevations, Roof & Floor Plan - Extension of time limit of planning permission 08/03692/FUL for conversion of barn to residential

PREVIOUS PLANNING  
APPLICATIONS  
• 2013

# PLANNING APPLICATION 13/03858/FUL



General Notes:  
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 4. Do not scale off drawing (Except for Planning purposes only). Use figured dimensions only.  
 5. WARNING: This drawing is issued in colour.



YA FLOOR PLAN LEGEND:

<span style="display:inline-block; width:15px; height:15px; background-color:#d3d3d3; border:1px solid black;"></span>	New building
<span style="display:inline-block; width:15px; height:15px; background-color:#c0c0c0; border:1px solid black;"></span>	Main house
<span style="display:inline-block; width:15px; height:15px; background-color:#f5f5dc; border:1px solid black;"></span>	Forecourt
<span style="display:inline-block; width:15px; height:15px; background-color:#d9ead3; border:1px solid black;"></span>	Grass
<span style="display:inline-block; width:15px; height:15px; background-color:#d9ead3; border:1px solid black;"></span>	Foliage
<span style="display:inline-block; width:15px; height:15px; border:1px dashed red;"></span>	Proposed demolitions

C	17.12.13	Planning Amendments	JSS	
B	16.05.13	Updated issue	KMS	AI
A	28.04.13	Planning Issue	KS	AI
Rev	Date	Notes	Drawn	Checked

Scale 1:200 @ A1

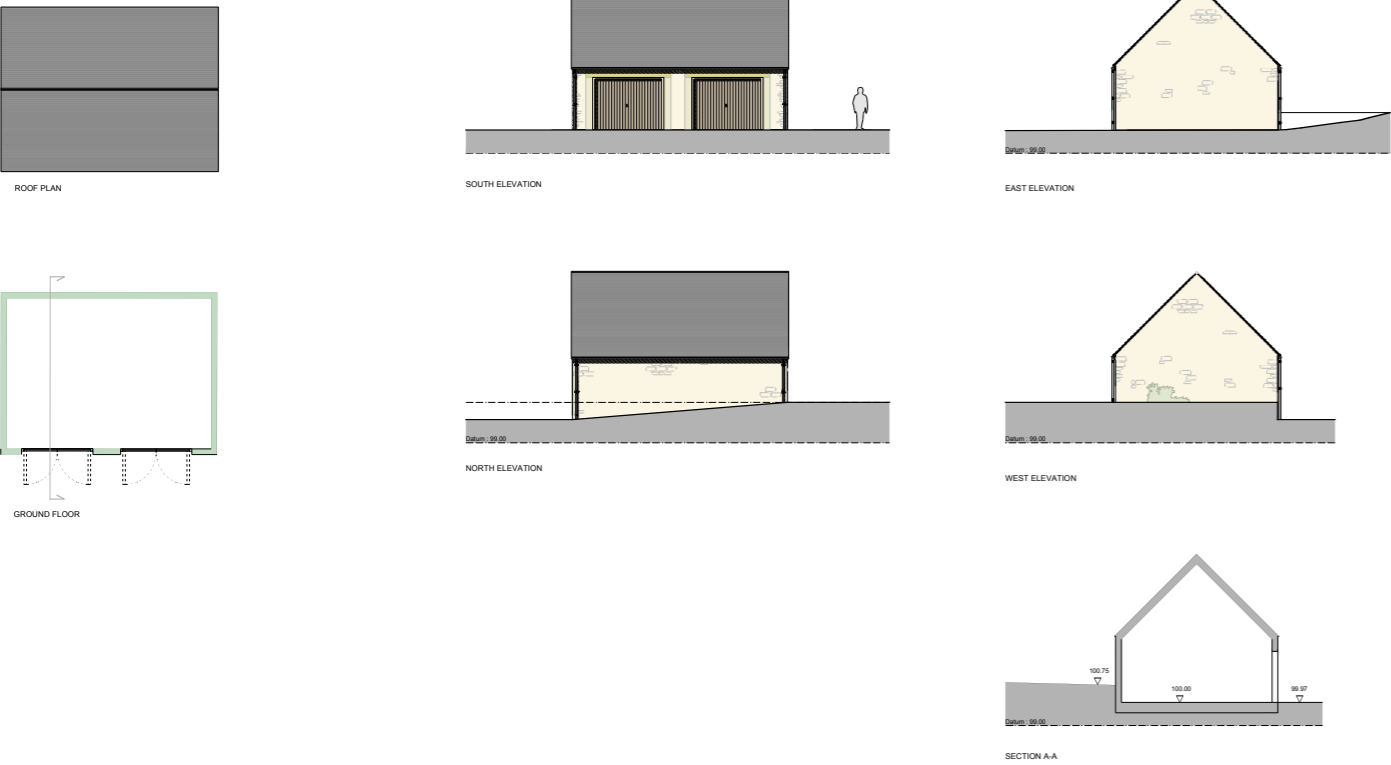
**YIANGOU** ARCHITECTS LLP  
 20 York Street, Gloucester, Gloucestershire GL1 2PP  
 Tel: +44(0)1202 888 999 Fax: +44(0)1202 888 494  
 Email: info@yiangou.com www.yiangou.com

Client	Mr. and Mrs. Scudamore
Project Address	The Old Rectory, Durlisbourne Abbots, GL7 7JN
Project Description	Alterations to The Old Rectory
Drawing Title	Proposed Site Layout
Drawing No.	<b>1376.161</b>
Rev.	<b>C</b>

Application permitted Mar 2014 - New details - Proposed site layout for Change of use of land to residential, construction of two bay garage, tennis court and associated fencing, construction of new vehicular access (in association with extant planning permission 12/00650/FUL for conversion of existing barn to residential).



# PLANNING APPLICATION 13/03858/FUL



**General Notes:**  
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**YA FLOOR PLAN LEGEND:**

- New building
- Main house
- Fence/court
- Clare
- Foliage
- Proposed demolition
- Stone
- Natural stone
- Quince
- Old

**Scale:** 1:100 @ A1

**YANGOU** YANGOU ARCHITECTS LLP  
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 www.yangou.co.uk

Rev	Date	Notes	Drawn	Checked
C	17.12.13	Planning Amendments	JGB	
B	17.05.13	Updated Issue	KMS	Al
A	28.04.13	Planning Issue	KS	Al

Client: Mr and Mrs. Scudamore  
 Project Address: The Old Rectory, Duntisbourne Abbots, GL7 7JN  
 Project Description: Alterations to The Old Rectory  
 Drawing Title: Proposed New Garage  
 Drawing No: 1376.162 Rev: C

## HERITAGE STATEMENT LAND AT NEWBOLD BARN, DUNTISBOURNE ABBOTS



### 3. PROPOSED DEVELOPMENT

3.1 The application proposals are described in full in the accompanying Planning, Design and Access Statement. They can be summarised as follows:

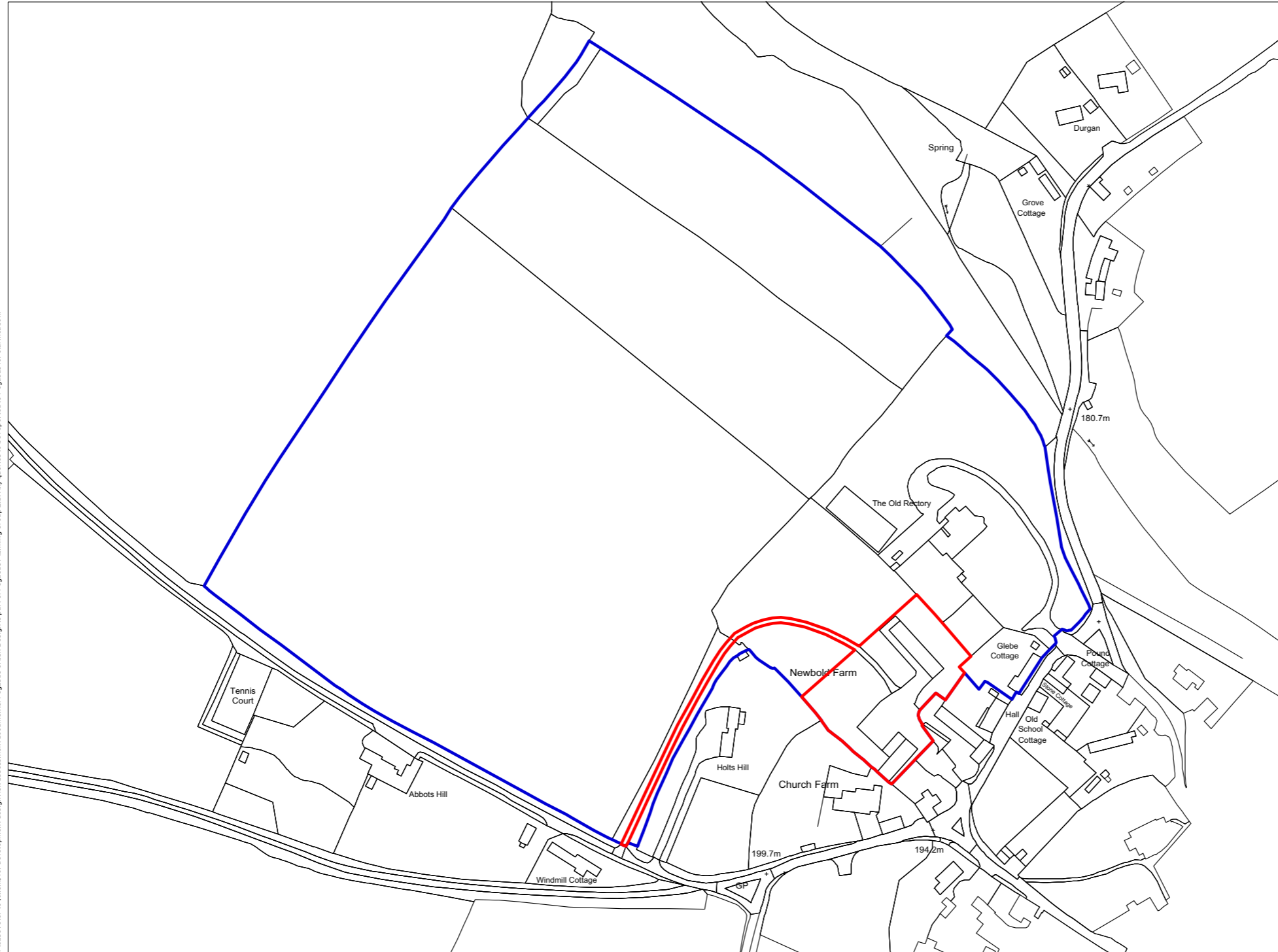
- Demolition and clearance of the existing stable workshop building;
- Construction of new two bay garage to be used in association with the residential conversion of Newbold Barn;
- Construction of new tennis court;
- Demolition of existing modern outbuilding currently used as garaging associated with Glebe Cottage;
- Construction of new vehicular access and associated engineering operations; and
- Associated new landscaping including mitigation tree planting.

Application permitted Mar 2014 -New details - Proposed new garage for Change of use of land to residential, construction of two bay garage, tennis court and associated fencing, construction of new vehicular access (in association with extant planning permission 12/00650/FUL for conversion of existing barn to residential)

PREVIOUS PLANNING  
APPLICATIONS  
• 2015



# PLANNING APPLICATION 15/02893/FUL



**KEY**

- SITE LOCATION (0.41HA)
- LAND UNDER THE CONTROL OF THE APPLICANT

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NEWBOLD FARM, DUNTISBOURNE ABBOTS - SITE LOCATION PLAN



| T 01285 641717 | F 01285 642348 | www.pegasuspg.co.uk | Team: MCC/AV | Date: 2ND JULY 2015 | Scale: 1:2000 @ A3 | drwg: S.0534\_01 | Client: MR AND MRS SCUDAMORE |

**Application permitted Sep 2015 - Location plan for Conversion and extension of barn to form residential accommodation and erection of detached garage.**

# PLANNING APPLICATION 15/02893/FUL



NEWBOLD FARM, DUNTISBOURNE ABBOTS - PROPOSED SITE LAYOUT



| T 01285 641717 | F 01285 642348 | www.pegasuspg.co.uk | Team: MCC/AV | Date: 2ND JULY 2015 | Scale: 1:2000 @ A3 | drwg: S.0534\_02 | Client: MR AND MRS SCUDAMORE |

**Application permitted Sep 2015 - Proposed site plan for Conversion and extension of barn to form residential accommodation and erection of detached garage.**



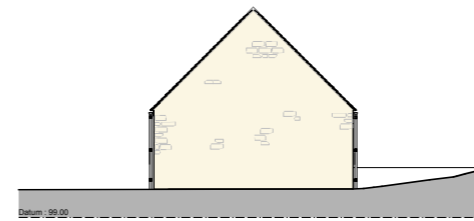
# PLANNING APPLICATION 15/02893/FUL



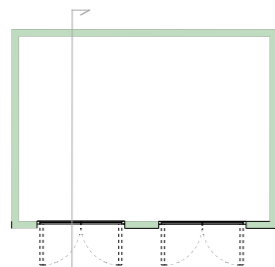
ROOF PLAN



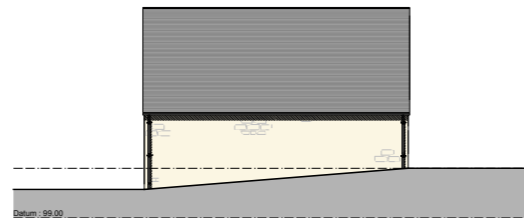
SOUTH ELEVATION



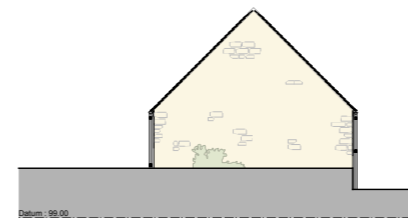
EAST ELEVATION



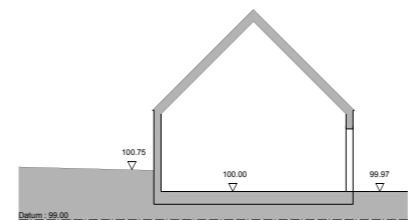
GROUND FLOOR



NORTH ELEVATION



WEST ELEVATION

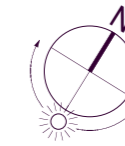


SECTION A-A

General Notes:  
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YA FLOOR PLAN LEGEND:

- New building
- Main house
- Forecourt
- Grass
- Foliage
- Proposed demolitions
- Slate
- Natural stone
- Quoins
- Oak



C	17.12.13	Planning Amendments	JSS	
B	17.05.13	Updated Issue	KMS	AI
A	26.04.13	Planning Issue	KS	AI
Rev	Date	Notes	Drawn	Checked

Scale 1:100 @ A1

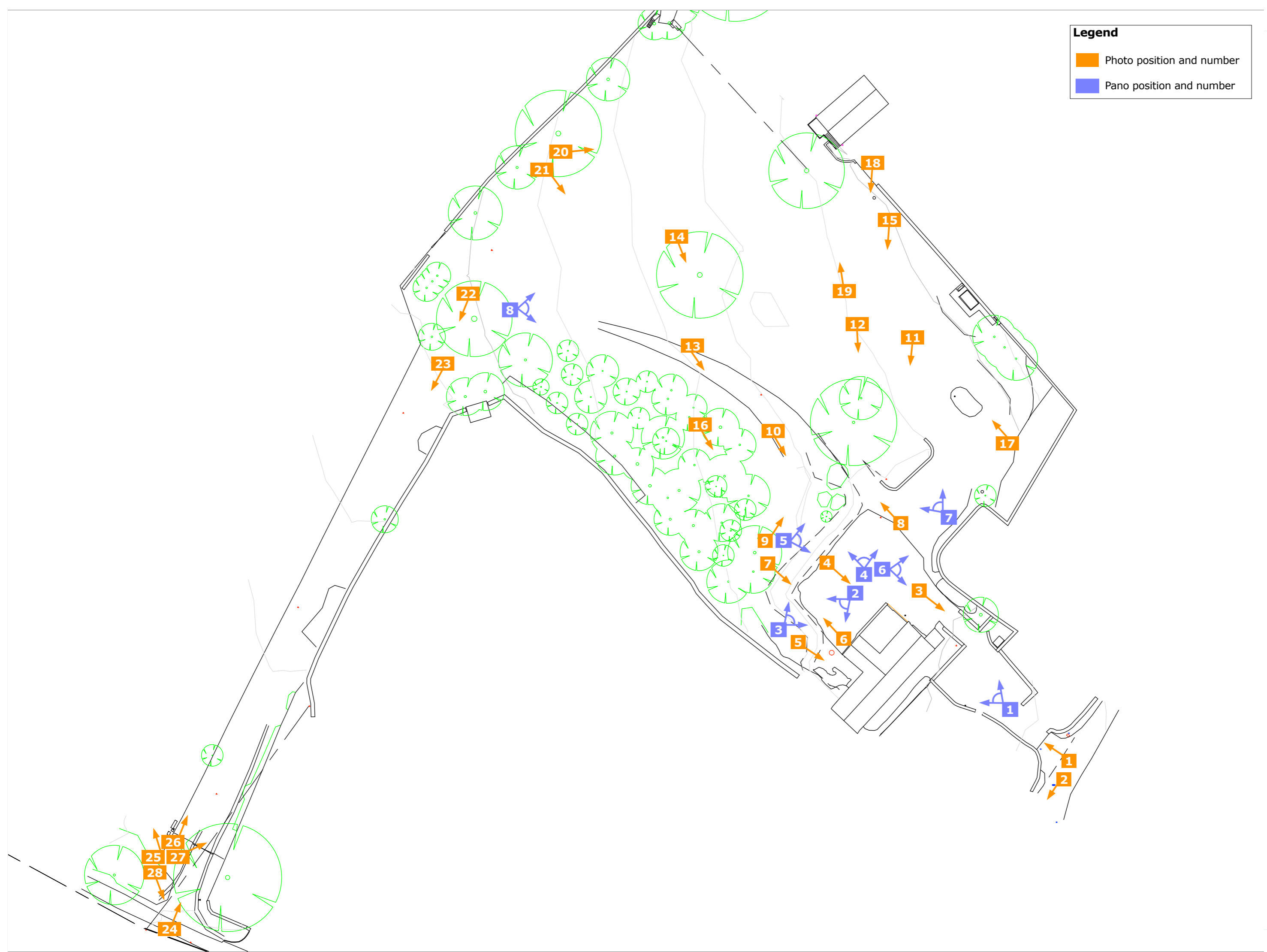
**YIANGOU**  
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 www.yiangou.com

Client	Mr. and Mrs. Scudamore
Project Address	The Old Rectory, Dunlebourne Abbots, GL7 7JN
Project Description	Alterations to The Old Rectory
Drawing Title	Proposed New Garage
Drawing No.	<b>1378.162</b>
Rev.	<b>C</b>

Application permitted Sep 2015 - Proposed new garage for Conversion and extension of barn to form residential accommodation and erection of detached garage.

# SITE PHOTOGRAPHY





**Legend**

- Photo position and number
- Pano position and number

Scale: 1:600

Issue	Comments
1	16.11.23
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**Chris Beardshaw Design**  
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Checked: cpb	
<b>The Old Rectory, Duntisborne Abbots</b>	<b>Existing Topo - Site Photo Locations</b>
project title:	drawing title:

project no: TOR01	drawing no: 170
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PANORAMA 1





PANORAMA 2





PANORAMA 3







PANORAMA 4





PANORAMA 5





PANORAMA 6







PANORAMA 7





PANORAMA 8







Photo 1



Photo 2







Photo 3



Photo 4







Photo 5

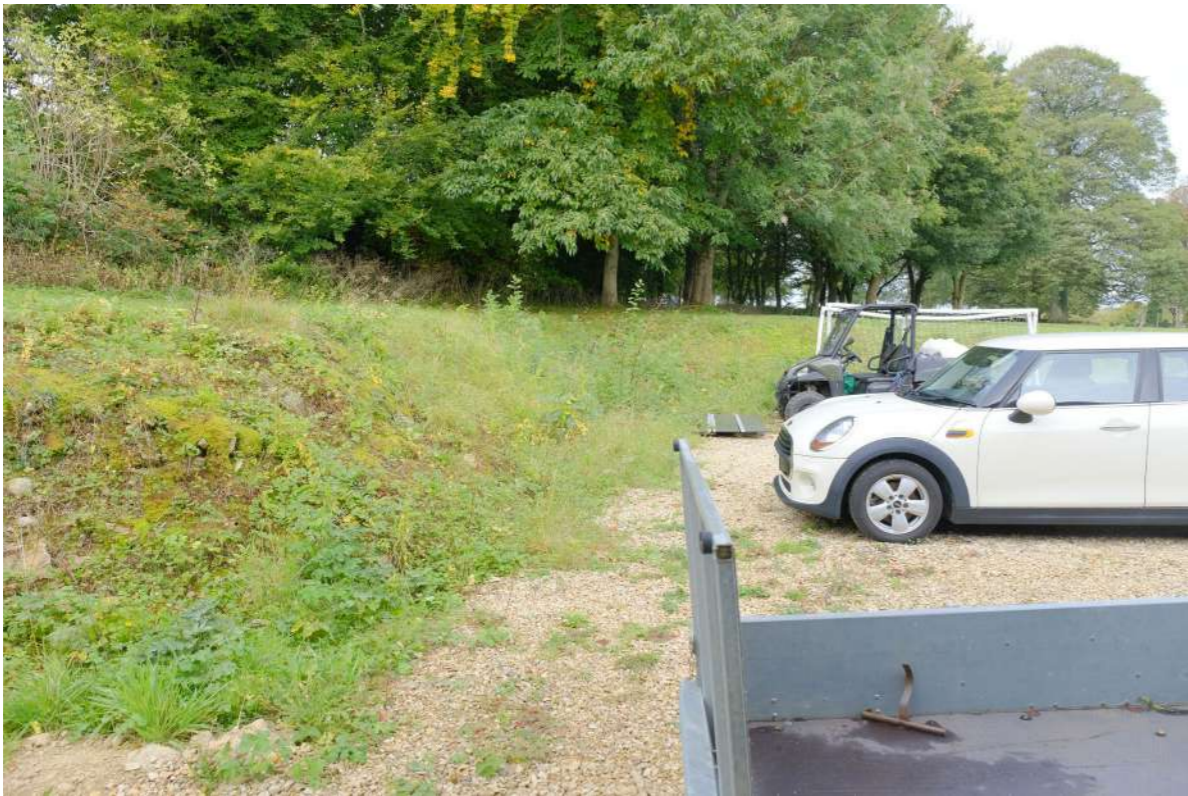


Photo 6







Photo 7



Photo 8







Photo 9

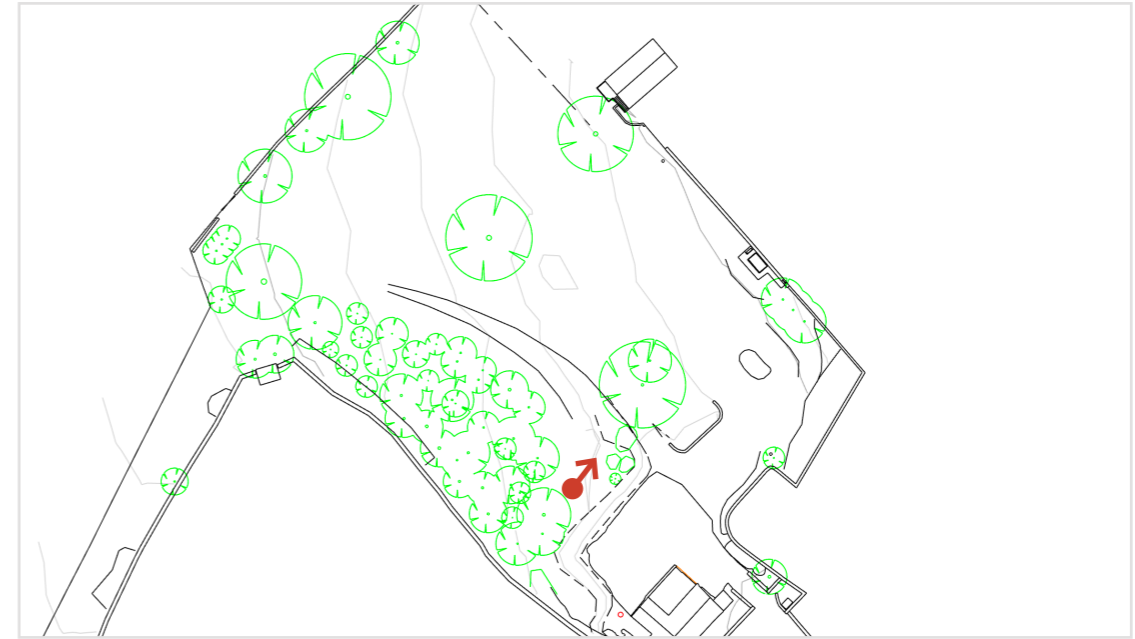


Photo 10







Photo 11



Photo 12







Photo 13



Photo 14







Photo 15



Photo 16







Photo 17



Photo 18







Photo 19



Photo 20







Photo 21



Photo 22







Photo 23



Photo 24







Photo 25



Photo 26







Photo 27




Photo 28





## EXISTING SITE CONDITIONS



- Legend**
-  Existing Barn
  -  Loose Gravel
  -  Existing Vegetation
  -  Existing Planting
  -  Existing Trees
  -  Rubble
  -  Putting Green
  -  Mown Grass
  -  Stone Walls
  -  Root Protection Areas (RPA's)
  -  Existing Access Track



Existing Site Conditions - Scale 1:700

Scale: 1:700 @ A3

Issue	Comments
1	24.01.24 Planning Issue
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Checked: cpb	
<b>The Old Rectory, Duntisborne Abbotts</b>	<b>Existing Site Conditions</b>
project title:	drawing title:


















project no: TOR01	drawing no: 210
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# LANDSCAPE PROPOSALS



**Legend**

-  Existing Barn
-  Proposed Building
-  Free Draining Gravels
-  Existing Hedge
-  Ornamental Planting
-  Existing Trees
-  Proposed Trees
-  Proposed Orchard Trees
-  Lawn
-  Orchard Meadow
-  Woodland Meadow
-  Shrub Planting
-  Stone Paving
-  Cobble Pavers
-  Stone Walls
-  Site Boundary - Red Line
-  Root Protection Areas

**Approved Planning Applications:**

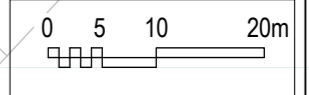
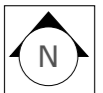
13/03858/FUL - Change of use of land to residential, construction of two bay garage, tennis court and associated fencing, construction of new vehicular access (in association with extant planning permission 12/00650/FUL for conversion of existing barn to residential) - Approved MAR 2014



Approved vehicle access as per 13/03858/FUL previously implemented

Red line for current application

Approved two bay garage as per 13/03858/FUL



General Masterplan in Context - Scale 1:700

Scale: 1:700 @ A3

Issue	Comments
1	26.07.24 Planning Issue - Revision A - Minor adjusts
2	
3	
4	
5	

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Checked: cpb

**The Old Rectory, Duntisborne Abbotts**

project title:

project no: TOR01

General Masterplan in Context

drawing title:

drawing no: 220A



- Legend**
-  Existing Barn
  -  Proposed Building
  -  Free Draining Gravels
  -  Existing Hedge
  -  Ornamental Planting
  -  Existing Trees
  -  Proposed Trees
  -  Proposed Orchard Trees
  -  Lawn
  -  Orchard Meadow
  -  Woodland Meadow
  -  Shrub Planting
  -  Stone Paving
  -  Cobble Pavers
  -  Stone Walls
  -  Site Boundary - Red Line
  - 195.00 Existing Levels
  - (195.00) Proposed Levels



General Masterplan - Scale 1:250

Scale: 1:250 @ A3

Issue	Comments
1	28.01.24 Planning Issue - Revision A - Minor adjusts
2	
3	
4	
5	

**Chris Beardshaw Design**  
Landscape Design & Consultancy

Checked: cpb

**The Old Rectory, Duntisborne Abbotts**

project title:  
TOR01

















General Masterplan

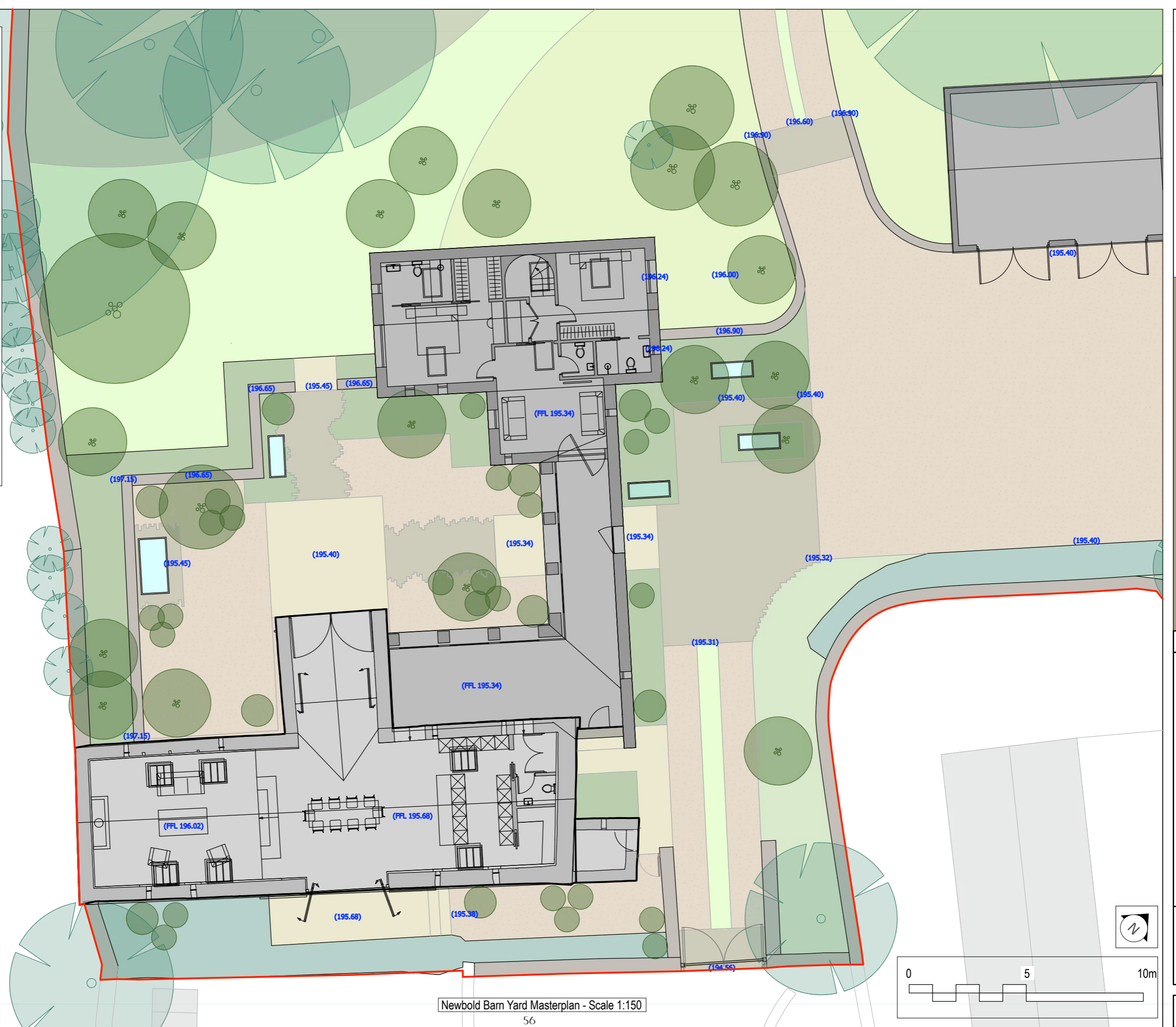
drawing no:  
221A

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**Legend**

-  Existing Barn
-  Proposed Building
-  Free Draining Gravels
-  Existing Hedge
-  Ornamental Planting
-  Existing Trees
-  Proposed Trees
-  Lawn
-  Orchard Meadow
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-  Shrub Planting
-  Stone Paving
-  Cobble Pavers
-  Stone Walls
-  Site Boundary - Red Line
-  (195.00) Proposed Levels



Newbold Barn Yard Masterplan - Scale 1:150

Scale: 1:150 @ A3

Issue	Comments
1	28.01.24 Planning Issue - Revision A - Minor adjusts
2	
3	
4	
5	

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Checked:  
cpb

**The Old Rectory, Duntisborne Abbotts**

Newbold Barn Yard Masterplan

project  
title:

drawing  
title:

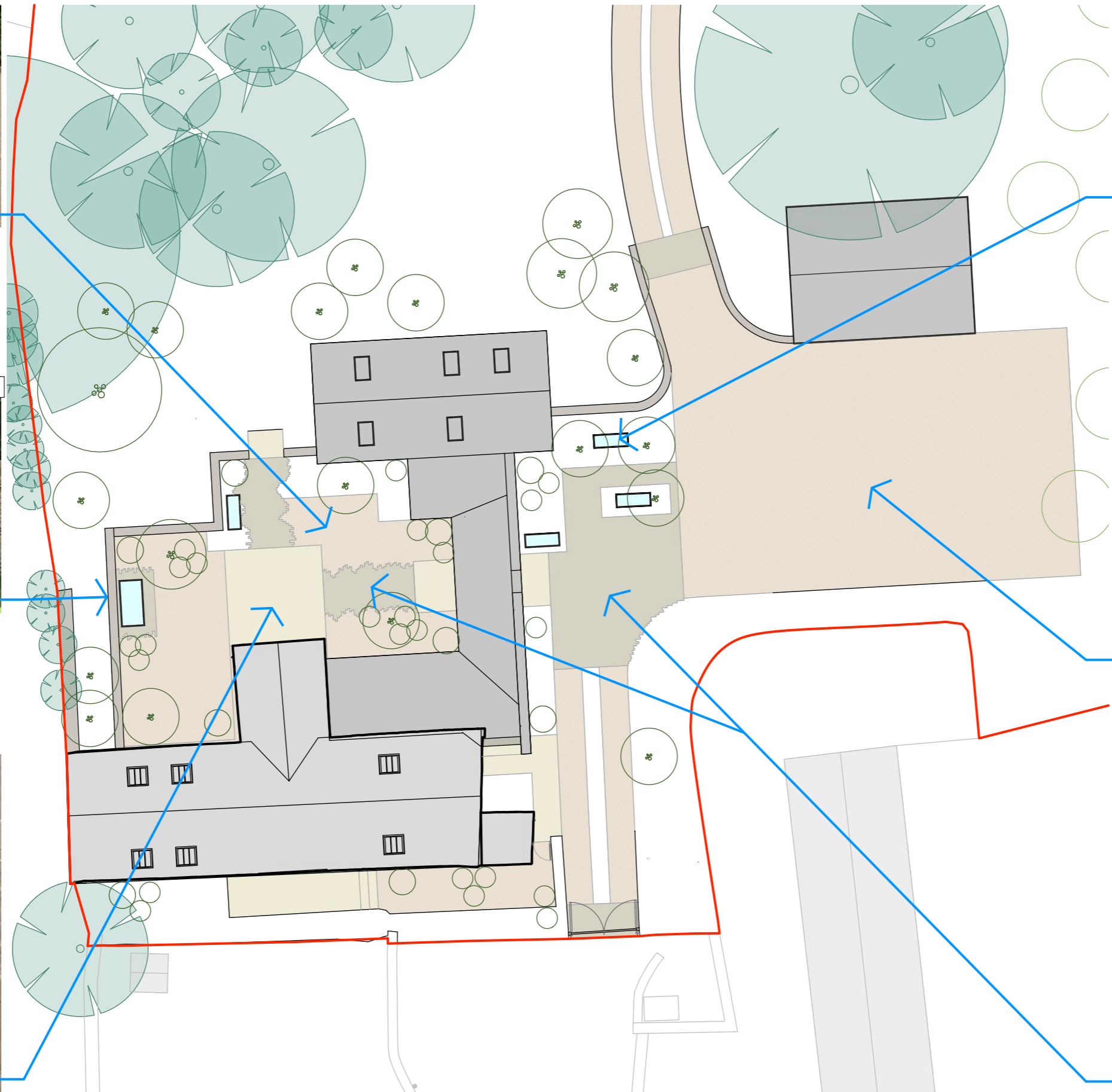
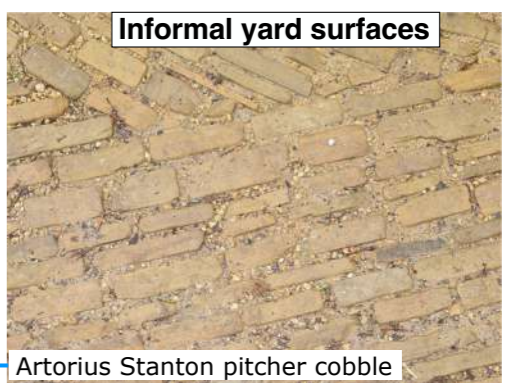
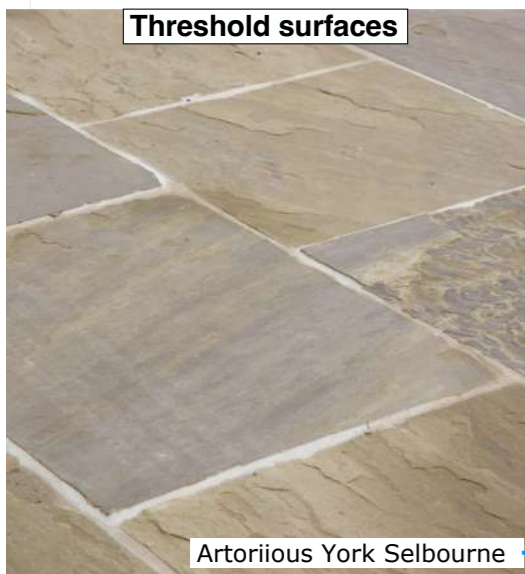
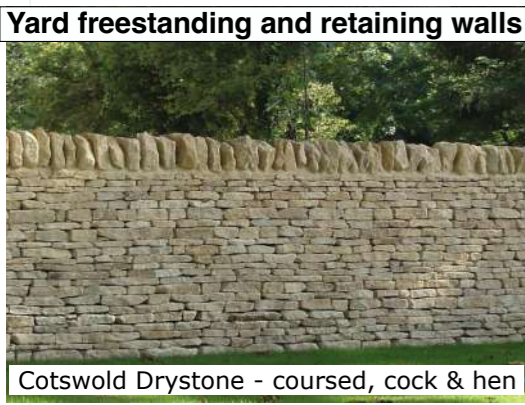
project  
no:  
TOR01

drawing no:  
222A



# INDICATIVE MATERIALS





Scale: NTS

Issue	Planning Issue	Comments
1	24.01.24	
2		
3		
4		
5		

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Landscape Design & Consultancy

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E: chris@chrisbeardshaw.com T: +44 (0) 7887876070

Checked: cpb

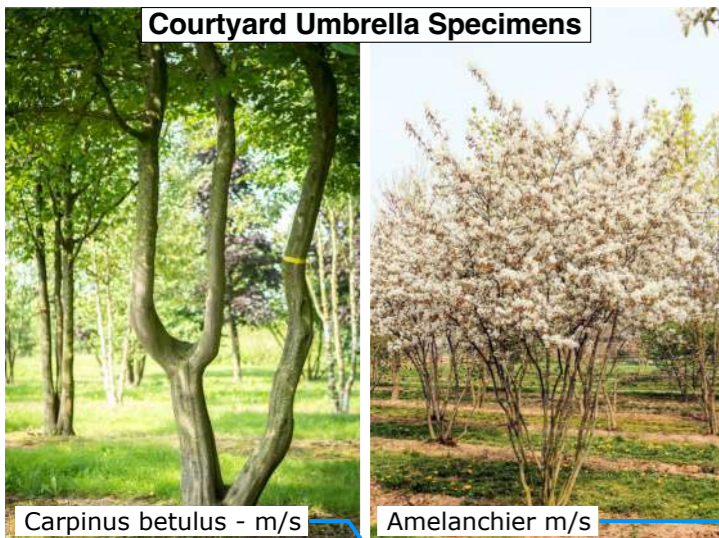
**The Old Rectory, Duntisborne Abbotts**

project title:  
drawing title:  
Hard Landscape Indicative Materials

project no: TOR01  
drawing no: 230







**Courtyard Umbrella Specimens**

Carpinus betulus - m/s

Amelanchier m/s



**Local collected meadow understory**

Cotswold Meadow



**Outer landscape zone multistem specimen trees**

Amelanchier canadensis



Acer campestre m/s



Parrotia persica



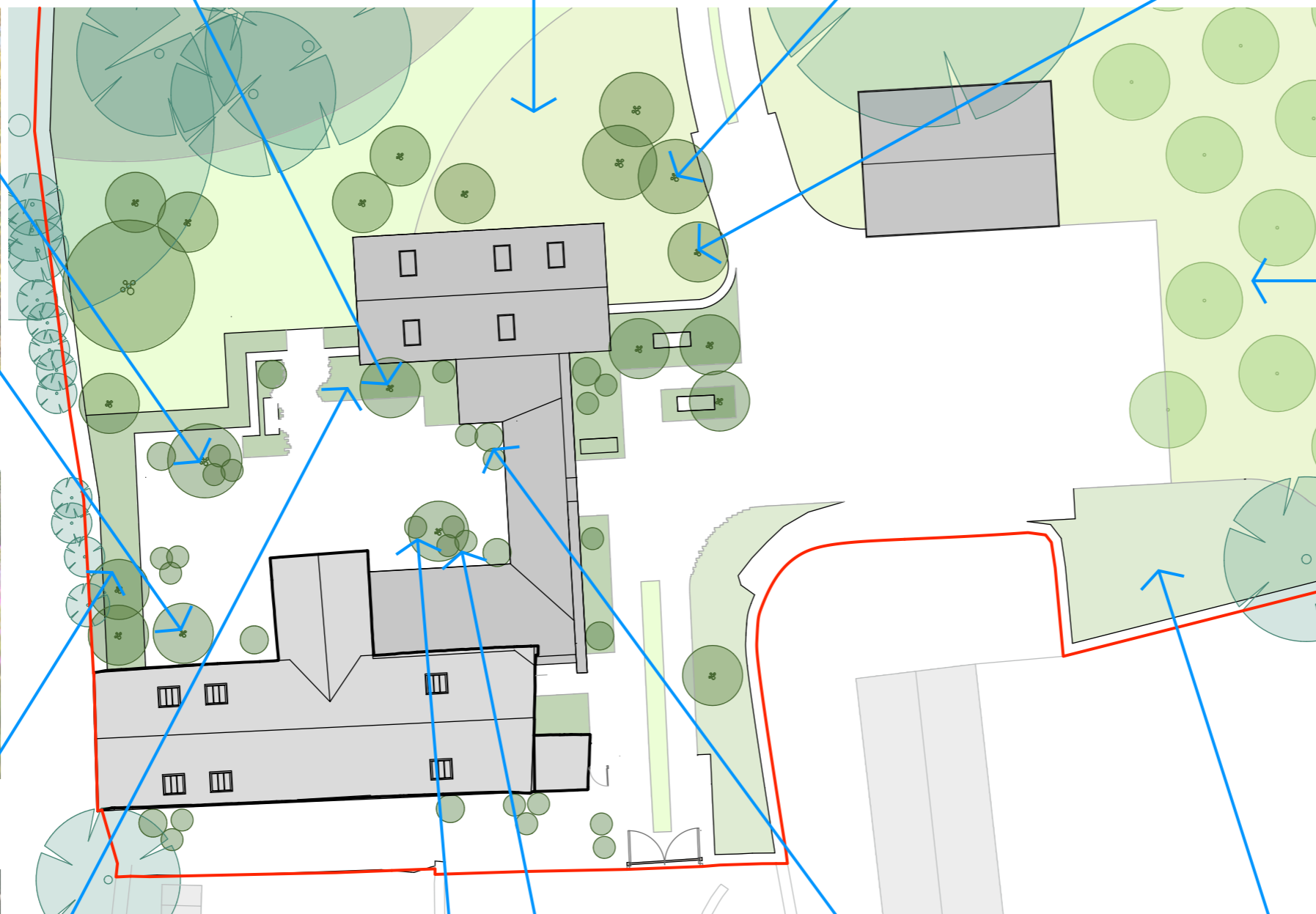
**Informal cascade planting**

Self seeding Wall planting



**Informal herbaceous and grasses planting**

Enriched Meadow Planting



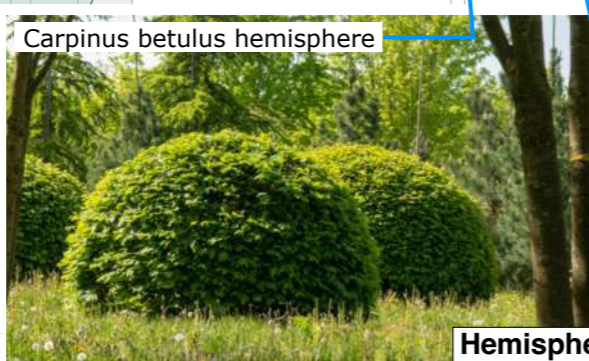
**Local variety orchard**

Full Standard Orchard & Meadow understory



**Shelter belt standard tree**

Fagus sylvatica atropunicea



Carpinus betulus hemisphere



Taxus baccata hemisphere



Pinus mugo uncinata

**Hemisphere specimen planting in gravel surrounds**

Issue	Planning Issue	Comments
1	24.01.24	
2		
3		
4		
5		

**Scale: NTS**

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Checked: cpb

**The Old Rectory, Duntisborne Abbotts**

project title:  
drawing title:  
Soft Landscape Indicative Materials

project no: TOR01  
drawing no: 231





