



Construction of New Barn

Foxholes Farm, New Mills Lane, Hillesley, GL12 7RR

Design & Access Statement

Prior Notification Application

February 2024

1.0 Introduction

This statement has been prepared by Designscape Architects in support of a Prior Approval application for the proposal of a new agricultural barn at Foxholes Farm, New Mills Lane, Hillesley. GL12 7RR.

2.0 Agricultural Permitted Development

Please see attached separate Planning Statement by Context Planning.

The proposed barn is 122 sqm in floor area. (Gross external area)

The Agricultural holding consists of 19.4 acres – 7.85 Hectares

The proposed barn is not within 25m of an adopted highway.

The proposed site is situated on the edge of an open grazing / hay field which is crossed by the access road to Foxholes Farm and is located approximately 212m away from the Grade II listed house.

Permitted development rights allow an agricultural barn for the stated uses of up to 465 sqm, and 12m high.

3.0 Location and Proposal

The site is located just outside the village of Hillesley and lies within the Cotswold AONB. The location for the proposed barn is just to the East of an existing the cattle grid along New Mills Lane.

The proposed new barn will include a mezzanine hay loft, barn space, access yard and a tool shed for farm use. Please refer to the separate "Statement of Agricultural Need"

The barn is required in order to maintain the viability of Foxholes Farm as an agricultural unit – providing access - without crossing the front garden of the house – to a versatile hay storage / lambing shed. The barn is located immediately to the North of and alongside the existing access track so that minimal alterations to the track are required to provide vehicular access to the barn.

This location provides a yard and barn of appropriate size to be able to manage a small flock of sheep and to include lockable tool and equipment storage. The proposal includes solar panels on

the south facing roof, battery storage and rainwater harvesting to allow the barn to be “autonomous” – not rely upon any National Grid utilities.

4.0 Siting and Design

The barn is sited so that it tucks into an existing area which is surrounded by a small copse of trees to the West and to the North. The visual impact of the barn is therefore minimised from the North (Cotswold way) and the barn itself helps to create a sense of entrance or threshold when approaching Foxholes Farm. The trees also help to shelter the barn and yard from the prevailing wind.

Other potential sites were considered for the barn, but none are appropriate. The proposed barn site was not located in the cluster of existing buildings, and the proposed site was chosen because:

- the other buildings on the farm are in a flood zone,
- it is adjacent to the access track so would not involve building any additional roadway,
- it is a hay barn - in the middle of the hay field. The only land that is level enough to make hay.
- it is one of the least sloping bits of land on the farm,
- it will have no impact on the setting of the Listed Building,
- it is well screened and sheltered from public view (and wind)
- there is no ecological sensitivity on that particular spot.

The barn itself is designed to taper in width from West to East. This has the effect of the ridge line becoming lower as it moves further to the east – the more visible end of the barn. It is not a simple rectangle - this subtle shift in the form is intended to reduce the apparent size of the building as it is approached from the farmhouse – and from the neighbouring New Mills Hillesley. The materials are very simple: Masonry – faced in stone where visible on the exterior, with timber vertical boarding above. The spacing of the boards can be adjusted to provide the right amount of ventilation for the barn. The primary superstructure will be timber, and the roof covering will be grey fibre cement sheeting.

As a whole the design is intended to be fundamentally of a vernacular barn language, but fine – tuned to the exact siting.

5.0 The Listed Building

At present part of the main building – the Mill – is used as animal accommodation. And some of the land is not accessible from the Mill without crossing the front garden of the house (with animals / farm vehicles etc). The addition of the barn in the proposed location will enable in the future some much needed repair / refurbishment works to the Mill building – to the overall benefit of the Listed Building. There are no proposals to make any changes to the house / mill as part of this application.

Foxholes Farm List Entry Number: 1152504

*Foxholes Farmhouse (formerly listed as New Mills 17.9.52 Farmhouse)
Grade II).*

House and former mill. Early/mid C18. Main house rendered with double Roman tile roof to front, Cotswold stone slate roof to rear, brick end stacks. Former mill building is rubble stone with Cotswold stone slate roof. 2 staggered parallel ranges. 2 storeys. House has 4 windows, 12-pane sashes with double sash to right. Ground floor windows also have moulded stone architraves. 2 steps up to doorcase in centre with triglyph and guttae frieze, and pilasters framing 6-panel door, top 4 glazed, lower 2 fielded. Small additional range to rear part of much older house on site, has one 2-light wood mullion window remaining in attic gable. Former mill range has large brick arch facing south into angle formed by staggered ranges. West side has 3 windows, 4 and 3-light casements under cambered heads, with boarded door and 2 casement windows below with wood lintels. Rear of this range now in general agricultural / storage use etc. Mill ceased to operate in early C20. Interior of house has oak open well stair in centre with wreathed handrail, land panelled room to right on ground floor including shell niche in right hand alcove and fluted pilasters flanking fireplace.

6.0 Planning History

- *August 1977: Planning ref. 12525. Approved.
Construction of 2 trout ponds for rearing table trout.*
- *June 1991 - Listed Building ref. LBC/1168. Approved.
Pitching roof to former profile (East View Cottage).*

- *June 1991 - Re-roofing in Cotswold stone, renovation of windows (East View Cottage). Approved.*
- *September 2018 - Planning ref.18/1601/LBC. reinstatement of the corniced parapet gutter and re - roofing of the front elevation. Approved. (Works not yet implemented)*
- *June 2020. Planning ref. S.20/0853/LBC
Replacement of various internal ground floors with new insulated concrete slabs to include underfloor heating. Replacement of existing oil fired boiler with ground source heat pump.*



Render from Lidar data showing the site location for the proposed barn in its current form and distance from the Farmhouse and Mill



The overall landholding measures 7.85 Hectares



Extract showing the site aerial photo (Google Earth Pro)

7.0 Existing Site



Aerial view of the site where the new barn is proposed.

The proposed siting has been carefully chosen to

- Be accessible from the existing track, with access to all the relevant land parcels
- Be well screened visually
- Be sheltered from the prevailing wind
- Be out of sight from the Listed farmhouse
- Avoid any ecological impacts

8.0 Heritage Statement

As described above, the proposed barn will have no impact on the fabric of the listed building, or its curtilage and the Heritage Values of the Listed Building are unaffected – other than to enable future renovation works to the Mill building once it is no longer needed as animal accommodation.



Rendered model view showing the proposed barn from the North – the most visible side.



Rendered model view – approaching the site down New Mills Lane



Rendered model view - approaching the barn from Foxholes Farm. The Barn will not be visible from the Farmhouse or garden, or from New Mills Farm.

9.0 Access

The location of the proposed barn has been chosen carefully to mean that only minimal alterations are required to the existing access track to allow vehicular access to the barn – for animal movement, tractor access, hay storage etc.

10.0 Trees

The location had been carefully selected to be outside of the root protection zone of any existing trees. The nearby trees are a copse planted in 2014. The Root Protection Zone of the nearest tree is noted on the Ground level Plan 391.P.100.p2 .

3.0 Ecology

Please see separate Preliminary Ecological Statement. The siting of the proposed barn is on agricultural grazing land “Permanent Grassland” and does not fall within any Designated or Priority Habitat areas. There are no priority or Protected species present in this location.

4.0 Flood risk

The proposed location of the barn falls outside any Flood risk areas.



Environment Agency Flood Risk Map extract.

End.