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Design & Access Statement (Rev A) With **Statement of Heritage Significance**

**Proposed insertion of a new rooflight, removal of chimney stack.
The Barn, Denfurlong Farm, Fields Road, Chedworth.**

General.

The stables and The Barn are 2 halves of a large natural stone barn on the outskirts of Chedworth. The Barn has a large cart hall opening to the south and smaller opening to the north, immediately onto the main village road.



Photo: View of The Barn

Listing:

The barn is Grade II listed and described as 'Upper Barn' in the Historic England listing. The List Entry **1090214** reads:

CHEDWORTH CHEDWORTH VILLAGE SP 01 SE 3/69 Upper Barn II

Barn. Late C18 with slightly later extensions. Thinly-bedded limestone; corrugated asbestos roof; stone slate roof to extension with lower roofline. Rectangular barn with a projecting porch on the south side; stable extension to the west gable end; single bay extension to the east gable

Design & Access statement March 11, 2024
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end. South front of barn: central projecting porch with hipped roof and double-width entrance lean-to to the right with a single-width plank door with a single- light window above. Stable: stone steps up to plank door to loft, similar door below the landing; single-light window to the right of and partially obscured by the steps; pitching window at the west gable end. 1 1/2 storey extension with C20 sliding garage door; stone steps up the east gable end to plank door to loft. Roadside (north) front: central low double door with a hipped canopy. Interior not accessible. This building lies in a prominent position on a corner.

The buildings were originally converted in the late 1970's and refurbished again and modernised by the current owners in 2009.

Significance:

The barns formerly belonged to Denfurlong Farm forming the original hay barn and adjoining stables, the latter with a assumed groom room above, accessed via the tallat steps.

The 1970's conversion saw the loss of the intermediate floors and formation of new slit windows on the north elevation (road side), a number of high level square 'vent' on the south side and insertion of a chimney stack. Internal stonework has mostly been plastered leaving the roof structure as the most prominent original feature of the barns.

The most significant impact of the barns is their prominence within the farm and wider village context where, together with the low dry stone walls, they form the first buildings on the main village road and frame the corner. The limited alterations during the conversion on the roadside elevations, help preserve the agricultural aesthetic and introduction to the village.

Impact of the proposed works:

The proposed small metal framed conservation style rooflight within the southern slope will not be visible from within the wider public view and only impacts the more domesticated elevation of the Barn. The view does not change the building context or legibility as a former barn from the road.

The chimney stack hints at the conversion and detracts from the agricultural aesthetic. Its removal will have a positive impact by reverting the roofline back to its former clean line.



Photo: Roadside view of The Barn

A separate LBC and Planning application was submitted to add balustrades to both sets of tallat steps, conversion of the loft and insertion of a new rooflight **Ref:11/05023/FUL** and **11/04703/LBC**. The balustrades were installed thereby holding the LBC extant but the Planning Approval for the new rooflight has lapsed.

This application seeks to renew the approval for the rooflight.

Proposed New Rooflight:

We propose to insert a conservation style (flush with the roof finish) black metal rooflight to south roof pitch to provide light and ventilation for the loft conversion. This is a renewal of the expired application **Ref: Ref:11/05023/FUL** and **11/04703/LBC**.

The impact on the historic fabric of the roof is minimal, requiring the trimming of one existing rafter within the roof, noting that the barn was re-roofed 30 years ago in reconstructed stone tiles.

Chimney stack removal:

The original conversion allowed the insertion of a traditional stone chimney stack. The stack looks incongruous and we propose to remove this whilst inserting the rooflight. A replacement flue is no longer required due to the use of a room vented bio-ethanol fire in the fireplace below.

Scale:

The proposals do not impact the scale of the buildings.

Materials:

The rooflight will be a traditional black metal framed flush rooflight as is traditional for the area.

Use:

The property will remain a single family dwelling

Access:

Ambulant disabled access to the property from the parking area remains unchanged.

Flood Risk:

The property is not in a flood risk zone.

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