

Design, Access and Heritage Statement

On behalf of

Mr & Mrs Greenwood

In Respect of

Application for Listed Building Consent for In-Roof PV array

Lower Chalkley Farm
King Lane
Horton
Bristol
South Gloucestershire
BS37 6PH



SS4 Architects Ltd
30 Bradley Street, Wotton-under-Edge, Gloucestershire, GL12 7AR
01453 530 543
www.ss4architects.co.uk

Date: March 2024
Ref: 0220/HS/002

The application covers the removal of existing modern concrete roof tiles and installation of in-roof PV panel array to the existing garage on site, to the west of the main house.

The main conclusions are as follows:

The significance of the Grade II listed building as a heritage asset will not be affected.

The character of the surrounding area would not be affected by the proposed works and Lower Chalkley Farm will remain a positive contributor to it.

Overall Site

1.1

List Entry Summary from Historic England

Name: LOWER CHALKLEY FARMHOUSE
List entry Number: 1129388

District: South Gloucestershire
District Type: Unitary Authority
Parish: Hawkesbury
National Park: Not applicable to this List entry.
Grade: II
Date first listed: 31-May-1978
Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.
Legacy System: LBS
UID: 34409

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

Details

HAWKESBURY C.P. ST 78 NE

4/195 Lower Chalkley Farmhouse

31.5.18

- II

Farmhouse. C17th, extended to east in C18th and altered and extended to rear in C19th. Rubble with quoins; Cotswold stone slate roof. L-plan with dairy to north; baffle entry with central unheated room, hall/kitchen to left and parlour to right. 2 storeys and attics, formerly in hipped dormer. 4 bays 2- and 3-light C19th casement windows. Door under porch off-centre to left. Interior: stop chamfered beams; window in west wall has stone cavetto mullions; blocked window first floor central room, 3-light casement with ovolo moulded mullions; large number of ladder supports for cheese racks. In attics, tie- and collar beam trusses with 2 tiers of butt purlins, some timbers are smoke blackened suggesting that they are re-used. Hall, L. The Rural Houses of Northavon and South Gloucestershire 1983.

Listing NGR: ST7588886321

1.2

Historic development

The C17th house was noted in a local archaeological survey as having possibly incorporated an earlier medieval form of house, and was extensively refurbished, including extension, in the early 1980s, under consents listed later in this document.

The main building has a number of outbuildings associated, and benefits from substantial driveways. The garage to which this application relates has been converted within the C20th and is constructed in a mix of the original thick rubble walls of an older outbuilding, extended and replaced in places with concrete blockwork, understood to have been during the extensive refurbishment work undertaken in the 1980s and 90s.

The roof is finished predominantly in cement tiles, laid over a membrane on relatively modern roof timbers, again from the work undertaken in the late C20th.

During the later half of mid-C20th the house was falling into dereliction, and a Compulsory Purchase Order by the council was made on the property. Outbuildings bordering King Lane were demolished at the same time. The house was listed in 1978, although noted in Hall as being “now derelict and its fate uncertain”, when surveyed in 1979. It was subsequently bought at auction and the first of a series of planning applications for its redevelopment made in 1980, with works carried out on an ongoing basis from that date up to the late 1990s

1.3

Cotswolds Area of Outstanding Natural Beauty

The Cotswolds landscape, designated as an Area of Outstanding Natural Beauty from 1966, forms the best-known section of the outcrop of Oolitic limestone that stretches across England from Lyme Bay in Dorset to the North Sea, in North Yorkshire and Lincolnshire. The Cotswolds landscape attracts many visitors both from this country as well as from around the world, in response to its perception as a rural idyll. Lower Chalkley Farm is located near Horton, just inside the AONB, and therefore on article 2(3) land.

1.4

Previous Planning History - Lower Chalkley Farm

Consents given previously to alter and/or extend the main building are listed below:

- **Ref ID: N6320** Full Planning, Approve with Conditions. Restoration and improvement of farmhouse and erection of rear lobby. 1980
- **Ref ID: N194/LBC** Listed Building Demolition. Demolition of existing lean-to building. Installation of new window and re-opening of two existing blocked-up windows.
- **Ref ID: N194/1/LBC** LBC Approve with Conditions. Removal of existing roof slates and battens to facilitate re-roofing. 1981

- **Ref ID: N6320/1** Full Planning, Approve with Conditions. Restoration and improvement: Erection of front porch and rear lobby. 1984
- **Ref ID: N194/2/LBC** LBC relating to above.
- **Ref ID: P85/1529/L** LBC Minor works of demolition and alterations to existing dwelling-house (amended details). 1985
- **Ref ID: P86/1821** Full planning Approval. Conversion of outbuilding to form three domestic garages. 1986
- **Ref ID: P86/1822/L** LBC relating to above
- **Ref ID: P96/1120/L** Lstd Bldg Exec Works. LBC. Installation of replacement windows. 1996
- **Ref ID: P97/1041/L** Lstd Bldg Exec Works. LBC. Replacement of porch doors and windows in accordance with plans. 1997
- **Ref ID: P98/1113/L** Lstd Bldg Exec Works. LBC. Replacement leaded light casement windows to rear and side elevation. 1998
- **Ref ID: P98/1537/L** Lstd Bldg Exec Works. LBC. Internal and external alterations to existing triple garage to form double and single garage. 1998
- **Ref ID: P98/1994/L** Lstd Bldg Exec Works. LBC. Replacement oak stairs, floors and doors (in accordance with plans). 1998
- **Ref ID: P20/07078/LB** Lstd Bldg Consent. LBC. Internal alterations to include additional bathrooms and stud walls and removal of existing partition. 2020

Statement of significance

2.1

Lower Chalkley Farm is a Grade II listed building and as such recognised to be of national importance and special interest as part of England's historic environment and worthy of safeguarding. It is recognised however that safeguarding in this instance does not mean preventing change or necessarily preserving to the same degree as in the case of Grade II* or Grade I listed buildings. It is understood that a balance must be reached between the safeguarding of the asset and the promotion of its continued beneficial use, as to neglect this could allow such buildings to fall into disrepair in the face of social, environmental, economic and technological change.

Impact of proposed development - Design, Access and Heritage impacts

3.1

The main proposals being to add PVs/solar shingles to an outbuilding used as garage within the curtilage are deemed to have little significance on the building's heritage status, or its setting within the site. These will be targeting a 6-7kWp output, with inverter and battery to the rear of the building, unseen behind the door to the upper garage.

The design being in-roof will minimise the projection of the panels and as such mitigate any aesthetic impact when viewed from the public highway. No changes to access are proposed and the internal work to provide an inverter and battery will not affect the primary use of the garage for storage/parking. The replacement of the purlin identified on the plans with a steel beam is a minor change to a C20th element of the roof and will have no detrimental impact on the outbuilding, and no impact on the main house as a heritage asset.

The proposals will instead contribute greatly to the sustainability of the buildings on site as a whole including the main house; the ability to maintain an appropriate internal level of heating is essential to safeguard the building fabric in the face of a changing energy market. The current building central heating is electrically supplied, rather than by oil and there is no main gas connection on the site, therefore the proposals contribute to the utility and the longevity of the historical asset as a whole, however with no impact on the primary asset as the panels can be installed on an ancillary building.

Internally, the works will have very little impact on the garage itself and again only affect an outbuilding within the curtilage, not the principal heritage asset, and as such will have an at worst neutral effect on the asset's value and longevity.

Conclusion and Recommendations

5.1

The main conclusion is that the proposals will have a positive benefit, or at worst neutral impact, on the significance of the asset overall. The principal contribution made by the building will be maintained and its impact on the character of the local Area will remain unaffected by the proposals. Therefore the significance attributed will not be harmed.

Appendix A - Site photos



Image 1 - Site identifying garage for application



Image 2 (above) - Garage seen from front with roof slope affected by proposals



Image 3 - Garage seen in wider site context



Image 4 - Interior showing C20th roof construction and purlin to be replaced with steel to right of image



Image 5 - View from public realm (garage not seen)



Image 6 - View from public realm on driveway approach