



## Heritage, Design & Access Statement (rev A)

Minor alterations to approved scheme (14/P/2135/LB and 14/P/2134/F)

Birdcombe Court Barn, Wraxall, BS48 1JR



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## Design and Access Statement

This document has been prepared as part of a Listed Building Consent and MMA application for alterations to the approved works at Birdcombe Court Barn, Wraxall.

Birdcombe Court Barn is located in the curtilage of Birdcombe Court which, along with Birdcombe Court Farmhouse are grade II\* listed (ref: 1311776). In 2011 approvals (11/P/1246/LB & 11/P/1245/F) were granted for the conversion of 2 stone barns associated with the farm into 3 dwellings with live/work units, further applications in 2014 (14/P/2135/LB and 14/P/2134/F) amended these approvals to convert the barns into 2 units, one with an annex. Birdcombe Court Barn is referred to as Barn A (including the annex) in these approvals.

Works to convert the barn were largely carried out in accordance with the approved plans however there are some minor alterations to the partition layouts and kitchen window cill height which our client would like to regularise in this application.

This application is being submitted concurrently with an application for the erection of a garden store.

### Location and Historical Context

Birdcombe Court Barn is located down a private driveway off Tower House Lane, Wraxall and is shared with Birdcombe Court itself and a number of other converted barns. Birdcombe Court, also known as The Tower House was constructed in the 14<sup>th</sup> century and Birdcombe Farm was developed alongside to serve the residents of the house along with their employees and families. Barn A is located on the northern edge of the farm closet to Birdcombe Court. Approval consented in 2011 confirmed that the barns were no longer fit for purpose and conversion to residential unit was acceptable.

Reference can be made to the original Heritage Statement listed under application 11/P/1246/LB For further details. Given the very minor nature of the proposed works covered under this application, it is not considered proportionate to provide a full heritage statement. The consultation comments from the Conservation Officer in relation to the 2011 approval stated 'Overall, this is a sensitive and well thought out scheme which will preserve the character and appearance of these curtilage listed barns.....Internally there are few original features remaining and the scheme allows the sense of space to be largely maintained'.

### Proposals

The works to be considered under this application have no material effect on the Listed Buildings and are simply slight layout amendments to approved partitions along with one new partition. Externally, the cill to the eastern window of the kitchen has been constructed higher than shown on the approved documents to respect the existing, adjacent ground levels. It is also proposed to replace the current external kitchen door with a traditional timber style door- refer to drawings.

### Application description

Minor alterations to approved scheme 14/P/2135/LB and 14/P/2134/F. Internal layout changes, alteration to cill height of one window and erection of a new partition wall. Installation of 2no timber gates to driveway and minor landscape alterations

### Appearance and design

With the exception of the internal wall to provide a study, the partition layout alterations indicated on the attached drawings have been carried out during the construction works. The partitions are all modern and the revised positions have no greater effect on the structure than those previously approved. All works were carried out in accordance with approved details.

### Landscaping

This application also seeks consent for some minor alterations to the approved landscape scheme – refer to attached drawings.

The proposed driveway gates will form an enclosure to our client's property which will secure the garden for use by the children. It is accepted that the full details of these can form a condition.

### Area

There is no change to the proposed area of development.

### Access and vehicles

There is no change to the parking or access.

### Conclusion

The proposed works are insignificant in relation to the heritage of the adjoining Listed Building, the Conservation Officer has previously stated that there are few original features remaining and therefore it is considered that consent should be granted as a matter of formality.



Window to the east elevation which has been constructed with a higher cill than approved to take account of existing adjacent ground levels.