

IRONSTONES

DESIGN, ACCESS & HERITAGE STATEMENT



Ilewellyn
harker
lowe

MARCH 2024

Ironstones

Contents

1. Introduction	Page 2
2. Historical Background	Page 3
3. Assessment of Significance	Page 7
4. Proposed Alterations	Page 10
5. Impact Assessment	Page 15

Appendices

- Appendix I – Statutory List Descriptions
- Appendix II – Sources and Bibliography
- Appendix III – Planning Policy and Guidance
- Appendix IV – Photographs

Contact information

Gabriella Herrick RIBA CA AABC IHBC
gherrick@llewellynharker.com

Tel 01749 860022

I. INTRODUCTION

This Design, Access and Heritage Statement has been prepared by Llewellyn Harker Lowe Architects to accompany an application to carry out work at Ironstones.

I.1 The Building and its Legal Status

Ironstones is an outbuilding that is included in the curtilage of the grade-II listed Chestnut Farmhouse (listing description included in Appendix I). Development within the setting of listed buildings and buildings within their curtilage generally requires the local authority to assess the implications of proposals on built heritage.

The Planning (Conservation Areas and Listed Buildings) Act 1990 is the legislative basis for decision making on applications that relate to the historic environment. The Act requires local authorities to give *‘special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.’*

Local authorities are also required to consider the policies for the historic environment as set out in the National Planning Policy Framework. At the core of the Framework is *‘a presumption in favour of sustainable development’*, with specific policies relating to the historic environment, which require that a heritage asset should be *‘conserved in a manner appropriate to their significance.’*

The Framework defines a heritage asset as *‘an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations’*.

I.2 Report Structure

A brief illustrated history of Ironstones is included in **section 2**. A statement of significance is included in **section 3**. The proposed work is described in **section 4** and a commentary describing the potential impact on the listed building and its setting is included in **section 5** in accordance with the relevant legislation, planning policy and guidance.

2. HISTORICAL BACKGROUND

2.1 Chestnut Farm

Chestnut Farmhouse was built in the late-17th century and was remodelled in the 18th and 19th centuries. The farm buildings that served the house were well established by the mid-19th century and are shown on the 1839 Tithe Map [Figure 1]. The tithe map shows a series of out buildings to the north of the farmhouse, including a range orientated north south, which broadly sits on the location of the extant conservatory at Ironstones and what is now an access road. This structure was partly remodelled to form the extant conservatory and largely removed in the 1990s when the site was developed. The structure is partially shown in a historic photograph (Figure 6). This structure was extended to the north between 1839 and the 1880s, with the extant Ironstones building.

Between 1903 and 1939, a number of buildings were added to the north of the farmhouse. Between 1939 and 1943, more structures were added within the north east paddock. The historic photograph of the site prior to the development of these farm buildings shows their simple agricultural character as low-slung and linear structures (Figures 6 & 7). In the 1990s, these buildings were developed as residential, which has introduced a more domestic character to the farmstead.

2.2 Ironstones

The main building at Ironstones, an open fronted byre structure, was built between 1839 and the 1880s [Figures 1 & 2]. It was added to the north of the structure shown on the 1839 map. The extant workshop forms part of the east range of the adjacent (assumed) cottage, located to the north of 'plot 67'. Although only a historic boundary wall now remains, a structure is shown on this location since at least 1839. The land to the east of Ironstones appears to be an orchard.

The 1903 map shows a similar arrangement, with the addition of some outbuildings to the south east. Between 1903 and 1939, these outbuildings were extended to the east [Figures 3 & 4]. During this period, the cottage to the north west of Ironstones was demolished and replaced new cottages and outbuildings. The extant

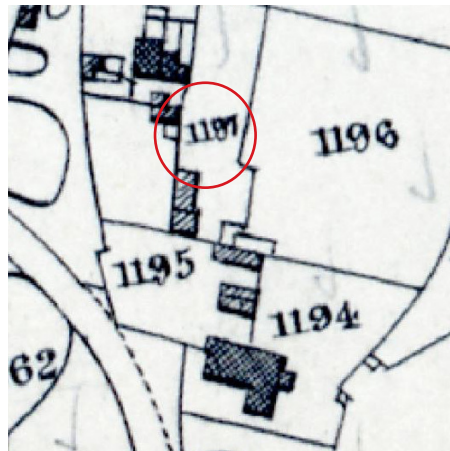


Figure 1 - 1839 Tithe Map

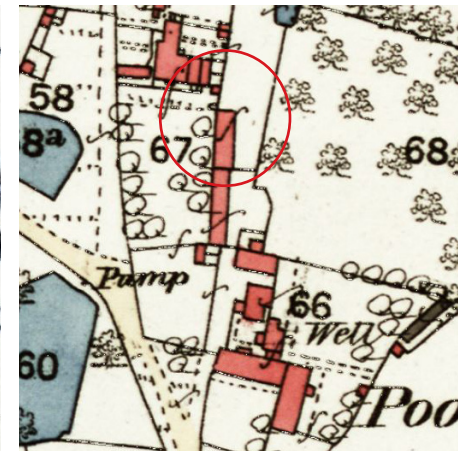


Figure 2 - 1880s Ordnance Survey Map

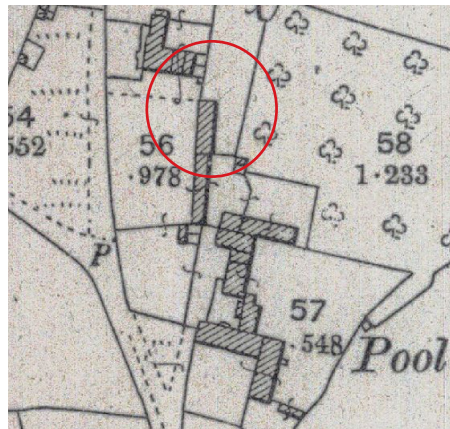


Figure 3 - 1903 Ordnance Survey Map



Figure 4 - 1939 Ordnance Survey Map

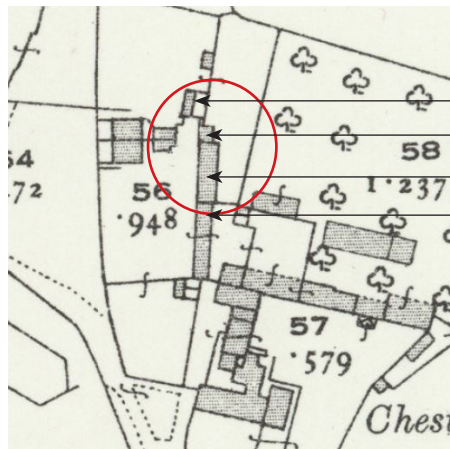


Figure 5 - 1943 Ordnance Survey Map

- Extant workshop
- Extant north offshoot
- Main Ironstones building
- Area later remodelled to form extant conservatory

workshop was retained and is shown with an animal enclosure and a smaller outbuilding to the north.

Between 1939 and 1943, an offshoot was added to the north elevation of Ironstones, which remains today.

2.3 Ironstones: 1996 Conversion

Photographs taken prior to and during the development of the site shows Ironstones and the surrounding buildings. **Figure 6** shows that the building previously located to the south Ironstones was reduced in size to make way for the new access route from the west. A second photograph shows this south range as largely demolished [**Figure 7**], with the footprint and volume of the extant conservatory remaining. This photograph also shows the offshoot that was added to the north between 1939 and 1943 (still extant). The separate historic outbuilding to the north of Ironstones is concealed in this photograph by planting and trees. Both images show 1 Chestnut Farm Cottage to the west, which was built between 1903 and 1939.

A detail taken from Figure 7 [**Figure 7.1**] shows Ironstones prior to conversion. The image shows that the east elevation of the original Ironstones building was filled in by this date with a lightweight infill. The image shows that there were 3 doors and two runs of windows flanking the central door. The infill to the east elevation is also drawn in the consented conversion drawings, described below.

Planning and listed building consent was obtained in 1996 to convert Ironstones from agricultural to residential. **Figure 8** shows the original Ironstones building during conversion. The previous infill to the east elevation has been removed and the primary structure of Ironstones remain; the cast iron columns, the stone perimeter wall and the timber roof structure with double Roman tiles.

The 1996 location plan shows the extent of Ironstones and the other agricultural buildings proposed to be converted [**Figure 9**]. A series of buildings were removed to the east of Ironstones, in the area that is now the paddock, showing that this area once formed part of the working farm. 1 & 2 Chestnut Farm Cottages are



Figure 6 - Aerial photograph of Chestnut Farm before conversion



Figure 7 - Aerial Photograph during development

shown to the west, with a series of outbuildings. Ironstones is shown as two linear sections of buildings, with two outbuildings to the north, one of which (the north most) has since been removed.

The 1996 proposed site plan shows the extent of development **[Figure 10]**; two out of three of the buildings to the south of Ironstones are labelled as having already been converted. The plan also shows the new access road, turning circles and boundary treatments to the south of Ironstones (shown as being formed in Figure 7).

The existing drawings from 1996 show the areas that were retained; the main Ironstones building, the area of the reduced south range that was remodelled as a conservatory and the north offshoot was partly rebuilt to the same footprint and volume **[Figure 11]**. Although not drawn, the outbuilding to the north (now the workshop) was also retained.

The 1996 proposed drawing **[Figure 12]** shows that the metal columns were retained, the historic infill removed and an entirely new infill inserted behind, including areas of glazing, timber boarding and new areas of stone. The area to the south was remodelled to form a conservatory, two chimneys were added and a new window and door added to the north addition. A series of partitions were introduced to divide the interior.

The composition of the east elevation infill did not relate or respond to the lightweight infill as shown in Figure 7.1. When considered against current policies and conservation-led approaches to historic buildings, the east elevation infill as introduced in 1996 in is not considered a favourable approach by contemporary standards.

The 1996 conversion undermined the agricultural character of the building through the introduction of a chimney, a conservatory and the east elevation infill. The introduction of a section of stone wall to the centre of the east elevation undermined the original simple stone form of the building and the open fronted character with a light weight infill. The presence of the dark timber boarding,

windows and doors, although visually recessive, mean that the rhythm and presence of the iron columns are less visually dominant and the original character of the building is again undermined. The conservatory is an inappropriate, alien and domestic form. The stepped wall that abuts the east elevation conceals the original stone wall behind and, like the central section of stone, confuses the original construction. These elements provide a clear opportunity for change and enhancement.



Figure 7.1 - Aerial photograph detail showing historic infill of the east elevation prior to conversion (also shown in figure 10)



Figure 8 - Ironstones during conversion (the east infill has been removed)

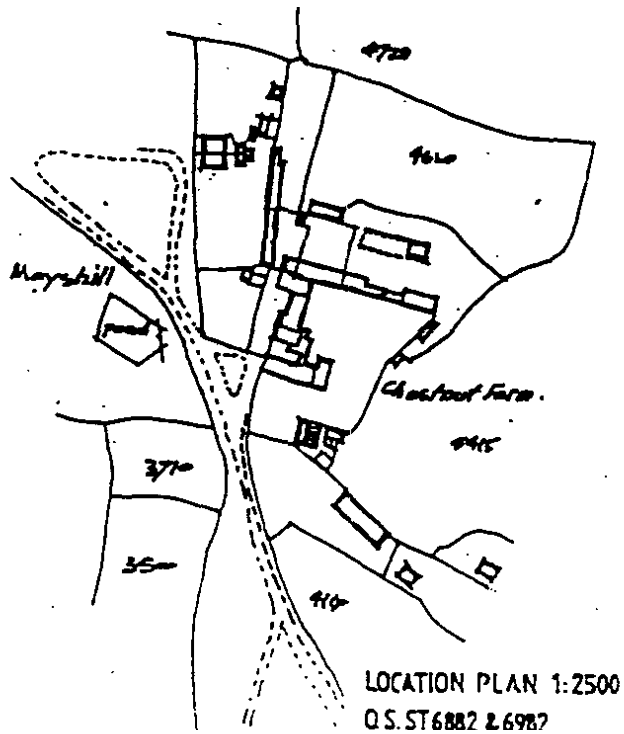


Figure 9 - Existing 1996 Site Plan

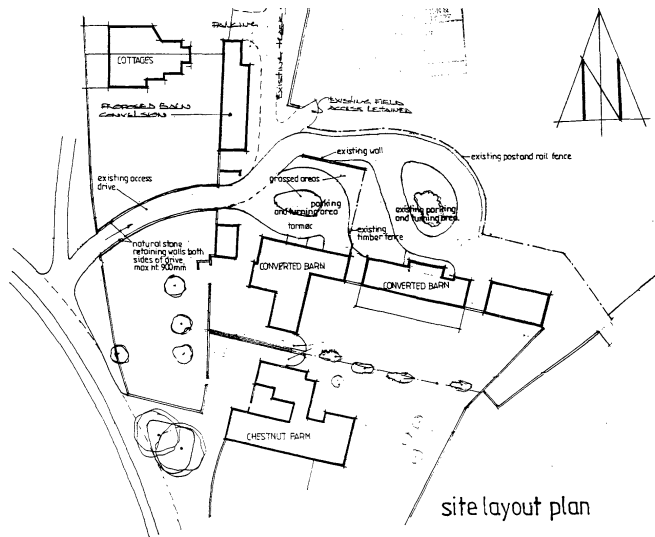


Figure 10 - Proposed 1996 Site Plan

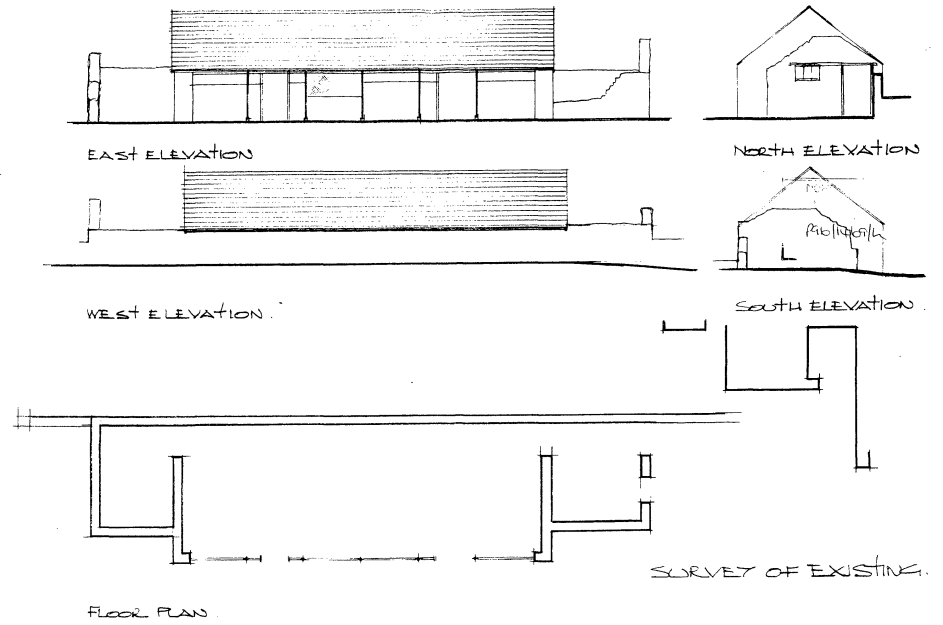


Figure 11 - Existing 1996 Drawings

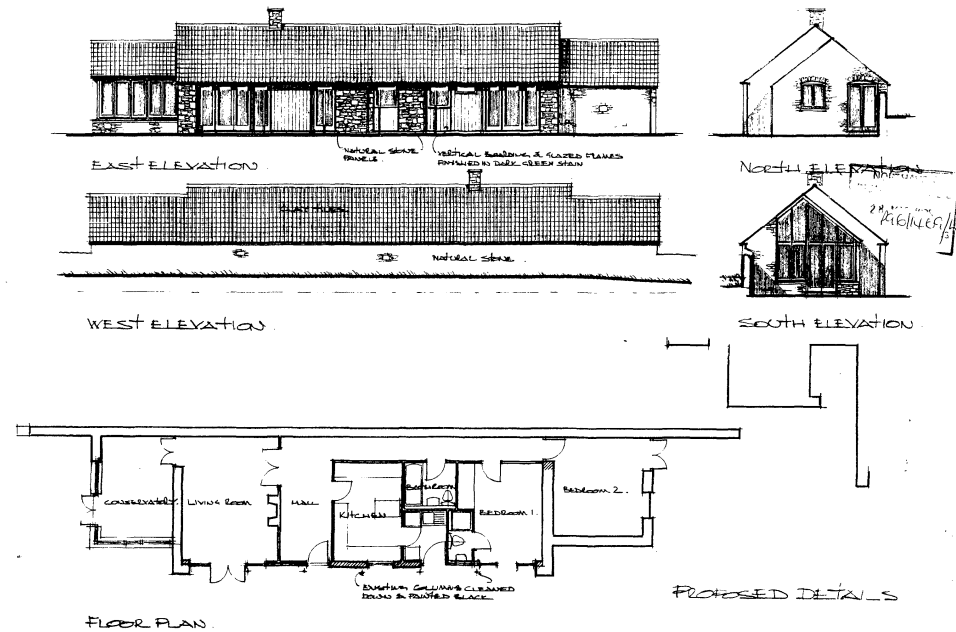


Figure 12 - Proposed 1996 Drawings

3. ASSESSMENT OF SIGNIFICANCE

This assessment has been drafted in response to the requirement of the National Planning Policy Framework to recognise that *'heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.'*

The NPPF defines significance as, *'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological (potential to yield evidence about the past), architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'*

A general summary of the curtilage listed building's history and significance is followed by a description of its contribution to the special architectural and historical interest of the setting of the grade-II listed building and the broader farm.

3.1 Ironstones

Ironstones is a simple agricultural building on the periphery of an established farmstead, which originated in the late-17th century. Ironstones was added between 1839 and 1888. The single storey building is simple in form; a central open fronted byre with two smaller elements to the north and south. The historic structure is stone, with columns to the east elevation and double Roman tiles to the roof; these elements are of the highest significance.

The internal alterations that were carried out to convert the building in 1996 are clearly legible and are of a neutral significance, neither contributing nor detracting from the significance of the building.

The north offshoot was added between 1939 and 1943 and was partly rebuilt in 1996. It is also of neutral significance.

The infill to the east elevation of the original Ironstones building is detracting;

the addition of a section of stone to the centre of the original open fronted byre detracts from this integral characteristic and the dark timber boarding and joinery is very much of its time. The 1996 chimney stacks (one with consent and one without) and the conservatory have changed the character of the building from agricultural to more domestic and are also considered to detract from the significance of the original building.

The extant internal stud partitions vary slightly to those shown in the 1996 planning drawings. However, as all of the internal partitions and the east infill elevation are entirely modern, this deviation does not affect the overall significance of the building.

3.2 Setting

The setting of a heritage asset affects how we experience and understand its significance. Historic England outlines a staged assessment to understand the potential impact of a proposal on the setting of a heritage asset; identifying the heritage assets and their setting, assessing to what degree the setting makes a contribution to the significance of the heritage assets and assessing the effects of the proposed development. Below, a series of views have been identified within the site. Their contribution to the setting of Chestnut Farm has been assessed, from which a commentary on the potential impact of the proposed work has been written (Section 5).

View 1 & View 2

Chestnut Farm is approached from the south along Tubbs Bottom Lane. The principal elevation of the farmhouse faces south, where there is a drive below the return gabled elevation. This leads to a parking area to the rear of the farmhouse, which is concealed behind the stone walls. Within Views 1 & 2, the farmhouse is the dominant structure, with Stable House in the mid-ground and Chestnut Farm Cottages to the north west. The development of the farmstead is easily understood within this view through the diminishing scale of the structures and their details; the farmhouse is clearly domestic and the other buildings are more agricultural or akin to a workers cottage in character;

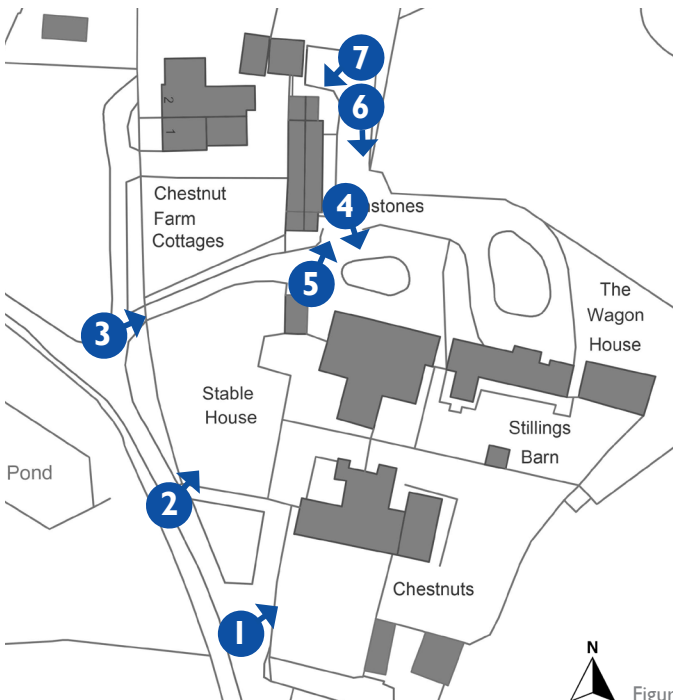


Figure 9 - Views



establishing a hierarchy throughout the site. A glimpse of the Ironstones pitched roof within this view makes a small but positive contribution to the the agricultural character of the setting. The historic stone boundary walls and trees also make a strong contribution to the setting as they show the historic extent of the farmstead.

Group value is found within the structures at Chestnut Farm, of which Views 1 and 2 make a strong contribution. Therefore, the setting within this view has limited capacity to accommodate change.

View 3

This view shows the junction from Tubbs Bottom Lane and the private track to Chestnut Farm. The view is characterised by the contrast of the higher gables of the farmhouse, Stable House, Chestnut Farm Cottages and the otherwise low-slung agricultural buildings, of which Ironstones make a positive contribution. The rhythm of the farmhouse chimneys asserts that this is a dwelling and the remaining buildings are agricultural. The low rooflines contribute to the open character of the setting as the site continues to the paddock and fields to the north and east. As is the case within Views 1 & 2, the historic stone boundary walls make a positive contribution to the setting as they show the historic extent of the farmstead. As is the case with Views 1 & 2, the setting within View 3 has limited capacity to accommodate change.

View 4

Stable House and Stilling Barn form part of a group of historic agricultural buildings that were developed for residential use in the 1990s. Within this view, the farmhouse is not visible. The muted material palette of the buildings visually ties them together as a group, which reinforces their collective character. The 1990s conversion introduced a more domestic character to the buildings through the addition of elements like the chimney, dormer, hedging, boundary wall treatment, planting beds and the turning circle. These elements reduce the ability to understand the development of the historic farmstead, which in turn introduces some capacity within the setting to accommodate change with consideration to the cumulative change that has already taken place. The domestic elements that were added to the Ironstones building during its conversion

also contribute to this cumulative change and the erosion of an agricultural character.

Views 5, 6 & 7

View 5 shows the view towards the paddock and fields along the east elevation of Ironstones. This view is primarily characterised by the open character of the landscape. View 6 looks back towards Stable House and Stilling Barn, showing the characteristics of View 4 but also the distance between these structures and Ironstones, and the decline in the topography from the south to the north.

View 7 shows Ironstones with Chestnut Farm Cottages to the west, a view that is characterised by the low appearance of Ironstones in the foreground, and taller buildings in the back ground. These views are also sensitive to change, with consideration to the points above but they are considered to have the most capacity for change within the setting, as they are the most remote from the listed farmhouse. The land drops away to the north and they are on the edge of the historic farmstead.

Summary

The farm ceased to operate in the late 20th century and the agricultural buildings were converted into residential. The development of, and extensions added to, the structures to the north of the farmhouse are coherent in terms of materials. Their agricultural character has been compromised by the addition of more domestic elements (as is the case with Ironstones). However, the legibility of the farmstead overall is maintained, as is the relationship of the agricultural buildings to the grade-II listed Chestnut Farmhouse. The most sensitive views are 1, 2 and 3, as they make the strongest contribution to understanding the significance of the listed building and the curtilage listed buildings. Views 4, 5, 6 and 7 are also sensitive to change but due to their remoteness from the farmhouse and the development that has already taken place, they do have capacity to accommodate change with consideration to the points above.

4. PROPOSED ALTERATIONS

4.1 Ironstones: Existing

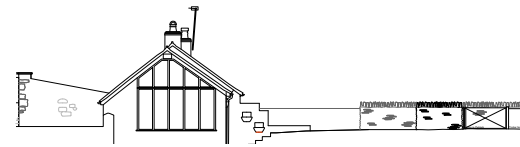
The applicants would like to make Ironstones their permanent home. David grew up in Chestnut Farmhouse and in the 1990's, his family converted some of the farm buildings for residential use, including Ironstones.

The existing Ironstones building is long and linear and retains ground to the west, meaning that the doors and windows are largely located in the east elevation. As you go deeper into the plan, there is limited, or in the case of the circulation space / corridor, no natural light or ventilation. The living spaces are located to the centre and south of the plan, with the sitting room and conservatory overlooking the shared access. The privacy of these spaces (and equally the privacy of neighbouring properties) is compromised by their proximity to the shared access route and they are detached from the existing garden to the north. The long, narrow drive creates compromised parking, turning and manoeuvring.

4.2 Ironstones: Proposed alterations and pre-application feedback

This application seeks to address some of the shortcomings of the 1996 conversion and introduce additional accommodation that is in keeping with both the original building and the agricultural setting. Pre-application advice was sought in February 2023. The Council's pre-application summary document (May 2023) notes two key elements –

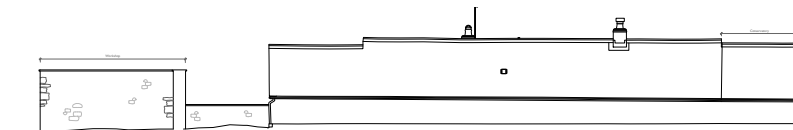
- The treatment of the east elevation of the original Ironstones building –
'the development would result in a negative change to the character from the original function of the building. Here, the further infilling of historic side openings would result in 'proportions becoming more domestic' and unfortunately means the solidity of this elevation would 'stand in stark contrast to the aesthetic character of the open fronted former structure.' In essence, the amendments to the principal elevation would create a greater character



Existing South Elevation



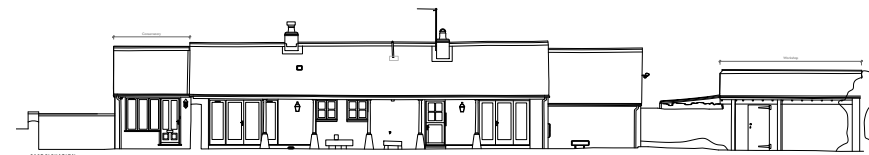
Proposed South Elevation



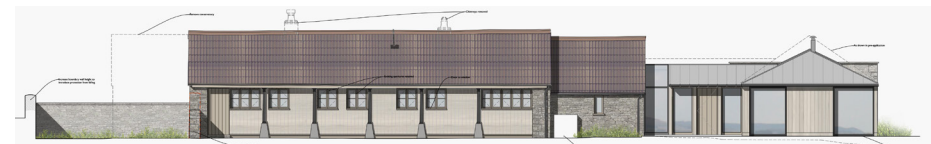
Existing West Elevation



Proposed West Elevation



Existing East Elevation



Proposed East Elevation

Figure 14 - Existing and Proposed Elevations

shift from agricultural to domestic and impact upon the contribution this building makes to the wider setting.’

- The scale and massing of the proposed extension and its integration with the original building –

‘a winged extension in this location is accepted and indeed frequently appears on farmstead as to create a yard area but the current proposal is at a scale and mass that would not assimilate with the host owing to the ‘top-heavy and dominating appearance.’

The proposed work has been revised to address the points raised or information has been added to justify the proposals, as described below.

Alterations to the Existing Building

The 1996 conversion of Ironstones inevitably introduced a domestic character, which reduced the agricultural character of the building. As noted in the pre-application advice, the aesthetic character of the work carried out during the 1996 conversion would not be considered a favourable approach now.

Therefore, the objective of proposed work is to reduce the 1996 domestic character of the original building and simplify the composition of the east elevation infill. The design intention is to provide a clear differentiation between the old and new, where the new elements are secondary and lightweight in appearance. In order to achieve this the proposals have been developed to –

- Remove elements that contribute to the existing domestic character of the building. These include the conservatory and the chimneys (introduced as part of the 1996 conversation, one chimney without consent) and the 1996 east elevation infill
- Introduce one material (timber boarding) within the east elevation to clearly show the extent of this opening. The timber boarding would be allowed to weather to a soft silver tone, against which the iron columns

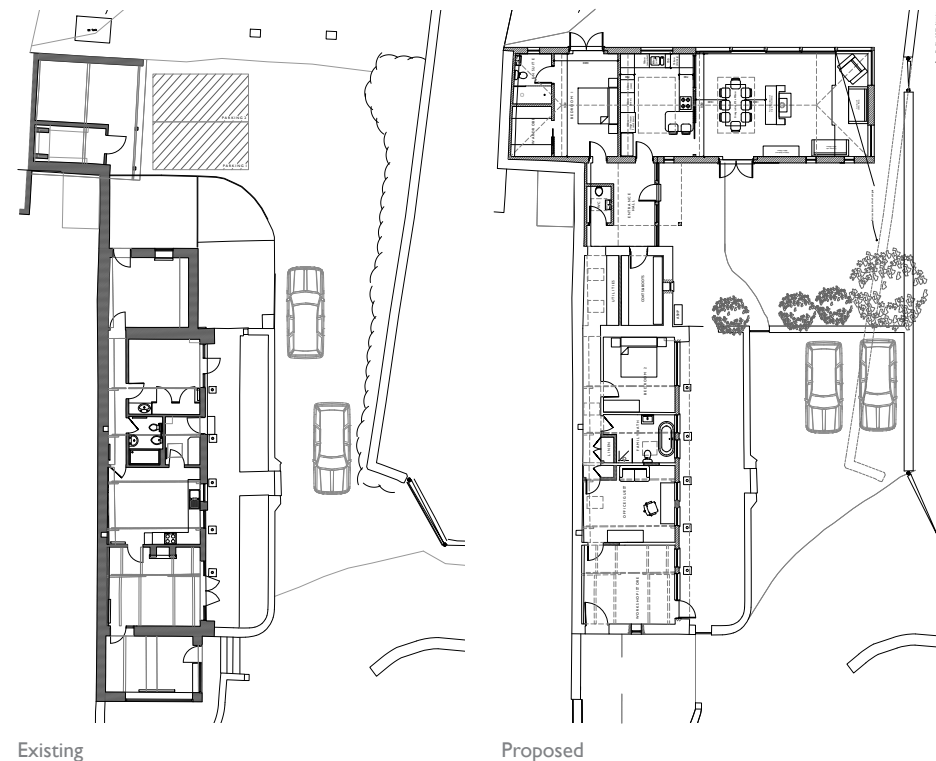


Figure 15 - Existing and Proposed Ground Floor Plans

would become the dominant compositional element between the two stone ends. The timber elevation is set well back from the face of the original east elevation, making it a recessive and a clearly contemporary and secondary element within the overall hierarchy of the building.

- The new timber boarding would conceal the central section of stone, which was introduced in 1996. This section of stone confuses the development of the building and completely undermines the open character of the east elevation. The proposed timber boarding would introduce one material within the extents of the original opening, clearly reading as a new element while emphasising the extent of the original structural opening

In response to the pre-application feedback, the existing fenestration pattern has been retained (as these relate to the character of Stable House and Stilling Barn) and the proposals revised to use this as the basis for the proposed fenestration. The

pre-application feedback highlights one approach would be to create a lightweight composition within each bay. If starting from scratch, this approach would be employed but as elements of the infill are to be retained in place of wholesale replacement, constraints are introduced. However, as now proposed there are relationships between multiple bays, which introduces an informal composition with an overall character that relates to the rest of the converted farm buildings.

The pre-application noted that there would be a reduction of full height glazing, which is acknowledged as an established approach to maintaining the legibility of a historic opening. However, windows have been proposed in place of the full height glazing as the rooms are modest in size and in order to place furniture within these spaces, windows would provide practical wall space below. In addition, modestly increasing the area of wall would allow the thermal performance of the wall to be improved through added insulation.

In response to the pre-application comments, the proposals have been revised to include a greater area of glazing. Runs of windows have been proposed to the north and south ends of the east elevation. To further reduce the domestic character of the east elevation, in place of the gun tock stile door, a plain boarded timber door has been proposed.

In addition to removing overly domestic features, this approach would provide an improvement on the appearance of the 1996 east infill, greater clarity in the building's development and introduce an infill that is in keeping with that shown in the pre-conversion photographs.

Link and Proposed Extension

The pre-application feedback highlighted concerns about the proposed link structure and extension. In terms of silhouette, there would be 4 different roofs overall but this is not out of keeping with the setting or the development of the farmstead; a varied ridge height and scale are characteristics of Stable House and Stilling Barn, as shown in View 4. The varied scales of the farm buildings and roof is shown throughout the views included in Section 3, so it is proposed that the

resultant form of the extension would be in-keeping with the existing pattern of development.

It is however acknowledged that the roofline as shown in the pre-application submission created a top heavy and dominating appearance. In response to these comments, the ridgeline has been reduced. This approach sits more comfortably within the established principle of introducing a new addition to a historic building that is subservient in terms of height. In addition, the width of the building has been reduced to 5.8m, whereas the existing building is 5.9m (although a comparison of these elements will never be possible as it is not possible to see them within the same view).

The proposed extension takes the simple form of the original building; a long, linear building with a pitched roof. The roof has been hipped to reduce the overall mass of the building and its presence within the setting. The footprint of the existing workshop provides a natural 'springing point' to set out the new extension, which would be perpendicular to the existing building. The proposed link would create a clear break between Ironstones and the proposed extension. This area would be the main entrance to the building, providing a centralised access between the original building and the new extension.

The pre-application feedback highlighted whether the link structure was necessary. The link is necessary to create a simplified and efficient floor plan, while taking advantage of the existing structures; recent amendments to the outbuilding / workshop provides an opportunity for change. Inserting a link allows a large portion of the proposed extension to sit back into the area currently occupied by the outbuilding / workshop, which means that a portion of the extension is not visible from the south and east, which reduces its overall presence within the setting. The link would provide internal access to the original building, the proposed bedroom and the living space within the new extension would have no need for a corridor (as is the case for the original building).

Ironstones is inherently a long, thin building and the link structure creates a centralised and more efficient circulation space to access the new extension and the

original building, without the need for long corridors. The north offshoot could in theory be demolished to allow a scheme that presents the pure form of the original Ironstones building, with a lightweight link and a new extension. As a design concept and conservation-led approach this was considered. However, the value of embodied energy is acknowledged and it is felt that it is not justifiable to demolish and rebuild this element.

The proposed extension would have vertical timber boarded elevations, to match the proposed infill to the original building. This establishes a relationship between these areas as clearly contemporary elements. The south elevation has been composed as a series of bays to set up a subtle rhythm, as is the case with the original Ironstones building. The roof would be a sheet metal, to create a contrast to the double Roman tiles on the original roof, while still being an appropriate material in the agricultural setting. A sheet metal allows a more visually integrated approach to the introduction of solar panels.

To the north and east elevations (distanced from the original building and wider farmyard setting), larger fixed panes and sliding panes would be introduced to overlook the newly private garden to the north and the paddock to the east. Two simple runs of ridge glazing are proposed to flood the living spaces with natural light.

Additional Accommodation

The existing building volume is 518.1 m³. The volume of the store / workshop would become a bedroom, with the new extension added to the east and a new hipped pitched roof added over both areas. The conservatory would be removed and the volume transferred into the new extension. The additional volume that is proposed be added is 245.4m³, which is 47% of the original volume **[Figure 16]**.

Paddock Wall, Access and Parking

The proposals include relocating a section of the stone paddock wall. This boundary wall has been extant, in some form, since at least 1839. The proposals show a

section of the paddock wall being removed and the wall rebuilt (reusing the stone) along a new line that would allow two parking spaces to fit on the drive, with much improved turning and manoeuvring.

The pre-application feedback highlighted concern that the relocation of the boundary wall would increase the sense of domestication. However, when compared to the domestic character of the parking arrangement and drives to the Stable House and Stilling Barn, the proposed change at Ironstones would not have an impact on setting in terms of increased domestication; the character and openness of the paddock would remain, as would the appearance and character of the boundary wall. The area that would be incorporated is 39m², which is small in comparison to the scale of the paddock but would provide large gains in terms of parking, access and manoeuvrability.

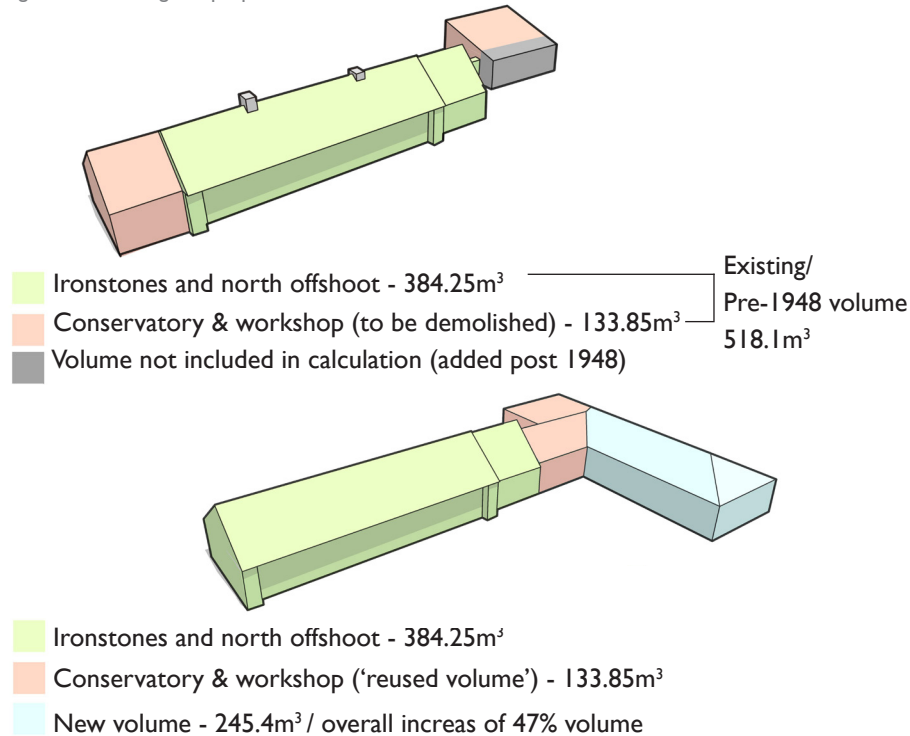
The height of the boundary wall to the south of Ironstones would be increased in height to protect the drop, as at the moment the wall height is around 350mm and the drop beyond is approximately 1.2m. Increasing the height of this wall would be of benefit to everyone that uses the shared access.

Sustainability

The sensitive adaption and reuse of historic buildings is inherently sustainable as they already have an embodied carbon from when they were originally built.

The orientation of the proposed extension allows the introduction of solar panels on the south pitch to generate electricity. The existing oil system would be removed and the dwelling would be heated using an air source heat pump, which is typically 3 times more efficient than traditional direct electric heating methods, and does not involve the use of fossil fuels. A heat pump is compatible with underfloor heating, which would be installed over the 1996 concrete slab in the original Ironstones building (with no impact on fabric) and installed in the new extension. Running underfloor heating at lower and constant temperatures, paired with a robustly detailed and highly insulated building, reduces the demand for space heating and create comfortable internal living spaces. A stove is proposed in the living area, which would allow the living space to be heated using fuel from local and sustainable sources.

Figure 16 - Existing and proposed volume



A considerable proportion of a building's carbon footprint is attributable to the manufacturing and transportation of building materials. Where possible, fabric has been retained. The external envelope of the proposed extension and all new external elements to the original building would be constructed in long lasting materials and installed with robust detailing; an improved lifespan ensures a better return on the energy expended in construction. Where possible, timber would be locally and sustainably resourced. All stone from the conservatory and paddock wall would be retained and reused.

The new extension, and new building elements to the original building, would have insulation that is far superior to the existing elements that are being replaced. This would reduce the energy required to heat the property. Double glazing for new windows and doors would improve air tightness and improve thermal performance. The proposed rooflights and glazing aim to bring as much natural light into the building as possible, which would reduce the need for artificial lighting throughout the year.

5. PROPOSED WORK: IMPACT ASSESSMENT AND JUSTIFICATION

The below impact assessment has been structured around the policies and objectives outlined in the Adopted South Gloucestershire Core Strategy and the Adopted Local Plan.

Character: Enhancement and Distinctiveness

The proposals have been developed to minimise the removal of historic fabric and opportunities for change have focused on areas that were refurbished in 1996.

Within the original building, all of the partitions and internal joinery were inserted in 1996, therefore altering them would cause no harm to the curtilage listed building.

Dropping the sill and forming a window in the north offshoot to the original Ironstones building would result in the removal of some fabric. However, the historic photographs indicate that, although this area of the building has been extant since at least 1943, it was partly rebuilt during the 1996 work. Therefore, subject to the window being traditionally detailed, it is not considered that the proposed openings would cause any harm to the building.

Removing the chimneys and conservatory would enhance the appearance of Ironstones by reducing the domestic character of the building and reinforcing its presence as an agricultural building within the broader farmstead setting. Removing the wall that abuts the south east corner of the original building and the low level walls to the east of the building, would provide an enhancement, as it better reveals the simple character of the original building within the wider setting.

Removing the convoluted 1996 infill from the east elevation and rationalising its composition with one material would better reveal the character of the original building by providing a clear distinction between new and old. Ironstones is a simple agricultural building and the proposed work would remove later additions and alterations that are out of keeping with this character and confuse the development of the building. Following pre-application advice, the east elevation and the proposed extension have been revised to be more in-keeping with the existing building.

Introducing a small window in the south elevation would result in the removal of some historic fabric. However, a small window has been proposed in place of a rooflight, as it is felt that it would be more in-keeping with the appearance and character of the building, which would be better revealed through the removal of the conservatory.

The proposed conservation rooflights would be flush with the roof finishes. The rooflights would be located in between the purlins and work within the existing setting out of the rafters to minimise any fabric from being removed. The rooflights would only be visible from the garden of Chestnut Farm Cottages, where there is a generous residential garden. They would however introduce much needed ventilation and natural light into the corridor, which would considerably improve how the building is used and reduce the need to light the primary circulation space artificially all year round.

Although a structure has been shown historically on the location the current workshop, its construction has undergone modification in recent times. Therefore, integrating its volume into the proposed extension would have no impact on the curtilage listed building. Within the proposals, the historic boundary stone wall with 2 Chestnut Farm Cottages would remain. Removing the modern conservatory and modern elements of the workshop and incorporating their combined volume into the new extension would cause no harm to the listed building.

Siting, Location and Density

The location of the proposed extension has been chosen as an 'L' shaped plan creates a yard, which is not an uncommon form within farmsteads. A link structure creates a centralised area of circulation, which allows the plan for the new extension to maximise living space and minimise circulation. The proposed extension would be located on the periphery of the farmstead, meaning that it naturally forms the next phase of development and is located within the least conspicuous area in terms of impact on setting. The densest development would still be located within the centre of the site with Stable House and Stilling Barn.

The potential impact of the proposed extension on the setting has been considered via a series of views (described and show in section 3). The proposed extension would not be visible within Views 1 and 2. The modern conservatory has a limited presence within these views but the removal of the conservatory would allow the south stone gable of Ironstones to be visible, providing a modest enhancement.

The proposed extension would not be visible within View 3. The gable end of the modern conservatory has a greater presence within these views and its removal would again allow the south stone gable of Ironstones to be visible and increase the open character of the farmstead, providing a modest enhancement.

Within View 4, the removal of the conservatory and the chimneys from the original Ironstones building will reinforce its agricultural character, reduce the overall domestic character of the original building and provide an enhancement to the setting. The rationalisation of the infill in the east elevation, as described above, will also increase the ability to understand the original open sided character of the building, which again would provide an enhancement to the setting.

Within views 5, 6 and 7, the proposed extension would have the most impact on the immediate setting. However, due to the remoteness of the proposed location from the listed farm house and the other curtilage listed buildings and the change that has already occurred, the setting has the capacity to accommodate change. The proposed extension is a continuation of the existing pattern of development and has been designed to minimise the impact on setting through its low ridge line and hipped roof.

Scale, Height and Massing

The proposals have been developed and revised following the pre-application feedback to create a clear distinction between new and old, while introducing a subservience through scale, height and massing. The design of the new extension responds to the form of the original building and would clearly be a secondary and subservient addition.

The proposed extension would also respond to the scale of the broader setting of the farm and the development of the farm buildings that has already taken place. The scale of the proposed development is proportional to the size of the original Ironstones building, which is much smaller when compared to the scale, height and massing of Stable House, Stilling Barn and Chestnut Farm Cottages.

Detailing, colour and Materials

The materials of the proposed extension would contrast the original building, which is a conscious decision in order to make a distinction between new and old. The simple materials proposed would however be in keeping with the agricultural setting, while introducing visually lightweight elements that again support the distinction between new and old. The new extension would complement the materials of the east elevation of Ironstones, where again a clear differentiation between new and old would also be introduced, emphasising the original agricultural character of the building.

The chosen materials would introduce a lightweight construction, which allows the ridgeline to be reduced with a shallower roof pitch, in addition to minimising wall thickness to maximise internal floor area within a reduced width. Timber framed construction also provide the opportunity for pre-fabricated elements, reducing energy expended during construction.

5.1 Conclusion

This application seeks to address some of the shortcomings of the 1996 conversion and introduce additional accommodation that is in keeping with both the original building and the agricultural setting. The application has been informed by a pre-application submission, after which the proposals have been revised and additional information and justification provided.

The scheme has been developed to minimise any impact on the historic fabric, the setting of the curtilage listed building and the wider setting of the Green Belt. All fabric that would be affected from the refurbishment of the original building

largely relates to the 1996 conversion of the building and has otherwise been acknowledged in the preceding section.

The design has been developed to respect the existing building, retain modern elements with embodied energy and introduce an extension that is efficient in terms of layout and circulation and introduced sustainable technologies, negating the need for fossil fuels.

In accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990, the special architectural and historic interest and setting of the curtilage listed building and the wider setting would be preserved and modestly enhanced by the proposed scheme. In accordance with the terminology of the National Planning Policy Framework, it is considered that the following benefits would outweigh any perceived '*less than substantial harm*' –

- The removal of the conservatory and chimneys
- The removal of the low level and overly domestic walls that characterise the setting of the east elevation
- The removal of the convoluted infill to the east elevation and the introduction of one material within the expanse of the opening, which is more reflective of the infill shown in the pre-conversion photographs
- The complete removal of any reliance on fossil fuels (the existing oil system will be removed) and the introduction of sustainable technologies in the form of a heat pump and solar panels

In accordance with the relevant local and national policy, the heritage assets (Ironstones and the buildings within its setting) would be conserved, respected and enhanced in a manner that is appropriate and proportional to their significance. Therefore, the proposals align with the type of sustainable development that the National Policy Framework established a strong presumption in favour of.

Appendix I - Listing Description

Grade: II

List Entry Number: 1288047

Date first listed: 15-Aug-1985

Statutory Address 1: CHESTNUT FARMHOUSE AND ATTACHED OUTHOUSE

Farmhouse. Late C17, remodelled early C18, C19 additions and alterations to right (north end), later alterations. Coursed pennant rubble, double Roman tiled roofs with brick and stone gable stacks, some pantiles. Originally 4-room plan, symmetrical front. 2½ storeys and 3 windows, all triple windows with central 8-pane sash and outer 4-pane narrow sash, 3 windows at ground floor, to right and left door, 4-panelled C20 to left, 8-panelled to right, both with flat wooden hoods on scrolled brackets with egg and dart mouldings; lower 2-storey block to right has 2 windows, ground and first floor left 8-pane sash with segmental head, ground and first floor right triple window as on main front. Left return has single storey lean-to with pantiled roof to right, 1½ storey stair turret to left with upper 2-pane fixed light and pitched roof, straight joint to rear suggesting this is later addition. Right return has 2 gable ends, of main house and rear 2-storey (possibly dairy) wing. Rear has 2-storey wing to left, different stonework, smaller blocks of rubble at ground floor; ground floor has two 2-light casements with timber lintels, first floor has two 6-pane sashes, to right door and single light at first floor; rear of house has ground floor 6-pane casement, wooden cross window with flat mullion and transom, door to left and right, garderobe tower with pitched roof to right, first floor has 3-light casement to left and central similar cross window, 3 small gables, to left in stone, 2 to right in brick. Single storey outhouse with 2-span roof attached to rear by covered way, has 2-light casement and 2 doors at inner side. Unusual plan with lateral fireplaces, may be originally house of gentleman rather than yeoman farmer. Interior not inspected, for details of staircase and panelled parlour, see sources. (Sources: Hall, L. : Rural Houses of North Avon and South Gloucestershire 1400- 1720. 1983).

Listing NGR: ST6841282128

Appendix II - Sources and Bibliography

Ordnance survey maps – National Library of Scotland and 'Know Your Place'

Historic Photographs - Applicants

Planning History - South Gloucester Planning Search

Appendix III - Planning Policy and Guidance

Planning (Listed Buildings and Conservation Areas) Act 1990

The National Planning Policy Framework (revised 2023)

Historic England: Historic Environment Good Practice Advice in Planning (March 2015)

Historic England: Conservation Principles and Assessment (2008)

Historic England: The Setting of Heritage Assets (2011)

Historic England: Adapting Traditional Farm Buildings (2017)

The Principles of Selection for Listing Buildings document produced by the Department for Culture, Media and Sport (2010)

Appendix IV - Photographs



Conservatory, south elevation



Conservatory, east elevation



East elevation



Ironstones looking south



Ironstones, north and east elevation



North and east elevation and store / workshop



Kitchen



Sitting Room



Bedroom



Corridor