

20<sup>th</sup> February 2024

Ref. 1935

Alterations / Remedial works to  
Building B' only

Variation to planning 21/00805/LPC  
& 22/00084/CONDIS.  
at

Tythe farm. Gapshill lane. Gretton

Glos. G154 SET

for

MR & MRS Austin.

### Heritage Statement.

Tythe farm Heritage Category listed Building Grade II.

List entry number 1091532 was first listed - Date of July 1960

Statutory address - Tythe farm. Gapshill lane.

The Building and site itself lies within the boundary of more than one authority. County Gloucestershire District: Tewkesbury District Authority: Parish of Gretton. National Grid SP0088130301.

### Details:

Farmhouse; now house, Early C18. Limestone ashlar, stone slate roof, but tiled back slope to coped gable with stacks, raised in C19 brickwork. Broad main block, plus deep wing right - slightly lower. Two storey, attic and basement. 4 - windowed, 2 - light casement gabled dormers, stone modulation eaves cornice, flush surround chamfered mullion and transom casements with leading to rectangular panes, 19 bay. 3 part glazed early C20 door in stone Doric pedimented doorway with pediment.

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Wing is two storeys and attic, late C20 dormers over 2 windowed recessed chamfered mullioned casements, A similar window to staircase in main block - reputed fine staircase.

Attached to the south side of the two storey wing, which also abuts the Broad main block is a single storey lean-to C20 building finished in natural Cotswold dressed stone walls with chamfered mullioned casements in flush/chamfered stone surrounds and timber panelled/glazed and framed side entrance door set in flush/chamfered stone surround. Roof is flush with tiles as two storey wing.

The site is bounded by natural stone walls to the east and extended to both buildings A and B. Both pedestrian and vehicular accesses are formed through the stone walls at the east boundaries. The remainder of the boundaries to the north, south and west are a mix of stone walls, timber fences and mature tree and shrub planting.

Set within the grounds of the site are two outbuildings A and B which provide vehical parking/storage in building A and storage in building B.

Under planning 21/00805/LBC and 22/00084/CONDIS building A has been demolished and rebuilt in the form as approved previously.

Both buildings A and B together with natural stone walls form a courtyard for both vehical parking and turning area.

Building B is formed in stone walls to the north and west sides, timber posts/timber panels/dorms to the south and timber pane/horizontal cladding to the east. A timber trussed/purched roof was finished in corrugated sheeting.

To the west of the main house is a single storey small outbuilding constructed in natural stone walling, finished in stone tiles to the roof, which is used as a garden room.

The whole of the site is a well established lawned, trees and shrubs planted garden.

Design and Access Statement.

This application is to carry out alterations/remedial works to Building 'B' only. - Variation to planning 21/00805/LBC, 21/00804/AL & 22/00084/COND

Building 'B'

The west end bay of the building has collapsed which include the natural stone walls to the west and north, and the whole of the timber structure.

The building originally was formed into 6 bays with 7 N° posts supporting oak beam over to the south and together with the north stone wall supported oak trusses, with purlins all supporting oak rafters to the roof. The west end bay which collapsed did not have any posts or truss within this bay.

After a site meeting with the conservation officer Mr Julian Bagg it was agreed that the west end stone wall could be rebuilt at the existing truss/post position reducing the building by one bay.

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The new natural stone wall to the west will be constructed in reclaimed stone from the site bonded with the north stone wall and built up off a new concrete foundation.

The existing stone wall to the north where cracks are is to be stitch bonded, with the use of lime mortar pointed finish.

The upside of the existing timber structure is to be retained, which required limited replacement of defective members.

The south elevation is formed by oak posts on staddle stones all supporting oak beam over. Between posts at each end are to be filled with horizontal boarding on timber stud walls to the west side and vertical boarded/framed timber door to the east side.

The bottom of each post is defective, these are to be cut off with new oak extension pieces added and connected by scissor scarf joint form, with new oak hexagonal pegs inserted. include staddle stones; with 16mm dia 8/s rods set in posts + stones + leaded.

Founding slabs are to be laid on floor on sand bedding on hardcore.

The roof is to finished in slates on battens or boarding on rafters as previously appeared.

The building is to be used as a sitting area + log store and annexed with the house.

All details as shown on drawings included with this application.

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