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Document
Design and Access Statement

Project
West Bradley House

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West Bradley House Design and Access Statement

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1.0 Executive Summary

This Design and Access statement has been prepared to support the Listed Building and Planning Application for refurbishment and demolition at West Bradley House.

West Bradley House is a prominent house located within the village of West Bradley. West Bradley house is grade II* listed. The main three-storey house is understood to have been built in the 16th century but has undergone a series of refurbishments over time with varying levels of success. The main house has been extended over time with ancillary residential units to the north. A large number of low quality agricultural barns have also been built at the site. The only agricultural buildings of note are the Apple Barn and the Little Stone Barn across the brook.

The application covers :

- Refurbishment and demolition of parts of a listed building.
- Changes to parts of a listed building.
- Demolition of agricultural buildings and replacement with ancillary residential
- Change of use from Agricultural to Residential.

The proposals are being submitted following two rounds of productive pre-planning applications. The Council and relevant consultancies' comments have been integrated into the scheme. A very positive neighbourhood consultation was held with the community before the application was submitted.

The Statement is to be read with the architectural drawings, architectural schedules and the consultant team reports.

Site address:

West Bradley House (also known as Bradley House), West Bradley, Glastonbury, Somerset, BA6 8LT



SITE - AERIAL VIEW FROM THE SOUTH LOOKING NORTH OVER THE HOUSE, OUTBUILDINGS AND TOWARDS THE ORCHARDS



1.1 Mission statement

Our mission is to present a long-term vision for West Bradley House. The site deserves an appropriate and unique piece of architecture of exceptional quality.

The desire is to respect and preserve the unique history of the site. The proposals have been developed in constant discourse with the Heritage Consultant and based on a sound understanding of the heritage asset. The proposals are to be sensitive to the heritage asset, preserving and promoting the most important aspects of the main house and wider site. Previous harmful alterations will be removed to facilitate this.

The proposals add new elements of high-quality design to secure the property's future use. The sympathetic contemporary design of these elements will indicate a new stage of the building's evolution. The desire is to reinstate the building as a private house of significance in the village.



2.0 Site

West Bradley House is located in the heart of West Bradley village.

To the north the house is bordered by Bradley Brook and apple orchards. To the south is Bradley lane and West Bradley Church.



SITE OWNERSHIP DIAGRAM SHOWING THE EXTENT OF ORCHARDS



CHURCH FROM THE WEST GARDEN



TENNIS COURT INTERRUPTS THE PRIME VIEWS



GARDENS AROUND THE HOUSE ARE POORLY CONCEIVED



GARDEN CANALS ARE A KEY FEATURE



ORCHARDS POPULATE THE WIDER SITE - PREVIOUSLY FARMED TO MAKE CIDER



REDUNDANT SHEDS AS PART OF THE CIDER FARM BEHIND THE HOUSE

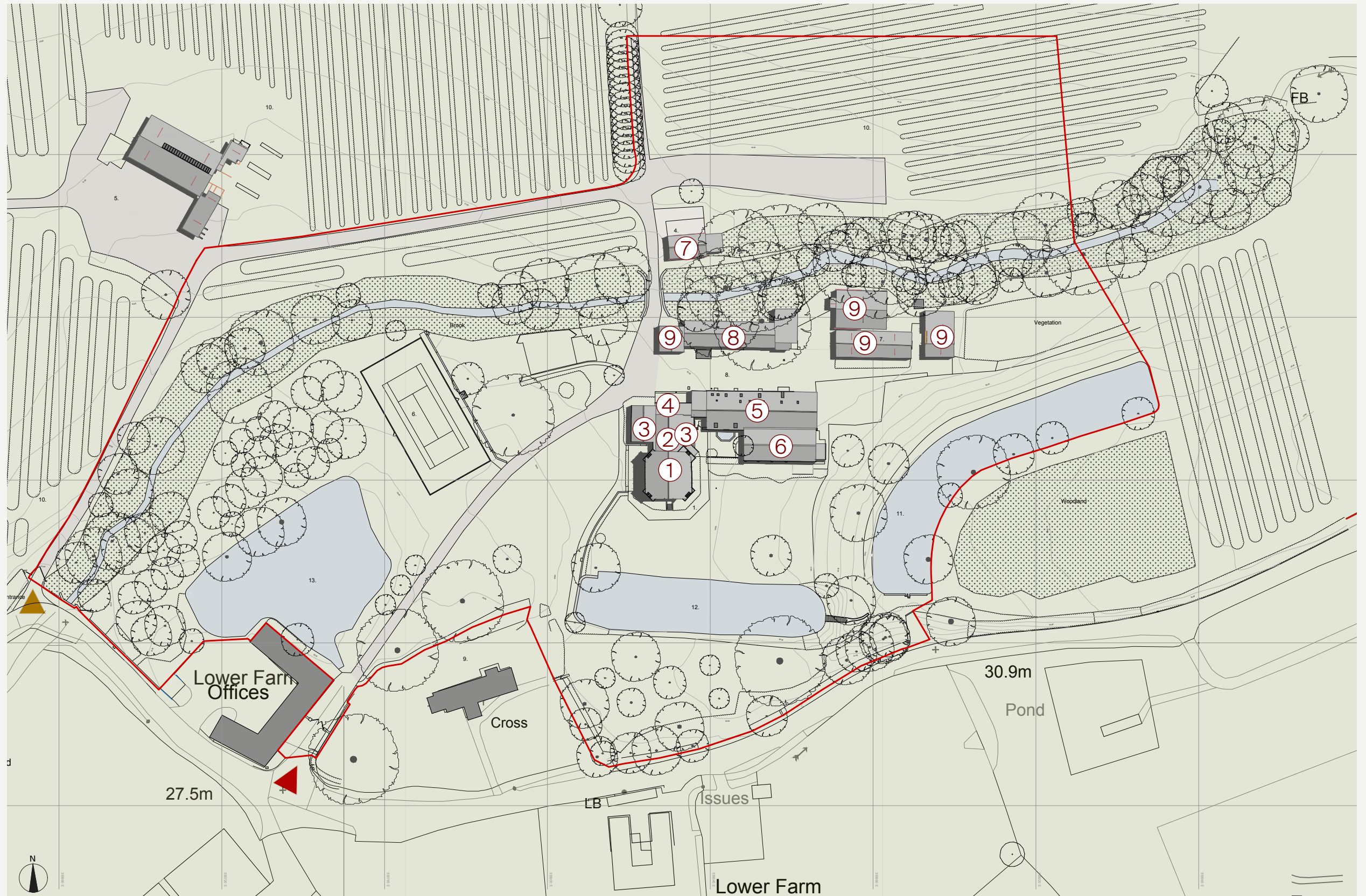


2.1 Application Boundary

This application concerns the areas contained within the red line.

The site consists of the Main house, residential extensions and agricultural buildings in varying conditions. Bradley Brook runs from east to west across the site and there is a tennis court to the west of the property.

The main entrance to the property is via a drive to the south. An alternative entrance is located to the west accessed over a stone bridge which requires repairs.



KEY

- ① MAIN HOUSE
- ② KITCHEN EXTENSION
- ③ LEAN TO EXTENSIONS
- ④ LINK BUILDINGS
- ⑤ APPLE BARN
- ⑥ CONCRETE BARN
- ⑦ LITTLE STONE BARN
- ⑧ CART SHED
- ⑨ AGRICULTURAL BARN

EXISTING SITE PLAN



2.2 Application Buildings

① Main House

Main house comprising of a basement and 3 storeys. Compromised by an ill-considered roof, 1980's porch and numerous internal reconfigurations



② ③ ④ Extensions

Unsympathetic additions to the house including a sun-room, a poor quality conservatory and a poorly designed covered link to the Apple Barn all harm the heritage asset



⑤ ⑥ Apple Barn and Concrete barn

1902 Apple barn is a fine example of local stone building with some impressive internal spaces used for cider making. This was built late C19th when cider making changed the house with land to a farm with orchards.



⑦ Little Stone Barn

1902 Stone barn - facing the orchards was used to house a cart and pony to serve the cider industry. The brick infill appears newer than the stone gables.



⑧ Cart Shed

Cart Shed - now in a poor state of repair this was a early C20th addition to support the cider industry. The adjoining C20 garage is a poor addition.



⑨ Agricultural Barns

Modern Barns - a scattering of medium to large steel and concrete framed barns line the rear courtyard. Most are in poor condition and harm the heritage asset. The indicate the expansion of the apple farm and machinery.





2.3 Ariel Site Photos



VIEW FROM THE NORTH



VIEW FROM THE NORTH WEST



VIEW FROM THE WEST



VIEW FROM THE SOUTH WEST



VIEW FROM THE SOUTH



VIEW FROM THE SOUTH EAST



2.5 Historic England Listing

The house is Grade II* listed. The list entry description text is set out below which focuses on the house itself. Neither the outbuildings nor the gardens appear in the listing which suggests that its time as a cider making farm (1900-2000) are of minor importance to the heritage.

Country house. C16/C17, much late C18 and C19 alterations, including roof.

Coursed and squared rubble, freestone dressings, double Roman tile roof with its ridge running north-south. Square on plan, full height flat roofed square bay set diagonally across each angle, tall capping C19 brick stacks; postulated as Elizabethan conceit. Three storeys, 2 bays to each elevation; single window on each floor to front face of each bay; 12-pane sash windows in re-used ovolo-moulded stone architraves, 6-pane sash windows to second floor in similar surrounds, the window to each bay blank and painted as false windows, continuous weathered strings rising into hood moulds on ground and first floors; large irregularly placed stairlight to rear with a semi circular head, 22-pane sash window. Central door opening to west elevation, paired 2-panelled doors, gabled hood on consoles.

Interior virtually completely re-fitted late C18, including doors and windows shutters, but 2 early fireplaces in stone surrounds with 4-centred heads, elaborate moulding; similar fireplace to second floor, further fireplaces probably remain to be uncovered.

(Pevsner N, Buildings of England, South and West Somerset, 1958).

Listing NGR: ST5582836925



SOUTH FACADE WITH MIDDLE LAKE IN THE FOREGROUND



3.0 Background

The property was purchased by the current owners in July 2022.

The site and buildings required extensive repairs and upgrades, therefore the house has been vacant since this date.

Following the initial design of proposals, the scheme has been through two of rounds of pre-planning advice in December 2022 and November 2023.



3.1 Pre Planning Application Advice

Pre Planning Application 1

In December 2022 an application for pre-planning advice was submitted to the council for proposed changes at West Bradley House. Positive feedback was received from the following consultees:

- Archaeology
- Landscape
- Sustainable Construction and Design
- Impacts on residential amenity
- Highways, transport access and Parking
- Ecology and Biodiversity
- Flood risk and surface water/foul drainage
- Refuse collection and Waste
- Secure by design

Their comments have been addressed in the application proposals. The relevant sections of this report and specialist consultants' reports address this feedback.

The Conservation Officer's feedback was positive regarding the site and outbuildings. It was felt there was insufficient understanding of the heritage asset and heritage justification for the main house proposals at that stage. Once the footprint of the pool barn was reduced, the Planning Officer was in support of the proposals subject to Heritage concerns being alleviated. The council's formal advice was received on 05.09.2023.

Pre Application 2

A new Heritage Consultant Justin Ayton was appointed to undertake a scholarly review of the building. Following his initial site visit, specific opening-up work was undertaken in early October 2023. The revised proposals have been developed in constant discourse with the new Heritage Consultant and based on a sound understanding of the heritage asset. A second Pre-application focusing on the listed elements of the scheme was submitted in November 2023.

In the December Pre-application meeting, The revised proposals were very positively received by the council and Historic England. A few specific aspects of the scheme were deemed as requiring refinement before full support could be offered.

Pre Application 2 follow up meetings.

The design team undertook four further rounds of design refinement and meetings with Council's Conservation Officer and Historic England representative. Each meeting resulted in further elements of the design being approved in principle, these meetings were minuted and the notes were sent to attendees for their record.

On 28th February 2024, Historic England submitted their advice letter offering their full support for the proposals subject to some minor detailing development of the proposed parapet, chimneys and roof prospect room.

As of 28th of March 2024, a pre-application response has not been received from the council. Time is critical due to the level of repairs needed to West Bradley House. An application is therefore being lodged based on the council's conservation officers' minuted positive feedback across the multiple preapplication 2 meetings and that they are in alignment with Historic England letter.



3.2 Neighbourhood Consultation

West Bradley House is a key component of West Bradley Village. The design approach and proposals therefore respect and reflect the house's role in the village.

A Neighbourhood Consultation was carried out at West Bradley Church on Tuesday 20th February 2024. Surrounding neighbours were invited to a presentation of the proposal and raise any concerns.

The feedback was overwhelmingly positive and the change to the house and site welcomed.

West Bradley does not benefit from a Parish Council but the local Ward Councillors were invited.



RICHARD PARR ASSOCIATES' PUBLIC CONSULTATION AT WEST BRADLEY CHURCH 20.2.24.



4.0 Heritage

Heritage Consultant Justin Ayton was appointed to undertake a scholarly review of the building.

Following his initial site visit, specific opening up work was undertaken in early October 2023.

The proposals have been developed in constant discourse with the new Heritage Consultant and based on a sound understanding of the heritage asset.

Please see Justin Ayton's Heritage Appraisal and Impact Assessment.



4.1 Site history and evolution

Since the first pre application our understanding of the evolution of the site has changed, please see Justin Ayton's report for more detailed information. The following is a brief summary of the historical development of the site.

West Bradley House is understood to have been built in the late-16th-early-17th century. It comprises a square, three-storey house, orientated approximately to the cardinal points of the compass, with shallow diagonal, ordinal projections on the corners, giving the approximate form of an octagon.

A letter indicates that William Piers refurbished and refenestrated the house in the 1720s.

Various outbuildings developed to the north of the house in the latter-19th & 20th centuries:

A little stone barn was added across the brook.

Around the third quarter of the 19th century, a kitchen extension was added as a north wing extension to the main house which was also heavy refurbished at this time.

Between 1885-6 & 1902-4. The Apple Barn was added to the East of the main house.

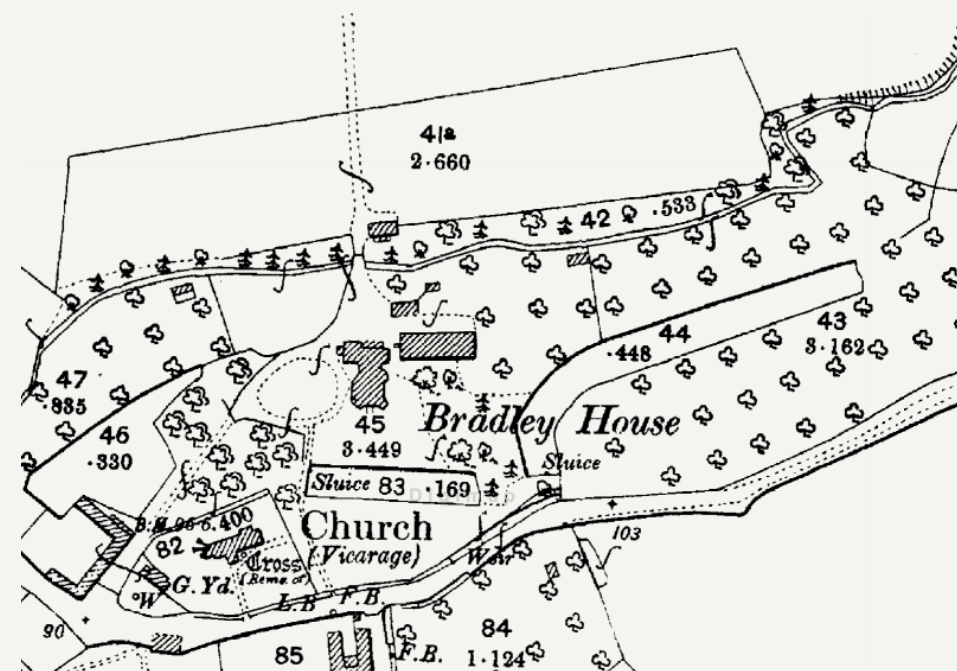
Between 1902-4 & 1921-43. The cart shed was added to the north of the apple barn. Following this, the concrete agricultural barn was added to the south side of the apple barn.

Post 1962, A series of modern agricultural buildings, were added to the east of the apple barn. These are of little heritage value, and are too recent in date to be considered curtilage - listed.

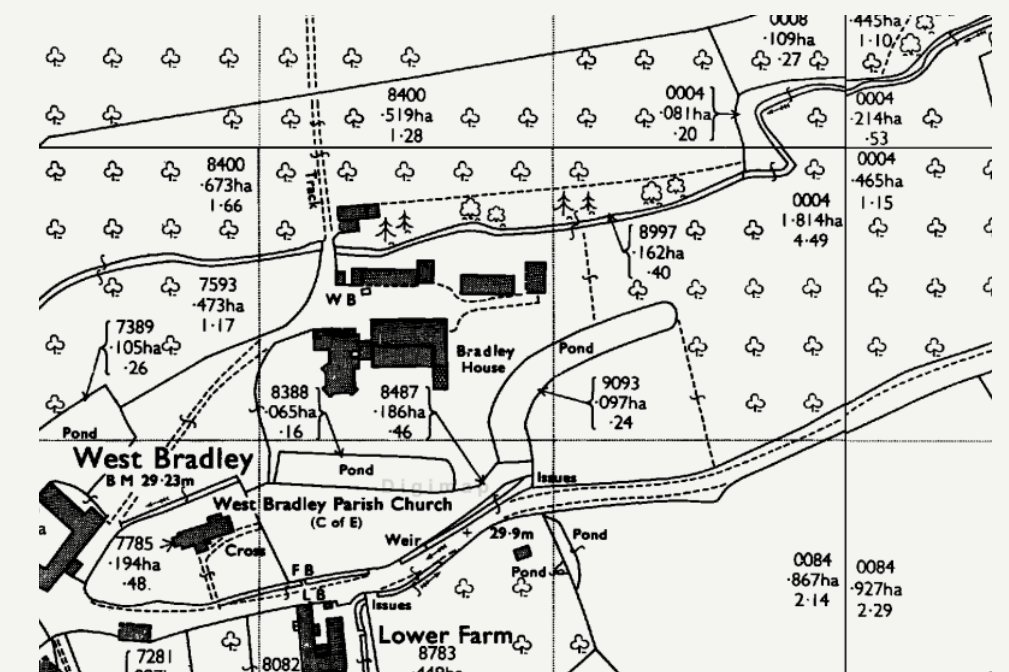
In 1987 A sun room extension was added to the west of the kitchen extension.



1840S



1900S



1970S

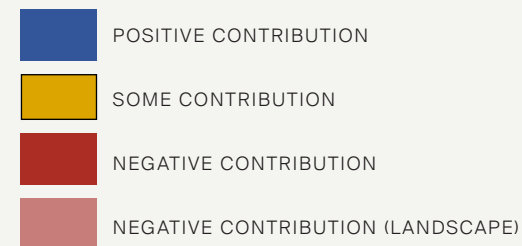




4.2 Positive/ Negative contributions to the heritage asset and setting

- ① The main house is a fine example of a 16th/17 century geometric lodge. However it was completely renovated in 1720s and again almost entirely gutted in the mid 19th century and harm has been caused over the years with the moving of the staircase and replacement of the roof.
- ② The North extension internally has been heavily modernised and its roof is in need of structural improvements.
- ③ The additional extensions to the north of the house have occurred in a haphazard manor, the majority of which are not of high visual/structural or heritage quality and they are causing harm to the heritage asset by encroaching on the main listed building.
- ④
- ⑤ The Apple Barn (the 1902 cider making barn) is of good quality but its roof is in need of replacement.
- ⑥ The concrete barn to its south is of negative contribution and blocks key views of the house.
- ⑦ The little stone Barn is a positive contributor but is in need of major structural intervention.
- ⑧ The dilapidated timber Cart Shed has some character but is in poor condition.
- ⑨ The later Barn and garage additions are agricultural in their nature and are poorer in design and quality.

The setting is also harmed by the position of the tennis court and the tarmac entrance drive which sweeps through the grounds before a large swathe of concrete envelops the buildings.





4.3 Heritage Strategy





- ① The main house is to be sensitively refurbished, retaining the building's original, 18th and 19th century features whilst removing the harm created by the moving of the staircase, and the current roof.

Elsewhere across the site, negative buildings that encroach on the listed building or have a negative visual appearance are to be removed, refurbished or replaced.

- ② The kitchen extension to the north of the house is to be retained and simplified to allow for a new living space for the family.
- ③ The later haphazard extensions to the east and west of the kitchen extension are to be removed to reduce the encroachment of massing on the main heritage asset.
- ④ The poor quality conservatory and agricultural link buildings to the Apple barn are to be removed and a contemporary style link building rebuilt in this location.
- ⑤ The Apple Barn is to be sensitively refurbished and the roof structure is to be replaced as stipulated by the engineers.
- ⑥ The concrete barn to its south is to be removed to improve the views of the main house and expose more of the apple barn.
- ⑦ The little stone barn which has a positive impact on the site is to have a new mezzanine and roof new structure to tie the building together.
- ⑧ The existing Cart shed is to be demolished and replaced with a higher quality building of same size and proportion following the rhythm of the existing structural bays.
- ⑨ The surrounding modern outbuildings are to be demolished and replaced with higher quality ancillary buildings.

The existing stone bridge is to be repaired as required. Tennis court to be relocated away from the main house and the amount of hard standing reduced.



-  RETAIN - REFURBISH
-  REBUILD/ RENOVATE TO RETAIN THE CHARACTER
-  DEMOLISH/ REPLACE WITH A POSITIVE CONTRIBUTION
-  DEMOLISH TO IMPROVE VIEWS TO THE MAIN HOUSE TO RE-ESTABLISH THE STATUS OF THE MAIN HOUSE





4.4 Archaeology

An archaeological appraisal has been prepared by BSA Heritage Limited.

BSA found that:

- The site had relatively low archaeological potential.
- Any sub-surface deposits that may remain to be found, it is very unlikely that they would rate as of greater than local significance.
- It is also the case that likely proposals will have a limited impact, with the siting of new buildings and a swimming pool in the footprints of existing structures

In light of the site's unexceptional archaeological potential and nature of proposals, BSA suggested that any further archaeological requirement are limited to a watching brief during construction. This approach would accord with current policy and guidance.

Please see BSA document for full details.



4.5 Structural impact on the heritage asset.

A structural report has been prepared by Hydrock to demonstrate how the works to the listed building will not harm or threaten the long-term integrity of the asset. It also details how the listed buildings to be converted are structurally capable of conversion.

Hydrock's report details the structural issues with the current buildings and the structural strategy to improve the long-term integrity of the asset.

Of particular note are: The House's Basement

Locally some joists and beams at ground floor found to be in poor condition will require a hierarchy of remedial repairs: firstly, doubling up of joists to strengthen existing, secondly, strengthening in the form of spliced connections; thirdly full replacement of timber. This will allow the removal of the rotting temporary propping in the basement.

The Main house roof

The design of the new roof is such that thrust is being forced laterally into the existing stonework. Over time this has led to the development of some hairline cracking visible internally. In the long term, this undesirable condition would lead to significant cracking, further deflection of the roof and, potential movement of the walls before failure. The ridge beam of the new roof is missing in the central bay. This is believed to be the

primary cause of the current deflection, visible externally. This is exacerbating the lateral thrust being placed into the stonework and accelerating its impact. The two new masonry gable ends are unrestrained. This unstable load is causing movement in the stonework directly beneath the gable ends.

The Structural Engineer believes the best solution is to replace the newer roof in its entirety. The new timber roof would be designed to have no lateral actions acting on the existing stonework preserving the existing stone walls. Installing a new roof would also allow for the opportunity to properly restrain the masonry gable end walls, or replace them with stonework more in keeping with the heritage asset.

The Apple Barn roof

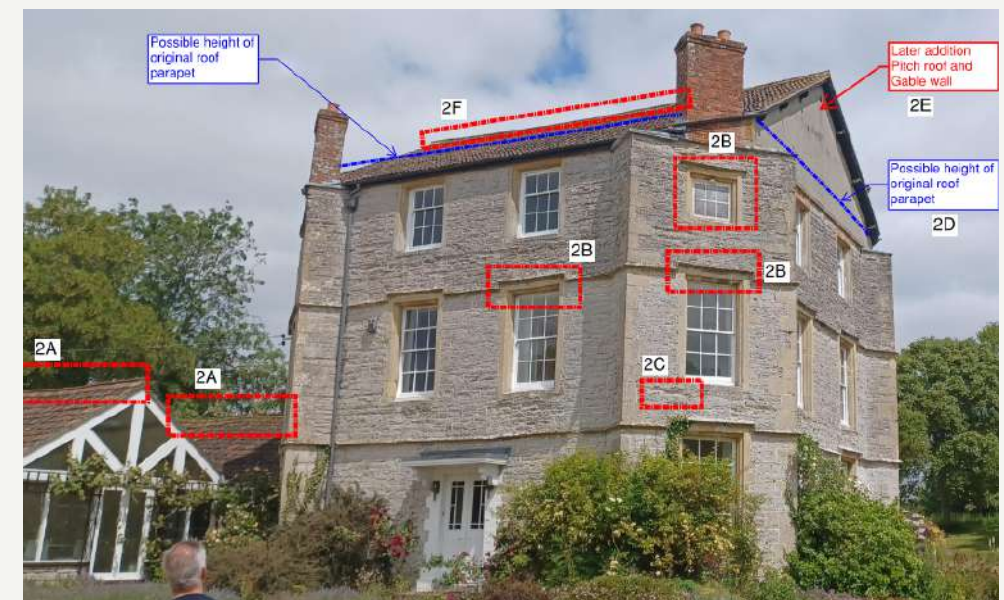
The current roof is supported with temporary propping and is failing structurally. It is recommended that the roof structure is replaced in entirety with new oak trusses in evenly spaced locations. Where possible existing timber will be reused in the new structure. The new structure will be constructed to be aesthetically similar to the existing structure.

The little stone Barn

The masonry/stone walls are leaning outwards as a result of a poor roof design and lateral push. It is recommended that the roof structure is replaced

with new trusses with a ridge beam to avoid transferring horizontal forces to the existing stone walls.

There will be local patches of repointing to the stonework. The walls require tying at mid-height and at the top of the walls. The installation of a mezzanine floor at mid-height will be used to fix a steel frame to the stone walls providing mid-height restraint. This steel frame will continue to the top of the walls and a ring beam hidden at the eave's height will provide the top restraint and support a new roof.



HYDROCK'S STRUCTURAL REPORT FIGURE 5 - SOUTH WEST ELEVATION STRUCTURAL OBSERVATIONS