



## **PLANNING & DESIGN AND ACCESS STATEMENT** **SMALL BARN**

Riseley Farm, Part Lane, Swallowfield, RG7 1TB

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*The purpose of this report is to accompany a planning or Listed Building application. A DAS provides a framework for applicants to explain how a proposed development is a suitable response to the site and its setting, and demonstrate that it can be adequately accessed by prospective users*

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Job number: 2198

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## 1. INTRODUCTION

Project Address: Riseley Farm, Part Lane, Swallowfield, RG7 1TB

Local Authority: Wokingham Borough Council

Conservation Area: Riseley Farm Area of Special Character

Current Building Use: Residential and agricultural/ equestrian.

Proposed Building Use: Residential and agricultural/ equestrian.

Listing Status: N/A

### Project Overview:

Replacement of a modern, single storey barn in poor condition with a stable of a similar size in the same location.



*Rear (North) elevation of the existing barn*



## 2. SITE LOCATION AND DESCRIPTION

Riseley sits on the border of Berkshire and Hampshire, approximately halfway between Reading and Basingstoke, with the A33 passing about 0.5km to the west of the village. The course of The Devil's Highway – a Roman Road - passes through the south of the village. Within 2km north-east lies the slightly larger village of Swallowfield.

Riseley Farm is situated off Part Lane, a single track road, running north south, lined with trees and hedges, that connects the villages of Riseley and Swallowfield. The site sits approximately halfway along the lane's 2.5km length, equidistant between the villages. Despite the narrowness of the lane, it has been developed along most of its length with detached dwellings, generally set back from the lane in moderate grounds, or farms. Buildings range in age from the 17<sup>th</sup> century onwards.

Views from Part Lane into the site are mostly limited by the hedges and trees with the roofline just visible above hedges, however the access road into the farm is quite open, giving uninterrupted views to the brick and corrugated metal barn directly in fronting the lane. This and the adjoining disused timber threshing barn form the central axis of the farmstead's reversed z-plan. Open sided timber shelters form the south side of the front yard, while a brick and weatherboarding barn and the Grade II listed 16<sup>th</sup> Century farmhouse form the north and east sides of a rear courtyard respectively. Two small brick barns, a brick piggery and a metal clad barn, all set to the north of the rear yard, complete the farmstead. This arrangement of barns shields the farmhouse from all views from the lane. The disused driveway along the south of the site, connecting to the farmhouse, is lined with taller hedging, preventing views into the site either from Part Lane or the drive.

The site was sold to the current owners after a series of failed planning applications by the previous owners. It is used as a domestic residence and continues its agricultural purpose through the owners equestrian business. There is no wish to change the use of the site as part of this application and the proposals support the equestrian functionality of the site.



*Image taken from Google Earth to illustrate context*

### 3. PLANNING HISTORY

App. No.: 231196      iLap Ref No.: None

Description: Application for Listed Building consent for the conversion of 1 no. existing curtilage listed threshing barn into 1 no. dwellinghouse and the demolition of 1 no. existing pole barn to facilitate the erection of 1 no. new dwellinghouse.

Received : 18/05/2023      Decision Date: 01/08/2023      Decision: Refused

App. No.: 222281      iLap Ref No.: None

Description: Full application for the proposed change of use from agricultural barns to 2 no. residential dwellings, involving the demolition and rebuild of one barn and one conversion.

Received : 25/07/2022      Decision Date: 24/07/2023      Decision: Refused

App. No.: 141769      iLap Ref No.: MB/2014/2777

Description: Prior approval submission for the conversion and change of use of existing agricultural building to one dwelling (Use Class C3).

Received: 18/12/2014      Decision Date: 10/02/2015      Decision: Application Withdrawn

App. No.: 142867      iLap Ref No.: MB/2014/1982

Description: Prior approval submission for the conversion and change of use of existing agricultural building to one dwelling (Use Class C3).

Received: 03/09/2014      Decision Date: 08/10/2014      Decision: Application Withdrawn

App. No.: 001358      iLap Ref No.: F/2000/2342

Description: Proposed change of use of grazing area to sand school for carriage driving.

Received: 11/09/2000      Decision Date: 03/01/2001      Decision: Approve

## **4. DEVELOPMENT PROPOSALS**

### **Use and Amount:**

The replacement barn is for use as a stable supporting the equestrian purpose of the farm buildings.

The existing barn is 9.5m x 4.8m and 46m<sup>2</sup>. The new proposed barn is also 9.5m x 4.8m and 46m<sup>2</sup>. There is no increase in built footprint.

### **Layout and Scale:**

The replacement barn is single storey and occupies the same footprint as the existing barn. There is no change to the layout of the farm as a result of this application.

### **Scale Height and Mass:**

The main change in massing is the change in roofline from a single pitch, pent style, to a dual pitched roof with gable ends.

The existing barn has a maximum height of 3.2m. The new Barn has a height of 4.5m. There is an increase of 1.3m in order to create a barn with a more traditional aesthetic. This results in a volume increase of 29.5m<sup>3</sup> which is a 23% increase.

### **Landscaping:**

There is no proposed change to the existing landscaping in this proposal.

### **Appearance:**

The existing barn is a low quality single storey brick barn/outbuilding first appearing on 1960 edition of OS maps. It makes little positive visual contribution to the area and is detrimental to the heritage setting.

The replacement barn will consist of timber cladding and a brick plinth with a pitched clay tile roof. This materiality fits in with the materiality of both the curtilage listed threshing barn, and the barn closest to the farmhouse, and is of a higher quality aesthetic appearance.

Because this barn sits along the main drive through the farmstead, the improved appearance of the replacement barn will aesthetically improve the approach to the listed farmhouse through the farmstead.

### **Access and Parking:**

There is no proposed change to the existing parking or access on the site. There is no increase in the demand for parking as a result of the proposal.

## 5. POLICY ASSESSMENT

### National Guidance:

### Principle of Development:

The small barn serves a very specific equestrian need on the farm as it currently creates a weather shelter for horses from two different fields. Although the planners have expressed a preference that new development occurs south of the access track due to the historic layout of the farm, it is not feasible in this instance to meet the needs of the farm by doing so.

A weather shelter is of critical importance as some horses live outside all year and in the worst weather (extreme cold, wet and heat) they bring themselves inside to shelter from those conditions. As it serves this purpose for those 2 specific fields replacing the current end of life barn in the existing location is the only practical solution to this problem and the small barn cannot be erected anywhere else. Rather than repair what is a very poor quality and ugly building we have elected to replace it with a building of the same footprint but an improved aesthetic more suited to the historic farmhouse setting.

Although not one of the original farm buildings this small barn being replaced has been in place since at least 1961 and is on the aerial photos from the 1970s. This location has been an established position for at least 64 years serving the fields behind..



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### **Sustainable Development:**

The project maintains the functionality of the farm which contributes to the rural character of the local area and the rural economy.

### **Character and Appearance of the Area:**

The improved appearance of the replacement barn will aesthetically improve the approach to the listed farmhouse through the farmstead.

### **Amenity – Impact on Site Users:**

There is no reduction in amenity for the site users as a result of these proposals.

### **Amenity – Impact on Neighbours:**

The barn replaces an existing structure and has no impact upon neighbours.

### **Trees and Landscaping:**

There are no tree works required as part of this application.

### **Drainage and SuDS:**

The rainwater will drain to a soakaway as the existing barn already does.

### **Ecology:**

The proposals do no impact upon any existing habitat.



## **6. CONCLUSION**

Overall the proposals are minor in nature replacing an poor quality but important barn which supports the functionality of the site as a rural equestrian business and meets a specific need in this location.

There is an improved agricultural efficiency from the proposals and an enhancement in animal welfare standards.

There is no proposed increase in built footprint. There is a re-use of the existing footprint which protects the visual impact upon the character and openness of countryside.

The aesthetics of the site are improved as a result of the proposals to the benefit of the historic environment and use a more appropriate traditional materiality.

A recent pre app with the local authority supported the demolition of the existing barn and the designs proposed however requested a relocation of the replacement to the south of the access road. Functionally this does not support the needs of the farm for animal welfare and practicality reasons and a statement of need is included within the application to address this concern. In this instance the proposed barn supports the equestrian business which is an important contributor to the character of the historic environment and we feel that the public benefit of the replacement barn far outweighs any harm caused since the structure has been in place for at least 64 years and has clear precedent in this location.

The proposals act in accordance with the NPPF by sustaining the agricultural business of the site, protecting rural employment and supporting long term farm resilience.