

CHURCH LANE BARNS, BOTLEY

HERITAGE and DESIGN AND ACCESS STATEMENT for A NEW GARDEN SHED AT CHURCH LANE BARNS, BOTLEY

This Heritage, Design and Access statement is to accompany a Listed Building Consent Application for the installation of a garden shed at Church Lane Barns.

Introduction

Church Lane Barns comprises two grade II listed barns¹, listed as of group value as they form part of a small collection of farm buildings associated with the C15/C16 Marks Farm House (listed as Marks Farm Cottages) immediately to the south.

The two separate barns were converted into residential accommodation between 2013 and 2016 and are connected by a flat roofed link. A detached oak framed double garage runs parallel to the southern boundary of the site.

The barns are served by air source heat pumps and solar thermal panels located along the northern part of the site close to the east end of the north barn.

The owners, Mr & Mrs Hudd, now wish to install a garden shed also on the east side of the north barn to provide easily accessible storage for gardening equipment and materials.

Heritage Statement

The position of the proposed shed has been carefully considered.

The shed is to be set 0.75m away from the east wall of the north barn and will be set back from the south east corner of the barn by 1m so that it will be less visible from within the courtyard and not obstruct views out to the garden from the back door of the house.

The shed is screened from view from the adjacent, private track by the native hedge planting along the boundary.

The shed is of high quality timber construction with horizontal, weather board cladding, sitting on a new min. 100mm thick reinforced concrete base.

There will be no direct, physical impact on the existing listed building.

The shed will provide improved screening of the air source heat pumps when viewed from the south and will replace a short section of the deciduous hornbeam hedge previously planted.

The shed is a small utility building which is visually subservient to the north barn, constructed with materials which are sympathetic to the character of the existing farm buildings; this additional outbuilding will not harm the setting or significance of the barns.

Design & Access Statement

Design

The proposed building is a proprietary shed constructed by Crane Garden Buildings and comprises a timber frame structure with painted timber weatherboard cladding and a simple pitched cedar shingle roof; see Crane drawings CLB Hudd Planning drawing and photo sheet.

Windows in two sides face out to the south and east looking out over the garden. There is a framed, ledged and braced timber door also facing south.

The design of the shed is simple, using materials which are in keeping with those used on the principal buildings on the site.

Access

There are no access issues in relation to this proposal.

NOTES

1. *Historic England Listing references:*
North Barn: Grade: II, List Entry Number: 1112063
West Barn: Grade: II, List Entry Number: 1322637