

Design & Access and Heritage Statements

For a new cart lodge at

Gannock Farmhouse, Sandon

Ref: DAHS/2420(2)



PREPARED BY DONALD PURKISS and ASSOCIATES LLP

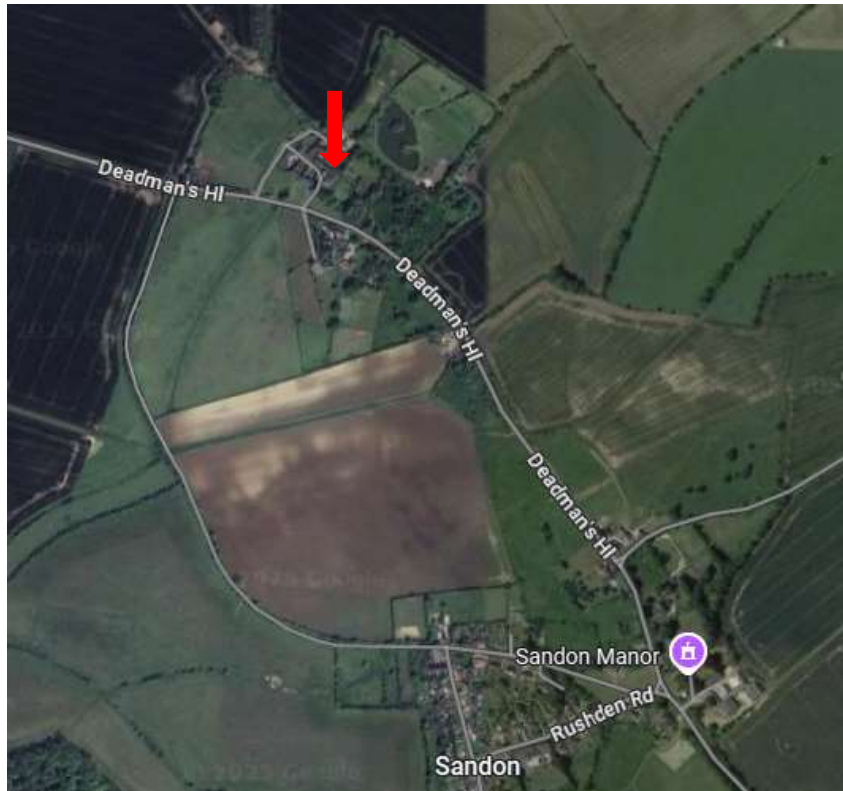
ON BEHALF OF Mr & Mrs Ashton

February 2025

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Introduction

Gannock Farmhouse is a Grade II listed building situated northwest of Sandon, in a small hamlet. Gannock Green sits in front of the farmhouse and the associated barns and farm buildings which have mostly been converted to residential dwellings or residential ancillary use. There are a small number of residential buildings on the other side of Deadman's Hill road to the south of Gannock Green. There is no agricultural use left associated with the remaining collection of buildings at Gannock Green.



Aerial view of Gannock Farmhouse and its relationship to Sandon



Aerial view of Gannock Farmhouse and the surrounding converted barns

Gannock Farmhouse has 16th Century origins but was remodelled in the early 18th Century and altered and extended in the 19th Century. The 19th Century additions have been built as a second L-shape nestling into the original L-shape of the property. This has formed long internal valley gutters, again in an L-shape between the original and extended elements. A single storey rear lean-to would appear to be of early 20th Century origins together with a single storey utility side extension. A further single storey rear extension to the kitchen was added in 2013.



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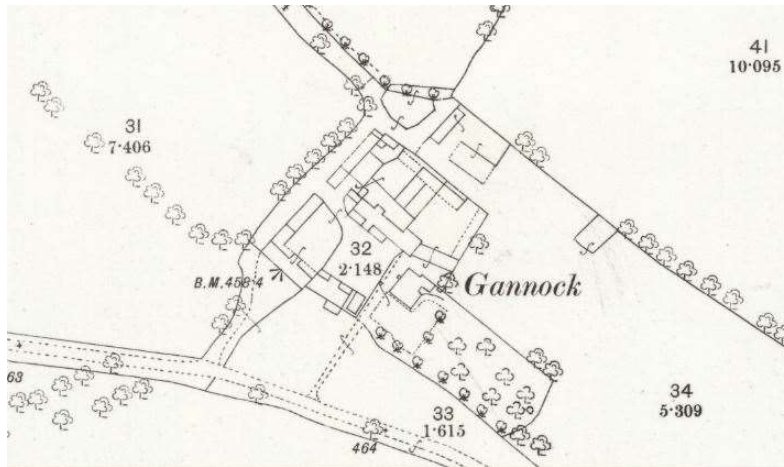
Details

SANDON GANNOCK TL 33 NW (North side) 4/53 Gannock Farm House GV II Large house. C16 origins. Remodelled early C18. Extended and altered C19. Red brick with some timber framing probable, all roughcast. Machine tiled hipped roof. Originally an L-shaped plan perhaps reflecting an earlier hall and cross wing, additions in angle of L to form a square block. 2 storeys and attics. 3 broadly spaced bays to front. Central entrance, 2/3 glazed and 1/3 panelled door, recessed with early C19 surround, pilastered jambs, dentils to shallow pediment all in a C20 gabled porch. High plinth, 2 plat bands. Ground floor: 2 tripartite glazing bar sashes in reveals, first floor central glazing bar sash, flanking tripartite sashes. Boxed eaves. Central gabled dormer. Left gable end C18 red brick stack. Plinth and plat bands continue on left end with 2 small sashes. Roof hipped to right return, 2 broadly spaced bays. C19 gault brick ground floor canted bay windows with slate roofs. First floor flush frame tripartite sashes. On ridge to centre is a large C16 axial stack with 6 conjoined octagonal flues. Roof hipped to rear with ground floor French windows. To rear inside angle of L are C19 lower 2 storey gault brick and knapped flint additions, a hipped wing to rear and a gable end to left with kitchen entrance. Interior: early C18 staircase with alternate fluted column and vase balusters, fluted newel posts, moulded handrail.

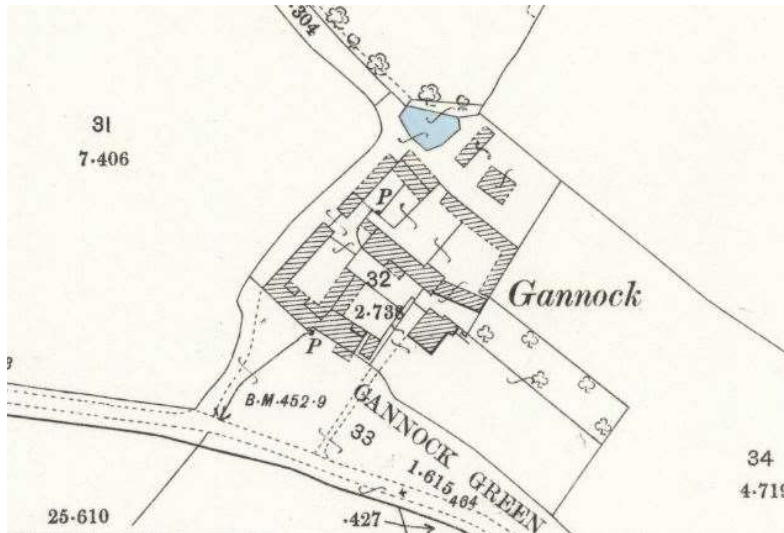
A number of alterations were subject to a retrospective application made by the previous owners in December 2010. The current owners and agent gained consent for internal alterations, a single storey rear extension and new windows in 2013 (13/00989/1HH & 13/00990/1LB). This application seeks consent for erecting a new cart lodge backing onto the northwest boundary of the site.

Background

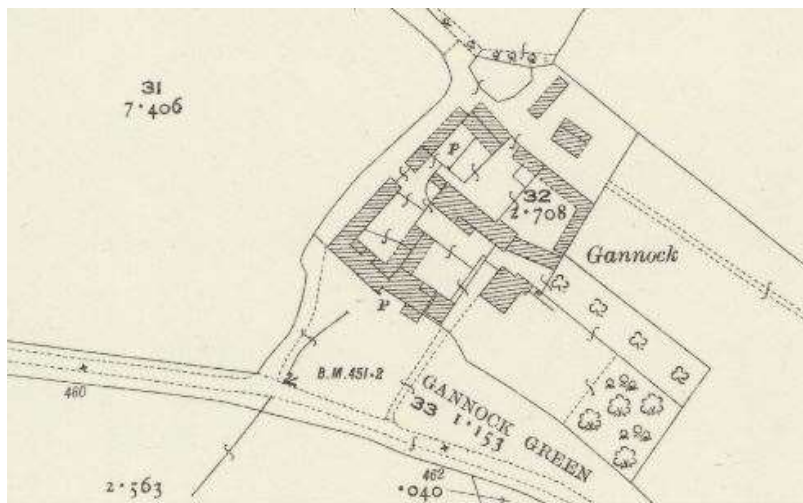
Gannock Farmhouse and the surrounding farm complex has remained relatively unaltered in terms of its built form, with most of the now converted barns and outbuildings showing on historic maps back to the late 19th Century.



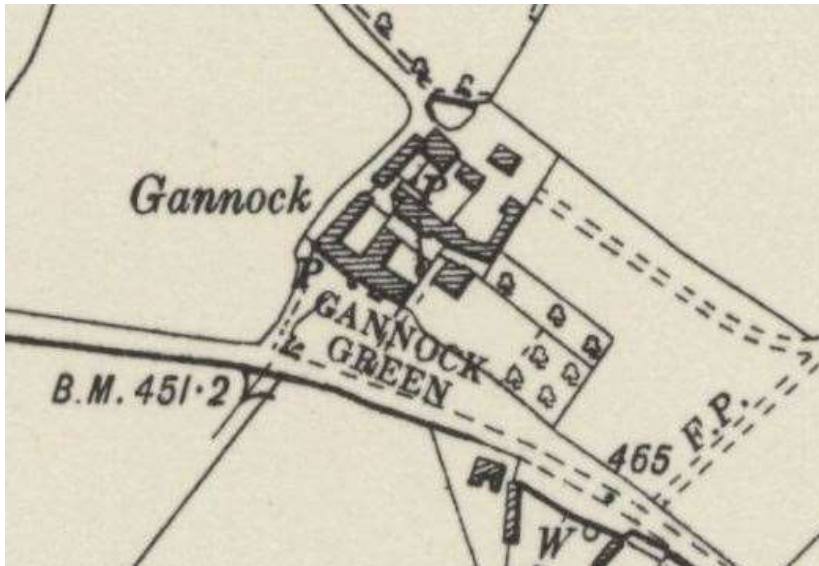
1878



1898



1923



1950

In close proximity to Gannock Farmhouse, the outbuildings and barns immediately to the north are still present but the wing leading from the end of this, heading in a north easterly direction, is no longer present.

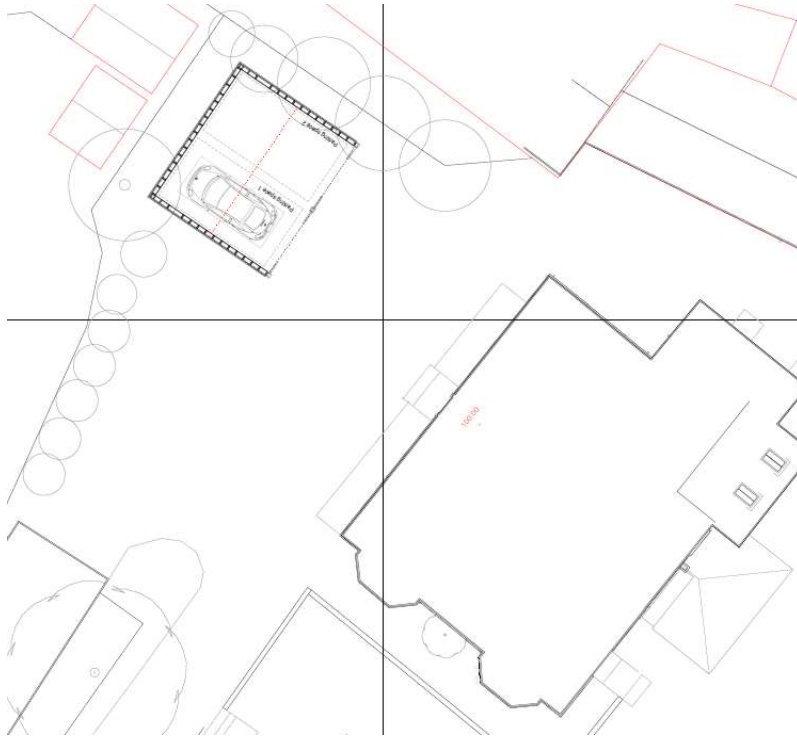
Proposals

Given the size of the property, Gannock Farmhouse currently has no covered parking areas. A recent retrospective application for the neighbouring Bradfield Barn gained consent for a detached carport and detached shed on the other side of the Gannock Farmhouse north west boundary (24/00300/FPH). These buildings can be seen in the photograph below.



Recently approved detached carport and shed.

This application is seeking consent for a traditional, two bay open fronted cart lodge to be located effectively behind the car port and shed in the photograph above. This can be seen on the proposed site plan extract below.



Proposed site plan



*Recent view of the proposed cart lodge site from a first floor window (mobile home temporarily parked in view)
The vegetation has since been cut back on the left but the tree remains in the centre of the picture as does the vegetation to the right.*



Aerial view of proposed cart lodge site

Design

The design of the cart lodge is traditional with a natural slate roof to match the surrounding barn roofs, black timber feather edge boarding and oak posts and braces to the front. The cart lodge would have a red brick plinth. The cart lodge is big enough for two parking spaces only. There is no proposed storage or additional floor space. Its design has been limited to the most efficient use of space for two cars. An indicative example is shown below.



Materials

As set out above.

Layout

The introduction of a cart lodge does not reduce the parking or affect the layout of the property. The proposed cart lodge is on existing driveway so does not affect any other features.

Scale

The size and scale of the cart lodge is proportionate to housing two cars.

Use

The property is to remain as a private dwelling.

Amount

The amount of accommodation in the house is not altered.

Access

The access is to remain the same.

Significance and impact on the Listed building

The north west elevation of Gannock Farmhouse faces the large historic farmyard area. Having remained relatively unaltered since the 18th Century it is acknowledged that the north west elevation forms an important and significant part of the listed building. The proposed cart lodge will have some impact on this elevation and the setting of the listed building. However, as can be seen from the historic maps, by the end of the 19th Century the farmyard to the north west had become more developed and greater emphasis was placed on the south western approach to the farmhouse (now the driveway to Gannock Farmhouse). Subsequent late 20th century development and conversion of the farm buildings together with the associated gardens and domestic outbuildings that have followed have turned the once principal elevation of the farmhouse into much more of a 'side elevation' feel. The north west elevation is no longer fully appreciated from across the historic farmyard as garden boundaries, sheds, carports and trees all now partially obscure this view, particularly the ground floor windows of Gannock Farmhouse.



View of the north west elevation of Gannock Farmhouse from the driveway to the neighbouring Bradfield barn

The addition of the cart lodge to this view has limited impact on the setting of the listed building (see below) and a precedent has now been set for residential ancillary buildings within the original curtilage of the listed building.



Proposed view from the driveway of Bradfield Barn looking south east

The proposed cart lodge will sit well in its surroundings by utilising sympathetic materials which relate well to the neighbouring barns. The proportions are similar to many of the retained outbuildings on the site which now provide residential ancillary uses. The views of the listed building are not significantly impacted by the proposed cart lodge due to its proposed location and the setting of the listed building is only marginally impacted from within the grounds of Bradfield Barn. However, the setting, and the appreciation of the original farmyard context, has already been significantly eroded by the inevitable erection of boundary fences, residential ancillary buildings and landscape growth. Accepting that this has already happened, adding a more substantial and appropriate cart lodge to the one over the fence will help introduce a built form which will help re-establish a less domestic feel in this part of the overall site.