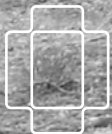


03

Site analysis



Site constraints and opportunities

3.1 Development need

The existing farm buildings are disused and in need of repair. Finding a viable use through conversion to residential will provide the means to secure the buildings over the longer term.

The repair and conservation of the undesignated buildings of local significance will have a clear public benefit. The improvements to the appearance of the pole barn through the introduction of more sympathetic materials and the landscape and biodiversity improvements will further enhance the setting.

3.2 Opportunities

The key opportunities on the site are summarised below and illustrated in figure 8 opposite.

- 1. Retain and repair:
Existing brick and stone buildings are to be retained, sensitively repaired and converted for residential use.
- 2. Reinstatement:
Reconnection of barns to Mawles cottage. Reinforce and enhance the defined characteristics of village with tightly defined spaces and strong building lines.
- 3. Housing provision:
The proposal will provide two new dwelling houses within the Sibford Gower village boundary. Each house will benefit from independent access, separate amenity plus additional ancillary accommodation.
- 4. Site improvement:
Improvement of the site to include removal of unsympathetic structures, repairs to field walls, and removal of rough embankments.
- 5. Visual impact:
Improvement of visual appearance of the site through the conversion of the steel barn with the use of more sympathetic materials.
- 6. Trees and biodiversity:
High quality, mature existing trees will be retained or replaced to provide landscape structure, shelter and ecological value. Landscape enhancements will improve biodiversity on site.
- 7. Piggery building:
Although not mentioned in the SGBCA Appraisal, the existing piggery is an interesting building whose retention would support the agricultural character of the site. The later brick additions to the piggery and lean-to roof will be removed to reveal the original building and so enhance the setting and legibility.



Fig. 8 - Opportunities

3.3 Constraints
 The key constraints on the site are summarised below and illustrated in the figures opposite.

1. Conservation area boundary:
 The site is located inside Sibford Gower and Burdrop Conservation Area (SGBCA). The Site is wholly within the conservation area whose boundary runs along the northern wall and fence line of the Site.
2. Locally significant and listed buildings:
 The existing brick and stone barn range running adjacent to Pound Lane and Main Street has been identified as an undesignated heritage asset which makes a positive contribution to the local area.
3. Access:
 The existing site only has one access location on Pound Lane, restricting opportunity for redevelopment or reuse.
4. Ecology:
 The existing site has habitat potential for birds, bats, badgers and amphibians. This application is accompanied by a full ecological report and mitigation strategy including enhancements.
5. Topography:
 The terrain of the existing site is steeply sloped with two distinct levels. The agricultural yard and associated buildings to the south of the site are at the lower level with a swimming pool and pasture land to the north on higher ground. The transition between these levels is currently managed through retaining walls, embankments and ramped tracks. The existing steel barn also performs an earth-retaining function on two sides.
6. Contamination potential:
 The phase I contamination report and site walkover study accompanying the Submission indicates the potential for contamination by inorganic compounds and petroleum based hydrocarbons. Suggested further surveys are included in the report.



1 - Sibford Gower and Burdrop Conservation Area

- - - Site boundary
- Conservation Area



2 - Locally significant and listed buildings

- Listed buildings (grade II)
- Buildings of local significance



3 - Access

- Vehicle and pedestrian access point



5 - Topography

- Retaining structure
- Slopes and banks
- Change in level
- Ramped access
- Higher ground level



4 - Ecology

- Bat and nesting bird potential
- Badger sett
- Smooth newts present
- Hedgerow
- Trees



6 - Contamination potential

- Radon accumulation potential
- Inorganic compounds from farming
- Petroleum based hydrocarbons

Fig. 9 - Site constraint diagrams

Site history

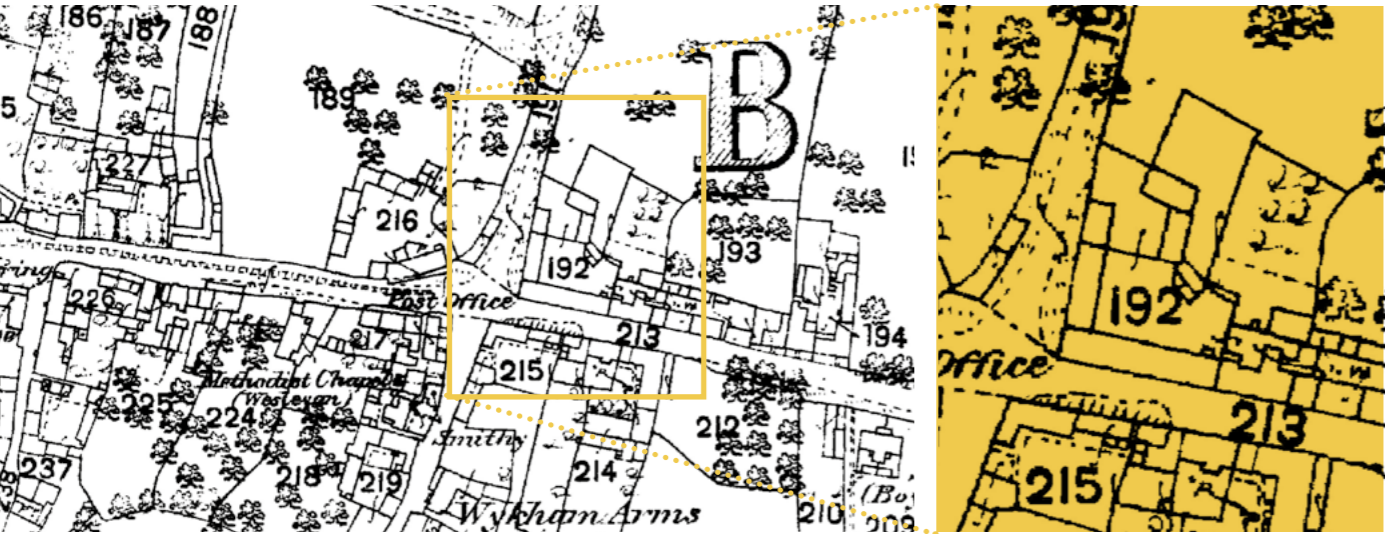


Fig. 10 - OS map from 1887

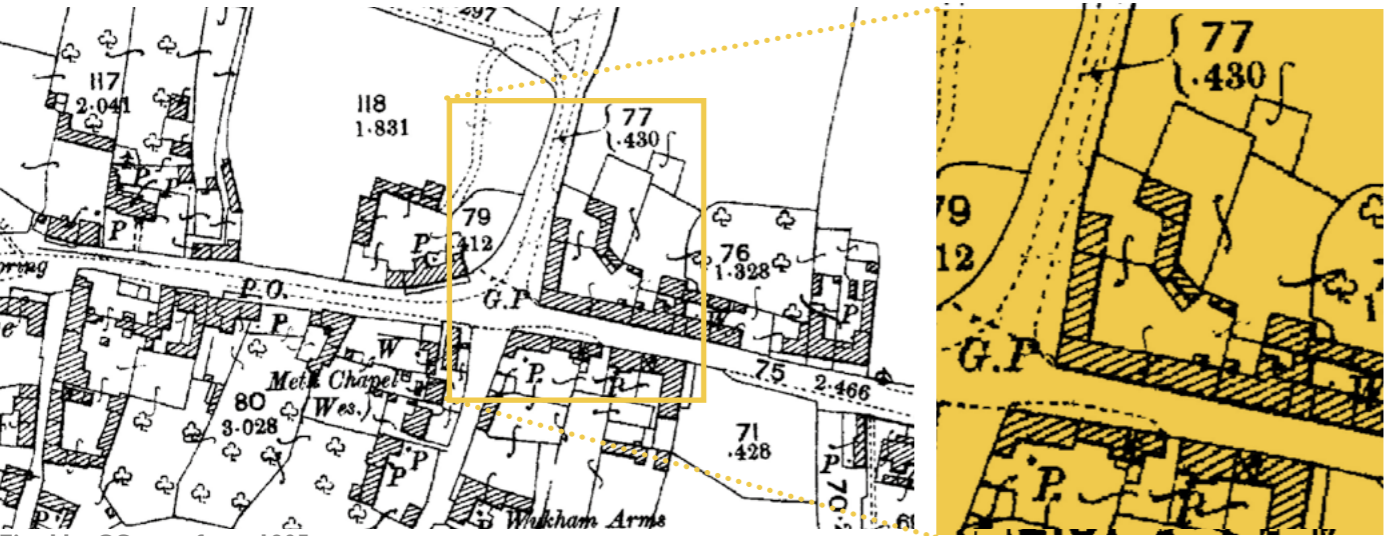


Fig. 11 - OS map from 1905



Fig. 12 - OS map from 1922

3.4 Site evolution
The historical map regression study shows how Mawles Farm has evolved since the 19th century (figs. 10 to 13).

The 1887 map (fig. 10) shows the farmstead sub-divided into 2 separate yards but under the same title (the f-shaped brace symbol indicates a boundary with no change in title number). The sub-division would have been for functional reasons to separate different farming operations or to allow easier management of the animals between the yard and pasture land. The entrance to the yard is on Pound Lane in the same location as the present day gate. On Main Street, the southern range of barns extends all the way to the terrace of cottages so that the building roof line runs continuously along the street elevation from the crossroads.

Within Mawles Farm, the buildings are arranged as opposing L-shaped groups with the piggery running diagonally within the southern yard. This basic double-yard arrangement persisted until very recent times. Remnants of the dividing wall remain on the site and run from east to west between the piggery and the main barn range.

The opposing L-shaped building groupings remained until the late 1990s when the barns on the northern yard were replaced with the steel pole barn that can be seen on site today.

On Main Street - in the 1887 and 1905 maps (figs 10 and 11) - there is a second row of buildings to the north of the cottages running parallel with the street. Possibly some of these structures were associated with small holdings or ancillary uses for the housing. That pattern is now lost, but can be detected in the present day line of retaining walls to the backs of the gardens. The cottage immediately adjacent to the application site has subsumed the northern building into its footprint and this gives an indication of the position of the second line of buildings.

The connection between the farm barns and the adjacent row of terraced housing was lost by 1922 (fig. 12). The present connecting wall dates to more recent times, being constructed of solid concrete blockwork with stone facings to the street side (View 18).



Fig. 13 - OS map from present day