




Enterprise House
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Design Access and Heritage statement

Site address: Moor End Farm, Drayton Road

Newton Longville

Bucks

MK17 0BH

Applicant: Mr D Margetts

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Drawings: Margetts09112020 01-06

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Outline

Moor End Farmhouse is a Timber framed building, dating from C17 and extended on several occasions, including linking a previous cow shed to the house. The latest extension was completed under application 00/00778/ALB for a single storey kitchen/dining room.

Included within the curtilage are a series of outbuildings currently in bad repair and not used or used in part for workshop/storage areas. The buildings are referred to as the old pigsty, the barn and the shed on attached drawings. In common with many old farm buildings, the spaces have been constructed on an ad hoc basis and have been modified, amended and repaired over the years.

Currently, the retaining wall for the higher ground level between the neighbouring property at No 15 is in a poor state of repair and potentially hazardous. This affects the barn area, the old pigsty and the shed at various parts.

The old pigsty appears to date from the 1960's, and has a partially collapsed roof. The barn construction is from reused materials and features some old timbers, and with such a patchwork it is difficult to date. The shed from various timbers and brickwork,. The roof, where still intact, is profiled steel sheeting and seems to date from 1960's.

The supports for the barn are decayed and damaged, and external cladding lose and decaying. The barn structure is part timber and brick and is unstable. The old pigsty is brick construction on a concrete base and is poor state and potentially unstable.

Heritage

Located outside of the Newton Longville Conservation area the outbuilding replacements will have no impact on that area.

The rebuilding of the outbuildings has no direct connection to the main listed building. The design and material appearance of the new construction have been selected to be suitable for the setting of the house.

We have been careful to consider the impact on the existing location in the design of the new structure, and setting back from the road reduces visibility.

Listed Building extract

The extract from the English Heritage register of listed buildings is:

Details

SP 83 SW NEWTON LONGVILLE DRAYTON ROAD (east side)

2/113 No.13 (Moor End Farmhouse)

-

- II

House. C17. Whitewashed roughcast over timber frame, half-hipped thatched roof, flanking external brick chimneys. 1½ storeys, 3 bays. Leaded casements with moulded and chamfered mullions 3-light flanking 2-light to ground floor, 2-light in thatch to first floor. 4-panelled door to left of centre bay has wooden surround with cornice hood on cut brackets. RCHM II p 216 MON 5

Listing NGR: SP8474031224

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 401354

Legacy System: LBS

Sources

Other

An Inventory of the Historical Monuments in Buckinghamshire Volume Two North, (1913)

Design Criteria

The client wishes to provide a lasting renovation for the property which will endure now and long into the future. They are clear in their wishes to blend with the character and fabric of the original existing building.

In addition the outbuildings as built limit the car parking on the property.

The replacement building and car port will show a reduction on the footprint of the current buildings. They will provide a building of similar height and width to the existing structures. They will provide a solid and durable retaining wall for the neighbour's ground level, and also a more attractive wall when viewed from the neighbouring property.

The new design follows the Oak Framed construction for the barn and car port, and features brickwork, vertical timber cladding and roofing from the architectural vernacular of the area. Following the theme of the property we would propose repurposing any sound timbers within the construction of the car port and possibly the barn if enough are sound.

Access and parking is greatly improved with the additional parking spaces and set back from the road of the now open sided car port building. Existing landscaping remains and is further enhanced with new hedging and solid parking areas.

Design Principals

We have considered carefully the impact of the new design on the existing building and the existing environment. We have ensured that where visible from the road and the neighbour's garden, we have incorporated high quality and visually cohesive construction.

Existing pictures

View of Shed towards barn



Existing pictures

View of old pigsty



Existing pictures

View of Retaining wall inside Barn

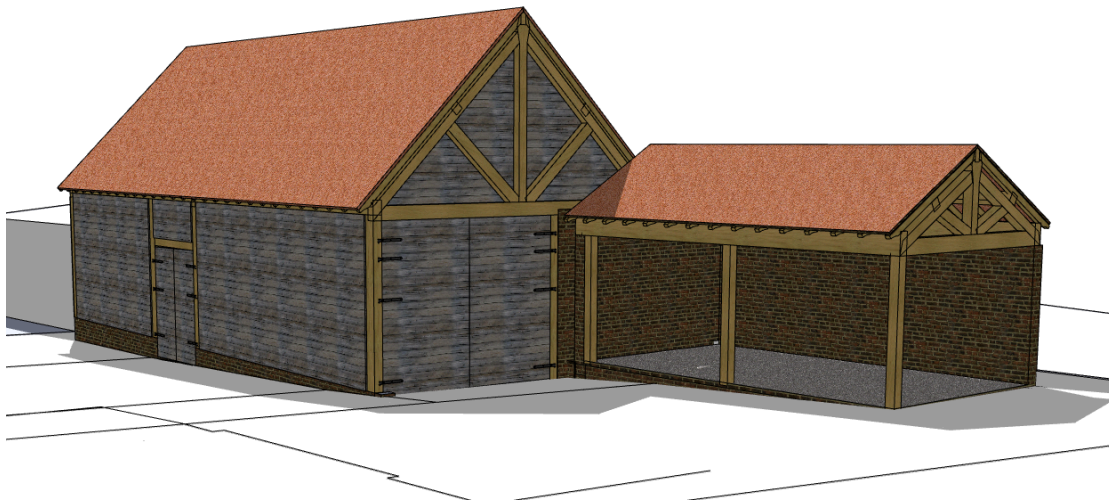


Retaining wall from Neighbours property

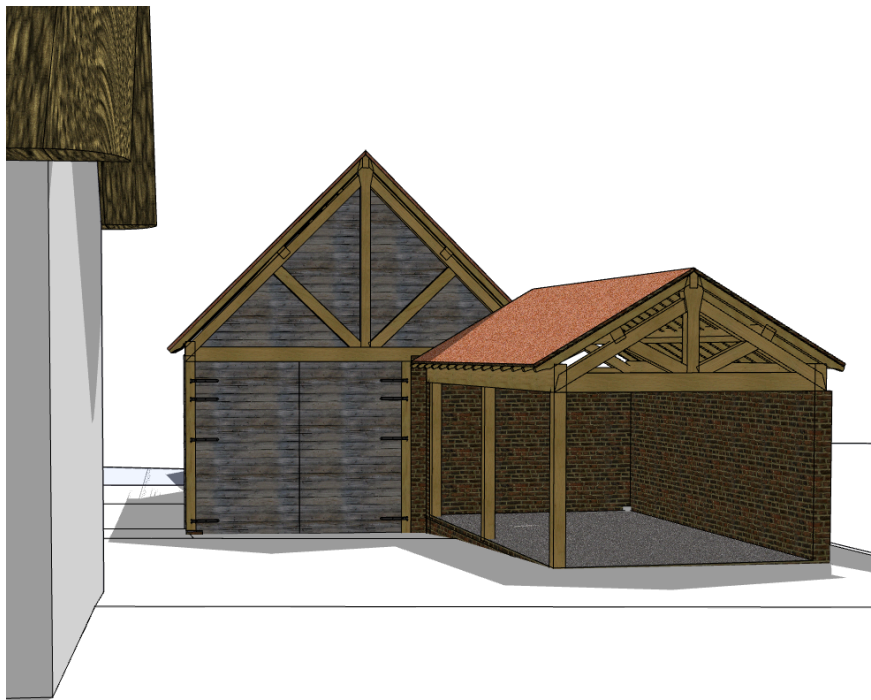


Proposed Schematic

View of proposed outbuildings (house omitted)

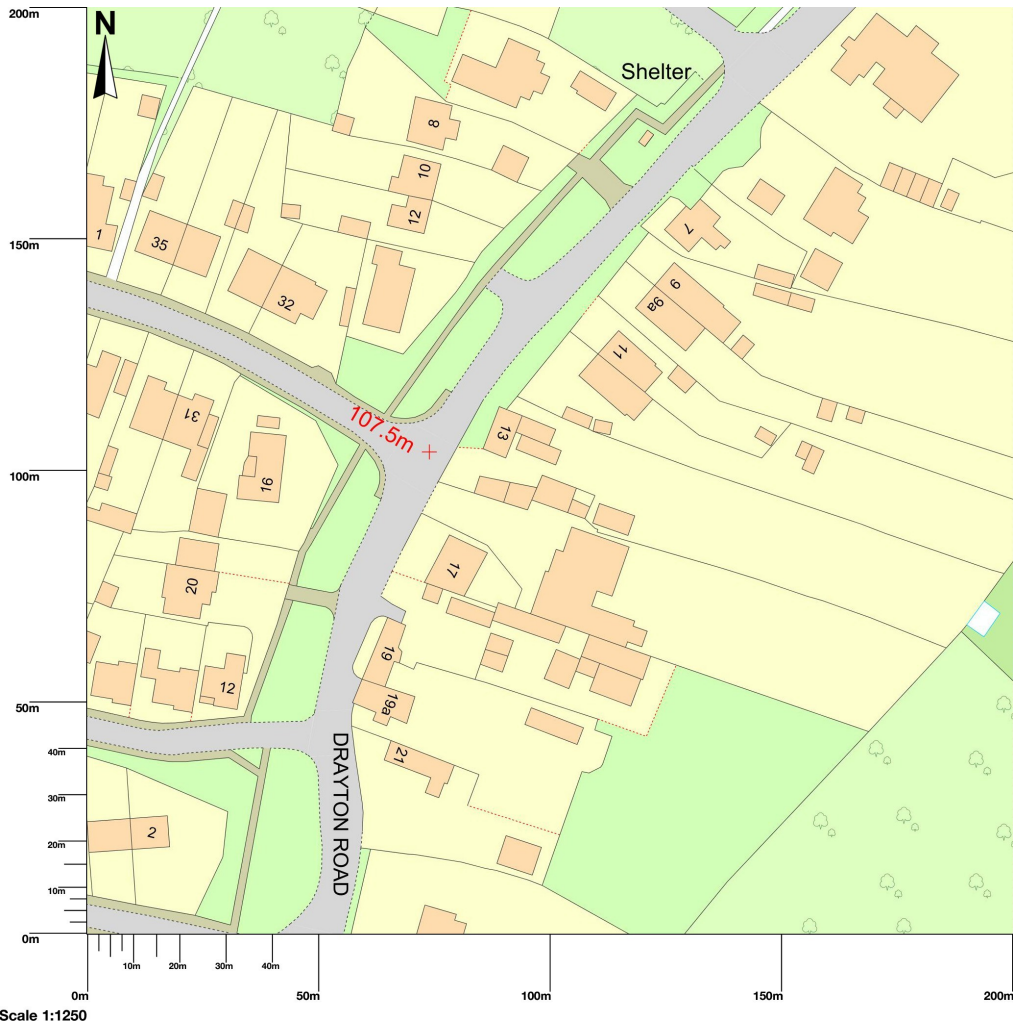


View from Road



Location Plan

Moor End Farm, Drayton Road, Newton Longville, Milton Keynes, MK17 0BH



Map area bounded by: 484651,231112 484851,231312. Produced on 30 November 2020 from the OS National Geographic Database. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2020. Supplied by UKPlanningMaps.com a licensed OS partner (100054135). Unique plan reference: p4buk/542622/734988

Listing Record for Rectory Farm

Heritage Category:	Listing
List Entry No.:	1287769
Grade:	II
County:	Buckinghamshire
District:	Aylesbury Vale
Parish:	Newton Longville


For all entries preceding 4 April 2011, maps and national grid references do not form part of the official record of a listed building. In such cases, the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011, the map here and the national grid reference do form part of the official record. In such cases, the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

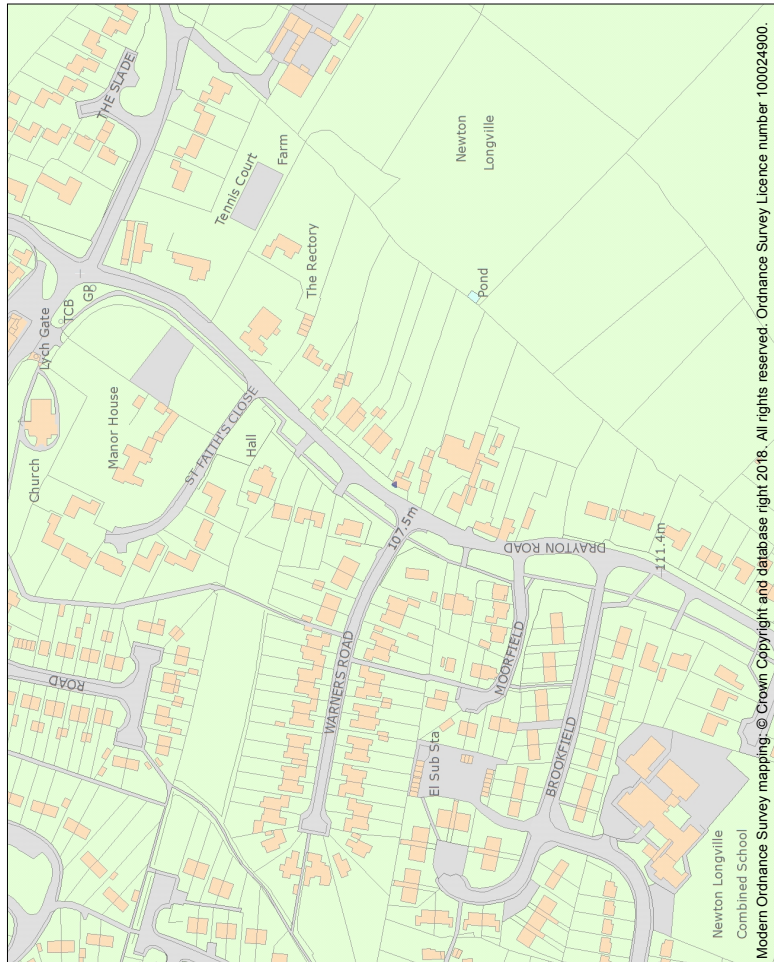
Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948, is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

List Entry NGR:	SP 84740 31224
Map Scale:	1:2500
Print Date:	7 January 2021



Historic England
HistoricEngland.org.uk



This is an A4 sized map and should be printed full size at A4 with no page scaling set.

Name: MOOR END FARMHOUSE