

Listed building entry

Old Applecroft farm consists of a complex of buildings, but only the main farmhouse is a listed structure. The following is an extract from historicengland.org.uk outlining the reason for its listing:

Details

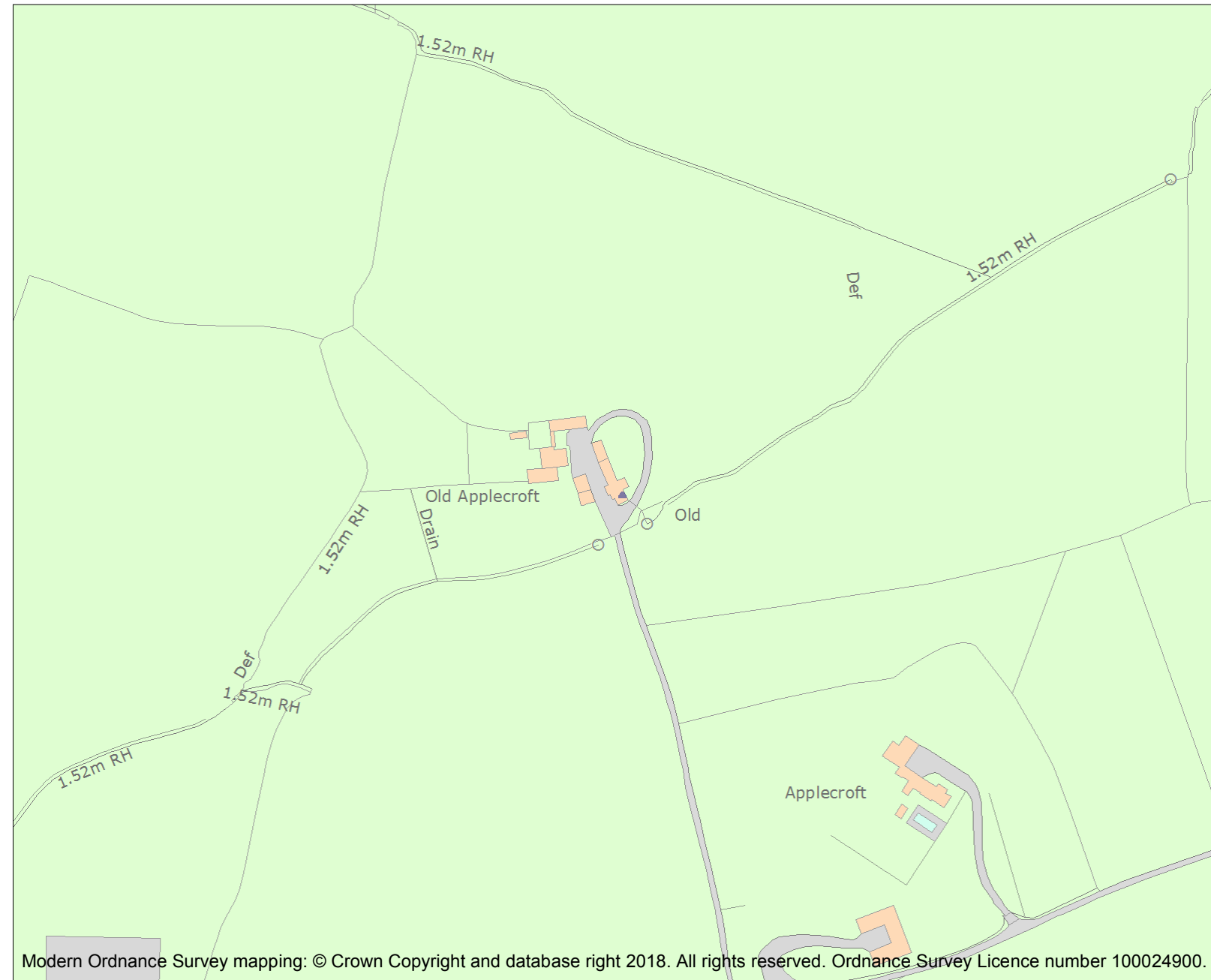
GREAT HENNY TL 83 NE 5/77 Applecroft Farmhouse
Grade- II

Farmhouse. C16 or earlier and mid C19. Timber framed but clad in mid C19 flintwork with quoins and dressings of gault brick. Roofs are gabled of clay peg tiles. Of 'T' plan form and all of 2 storeys with crosswing at east end. C19 casements with a variety of glazing bar patterns under segmental brick arched heads. C20 single storey extension on north side of red brick with lean-to roof. Ridge line stack over west gable and off centre ridgeline stack on crosswing. Crosswing is a 3 bay structure of heavy timber framing with double ogee chamfer mouldings on bridging joist. Jowled posts and straight bracing and remnants of late C16 roof with Jacobean carved timbers reused as collars.

Listing NGR: TL8693138220



Old Applecroft Farmhouse



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

Name: APPLECROFT FARMHOUSE

Heritage Category:	Listing
List Entry No :	1337898
Grade:	II

County: Essex
District: Braintree
Parish: Great Henny

For all entries pre-dating 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:	TL 86931 38220
Map Scale:	1:2500
Print Date:	9 February 2021

 Historic England
HistoricEngland.org.uk

Previous Pre Application: Nov 2020

In November 2020 there was a Pre-Application submitted for Old Applecroft Farm, with a different design. This was submitted by Tricker Blackie Associates. **Application No: 20/60287/PREAPP**

While the design submitted was substantially different to what is shown in this document, there were important points raised in the formal response that have been addressed with this latest design.

1. Removal of existing conservatory structure on the south facing elevation of the Listed building and reinstatement of the southern elevation.

This was considered acceptable in principle. We have also proposed to remove this conservatory as it is of negligible architectural significance and it detracts from the view and setting of the listed farmhouse.

2. Loss of the courtyard wall.

This was an element of concern with the previous application. In this application, we have proposed to remove the vestigial courtyard enclosure to enhance the views from the proposed house. In our opinion this is justifiable as the courtyard in its current state does not function effectively and would be best suited as an area to add greater connection to the beautiful surrounding landscape. The extension of the North block to the west also maintains the footprint of the courtyard.

3. The formation of a new driveway.

This was an element of concern with the previous application. In this application, we have proposed to retain the existing driveway.

Previous Pre Application: March 2021

In March 2021 there was a Pre-Application submitted for Old Applecroft Farm by Project Orange. **Application No: 21/60071/PREAPP**

The design in this application has taken on board a number of points raised in the March Pre-App formal response.

1. Buildings identified as curtilage listed buildings would be demolished which is unacceptable.

The pre application design proposed to remove the Cottage to the south as well as a portion of the eastern range of outbuildings. This application retains the cottage and outbuildings.

2. The design and external appearance of the proposed extensions are considered to be unacceptable in terms of height, bulk, scale and design and is not in keeping with the existing property in this rural locality

This design retains the approximate footprint of what was submitted for Pre-App. But has been reduced and altered in a number of ways to address the point above. The proposed link that connects the North block and the

4. The proposed single storey wing to the listed building.

This was deemed unacceptable and excessive as it would overwhelm the historic plan form of the listed farmhouse. We have taken a different approach in this application. We propose a small conservatory to the west gable of, and set back from, the south elevation of the listed farmhouse. This is clearly subordinate to the farmhouse and also adds a well proportioned visual counterbalance, when viewed from the South. We also propose a link building connecting the ground floor of the north block and the listed farmhouse. This is an important intervention to allow the resultant dwelling to function as a high quality 21st century multi-generational home and workplace whilst retaining its important historic features. This new link building is clearly subservient to the listed farmhouse due to its lowered roof. It visually connects the listed farmhouse and the agricultural yet contemporary barn block to the North.

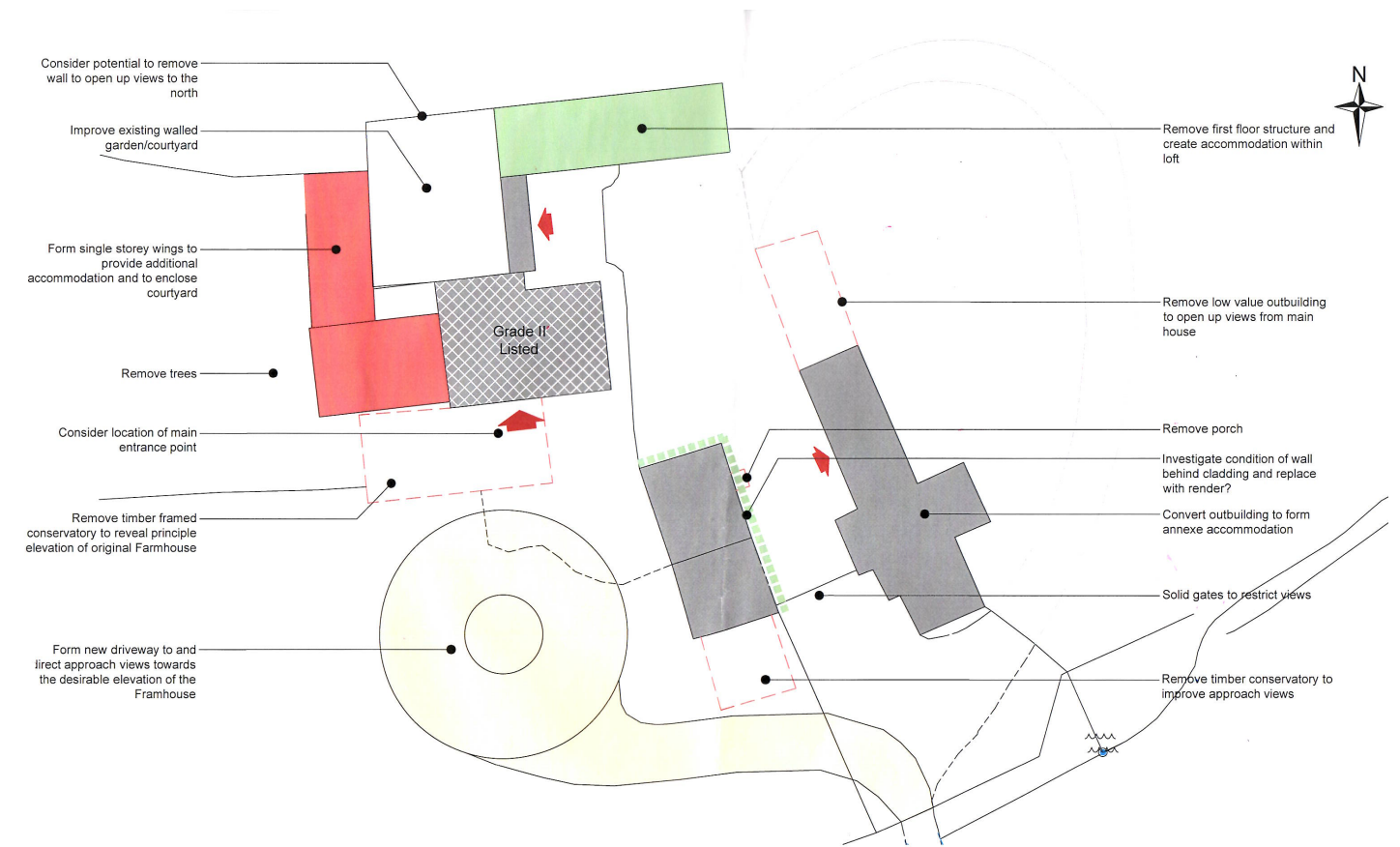
5. The replacement of the two storey north barn.

This was deemed unacceptable as the north barn has been defined as a curtilage listed structure. We propose to retain the north barn's existing form and extend it to the west into the footprint of the courtyard. Historical maps indicate this area was previously occupied with buildings. We propose to re clad this building in limed oak vertical boarding, which is a traditional agricultural material, thus retaining its barn like quality. Contemporary glazed openings, through passage to connect the front yard to the north garden and timber external stairs combine to create a high level of visual interest around this block while it retains its barn form and agricultural character.

listed farmhouse has been reduced to a single storey. This greatly reduces the bulk of the link and maintains a subservient relationship to the listed farmhouse. The link is now predominantly a glazed element with a thin profile roof and a timber post and beam loggia to the west. This makes it more light weight in appearance and it would visually compliment the north range and farmhouse at either side.

The pitched roof of the proposed conservatory to the west is pulled away from the farmhouse West gable, allowing for the existing flint work to remain unobstructed. The flint and brickwork of the west gable of the farmhouse will be retained as a feature wall in the conservatory.

The contemporary brick chimney stack to the North that was proposed in the Pre-App is now a simplified metal flue that is a common feature in contemporary barn conversions.



Extract from previous pre application 20/60287/PREAPP by Tricker Blackie Associates

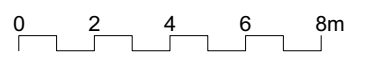
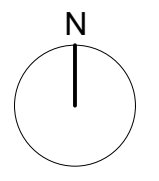
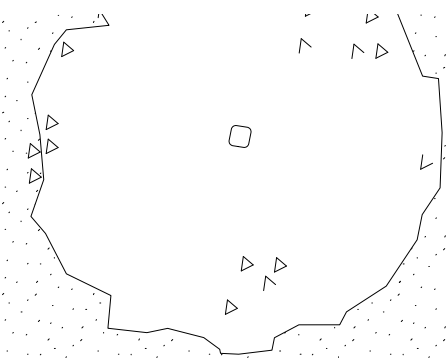
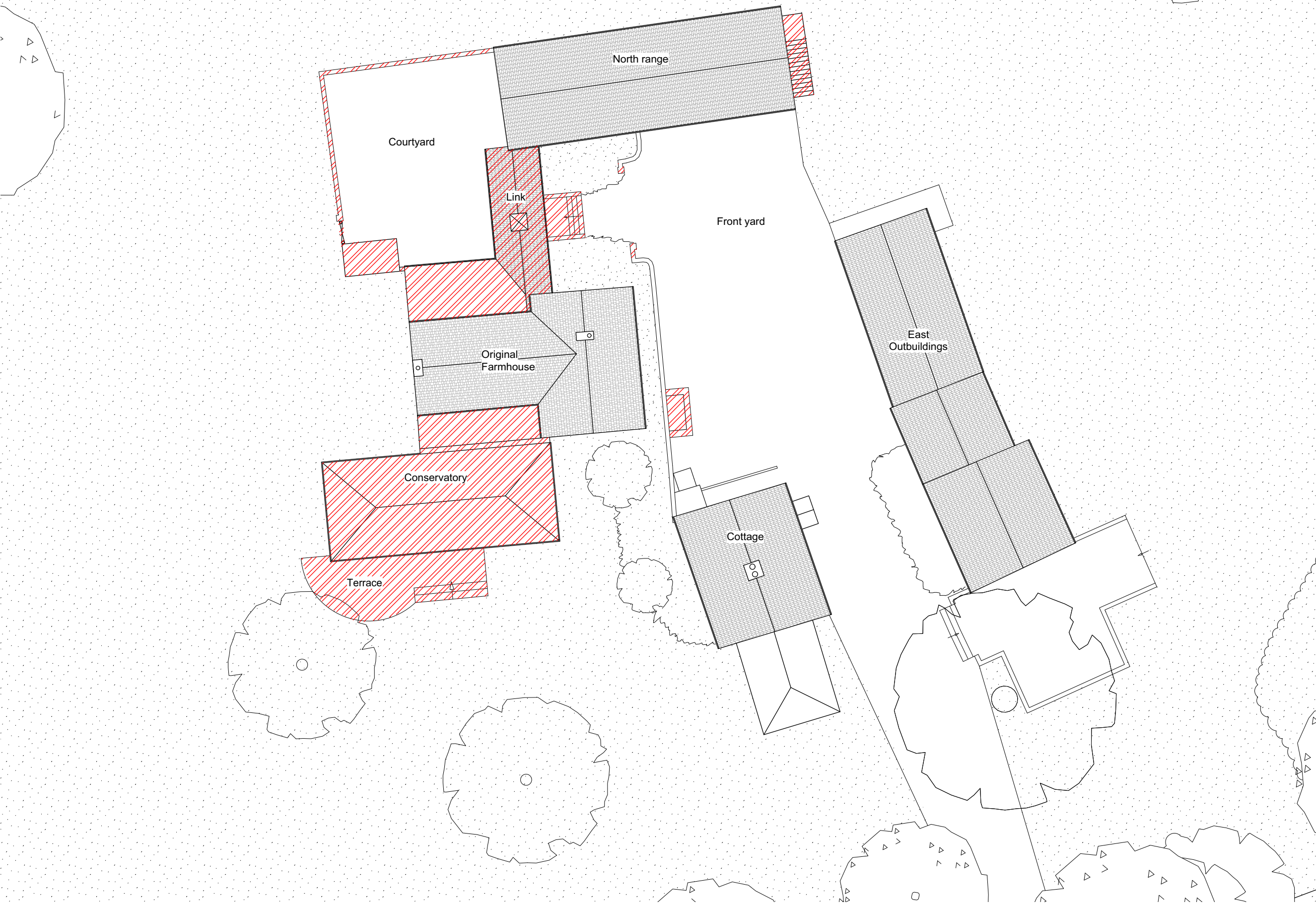


Extract from previous pre application 21/60071/PREAPP by Project Orange, showing the larger link block

Layout Plans

Existing site plan

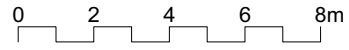
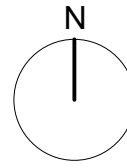
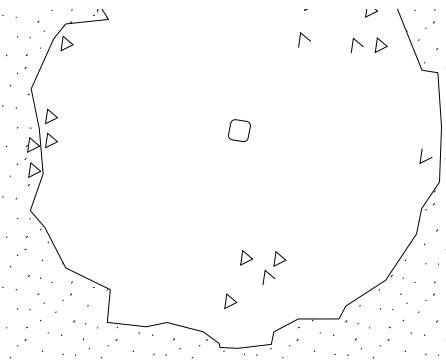
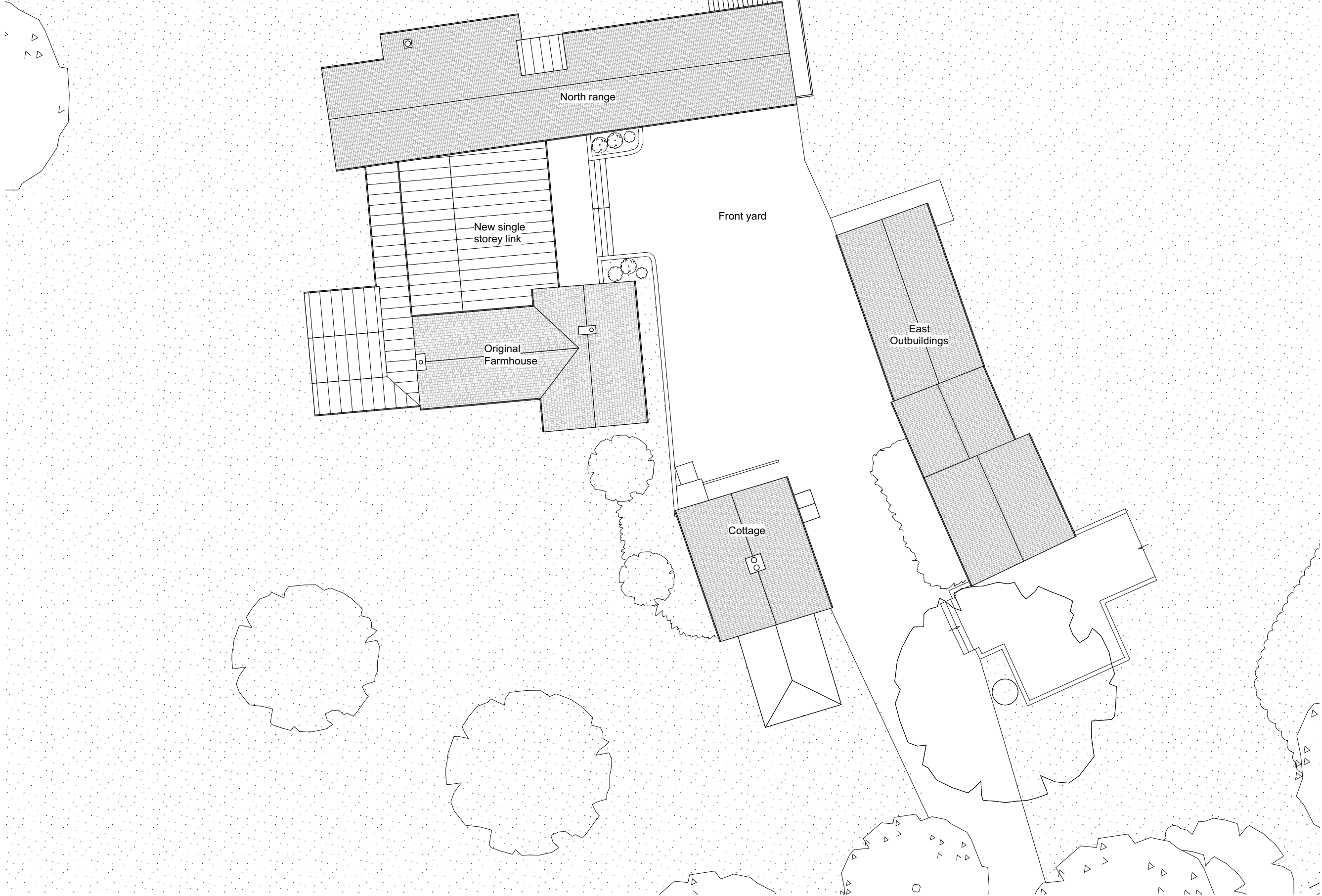
Scale 1:200



 Proposed Demolition

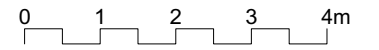
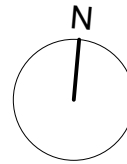
Proposed site plan

Scale 1:200



Proposed ground floor plan

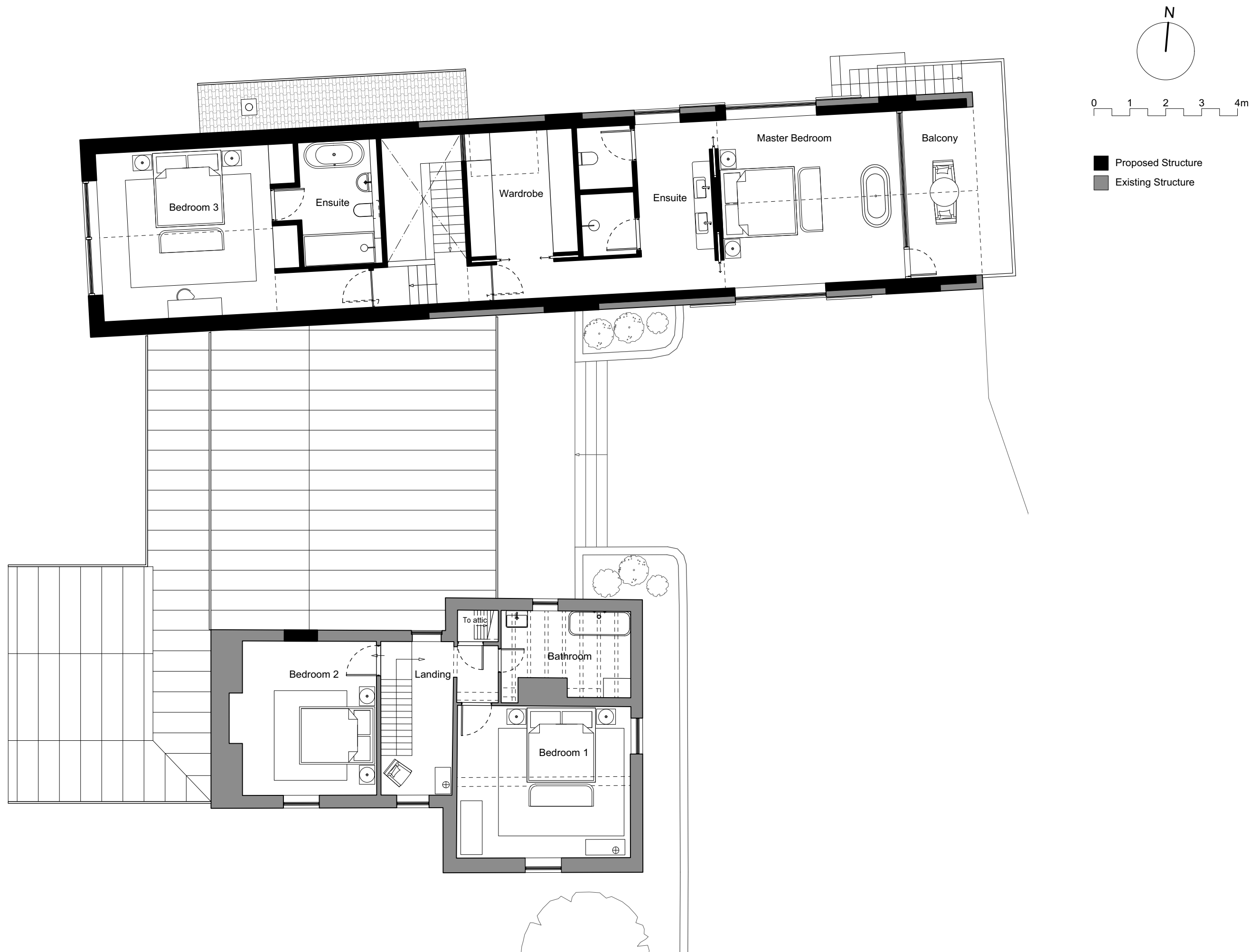
Scale 1:100



- Proposed Structure
- Existing Structure

Proposed 1st floor plan

Scale 1:100



Precedent study

The images shown here demonstrate the effectiveness of using traditional materials in contemporary design as well as using agricultural vernacular building forms with contemporary details.

The proposal at Old Applecroft farm is primarily a contemporary take on the agricultural vernacular. In particular, the existing north block is transformed into a contemporary addition to the complex by adding large glazed openings and by re-cladding it with limed oak vertical timber battens.



Appearance & materials palette

A varied palette is proposed throughout utilising many of the existing materials while adding new complimentary materials. The original main house has a strong material character with flint work, gault brick details and a clay peg tile roof. New traditional white painted casement windows, with slimlite double glazing, are proposed to the main house.

The North block is currently composed of red brick, dark stained horizontal timber boarding and a black pantiled roof. Along with new contemporary oak frame windows, limed oak vertical cladding is proposed to replace the existing timber cladding. The new cladding, while being a traditional barn material, is to be utilised in a contemporary fashion. This will create a modern barn like design with a contemporary appearance while also clearly retaining its agricultural character.

The new link building's is predominately a glazed element. The roof is to be dark zinc standing seam to provide clarity that the link is a modern addition to the complex and allows the architectural history to be more easily read. The loggias to the South and West are to be oak post and beam with zinc flat roofs.



- 1 Anthracite zinc standing seam roofing
Link building and conservatory roof
- 2 Glazed black pantiles
Existing North block roof material to be retained
- 3 Red brick
North block ground floor and entrance steps
- 4 Clay peg tiles
Existing main farmhouse roof material to be retained
- 5 Gault bricks
Existing quoins, window surrounds and chimney stack details on main farmhouse to be retained
- 6 White painted timber casement windows
Replacement windows to the main farmhouse
- 7 Flint work
Existing flint work cladding to main farmhouse to be retained. Additional flint walls to the proposed conservatory
- 8 Limed and weathered oak vertical cladding
North block cladding
- 9 Oak
Oak posts and beams used for loggia design. Contemporary oak window frames throughout
- 10 Heritage cast iron guttering
Replacement guttering to the main farmhouse
- 11 Zinc rainwater goods
New guttering to North range and extensions

Design strategy

The overarching purpose of this design proposal is to liberate the listed farmhouse from its highly compromised setting and create a new ensemble of buildings that celebrate the central heritage asset and re-assert a legible farmstead typology. Alongside this, the aim is to create a high quality 21st century home that functions and flows effectively, successfully linking the farmhouse and North block to make a cohesive dwelling while making the most of the picturesque views of the surrounding landscape. The key aspects of the design strategy are:

1. To remove the conservatory

This will allow more of the south facade of the listed farmhouse to be fully visible and will enhance the overall setting of the complex. The existing conservatory is of little to no architectural or historic merit and is highly detrimental to the setting of the listed farmhouse.

Fig 1 shows the proposed view from the south west. Where the conservatory and lean-to is to be removed, the southern elevation of the farmhouse will be reinstated with matching flint work and brick quoins. This will greatly add to the visual prominence of the farmhouse.



Fig 1. Proposed view from the south west looking at the listed farmhouse. Outline of the removed conservatory is shown to indicate the extent it inhibits the view of the farmhouse.

2. Replace existing windows of the listed farmhouse

To restore the character of the listed farmhouse, traditional white painted windows are proposed to replace the existing mix of historically inappropriate replacement windows. These are to be white painted hardwood casement windows with slimlite double glazed units to increase the insulation quality of the house. Replacing the existing windows with slimlite double glazed units was approved in 2016 with Application 16/00782/LBC but was never implemented.



Fig 2. Proposed conservatory to the west

3. New conservatory to the west

A new conservatory extension is proposed to the west gable of the listed farmhouse. This conservatory is to have a covered loggia of oak posts and beams to maintain an agricultural aesthetic and provide shading to the south. This room would receive high levels of sunlight throughout the day, to capitalise on this, and countryside views to the south, there is a high level of glazing proposed.

The extension has a zinc standing seam roof with flint work gables. Roof pitch angle is to match that of the listed farmhouse. The pitch roof is set away from gable of the original farmhouse to allow the existing flint and brickwork to remain expressed. The use of materials blends the extensions palette with that of the existing farmhouse while clearly being a contemporary addition, allowing the history of the farmstead to be more legible. This well considered addition would compliment the farmhouse while being an exciting focal point on its own. It would be a vast improvement on the existing conservatory that is detrimental to the character of the farmhouse. Moving the conservatory to the west allows for the southern facade of the farmhouse to be reinstated and appreciated in full.

4. Add a link building that effectively connects the farmhouse to the north block

This design proposes a link building that acts as the fulcrum for all areas of the house to flow around. This helps successfully integrate the farmhouse and the north block with one another and gives the house a coherent flow. The existing link is proportionally too small and leads to the dwelling being disjointed with the farmhouse and north block almost feeling like separate homes, which is

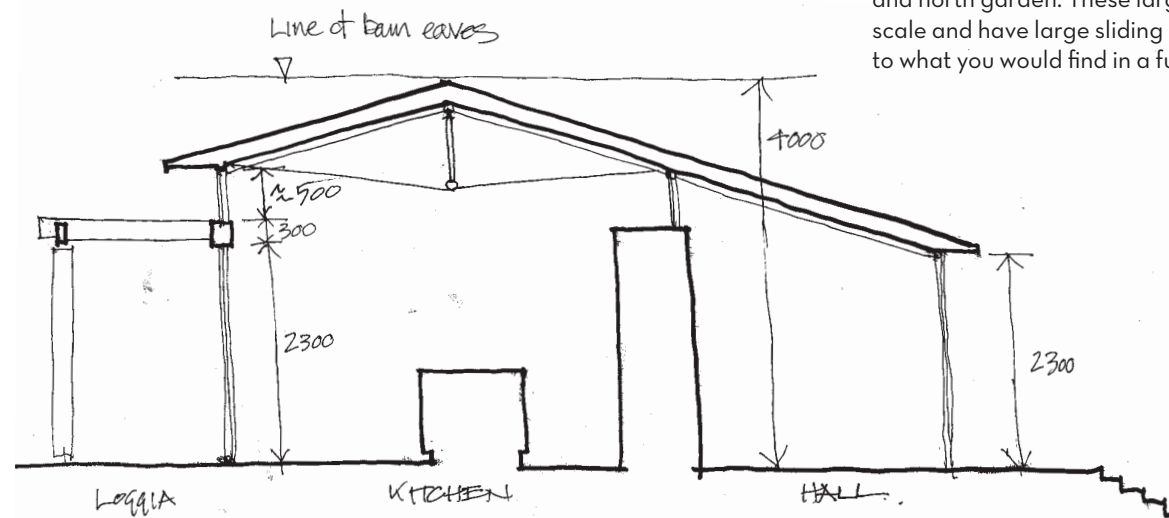


Fig 3. Sketch section through the proposed link block

highly undesirable. The new link building will enhance the relationship between the farmhouse and the North block and ensure the multifaceted dwelling acts as one. Replacing the existing link also allows for the unattractive lean-to and outbuilding to the Northwest of the farmhouse to be removed. Making way for a more considered and elegant design.

The kitchen is the heart of the modern home, locating both the entrance and the kitchen in the link block creates a central point that the other retained areas flow around. The link block is single storey to keep it subservient in scale to both the north block and the farmhouse. The use of glazing and a thin profile roof make the link appear delicate and light touch. It is modern addition to compliment and enhance the North block and Farmhouse.

The proposed kitchen area of the link has full height glazing with oak frames to the west in order to capitalise on the evening sun and natural views of the site. An oak post and beam covered loggia is proposed here. Fig. 3 shows a sketch section through the link running east/west.

5. Extend the north block and enhance its agricultural barn like appearance

We propose to extend the north block to the west, to the extent that it recreates the footprint of the existing courtyard. This is to create a principle living room, connected to the kitchen, that capitalises on the picturesque views to the north and the sun from the south west. The remaining ground floor areas become the service zones of the house with a home office to the east. The 1st floor contains bedrooms, one being a generous master suite with striking country views to the north, south and east. A small projecting timber balcony is proposed to the east with a timber external stairs that adds architectural interest and balance to the northern elevation while replacing the existing timber stairs that is of negligible quality.

The glazed black pantile roof is to be retained. The block is to be re clad in limed oak vertical batten and board cladding to evoke its origins as an agricultural structure. New openings for glazing are deliberately limited and non-domestic in scale. The two large north and south windows on the 1st floor match the scale of the openings below that have created a covered walkway connecting the front yard and north garden. These large openings are agricultural in scale and have large sliding shutters at 1st floor level, akin to what you would find in a functioning barn.

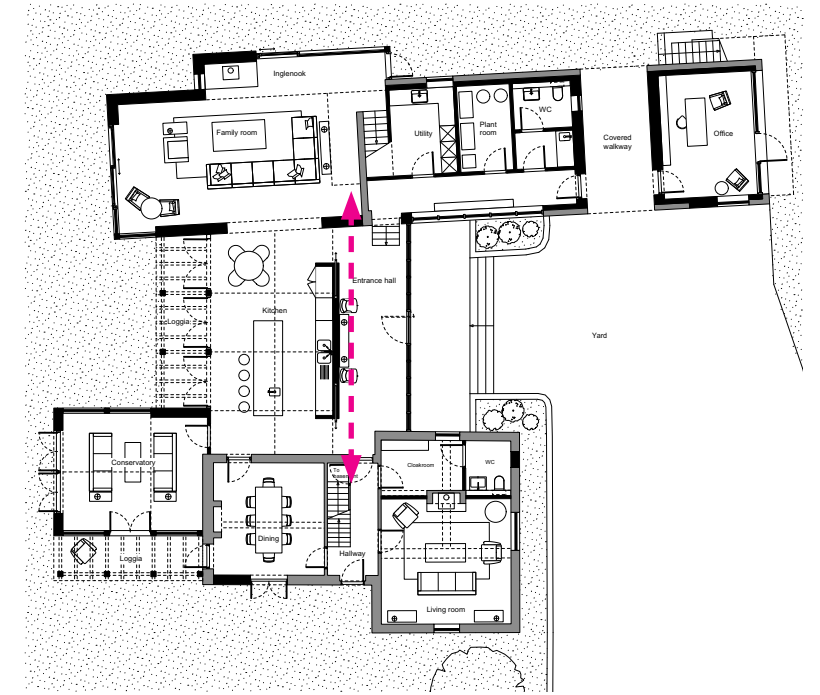


Fig 4. The link block connects the farmhouse and the north block effectively and de-fragments the house.



Fig 5. Large openings to the south facade of the north block



Fig 6. Visually intriguing composition of the north elevation

Layout & Use

The layout of the proposed development is clearly illustrated on the submitted drawings both in terms of how the development is arranged on the site, and also in terms of how the accommodation is set out internally.

The main dwelling of the property, comprising the listed farmhouse, link and North block, is to function as a multi-generational family home with a home office. The cottage and East block are to provide additional accommodation for visiting friends and family.

Amount: volume comparison

*Note: Volume calculation is approximate

Existing building volume	
Main Block	1465m ³
Outbuildings	835m ³
Existing Total	2300m³
Proposed building volume	
Main Block	1665m ³
Outbuildings	835m ³
Proposed Total	2500m³

Less than 15% increase to the volume of the main block.
Less than 10% increase to the volume of built form on the site.

Amount: area comparison

*Note: Gross internal area calculation excludes the attic and basement of the Listed farmhouse, which are unaltered in this proposal.

Existing GIA	
Main Block Ground Floor	245m ²
Main Block 1st Floor	138m ²
Main Block subtotal	383m ²
Outbuildings & Guesthouse	185m ²
Existing Total	568m²
Proposed GIA	
Main Block Ground Floor	262m ²
Main Block 1st Floor	175m ²
Main Block subtotal	417m ²
Outbuildings & Guesthouse	185m ²
Proposed Total	602m²

Scale

The proposal is slightly larger in gross internal area and volume compared to the existing layout but provides a more functional and cohesive dwelling. The proposed link and conservatory are single storey and subservient to the existing listed structure and north block. The North block extension to the west is a continuation of the single cell gable form of the block and enhances the secondary agricultural quality of the entity.

Sustainability

The proposed dwelling aims to maximise the energy efficiency of the property by increasing the thermal performance of the windows in the listed farmhouse, re-insulating the retained envelope of the North block and by ensuring that any new build elements are constructed to a high standard.

The proposed dwelling will incorporate:

- Higher than statutory required levels of insulation to new build areas.
- High degree of building air-tightness to new build areas.
- Air source heat pump
- Higher than statutory required levels of water efficient fittings & appliances
- Storage for sorting of household waste for recycling

Access

The application site is accessed via the existing vehicular access that serves the land from the South. There are no alterations proposed to the vehicular access route.

Access from the front yard to the main house is currently via the brick steps to the East of the link building that connects the listed farmhouse and the North block. While this proposal is for a new build link, the access to the house from the yard is essentially the same. An additional service entrance is provided in the proposed undercroft passage through the North block. This provides easy access to the plant areas and utility room from the outside. There are various other glazed doors throughout the proposal to provide access to garden at various locations.

Replacement windows

As with the approved 2016 Application 16/00782/LBC that was never implemented, this application intends to replace all existing windows to the listed farmhouse, which are either badly decayed or have been badly repaired previously or are of an unsuitable design for a building of the period. It will also be possible by doing this to improve the internal environment of the house by reducing draughts which are currently prevalent and contributing to heat loss.

Two of the existing windows are to be blocked up and the finishes made good to match the surrounding flintwork. There are also two new external doors proposed for the southern facade, these will be located in areas of new build wall that will make good the large openings caused by previous lean-to and conservatory. This reinstated wall, with matching brick and flintwork to the rest of the listed building, will enhance the character of the house and surroundings. The window opening on the west gable will be extended to the ground and replaced with a door. The new doors will be matching in style to the proposed traditional windows.

The new windows and doors will be constructed using good quality hardwood with hardwood cills. A mullioned and transomed window style typical for the 19th century will be implemented. These will have a combination of side opening and top hung casements. New windows will be knotted, stopped and primed with one undercoat applied before installation. 1 further undercoat will be applied and 2 coats of white Sandtex gloss paint to finish.

To improve the Thermal and insulation performance, this application proposes to use Slim Heritage Double Glazing units throughout the listed farmhouse. These units are 11mm in thickness and would function within traditional window frames. The Slimlite double glazed sealed units will have white seals bedded in linseed oil putty. For more information on the proposed slimlite glazing, please refer to Appendices B and C that accompany this document.



Sketch of the proposed north facade

Conclusion

The proposed development is a well-designed scheme which will enhance the character of the listed structure and surrounding context in a way that provides a sustainable building and contemporary rural aesthetic design. The proposal is an innovative blend of traditional form with contemporary additions and details.

It will undo many of the unfortunate additions to the property and therefore “liberate” the listed farmhouse, creating a home of high quality design and functionality that provides attractive views of the surrounding landscape and is attractive and exciting when viewed from the surrounding landscape.

The development is appropriate in scale, form, detailing and materiality for a property of the size and character of Old Applecroft farm and creates no adverse impact on any neighbouring properties.

The proposed dwelling constitutes of high quality layout and design while eradicating unfortunate past additions. As such, the proposal should satisfy both local and national policy.