Proposed Replacement Conservatory at Stonylane Farm Stony Lane Alburgh

Nortolk

Design & Access / Heritage Statement

## Outline

location, understood to date from the 16<sup>th</sup> C. Originally a timber frame farm building with an assumed wattle and daub external conservatory extension with aluminium glazed elements and a roof addition. The proposal seeks to remove this unsightly addition late 1980's / early 1990's), a single storey area conservatory space at first floor level more usable, and previously (probably the cat slide addition has been changed to a gable roof to make the and the steep roof covering changed to red Norfolk pantiles. has been encased in Norfolk red brickwork laid to a Flemish bond converted to living accommodation, more recently wall construction under a thatched roof which was subsequently location, understood to date from the 16th C. history, the most recent of which dates from 2013 where the rear property has undergone various changes and modifications in its The application property is a detached farmhouse in a remote lantern housed within a flat roof construction. replace it with a contemporary styled the structure replacement



View of the rear of the property showing the rear gable extension from 2013 and the lean-to conservatory to be removed as part of the proposal.

## Access

Means of access to the property will remain entirely unchanged; access from the highway to the driveway will remain as existing. the property as part of the proposals. A minimum of two off road parking spaces will be maintained to



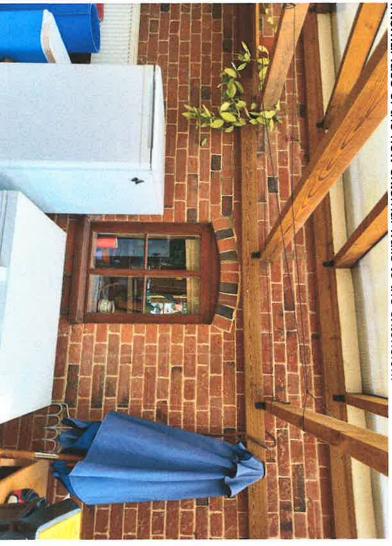
Side view of the property showing poor detailing of the conservatory and use of standard joinery combined to make a larger side window frame.

## Design

doors and side window to act as a visual contrast to the existing to match those on the existing building, secured to a black fascia being recent (from 2013). Rainwater goods will be in black PVCu existing pitched profile and the new flat roof, and made good to suit the required level difference between the the existing conservatory which is to be removed. flat roof will be based on engineered joists secured on a timber rear wall faces and the walls bonded using Furfix profiles and a conservatory will be set in by approximately 50mm to the side and property with matching red brick walls beneath laid in lime mortar. rear window — the render to the side elevation will be modified house walls and dressed into the mortar joint beneath the existing material will be a single ply membrane, taken up the plate bolted to the existing house walls, roughly along the line of mastic joint to ensure minimal disturbance of historic fabric. To act as a visual break from the existing walls of the building, the The proposed conservatory will have anthracite grey aluminium the The flat roof render here existing



View of the inside of the existing structure – the pink render visible to the end wall will be removed and the whole of this wall plastered, together with the internal face of the new external walls to the extension.



exposed brickwork with holes repaired where roof timbers are removed. Rear wall of the main farmhouse within the extension - this wall will remain as

## Heritage statement

and dwarf walls constructed in an identical manner to that used adequate, or replaced with a conventional shallow strip foundation for the main property with brick bond to be agreed. foundations existing concrete floor construction being retained and the existing accommodation. Building work involved will be minimal, with the works also retained if assessed are intended ರ provide as being additional structurally living

The existing conservatory addition is unsightly and poorly constructed with untidy brickwork laid in sand / cement mortar, poor detailing and standard off the shelf joinery, and detracts from affecting the main property and no heritage assets or historic fabric will be lost as a result of the proposal which has already driveway, Norfolk Council. been informally discussed in principal with Steve Beckett at South recent and the proposal does not involve any demolition works integrity of the historic fabric at all. This addition is itself relatively the appearance of the listed building when approaching via the although it does not appear to have affected the