

**Proposed Replacement Conservatory at
Stonylane Farm
Stony Lane
Alburgh
Norfolk**

Design & Access / Heritage Statement

Outline

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



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. A minimum of two off road parking spaces will be maintained to the property as part of the proposals.



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

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



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.



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

Heritage statement

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

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 the appearance of the listed building when approached via the driveway, although it does not appear to have affected the integrity of the historic fabric at all. This addition is itself relatively recent and the proposal does not involve any demolition works affecting the main property and no heritage assets or historic fabric will be lost as a result of the proposal which has already been informally discussed in principal with Steve Beckett at South Norfolk Council.