



Northeast Elevation



Southwest Elevation



Southeast Elevation

THE OLD RECTORY: Conservation & Alterations

North Barsham, NR22 6AN

Design & Access Statement

2021-09-10

# Design & Access Statement

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Proposed Conservation & Alterations to the Old Rectory, North Barsham NR22 6AN

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The Old Rectory, North Barsham is an 18thc. Grade II listed former rectory adjacent to the 13thc. Church of All Saints. It is a building that has been altered to suit the changing needs of its occupants. The remnants of a 17thc. cottage can be seen to the north. It is likely that this area of the house incorporates fabric from the church. The property was extended in c.1820 with the addition of a garden wing to the southeast. The present footprint was evident by 1885. The 1820s wing was added to provide views over the garden and a range of principal ground floor rooms and bedrooms. The northern rooms housed the kitchen, scullery and laundry areas. A second staircase was added to provide a clear distinction between the family areas and the service rooms. A storey was added to the northern wing in 2003 providing an ensuite bathroom to the master bedroom.

The property now requires refurbishment. The roof is leaking in several places, the walls to the Living Room have been painted with tar to address the damp. The walls enclosing the open courtyard are prone to high and low-level water ingress. During heavy downpours the concrete courtyard floods and water enters the adjacent rooms via ventilation grilles. At eaves level the gutter to the mono-pitch outbuilding discharges towards the house.

The proposed scheme seeks to conserve the property, tackle the damp issues, upgrade its thermal performance and reduce its carbon footprint. This should make a complete change to renewable an achievable aspiration for the future.

It seeks to improve its setting by replacing the automated sliding entrance gate with a simple metal gate, relocating the oil tank so that it is out of view from the churchyard, improve the sewage system so that waste water can be safely discharged to the water course. The stock fencing next to the churchyard will be replaced with hedgerows to encourage biodiversity and enhance the rural setting.

Importantly there will be an opportunity to bring it into the 21st century in terms of technology to make it a comfortable, practical family home for the future. The services will be moved to the annexe. This will reduce the requirement for additional space within the house whilst also keeping noisy equipment, flues and fuel away from the building and closer to the road where servicing will be easier. One of the aspirations of the present owners is to provide stronger links to the garden from the kitchen/family rooms. The present kitchen is located in what is likely to have been one of the reception rooms. It is overlooked by visitors to the church.

The courtyard to the north which has a mono-pitch outbuilding is an under-utilised area. If this was enclosed, it could provide a large open plan family area. The renewal of floors and the insertion of a roof would enable 21st century technology to be introduced.



01: Valley gutter



02: Bay Window



03: Stained ceiling of Master bedroom



04: The ventilation grilles to the suspended floor have been blocked by internal



05: vinyl flooring & carpet to ground floor rooms and circulation spaces need to be lifted in order investigate the state of suspended floors. The ventilation grilles have been blocked in some areas and the installation of concrete floors in the South Eastern range will have prevented cross ventilation of the structure



06: a blocked ground floor window



07a: the open service courtyard



07b: the open service courtyard



09: The rainwater pipe that serves the main house and outbuilding



08: the internal face of the external walls of the outbuilding



11: Modern rafters to the monopitch outbuilding



12: View from the north (churchyard and public footpath), the fence will be replaced by hedging and the oil tank & water treatment plant relocated



13: the roof level junction between the outbuilding and house



14: Floor level junction between house & outbuilding



15: The annexe is a modern stand alone building comprising a accommodation on 2 floors and an open cartshed. The cartshed will be partially enclosed to provide a plant room to serve the gym & house



15a: Ground floor of the Annexe, the intention is to remove the ceiling/first floor to provide a vaulted open plan gym



16: the modern garden wall between the house and the annexe to be removed to provide better vehicular access to the open cartshed



15b: first floor area of the annexe, this space will become part of the gym

16: the sliding wooden entrance gate will be changed to a simple pair of automated metal gates in keeping with the estate railings to the boundary



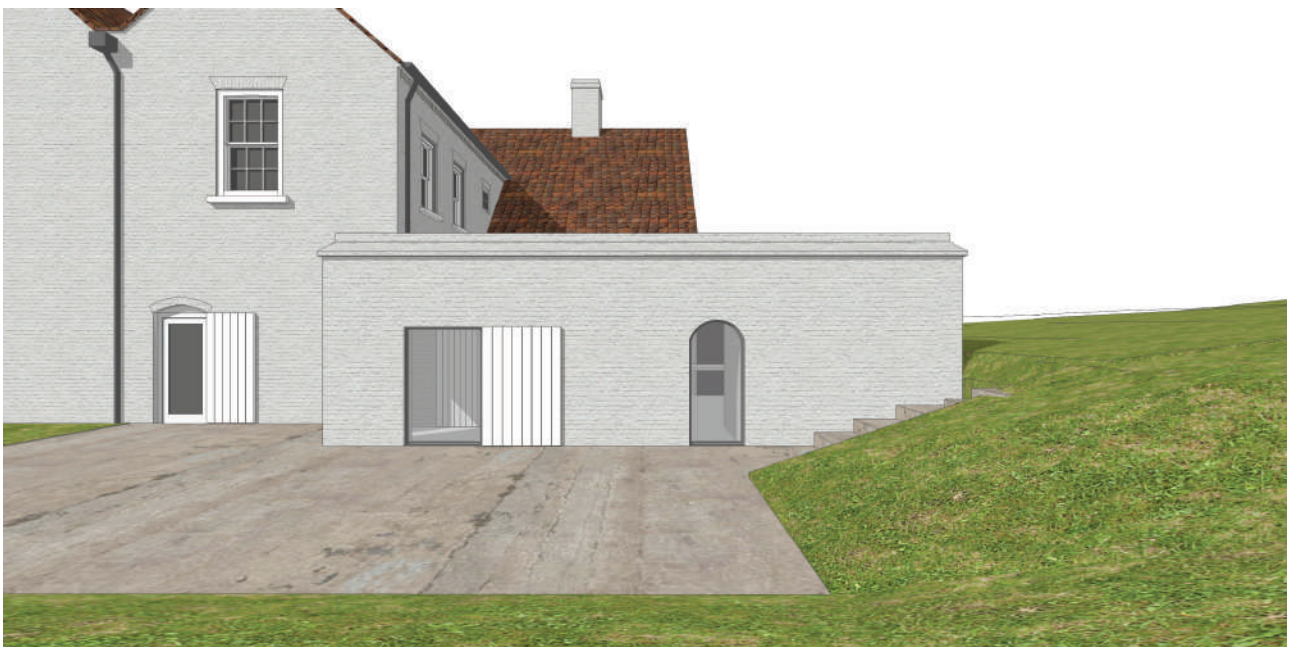
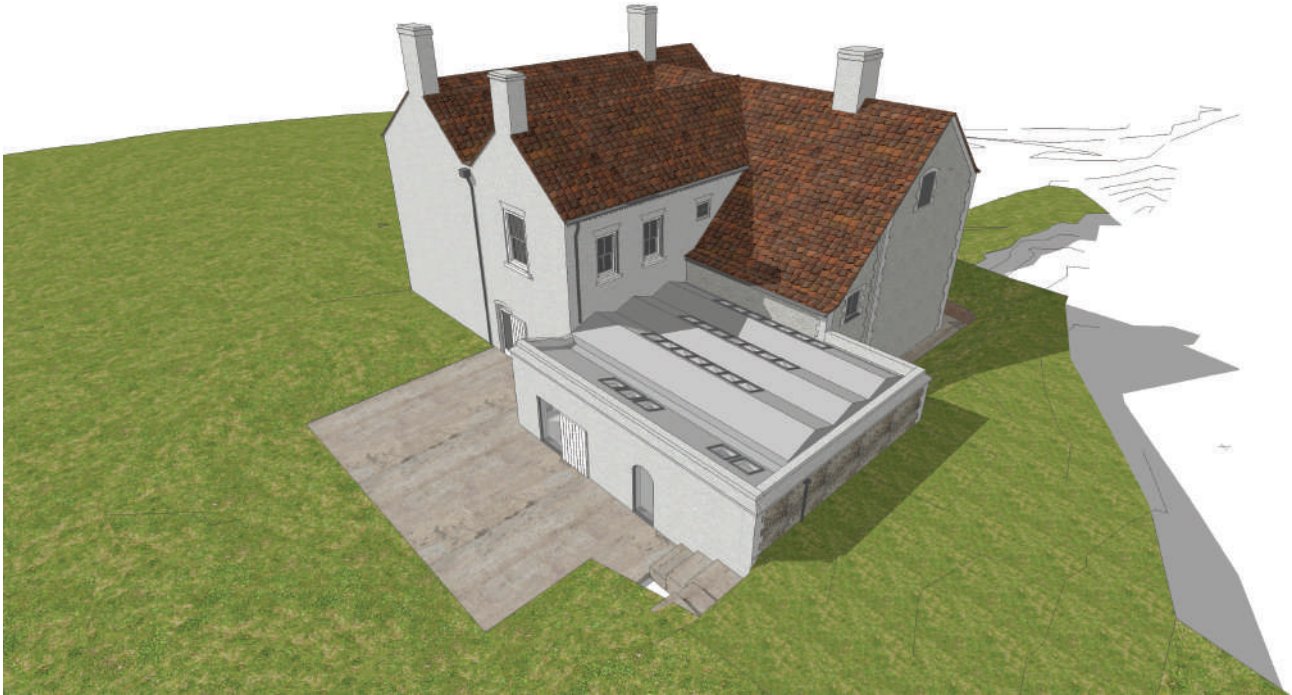
## Description of the Proposals

The proposals have taken into consideration pre-application comments from the planning department (formal comments issued 2021-03-15, informal comments to a revised scheme 2021-05-20 & Zoom meeting 2021-06-07 & 2021-07-29).

1. The development is contained within the existing footprint.
2. The kitchen/family hub is located in the northern rooms and courtyard area (07).
3. The roof is designed so that it does not project above or extend beyond the existing flint and brick walls of the courtyard (refer to 3d views).
4. A fully glazed roof was considered but this would have the disadvantage of heat loss and heat gain, light pollution at night and practical considerations such as cleaning.
5. The roof form of the outbuilding is retained however insulation is provided between and over the rafters. The rafters are modern and it is likely that they will need to be replaced (10). The rafters in this area will be partially exposed and limewashed. The external wall will be lined with a breathable insulation and lime plastered. The inner wall will be retained, the modern infill and windows removed to reinstate the original arrangement of brick piers. The brickwork will be limewashed. The intention is to retain as much of the character of this area as an outbuilding as possible.
6. The concrete hard standing & floors of the outbuildings will be lifted and a new limecrete floor with underfloor heating will allow services to be distributed at low level. The north eastern flint and brick wall of the courtyard is a retaining wall. The scheme proposes the creation of a pathway to the side of this wall. A new flint rubble -faced retaining wall to the side of the path will alleviate the historic wall of its retaining function and provide a drier wall to the end of the family hub/kitchen.
7. The roof over the courtyard is designed as a series of pitched rafters clad in zinc with skylights to provide natural light. These are located on the north western pitches to minimise the impact of artificial light on the garden and surrounding area. This will give a vaulted, plastered ceiling to the courtyard area.
8. The intention is to glaze existing doorways and to open up one area of brickwork to increase the visual connection with the garden. These openings will be fitted with external shutters to reduce the impact of large areas of glazing.
9. There are a large number of replacement sash windows. These will be fitted with slim line double glazed units. Histoglass panels are 12mm in depth with an outer pane of handmade glass to replicate the irregularities of old glass. These can be accommodated within the existing sashes. The profile of the existing lambs tongue glazing bars will be retained. Internal shutters will be reinstated where they are missing using the details of original shutters. The original sash windows will be repaired. The intention is to re-glaze them with slim line double glazed units, re-using existing hardwood glazing bars where possible.
10. There are two blocked ground floor & one first floor level windows (06). These are likely to have been infilled when the second staircase was inserted. The proposals seek to re-open and glaze two of these windows.
10. The brickwork to the bay window is in a poor state of repair. Gauged brick arches will be reinstated to match the details of the original windows. The brick piers and parapet will be repaired with red brick & lime mortar. One of the side windows will be changed to a doorway to provide a discrete means of accessing the garden. The door will follow the same configuration of glazing bars as the

window on the opposite side to minimise the visual effect of the change.

11. The ceiling of bedroom 04 has been lowered to accommodate a water tanks and pipework. The intention is to replace the heating system and to reinstate the ceiling in this room at its original level.
12. The existing roof and lead gutters leak in several places (01/02). Re-roofing will enable the roof structure to be thoroughly assessed and repaired where necessary. Insulation will provide a more stable internal environment. The work will be undertaken as repairs on a like for like basis.
13. The house has been painted with an impervious masonry paint, this will be removed and the brick & flintwork finished with a breathable mineral based paint or a limewash.
14. The carpet and vinyl floor finishes will be lifted in order to inspect the structure of the suspended floors in the southeastern wing. The rooms are damp. The external ventilation grilles have been blocked in places and the introduction of concrete floors to the southwestern & northern wings will have prevented cross ventilation. If the joists are in poor condition it would be beneficial to install a new limecrete floor with underfloor heating. The concrete floors elsewhere will be taken up and replaced with limecrete with underfloor heating. This will enable the property to transition to a low temperature heating system compatible with ground or air source heat pump technology in the future with minimal disturbance to the fabric.







15. The Dining Room is created by removing the modern partition wall between the Playroom and the Cloakroom. A wood burning stove is proposed for the corner and this is provided with a brick chimney stack to the gable end. The 2003 first floor window head is changed to a flat brick arch in keeping with the other windows.
16. The annexe (15) comprises a stand alone 20th century timber-framed, boarded structure. The ceiling will be removed to form an open plan gym (15a&15b). The fenestration will be altered to provide openable panels for natural ventilation. The open cartshed will be partially enclosed and floored to provide a plant room to serve the house.
17. The existing modern flint and brick wall that separates the house from the outbuilding will be removed to provide better vehicular access.
18. The sliding vertically boarded, automated wooden gate will be replaced by a pair of automated metal gates in keeping with the estate railings of the garden and meadow.
19. The oil tanks will be relocated in a more discrete place next to the outbuilding and boundary to the road. This will improve the views from the adjacent churchyard.

## **LIST of Drawn & Written Information**

### **Cowper Griffith Drawings:**

- 2024-001P1 Site Plan
- 2024-010P1 Existing Ground Floor House Plan
- 2024-011P1 Existing First Floor house Plan
- 2024-012P1 Existing Second Floor House Plan
- 2024-013P1 Existing House Roof Plan
- 2024-014P1 Existing Ground Floor Annexe Plan
- 2024-015P1 Existing First Floor Annexe Plan
- 2024-016P1 Existing Annexe Roof Plan
- 2024-017P1 Existing Annexe Sections
- 2024-018P1 Existing Annexe Elevation
- 2024-020P1 Existing House Elevations & Section
- 2024-021P1 Existing House Elevations
- 2024-101P6 Proposed Ground Floor House Plan
- 2024-102P5 Proposed First Floor House Plan
- 2024-104P4 Proposed House Roof Plan

2024- 110P4 Proposed House Elevations

2024-111P3 Proposed House Sections 01 & 02

2024-112P3 Proposed House Elevations & Section 03

2024-114P1 Proposed Annexe Ground Floor Plan

2024-115P1 Proposed Annexe First Floor Plan

2024-117 Proposed Annexe Sections

2024-118P1 Proposed Annexe Elevations

## **Heritage Statement by Brighter Planning Consultancy**

## **Ecological Appraisal by Applied Ecology Ltd.**

### **DESIGN ISSUES**

#### **TREES**

The conservation of the house and the development of the courtyard have not impact on existing trees.

#### **ECOLOGY**

The development of the outbuilding will have no negative impact on endangered species. Refer to assessment by Applied Ecology Ltd.

#### **SUSTAINABILITY**

The conservation of the existing house involves insulating the roof spaces, insulating the internal face of some of the existing walls with a breathable wood fibre insulation and lime plaster. The windows will be re-glazed using slim line double glazed units with an outer pane of hand made glass to retain the character of historic glazing. The existing glazing bars will be retained where possible and where replacement is necessary, the existing mouldings will be replicated. The glazing will be installed using traditional glazing putty. Window and door openings will be draught-stripped. The concrete ground floors will be taken up and replaced with limecrete and underfloor heating. The suspended ground floors will be opened up and if joists are in poor condition, permission will be sought to replace them with limecrete with underfloor heating. This will have the benefit of preparing the building for a renewable energy source for space heating and hot water.

#### **The Courtyard extension**

The proposed new roof will be insulated to meet the current building regulations. The courtyard floor will be excavated and provided with limecrete and underfloor heating. A new retaining wall will be installed to the north of the existing end wall to allow the external wall to dry out. The external walls will be lined with a breathable woodfibre insulation to upgrade their thermal efficiency.

The renewal of the heating, hot water and electrical installations will allow fittings to be selected for their energy efficiency as well as their aesthetics.

#### **ACCESS**

Access from the highway will remain unaltered.