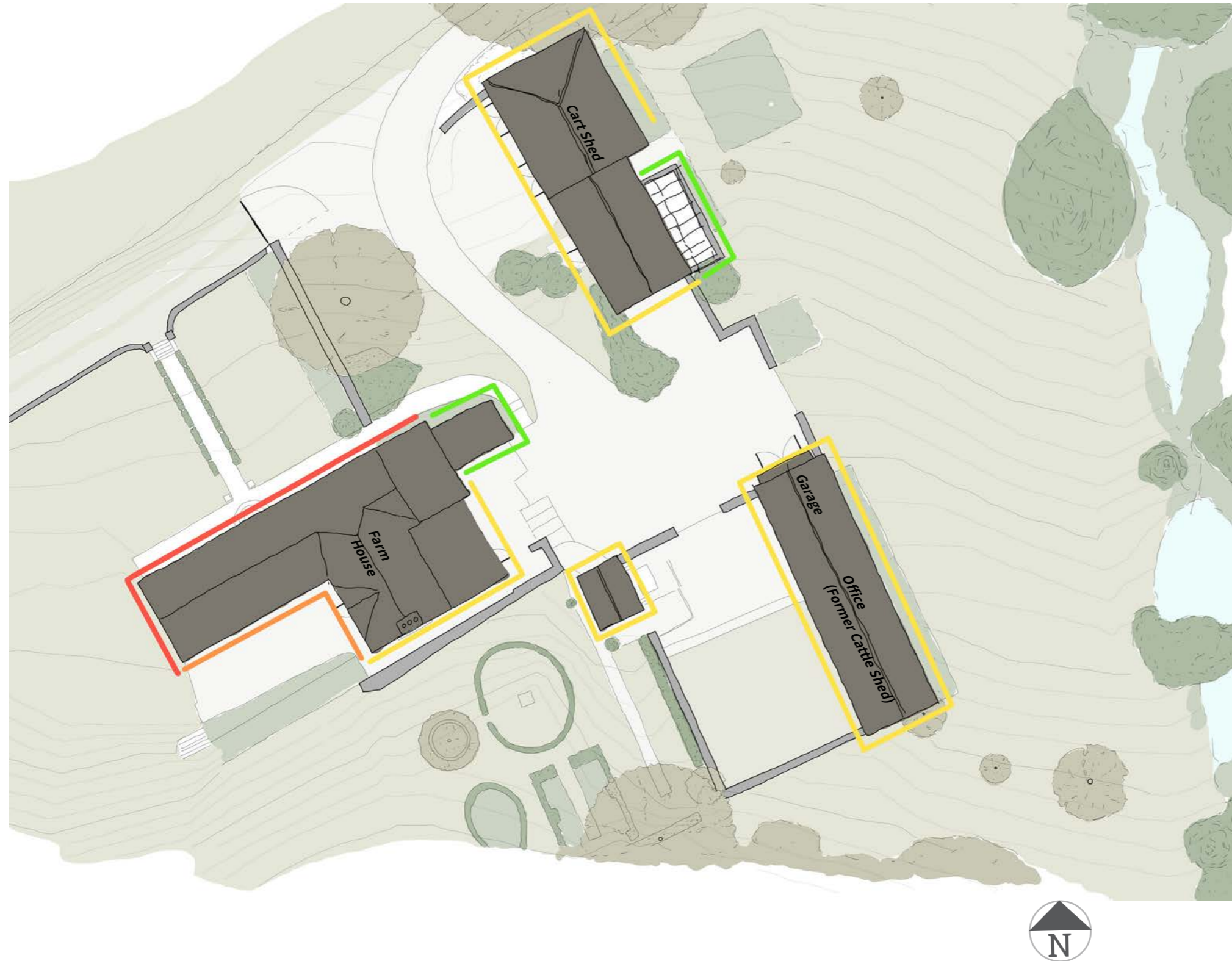






### 3. Analysis.

## Significance of Elevations



Considering the existing listing description of the property the following facades should be considered of high significance.

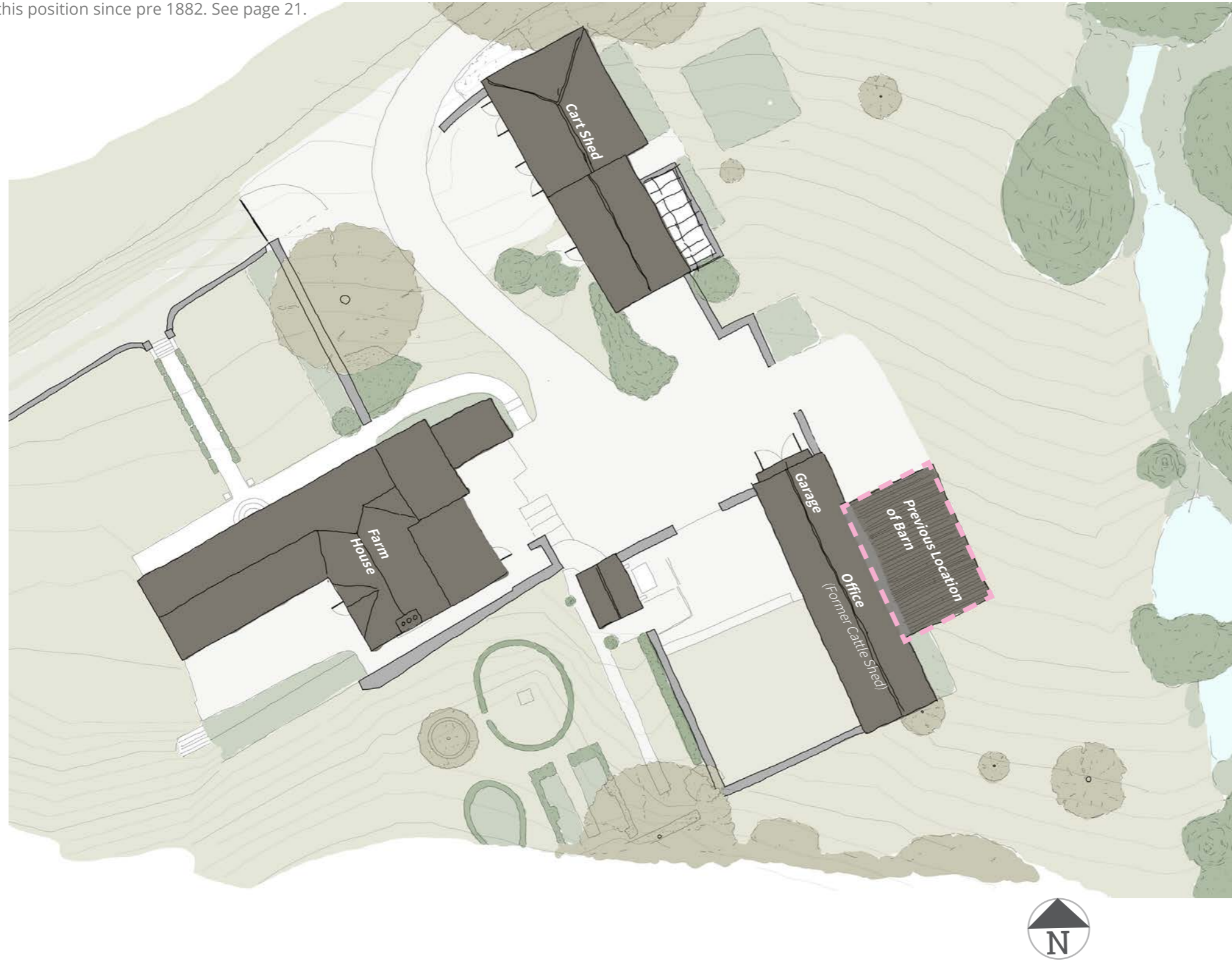
The proposals contained within this document have looked to have minimal impact on the most significant elements of the farm that have most Heritage value. Proposals will look to develop and enhance those areas of the farm that sit away from the public highway/ byway and have least impact on the detail contained in the listing.

-  Very High Significance
-  High to Medium Significance
-  Medium Significance
-  Low Significance



### 3. Analysis. Former Barn

The drawing below shows the former location of the barn attached to the former cattle shed removed towards the end of the 20th century. A barn/ structure has been identified in this position since pre 1882. See page 21.



Photograph of the Demolished Barn



Potential Previous Openings  
on East side of current office to  
previous barn/ structure -  
*Now infilled with masonry*



### 3. Analysis.

## Key Issues From Historic England Guidance: Adapting Traditional Farm Buildings

**As a traditional farmstead, the successful adaptive reuse of Holwell farm will depend upon an understanding of its significance, its relationship to the wider landscape setting and the sensitive capacity for change**

**Below we have listed out what we consider to be the key points of consideration from the Historic England Guidance document 'Adapting Traditional Farm Buildings'. At planning submission stage out proposals will largely be guided by a supporting Heritage Statement. At this stage however we have tried to anticipate how we might respond to and tackle the issues involved.**

#### *Respect the architectural and historic interest of the building*

Any adaptation will need to strike a balance between the practical requirements of a new use and protection of the historic character of the existing farm building and its setting. Thoughtful and innovative design can usually resolve these potential conflicts, but users may have to accept some degree of compromise – for example restricted headroom or slightly lower daylight levels than might be ideally desired.

**Response: Accept any restrictions present in the existing fabric including preserving ceiling heights, subdivisions, openings and materiality. If openings are necessary to create a connection between buildings, new and old (i.e. to make the Kitchen & Dining the heart of the home) this needs to be done in a sensitive manner and there to be a clear definition between the new and the old to see the development of the building over time.**

#### *Minimise alterations and loss to significant historic fabric*

Retention of as much significant historic fabric as possible is a fundamental part of any good adaptation, together with the use of compatible materials and methods of repair.

**Response: Retain any existing walls, openings and materials that are of historical significance, restrict works to areas of lower significance.**

#### *Consider how to introduce daylight*

Ventilation was a more significant requirement than light in the design of most farm buildings, although many farmyards face east and south to catch the sun. One of the greatest challenges with many adaptations is to increase daylight without compromising the building's external appearance.

**Response: Introduce as few openings as possible in the existing building fabric with any interventions being sensitive to the existing buildings with clear definition between the new and the old.**

#### *Consider level of subdivision*

Another difficult aspect of farm buildings Ventilation was a more significant requirement than light in the design of most farm buildings, although many farmyards face east and south to catch the sun. One of the greatest challenges with many adaptations is to increase daylight without clding adaptation can be the incorporation of functions that require subdivision of the existing open spaces. This is especially the case with threshing barns, the upper floors of combination barns and loft areas that are significant for their impressive proportions and long sight-lines and whose significance would be harmed by subdivision.

**Response: Introduce as few subdivisions as possible. Significant existing subdivisions to be retained.**

#### *Retain distinctive features*

Historic farm buildings invariably retain features that provide evidence of their former use and contribute to their significance. They may range from a simple series of ventilation slits formed in the masonry structure to vertically boarded doors to a cart entrance. Retaining such features contributes to a successful adaptation.

**Response: Retain any features of note discovered in the heritage report**

#### *Re-use and retain minor outbuildings*

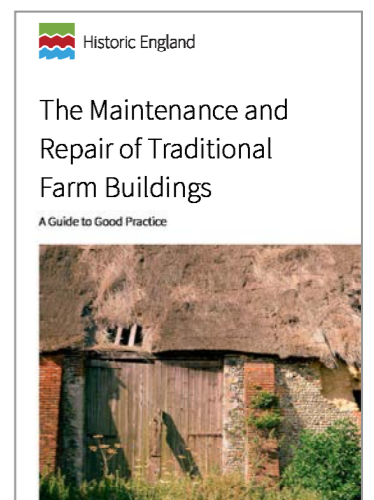
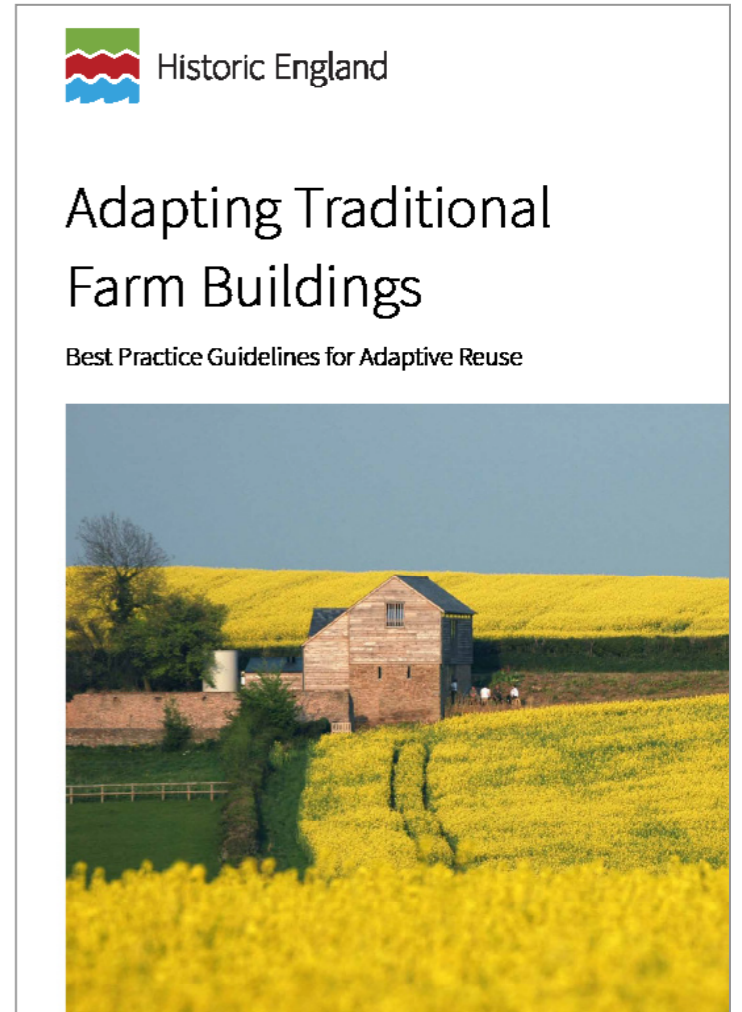
Minor outbuildings provide important evidence of how a farmstead evolved over time and should be retained if they contribute to the farmstead group. Some can be difficult to convert but others can be put to good use for parking, storage or services.

**Response: Retain and repair the outbuildings and put to new uses such as plantroom, additional bedrooms/ storage and use as an artist's studio.**

#### *Understand the setting*

A good understanding of the building's relationship with its surroundings will ensure that the new works conserve and enhance the relationship with the landscape. This understanding can then inform detailed design decisions about spaces, curtilage, access, visual impact and enclosure, as well as details of materials, surfaces, boundary treatment and planting.

**Response: Ensure that the value of the buildings seen as a group within the landscape setting will be preserved. Ensure that the treatment of spaces allows understanding of the historic use and functional interdependence.**



## FEATURES

### *Walls*

All materials require their own appropriate repair techniques, and compatible materials should be used when these are needed for repair.

**Response: Where works are happening, walls to be sensitively restored using historically appropriate techniques.**

### *Openings*

Because ventilation was a more important consideration than light, farm buildings often have few external openings. The historic pattern of openings is related to the function of the building over time, and often makes a fundamental contribution to its mass and character. Maximising the use of these existing openings by planning internal spaces around them and limiting the formation of new ones will help retain character. Where new openings are added or new windows inserted within existing door openings, great care needs to be given to their placing and design.

**Response: Floor plan to work around the existing openings and capture light from them where possible, reducing the need for new openings to be created.**

### *Windows and doors*

Surviving historic window frames and doors should be repaired rather than renewed.

The impact of new windows and doorways can also be reduced through the use of shutters or joinery screens.

**Response: Windows of significance to be repaired where possible.**

### *Glazing*

The glazing of openings is a particularly subtle aspect of design in farm building adaptation work. In masonry structures setting glazing deep in the reveal of existing openings (which were rarely glazed) creates shadow lines and minimises reflections and impact. The glazing might be inserted as a frameless piece of glass bedded directly into the masonry reveals.

**Response: Glazing introduced in the openings/ new openings in the stone walls to be sensitive and frameless as stated in the guidance with glazing to be set deep in all the reveals where possible. Retain and restore existing window and glass to retain historic character of building.**

### *New roofs*

Sometimes farm buildings have completely lost their historic roof structure as a result of fire or years of neglect. In many instances it will have been replaced with lightweight softwood or metal trusses supporting corrugated iron.

However, investigation of the remaining structure can reveal valuable clues to their original form and thus allow sympathetic restoration. For instance,

pockets in the masonry can indicate the spacing of the trusses, and gable walls can show evidence of a previous roof pitch that can in turn give clues to the material used as a covering.

Where a new roof is required, it will be necessary to decide whether to recover the form of the previous structure or construct an entirely modern roof replacement.

**Response: Any necessary works to the roof (ie above the existing kitchen) are to be undertaken in a sensitive manner. Restoration and repair will be conducted so as to retain its historic character and significance, plus re use as many of the existing tiles as possible.**

### *Rainwater goods*

Many farm buildings have no gutters because their roofs simply over-sail the eaves and rainwater drains away from the base of the wall. Any existing fittings capable of reuse can be retained. New replacements should ideally match the original profile and material if this is known.

If the original pattern is not known, simple half-round sections for the gutter and circular section for the downpipes are recommended. Cast iron or extruded aluminium are suitable materials but plastic can look insubstantial in the semi-industrial context of farm buildings.

**Response: Advice from Historic England Guidance to be followed with simple half round sections of a cast iron or cast aluminium material to be used to reflect the semi-industrial context.**

### *Subdivision*

Many farm buildings have a special open quality. When preparing an adaptation scheme it can be very helpful to examine the structure to see whether the interior was open or subdivided from the outset.

It is particularly important to retain the open aspect of barn interiors. The best solution is to keep the threshing bay and as many adjacent bays as possible open to the roof, which can allow the careful installation of a staircase, gallery and circulation/living area. However, the significance of the interior is the key consideration here and it may be the case that no subdivision is suitable.

Narrow-span buildings can be difficult to subdivide while providing independent circulation, and it is often better for rooms to open directly into each other.

**Response: Rooms to be opened up directly to each other where the narrow plan does not allow appropriate subdivisions to be introduced. Introduce as few subdivisions as possible. Significant existing subdivisions to be retained in the farmhouse and barns. Roofs in the barn to be left open.**

### *Internal finishes*

The interiors of most working farm buildings are very plain, reflecting their functional nature. The walls are often rough and un-plastered and the floors composed of bricks, stone flags or setts. Stables and granaries may still retain their internal plasterwork and be lined out with vertical beaded timber boarding. These 'raw' finishes contribute much to the character of traditional farm buildings and any adaptation should try to retain them. However, this may conflict with the need to thermally upgrade the structure as part of the Building Regulations.

**Response: Retain highly significant internal finishes where possible with particular emphasis on stone walls, trusses and timber joists.**

### *Heating*

Conventional central heating systems with radiators are not particularly effective in farm buildings with high open spaces because heat rises and is lost in the upper parts of the space. Under-floor heating can often be a more efficient solution, with minimal impact on the fabric of the building.

**Response: Introduce underfloor heating to reduce impact on the building fabric (or no heating in areas).**

### *Thermal upgrading*

In buildings with exposed roof trusses and purlins, the insulation has to be placed either between the common rafters or above all the rafters. In the latter case this has the effect of raising the roofline, as counter-battens are needed to accommodate an eaves-to-ridge ventilation path. Many designers use an insulation that has a finished surface to the underside.

**Response: Sensitively incorporate insulation into the roofs and walls to preserve as much of a visual relationship with the existing fabric and introduced trusses as possible.**

**Improve the buildings' thermal efficiency wherever possible.**

### *Minor buildings*

Minor buildings can be put to good use as garages, storage or for new services with minimal alteration even if they do not form an integral part of the main adaptation works. They add significantly to the quality of the setting and with some modest repair and consolidation will be a resource for years to come.

**Response: Retain and repair the outbuildings, re-purpose for use as plant room, storage, office, and additional bedrooms etc.**

### *Extensions*

Overtly domestic extensions such as porches and conservatories are alien in character and can rarely work successfully within the context of historic farm buildings. However, a carefully designed extension or new structure might be considered alongside a farm building if this will safeguard the significance of the main structure.

An extension or new building that houses ancillary functions that require a high degree of partition can leave an undivided historic space free from subdivision, thus protecting its character.

Whether contemporary in design or based on an existing structure, extensions and new buildings should be subordinate in scale and relate to the massing and character of the existing farmstead group.

Ideally new buildings can be sited on the footprint of lost buildings and/or be sensitive to the historic plan form, so careful thought needs to be given to their siting.

**Response: Extensions or existing buildings to be subordinate in scale, with careful thought to their location. New extensions are to be sited in location of lost buildings shown highlighted in historic analysis.**

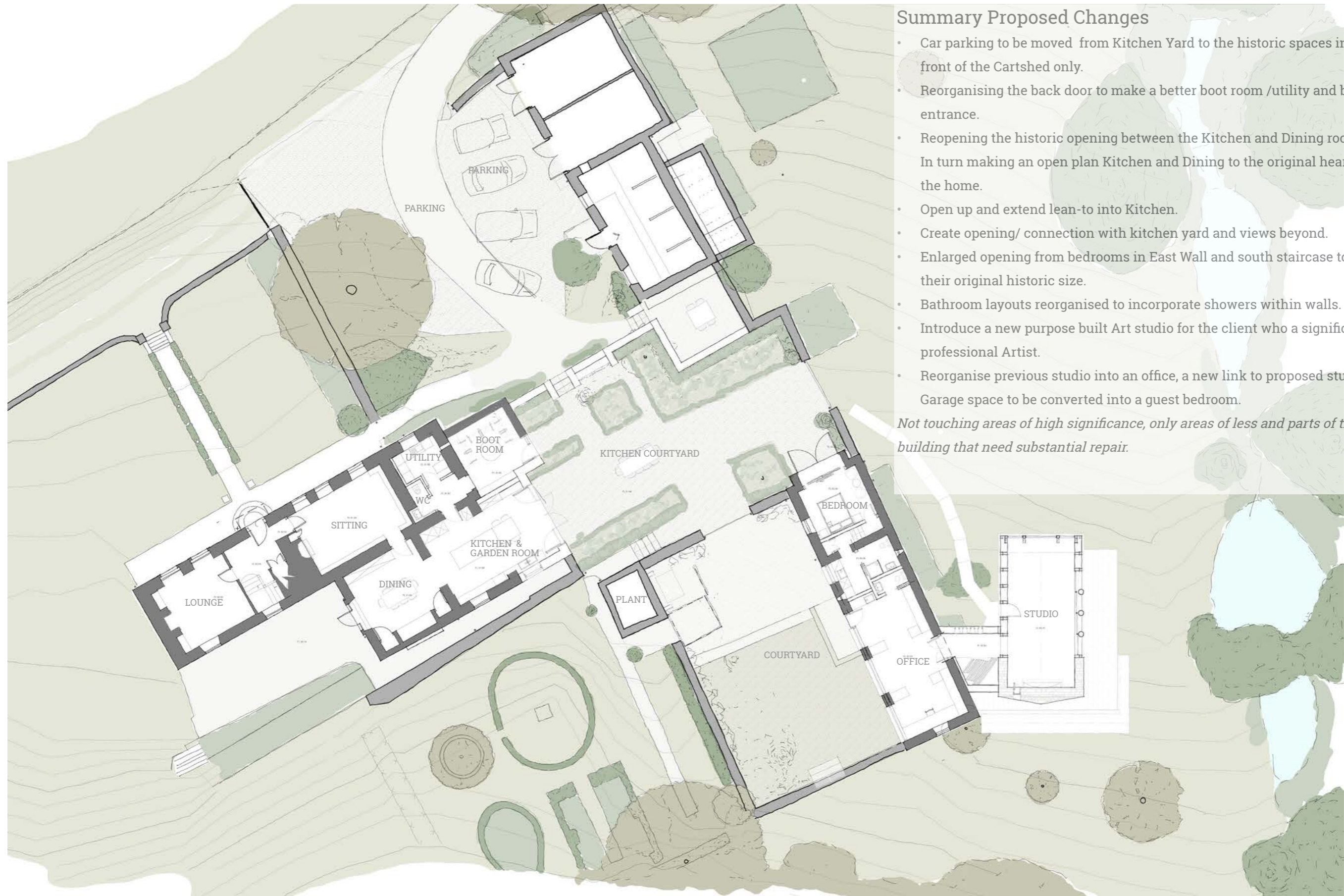
# Proposed Design

Main House



#### 4. Proposed Design

### Illustrated Proposed Ground Floor



#### Summary Proposed Changes

- Car parking to be moved from Kitchen Yard to the historic spaces in front of the Cartshed only.
- Reorganising the back door to make a better boot room /utility and back entrance.
- Reopening the historic opening between the Kitchen and Dining room. In turn making an open plan Kitchen and Dining to the original heart of the home.
- Open up and extend lean-to into Kitchen.
- Create opening/ connection with kitchen yard and views beyond.
- Enlarged opening from bedrooms in East Wall and south staircase to their original historic size.
- Bathroom layouts reorganised to incorporate showers within walls.
- Introduce a new purpose built Art studio for the client who a significant professional Artist.
- Reorganise previous studio into an office, a new link to proposed studio. Garage space to be converted into a guest bedroom.

*Not touching areas of high significance, only areas of less and parts of the building that need substantial repair.*



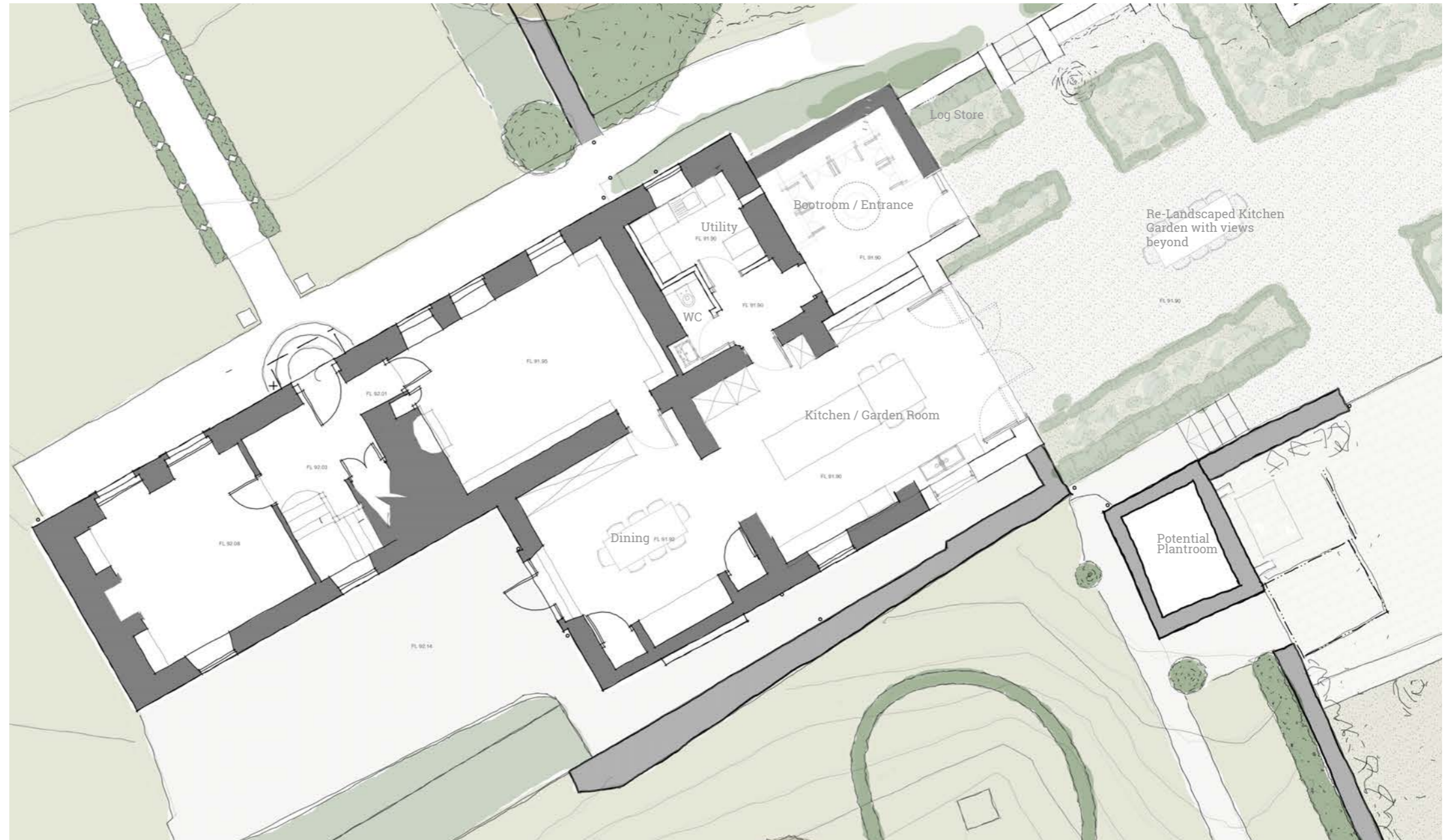
#### 4. Proposed Design

### Boot room, Kitchen & Dining

- Reinstating the Kitchen to its Historic location.
- Reopening the historic opening between the Kitchen and Dining room. In turn making an open plan Kitchen and Dining to the original heart of the home.
- Removal of Cars from the Kitchen Yard to restore a simple agricultural character.
- Adapting the house for 21st century living in a sensitive manner.
- Retaining the Kitchen as the Heart of the Home.

*At present the kitchen, dining area at the rear of the house, is limited in size and doesn't take best advantage of views to the east of the main courtyard between the buildings. On a daily basis, the house is primarily entered from the parking courtyard. On entering, there is limited storage space for boots and coats.*

*The kitchen and dining room have been extended and opened up to create a single interconnected area which will act as the centre of family living in the space. By extending the eastern end of this block views will be improved across a new landscaped kitchen garden to the east and additional natural light will be brought into the house.*



Ground Floor



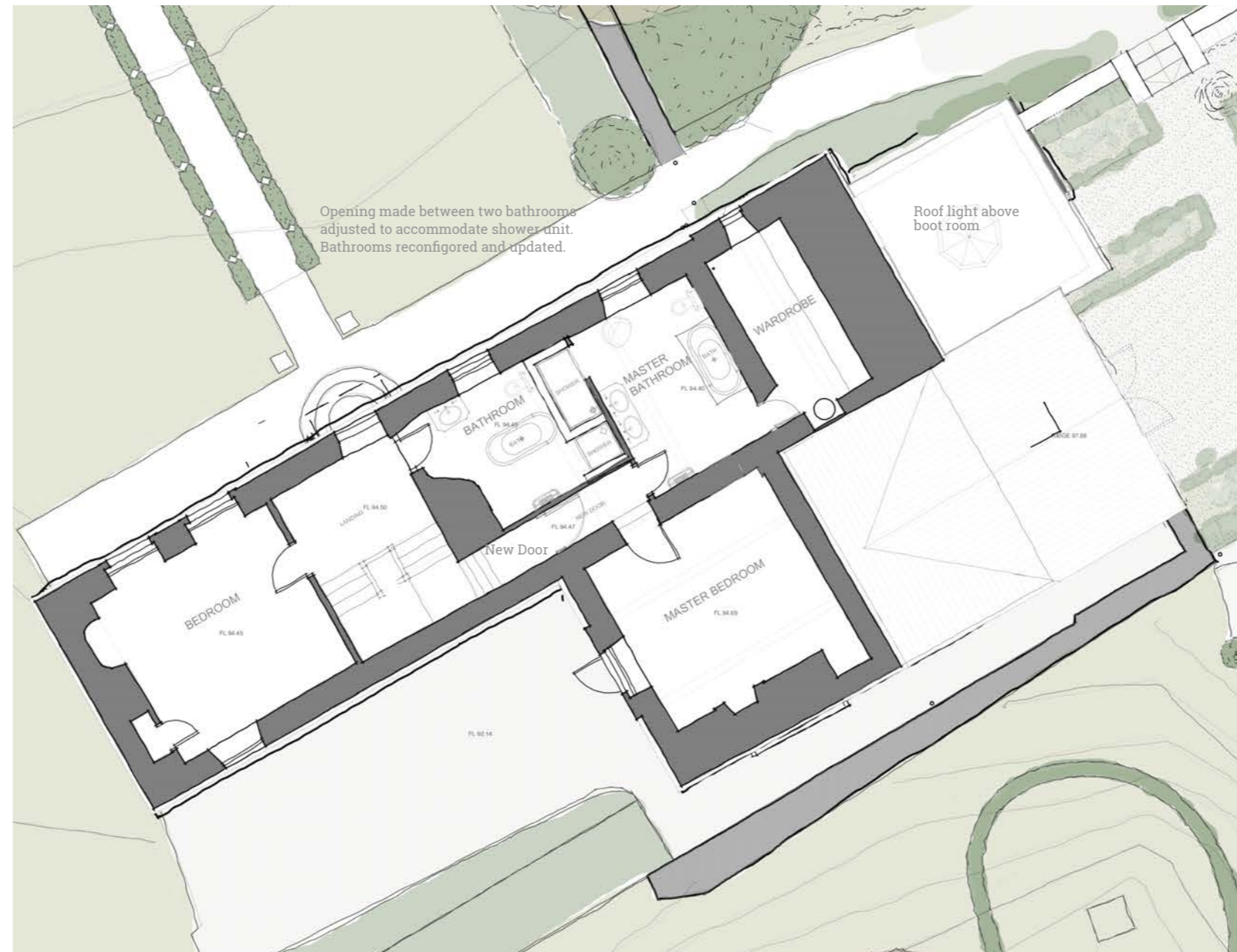


#### 4. Proposed Design

## First Floor Proposals

*On the first and second floors the intention is to make a small number of changes to improve the bathroom spaces and bring additional light into the house from the south facade.*

*Works to the First Floor include a new bathroom layout to both rooms with an opening made upon the wall between for access to a shower from the Master Bathroom.*



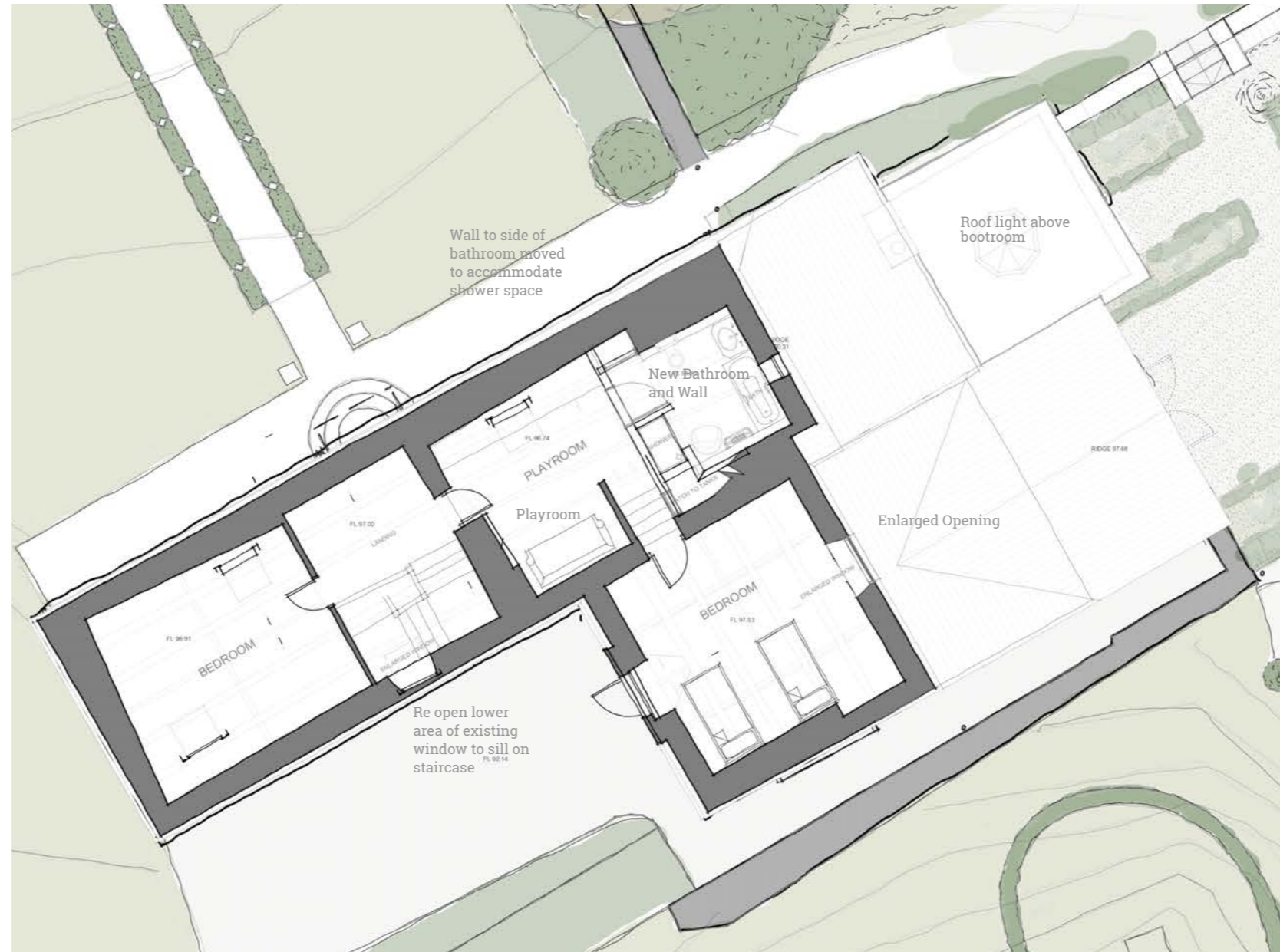
First Floor



#### 4. Proposed Design

## Second Floor Proposals

*Works to the Second Floor include a new bathroom layout with a new wall along the stairs. Enlarged opening from bedrooms in East Wall and south staircase to it's original historic size.*



Second Floor





4. Proposed Design

# Proposed Main House Elevations



Farmhouse Proposed North Elevation