

DESIGN, ACCESS & HERITAGE STATEMENT

REPAIR AND RECONSTRUCTION OF SINGLE STOREY EXTENSION WITH ATTIC
AND ASSOCIATED STRUCTURAL REPAIRS TO MAIN HOUSE

MANOR FARMHOUSE, CHURCH ROAD, BRANDON PARVA NR9 4DQ

October 2021



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• Historic Building Surveying •

AMH 21-891 Rev. 00

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1.0 INTRODUCTION

- 1.1 This Design, Access and Heritage Statement is prepared by Anna-Marie High MScCHE, MRICS to accompany an Application for Planning Permission and Listed Building Consent for:
Repair and Reconstruction of Single Storey Extension with Attic and Associated Structural Repairs to Main House.

The submission drawings are:

21-368-01 Existing Floor Plans & Section
21-368-02 Existing South & East Elevations
21-368-03 Existing North Elevation
21-368-04C Proposed Floor Plans & Section
21-368-05C Proposed Elevations
21-368-06 Block Plan & Location Plan

This report is to be read in conjunction with the planning application documentation.

2.0 DESCRIPTION OF THE HERITAGE ASSET

- 2.1 Manor Farmhouse is a Grade II Listed Farmhouse constructed of mainly brick with some flint, below pitched pantiled roofs. The house has been historically altered and extended, particularly during the C19.

The earliest available online OS map is 1882-83, which shows the layout of the site resembling that seen today, with farmhouse to the north of the access drive and ancillary farm buildings to the south. The property was named Hall Farm, until it changed to Manor Farm between OS Maps of 1907 and 1928.

The Historic England List Entry Summary is as follows:

MANOR FARMHOUSE

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1152137

Date first listed: 02-Oct-1951

Statutory Address: MANOR FARMHOUSE, CHURCH ROAD

National Grid Reference:

TG 07259 07924

3/69 Manor Farmhouse 2.10.51 II

Farmhouse. C17 and later. Brick, some flint and pantiled roofs. Single range of 4 different phases in an unclear sequence. East section single- storeyed with attic. 2 centre sections now of 2 storeys with attic: heightened, re-roofed and joined in C19. West section of 2 storeys with attic and stair outshut to rear. South facade with C19 fenestration consisting of 2 canted bay windows, 3 tripartite sash windows and 3 ordinary sash windows. Front door has a gabled porch with decorative barge board. West gable-end with remains of 2 large original openings with stuccoed dressings and rectangular moulded brick hood-moulds. Simple brick rectangular hood-moulds on east gable-end. Gabled stair outshut to rear with C19 sash windows and pigeon nesting boxes. Sawtooth and dentiled cornices and moulded brick gable corbels. 2 single dormers to centre sections. 3 axial stacks, the westernmost with 4 octagonal shaft bases and later square shafts.

Listing NGR: TG0725907924

Legacy System number: 226542

The gate piers are separately GII listed. Listing NGR: TG0727407907.

Survey drawings of the existing building are included with the submission documents. General photographs are included in Section 10. of this report.

3.0 SIGNIFICANCE OF THE SETTING & ASSET

3.1 Significance of the Setting

The farm settlement is accessed off Church Road. The Farmhouse stands alone on the north side of a private access road; facing south. To the south of the road are a number of ancillary agricultural buildings dating from the early 19C, with later additions, including a large workshop building adjoining the access.

The farm access road continues through the farm to provide dead end access to Brandon Parva Church to the north west.

The Farmhouse is set within lawned gardens with impressive red brick gate piers to the south and red brick walls to south and east. Trees and mature hedging lie to the north east. The gate piers are separately Listed Grade II.

The house and garden are slightly elevated from the road which creates an imposing impression to the passer by. Separation from the ancillary buildings also adds to the grandeur of the property.

3.2 Significance of the Asset

The subject area to be repaired and re-built is the east single- storey extension with attic. This structure is of brick construction below a steeply pitched pantile roof. Original timber first floor construction, first floor partitions and roof timbers remain. The east gable has a substantial chimney stack serving an open fire place with bresumer timber at ground floor level.

There is a bricked up window on the ground floor rear elevation and four high level bricked up windows on the east elevation; the lower two have brick hood mouldings remaining.

The north and east walls of the structure are thought to be late C18 with red brick laid to English Bond. The front elevation has been altered late C19 with bricks of a different size laid to English garden wall bond and replacement door and sash window joinery.

Internally much of the original timber first floor construction, fire place bresumer beam, first floor partitioning and roof structure remains. Original lime wall and ceiling plaster remains throughout.

4.0 PROPOSALS & SCOPE OF WORK

4.1 The east extension has suffered structural movement including subsidence, resulting in some significant cracking in several areas. There is also significant cracking to brick and flint masonry of the east gable of the main house which will need to be addressed as part of the works, although the full extent cannot be fully quantified until work commences. See photo 5.

The roof structure is now unstable due to the structural movement within the supporting external walls.

Late C19 alterations to the front elevation have resulted in the principal first floor beam bearing on to a timber lintel and narrow brick pier which is considered structurally inadequate. See photo 6.

There are tie rods and patress plates of varying age at first floor level on the elevations suggesting attempts have been made to address structural movement for some time.

The proposed work includes:

1. Recording of the existing building.
2. Demolition of the east single storey extension, back to sound base or complete removal.
3. Salvage of all re-useable materials and any existing elements of the structure which are found to be adequate for retention.
4. Structural repair to the east gable of the main house – this work can only be fully assessed once the extension has been removed.
5. Re-building of the extension using salvaged materials. Bricks will be salvaged and reused to repair the retained areas. The front wall and part of gable rebuild in matching 3" bricks. First floor and roof timbers will be re-used in the structure, although it may be necessary to enhance or replace the floor and roof structures whilst incorporating the original timbers 'cosmetically' in the interest of conservation. The first floor level will be raised slightly to improve the accommodation.

5.0 SCALE, DESIGN & LAYOUT

5.1 The scale and footprint of the extension will remain similar to the existing.

The design will be similar to the existing with the exception that a single dormer window will be added to the front and rear (north and south) elevations.

Two first floor gable windows with brick hood mouldings will be re-formed on the east gable.

The addition of windows will improve the accommodation and provide fire escape from the first floor in accordance with current Building Regulations.

The external layout will remain similar to existing. The internal layout will now incorporate stairs to the first floor and the first floor accommodation will be one rather than two rooms.

The fireplace structure and chimney will be reduced in size.

6.0 TREES

The footprint of the building will remain as existing and there are no trees within falling distance of the structure. A tree survey is therefore considered unnecessary.

7.0 ECOLOGY

An Ecological Preliminary Roost Assessment & Bat Surveys Report was prepared in September 2021 and is included with this application.

Some bat activity was recorded and as such, works must be undertaken under a Bat Mitigation Class Licence (BMCL). Some enhancement mitigation is also recommended.

Generally, the Wildlife Act 1976 and Best Practice Measures will be observed.

8.0 ACCESS & PARKING

The existing farmyard access will remain and continue to be used to access all areas of the site.

Vehicle parking and pedestrian access will remain unaltered.

There is adequate access for emergency vehicles to visit the dwelling.

9.0 SUMMARY / IMPACT OF PROPOSALS ON THE SIGNIFICANCE & SETTING OF THE HISTORIC ASSET

The Farmhouse contributes to the character and setting of the farm settlement and enjoys a prominent position being slightly elevated from the private road and footpath.

The farm settlement contributes to the character of the wider rural landscape.

Rebuilding of the structurally unsound east extension and repairs to the east gable of the main house will restore the building to good order and arrest the structural movement which could, in time, result in the loss of more of the historic fabric.

This will have a positive impact on the asset.

The design and scale of the re-built section will be similar in appearance to the existing structure with minor design alterations to make the accommodation more habitable. Original materials will be salvaged and re-used in the structure where possible.

This will have a positive impact on the asset.

Overall, the proposals will have a positive impact on the asset within the farm settlement.

In the wider context, the proposals will enhance the character of the area.



1. Front Elevation - south



2. Rear Elevation - north



3. Side Elevation - south east



4. Rear Elevation - north



5. Internal first floor - crack to main house east gable



6. Internal ground floor - floor beam into front elevation brickwork