

3.0 Proposed Works

The main proposed works include:

- 1) Removal of the entrance link
- 2) New entrance porch
- 3) Alterations to the Main Barn
 - Reinststate south opening to barn
 - Reinststate timber weatherboarding to barn
 - Insulate Barn Walls and Roof
- 4) Alterations to the annex windows
- 5) Internal alterations
 - Replace timber balustrade in main barn
 - Remove modern blockwork wall
 - New bathroom on second floor
- 6) External Works
 - Relocation of driveway
 - Ancillary Building



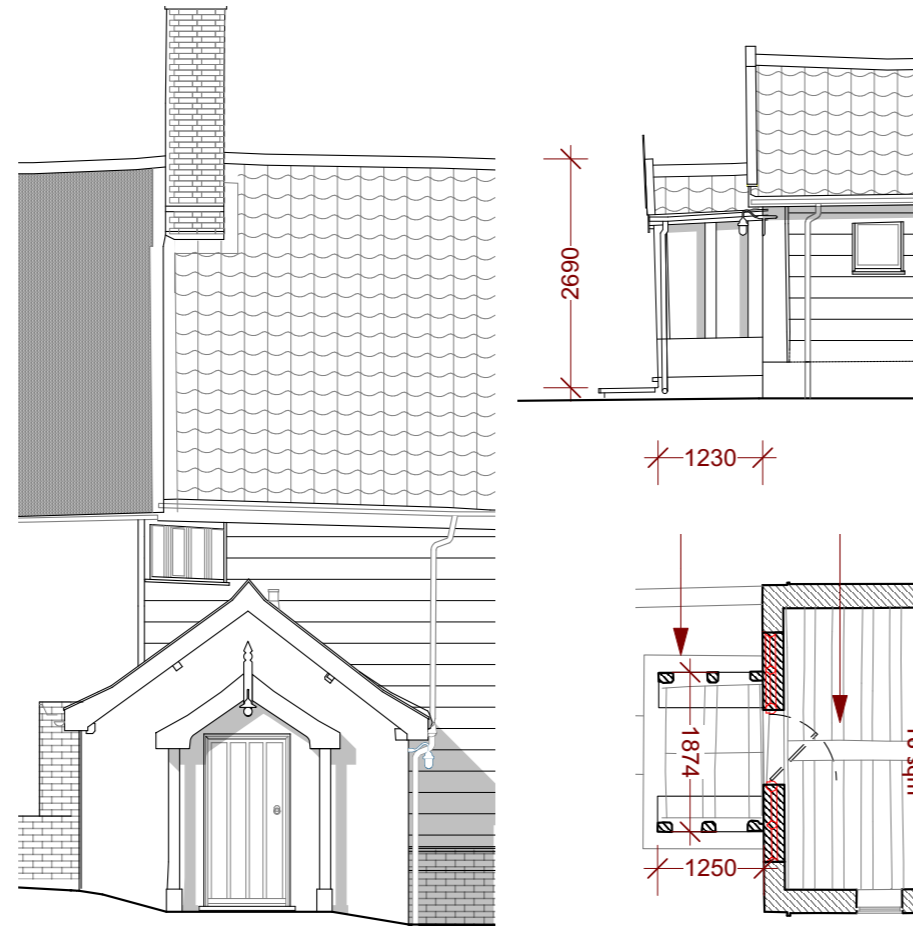
South Facade highlighting removal of link building



Existing facade



West facade Porch



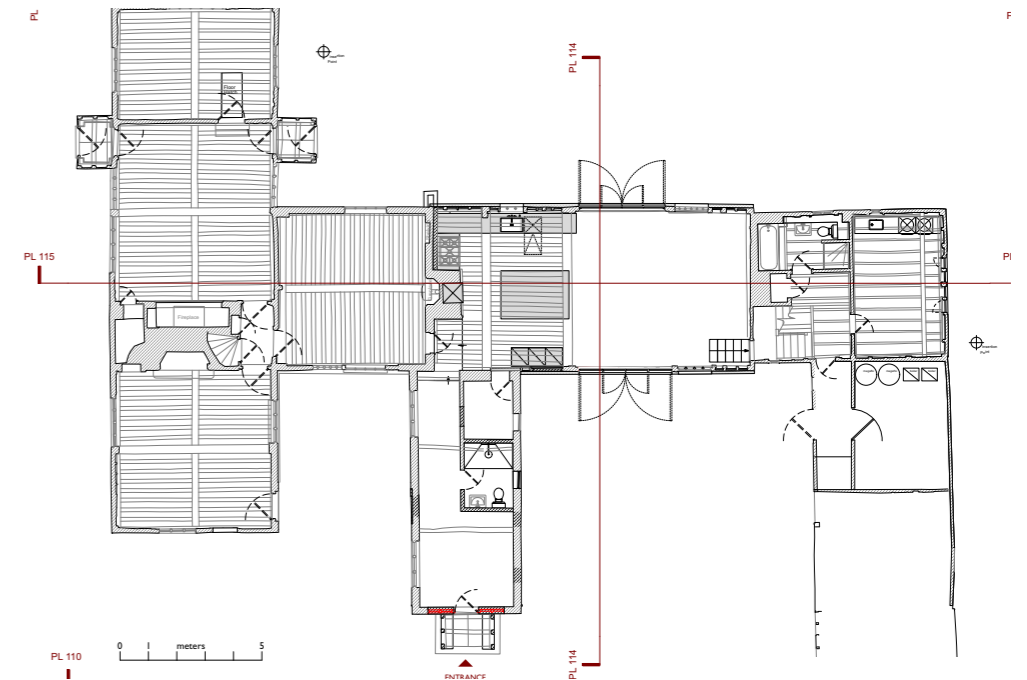
South Facade

1) Removal of Link Building

The proposal is to remove the existing link building between the boot room and current kitchen. The removal of the link building will allow for the internal courtyard to reconnect with the garden and more light into the adjacent rooms. It is noted that the link building was added 1993 and its removal will mean layout will be more akin to the original form.

2) New Porch Entrance

The proposal is to create a new main entrance through the gable end of the existing boot / laundry room. That new entrance will have an open sided porch.

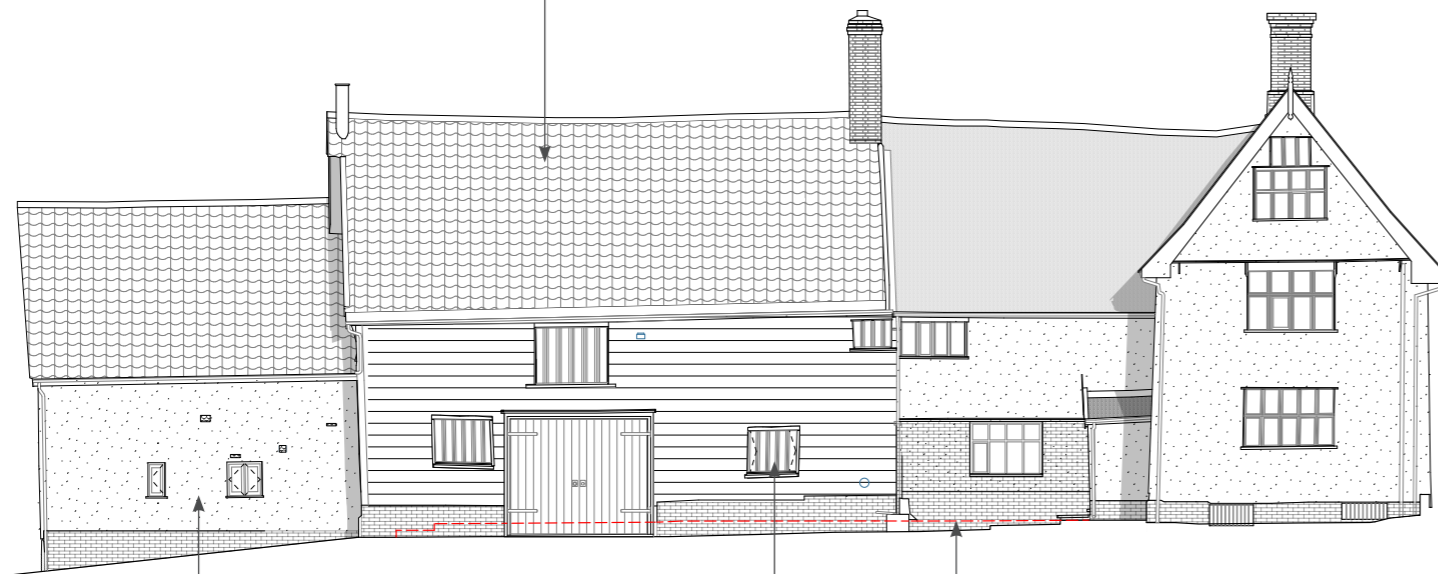




SOUTH ELEVATION

Roof
Insulate roof over rafters and retile.

Barn Doors
Reinstate door opening to the south elevation. Barn door to be clad in untreated oak.



Colour
Proposed change to the facade colour to a traditional Suffolk lime.

Ground Levels
To reduce the build up of damp against the side of the barn it is proposed the hard landscaping is removed and levels are reduced by 300mm to allow the building to breathe

Windows
Reinstate window opening with diamond shaped mullions which carries on the language of previous alterations.

NORTH ELEVATION



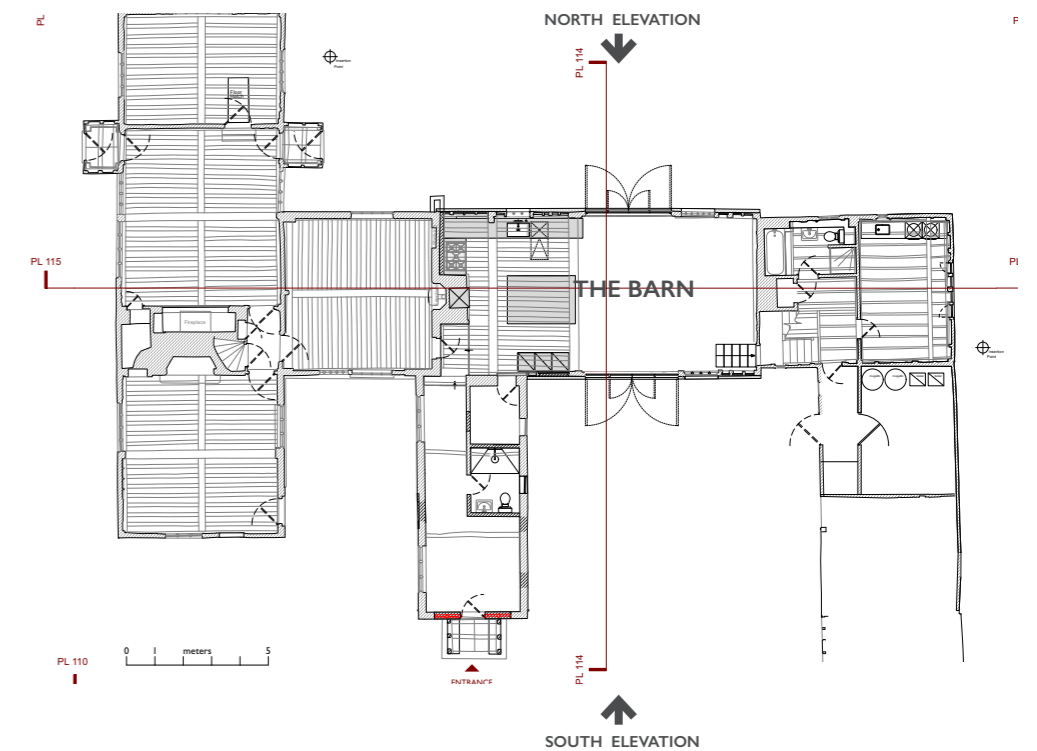
North Elevation

Barn Alterations

The main barn dates back to the 16th century and would have originally been constructed from a timber frame, with clay (wattle and daub) infilling, external timber weatherboard cladding and a thatched roof.

The current barn still has the timber frame although not all of it is original and with metal lath and cement (non breathable) infill between the timbers. The external timber cladding has been replaced with a lime render and the thatched roof with clay tilers.

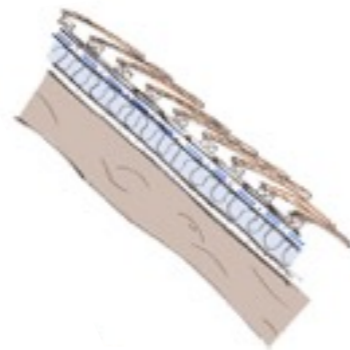
All of the proposed works below have been designed in discussion with a conservation officer and have the approval of SPAB, the intention is to breath life into a part of the building that has been left neglected.



Ground Floor Plan



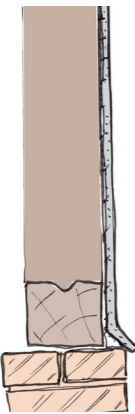
EXISTING BARN ROOF



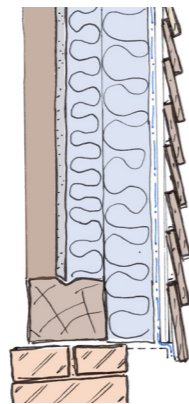
PROPOSED BARN ROOF



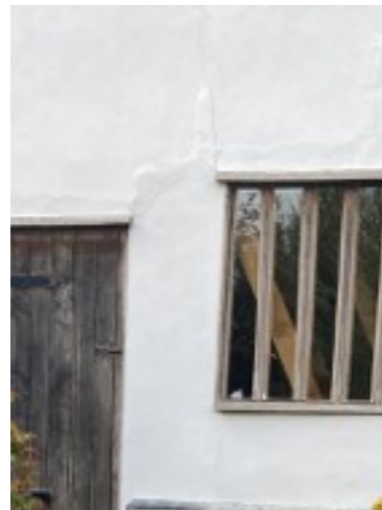
Messy lead flashing detail between the barn roof and main house.



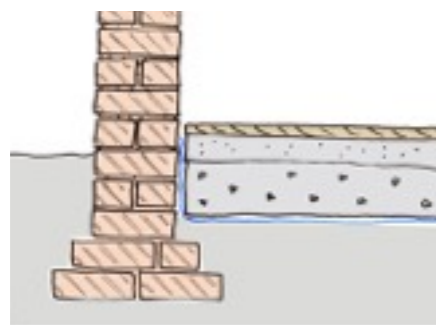
EXISTING BARN WALL



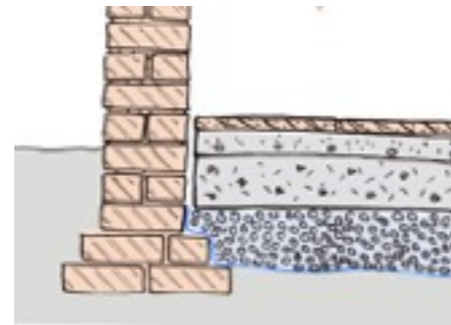
PROPOSED BARN WALL



Existing cement based render on the south facade, signs of cracking and areas that have blown. Moisture is getting trapped and causing damage to the building.



EXISTING BARN FLOOR



PROPOSED BARN FLOOR



Existing concrete floor slab and edge of DPM, signs of paint blistering shows that excess moisture build up is present.

Upgrading Works - Insulation

WALL INSULATION

The most decay to the timber-framed building can be found where inappropriate materials have been used. The original wattle and lime render infill panels have been replaced with cement-based renders and modern paint, this impermeable material has increased the risk of water being trapped within the fabric of the facade and evidence of dampness can be seen through out.

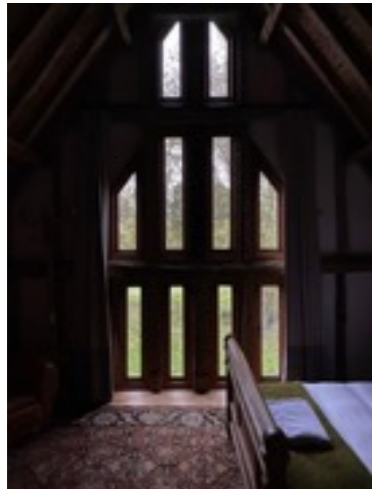
In replacing the metal mesh and cement-based render there is an opportunity to improve the thermal performance of the building with the introduction of a breathable wood fibre insulation. In direct response to the Pre Application advice that any internal insulation "would erode the robust character of the timber frame and dilute its appreciation within this part of the building. Part of the significance of the frame is its three-dimensional form and its resulting expression within the space", it is proposed that only a small amount of insulation is used internally between the rafters 30mm - 50mm as this would still leave the majority of the timber visible. The additional insulation would then be applied externally, which according to our historic research, is more in line with the Barn's original state (the Barn previously had timber lap boarding as external cladding,) It was felt this would be a more appropriate language than a render for the Barn and reinstating the cladding would be beneficial to the appearance of the building as a whole.

INSULATING THE ROOF

The proposal is to install the insulation above the rafters in order to retain the full expression of the timber framed roof structure. This will be achieved by removing the clay roof tiles and installing the insulation externally from above. This will increase in the height of the roof which will benefit the junction between the peg tiled roof and the barn roof as the lead flashing that currently laps across the roof can be hidden and form a hidden up stand (see photo) .

FLOOR INSULATION

The existing barn floor is made up of a concrete slab sitting on top of an impermeable membrane. The resulting floor build up is forcing damp into the brick foundations which the timber frame soaks up. The proposal is to remove the concrete slab and DPM and replace with Geocell crushed glass which acts as a structural insulation with a limecrete slab. This construction will allow the floor to breath and reduce the moisture build up in the brick plinth walls.



Photograph from inside the Annex room showing poor quality of light and how much the existing structure is cast into shadow.



Existing East Elevation Window Arrangement



Proposed East Elevation Window Arrangement



Existing East Elevation

Annex Alterations

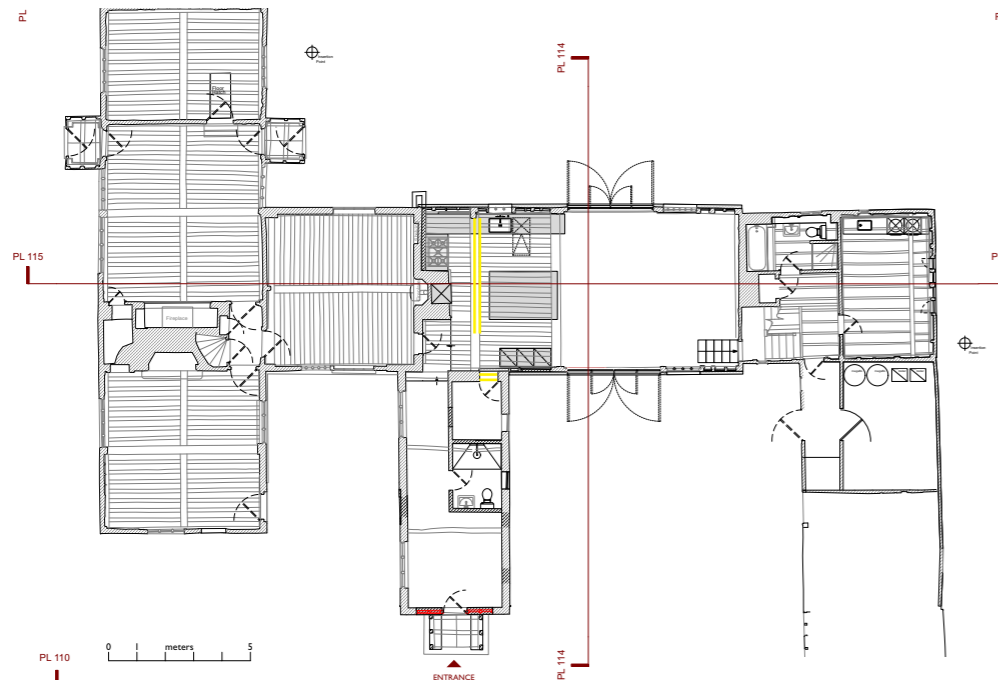
The eastern end Annex Building was converted into residential accommodation in 1998. Part of the works included the formation of tall, narrow windows openings between the studs on the eastern gable end. Each window is operable and has its own frame creating very thin internal apertures and allowing the timber frames of the windows to dominate the timber frame of the building.

The proposal is to replace the timber window frames with light fixed weight metal frames allow more light into the room and onto the building structure. It is also felt that the angled tops of the first two rows of windows is out of keeping with the Barn's style and therefore it is intended that they are replaced by a simple rectangular window shape.

To help break up the verticality of the modern window arrangement, a mid-level pentice board will also be reinstated



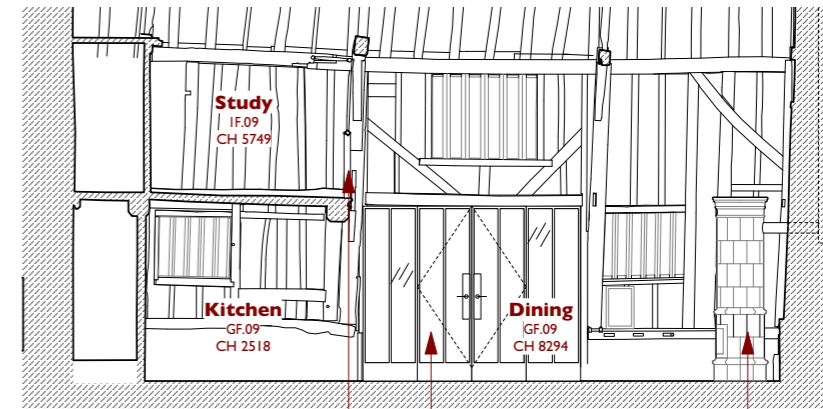
Historical precedent for the mid-level pentice board.



Yellow is highlight areas of wall to be removed.



Yellow highlighted area shows wall to be removed.



Internal Alterations

BARN BALCONY

The present gallery balustrade is not of any historic value and is non-compliant with building regulations. The proposal is to replace with simple vertical timber balustrade slotted into a narrow bottom rail, to avoid cutting into the floor.

INTERNAL GLAZED DOORS

In order to keep the external timber barn doors it is proposed that an internal glazed metal door will be inserted within the existing opening. The rhythm of the door glazing bars will pick up on the internal rhythm of the timber frame, the doors will be outward opening with two fixed side panels and two opening doors in the middle that can fold back.

REMOVAL OF INTERNAL WALL

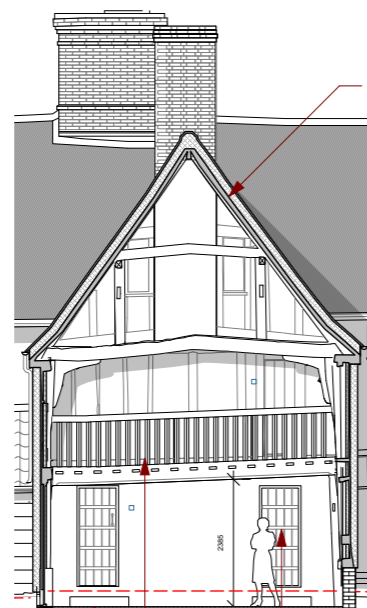
It is proposed to remove the wall beneath the gallery to create a larger kitchen in this area. The wall is modern and probably of blockwork construction; it was built in the post-war period to provide a lobby and WC. To the south of this, a single stud will be removed to provide access to the proposed larder in the present utility room. This is not an original stud.

SECOND FLOOR BATHROOM

The two bedrooms on the second floor currently have to use the ground floor shower room as all other bathrooms are accessed from other bedrooms. The proposal is to create a new bathroom in the attic space of the main house which is currently a store room. This proposal was included in the pre-application submission and no objections were raised. The intention is to remove the existing fibre boarding and expose the roof structure, with insulation between the timbers. The bath will be a light weight metal bath to help minimise any structural issues with the timber frame.



Existing Internal Elevation of the Barn



Proposed Internal Elevation of the Barn



Second floor attic storage to be converted in a shower room.



Second floor attic storage to be converted in a shower room.

Ancillary Building
10m x 9m x 4m high open sided timber framed barn for garden equipment storage..



— EXISTING DRIVE
— PROPOSED DRIVE

Wingfield Priory Landscape Statement

Prepared by Arne Maynard Garden Design

Wingfield Priory is a wonderful Grade II listed yeoman farmhouse dated Circa 1600. It sits at the heart of a group of beautiful meadows, with areas of woodland and ponds. Although there is a lot of land, we discussed making sure there was not too much garden which requires intensive gardening, so 'garden' areas are those that are close to the house; apart that is, from some wonderful pockets of garden which sit in meadow - jewels to travel to in the landscape. Everywhere else will be very wild.

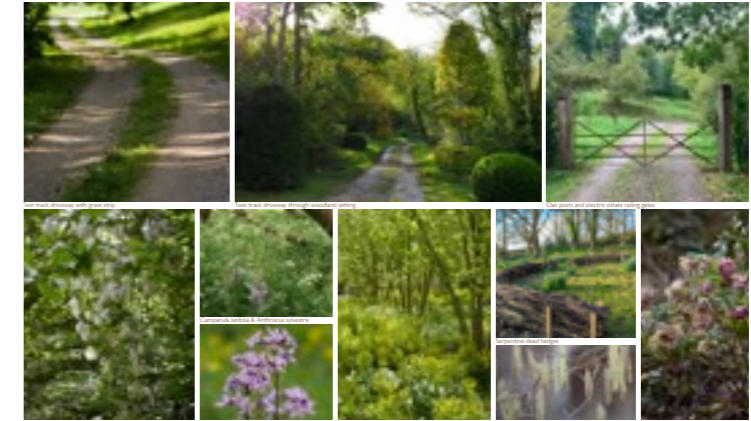
ENTRANCE DRIVE

The turn off the small lane and into the driveway for Wingfield Priory is the point at which the magic of the place will begin. The first glimpse down the soft, twin track driveway with meadow and trees to the sides will immediately set the tone of what is to come. We will plant a mixture of lime and oak trees in random groups of twos and threes as well as singletons, on both sides of the drive. Some of these trees will be transplanted from site. Beneath these trees a perennial meadow will thrive helping create a stunning long green 'tunnel'. At the end of the existing straight drive estate railing style metal gates will be hung on wonderful carved oak posts with clipped hawthorn hedges either side. Roses will also scramble up into the canopies and tumble out, hanging in veils above the drive, to add to the green 'tunnel' effect.

Upon driving through the gates the new route for the driveway will now meander past the beautiful mulberry tree and then adjacent to the existing woodland copse arriving at the new parking court to the front and side of the garage. This drive will be a twin track of a soft chipping surface of crushed stone (not rounded gravel which moves around too much) sown with grass and leaving only the two tracks where the tyres wear the grass away, will disappear when you look across from the house. Along this new route we will be planting more spring bulbs, more robust perennials and even shrubs such as loose shrubby box, wonderfully scented philadelphus and roses in grass to give us the mix of greenery and flowers to make this a truly magical arrival. Moving the drive to this route will subsequently mean the whole façade of the house with its deep border, planted terrace in front, stunning oak tree to the north west and meadows will be free from cars.

PARKING COURT

This area would be completely hidden from the main terrace in front of the house, and from the 'potager' area to the side of the house, with undulating field maple hedges and pleached crab-apple trees. The pleached trees will provide screening at a higher level, and so hide the cars from the upper windows of the house, but they would also give a great deal of character to this 'parking court' and the sense of it being a garden area in its own right. The chippings surface we will seed more ox-eye daisies, giving it some continuity with the meadows. Some of the cherry plum trees here will be relocated on site.



GARDENS AROUND THE HOUSE

At the front of the house a border of greater depth would be planted and will include a serpentine brick path linking the parking court, front door, new croquet lawn, meadows and north terrace. The front borders will feature stunning topiary forms, woven hazel structures and stunning perennial schemes.

From the Parking Court an entrance between the cleft fencing and pleached trees will lead you through to the herb garden featuring a knot garden based on a C15th pattern, an abundance of productive and fragrant planting, antique stone trough and a rustic, naïve round-wood timber pergola covered in roses.

The kitchen courtyard will be reconfigured to work more harmoniously with the new kitchen in the barn. Antique yellow bricks will be form the new terrace and steps. Corten steel planters for seasonal planting and vegetables and cubes of copper beech will be planted with an almost 'meadow-like' mix of plants, starting with tulips in spring, followed by umbellifers and grasses, as a matrix for more perennials such as digitalis and the wonderful pinheads of hot pink from Knautia macedonica.

To the east of the house we are proposing a small vegetable garden with a greenhouse adjacent. New fruit trees will be planted here dissolving, getting sparser in to the meadow below.

Continuing around the house to the north we are proposing making the whole area a lot softer in feel, using cobbles and or chippings rather than flagstones, to make much smaller terrace areas and mown lawn paths which gently travel down the slope between planting, to the level of the landing stage. We will adjust the contours accordingly to make for a much more comfortable and interesting space. To the west of this area, the topiary could cluster to give a wonderful, layered view through to the 'antechamber' of topiary and planting in chippings which sits at the end of the west facing terrace.

Around the rest of the site we will be working with the clients and gardeners to gradually improve all the woodlands and meadows, discussing new plantings, tree removals and meadow management and how to increase the diversity of flowers.

7. Access Statement

Currently the site is accessed from Top Road and all parking is down a private driveway by the house.

There are no proposed changes to this parking and access arrangement.