

Priory Farmhouse, Freefolk Priors, Freefolk

Appendix 1 - Heritage Impact Drawings

Heritage Impact of the proposed internal and external changes is described on drawings;

21029 110A Attic Changes

21029 111A 1st Floor Changes

21029 112A Grd Floor Changes

21029 113A Utility Entrance

21029 114A Breakfast Room

21029 115A Proposed Site Plan

21029 116A Timber Window Details

21029 117A Timber FLB Door Details

21029 118A Kitchen Changes

The proposed internal and external changes are designed to be sensitive to the Heritage context and to minimise the loss of historic fabric.

The pre-application advice (Appendix 2) has been followed with additional detail provided where requested.



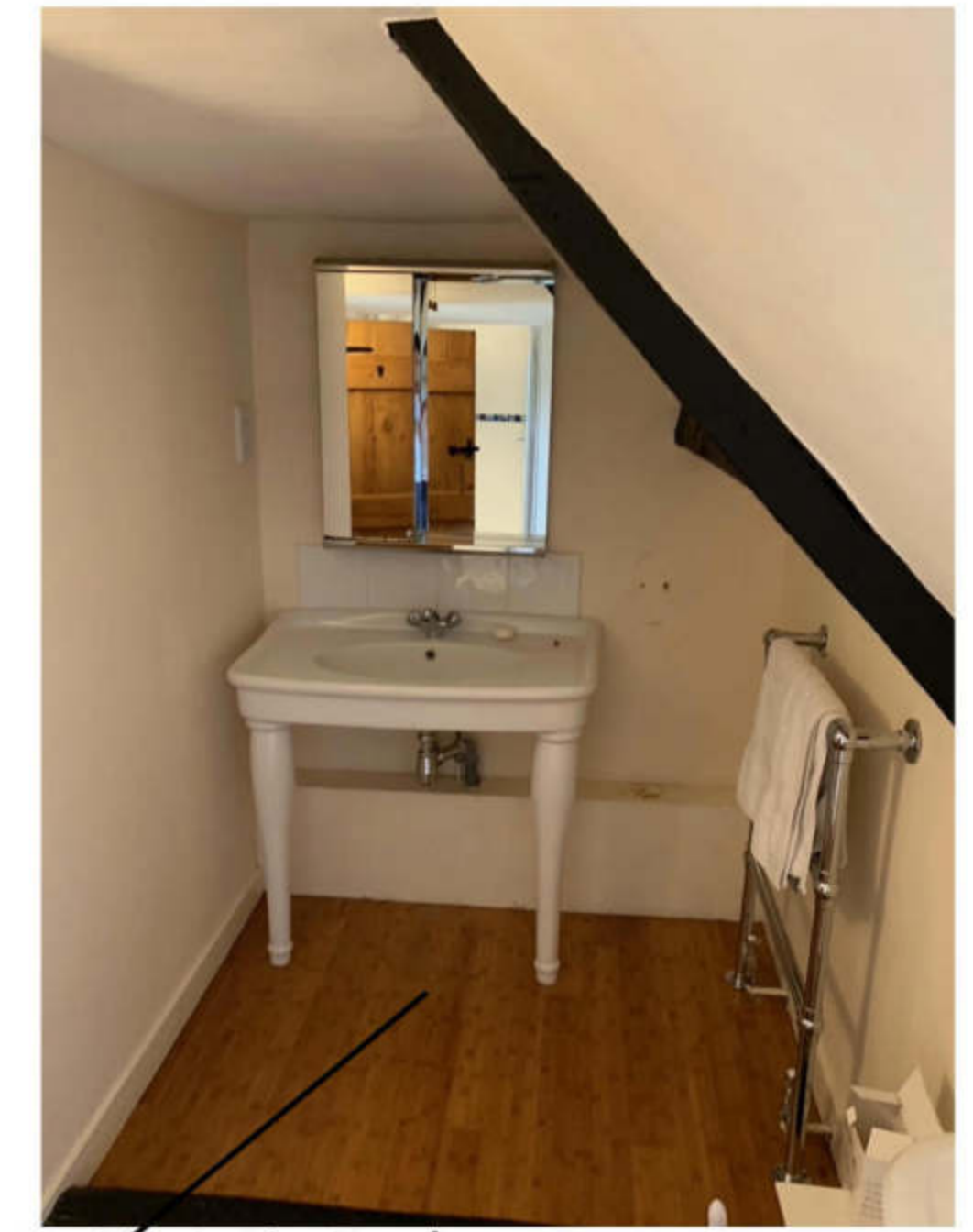
Plain Tile Mech extract and SVP vent



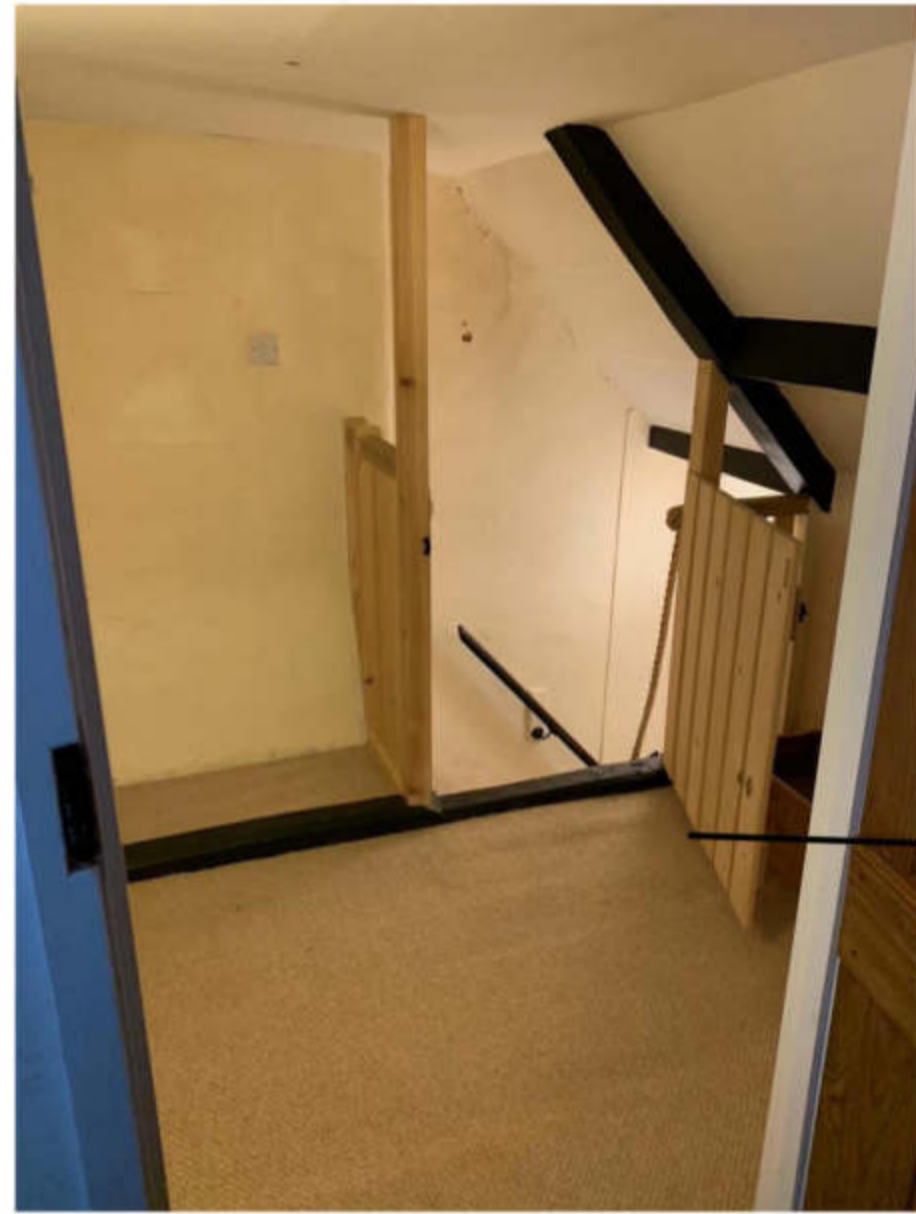
Existing Floor



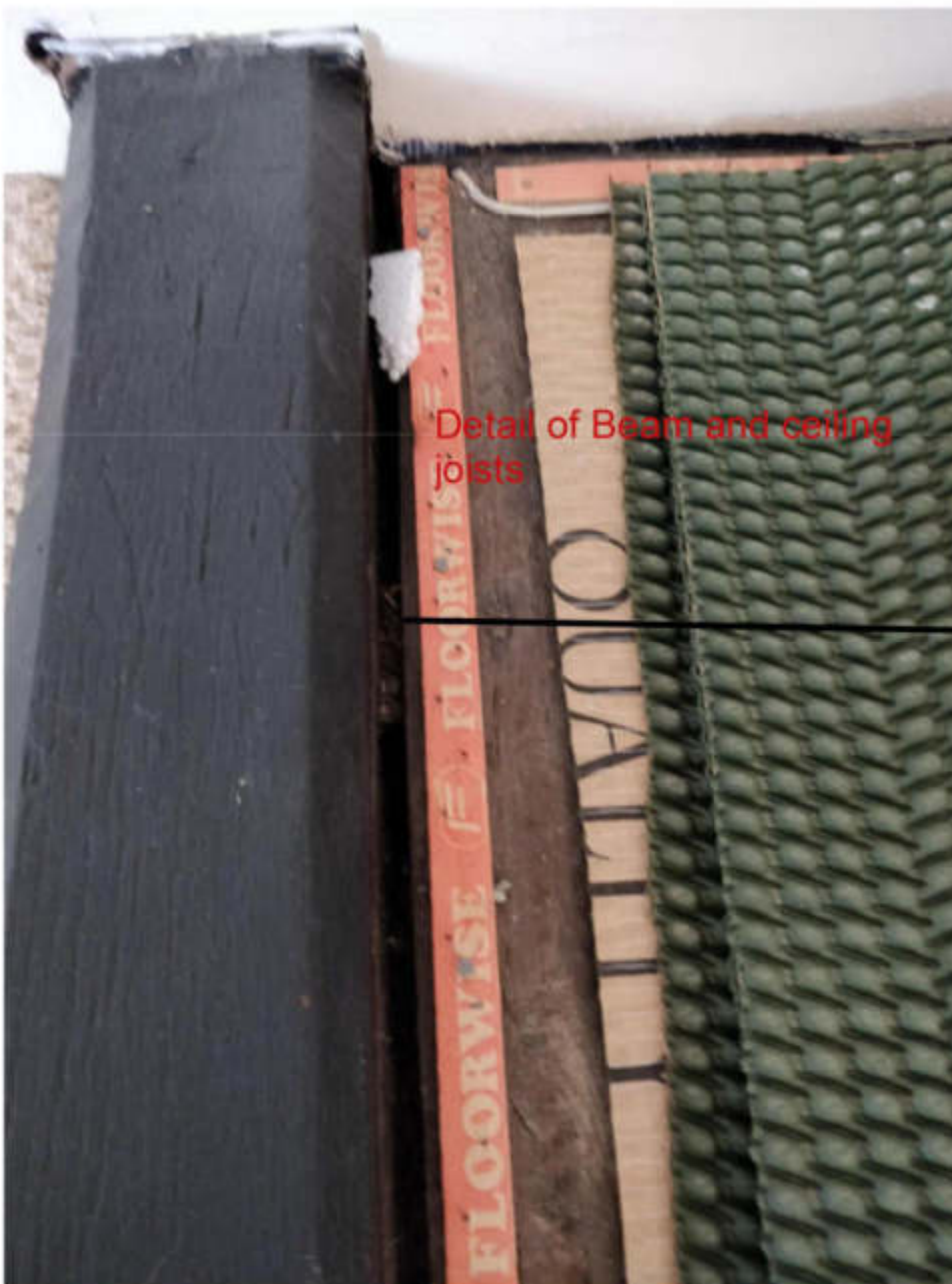
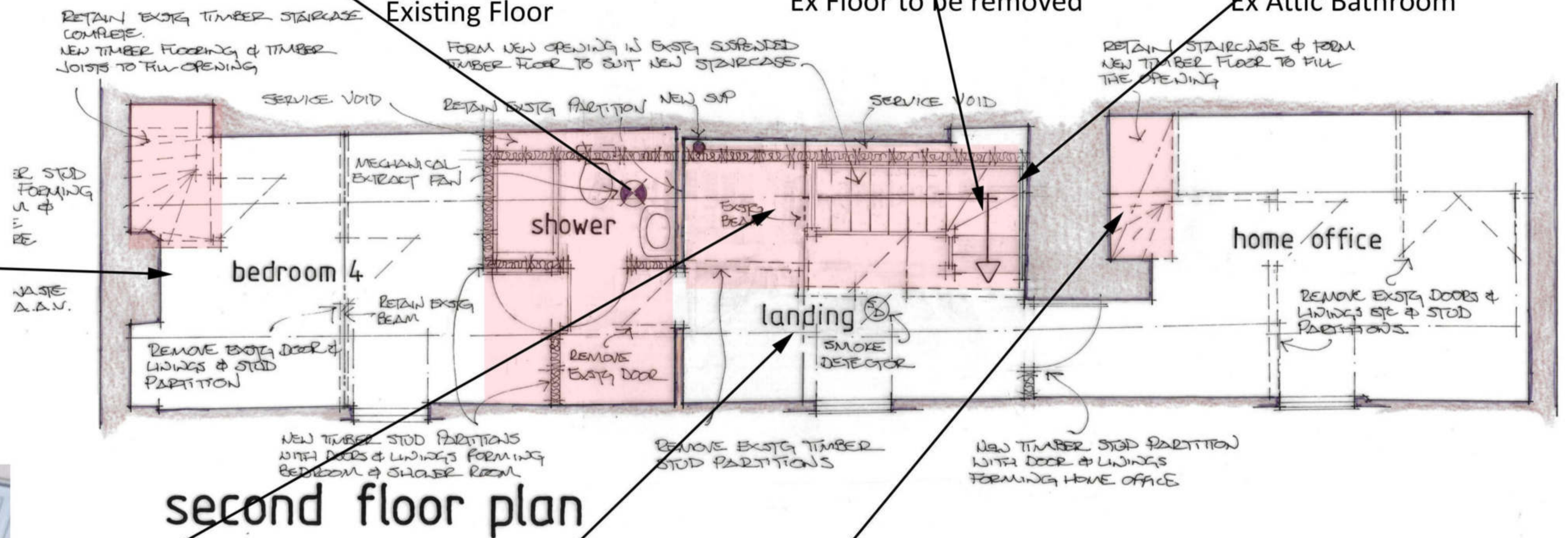
Ex Floor to be removed



Ex Attic Bathroom



West Side Loft



Detail of Beam and ceiling joists



Existing Attic Floor



Existing raised doorway



Loft (top of ex stairs)

ed with a vapour control layer membrane such as BOOST[®] HYBRID to provide a total insulation system in all applications.



HYBRIS
λ = 0.033 W/mK

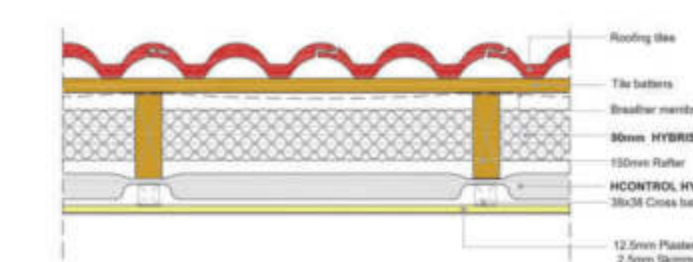


BOOST[®] HYBRID
R-value 2.40 m²K/W

Together they can achieve the best U-value requirements with a minimal thickness compared to standard solutions.

Proposed Skilling Insulation System

Example in a warm pitched roof



U-value 0.18 W/m²K

PROPOSED ATTIC CHANGES

MATHEWSON WATERS ARCHITECTS

PLANNING ISSUE

NTS @ A1

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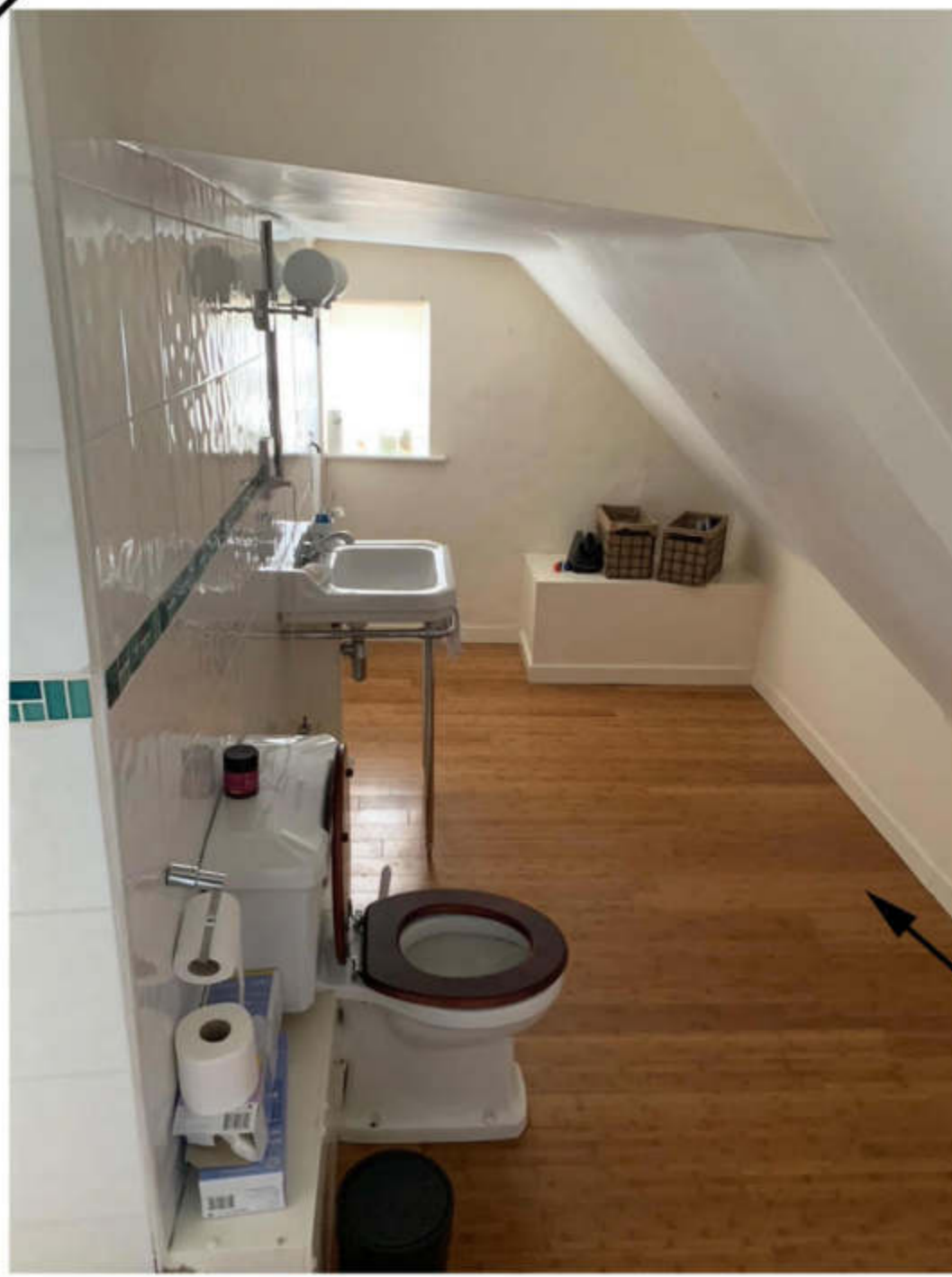
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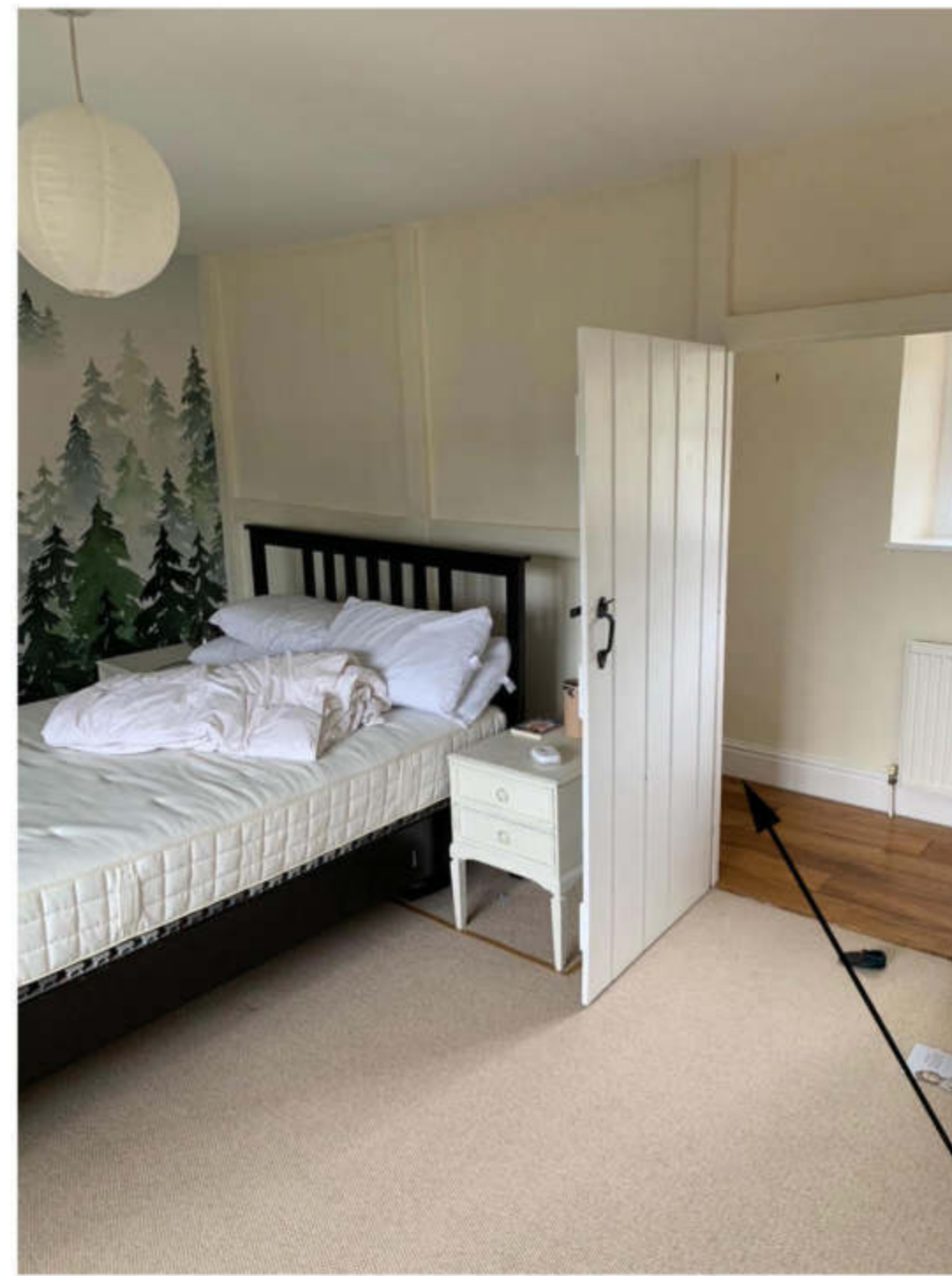
RIBA #

21029 110A

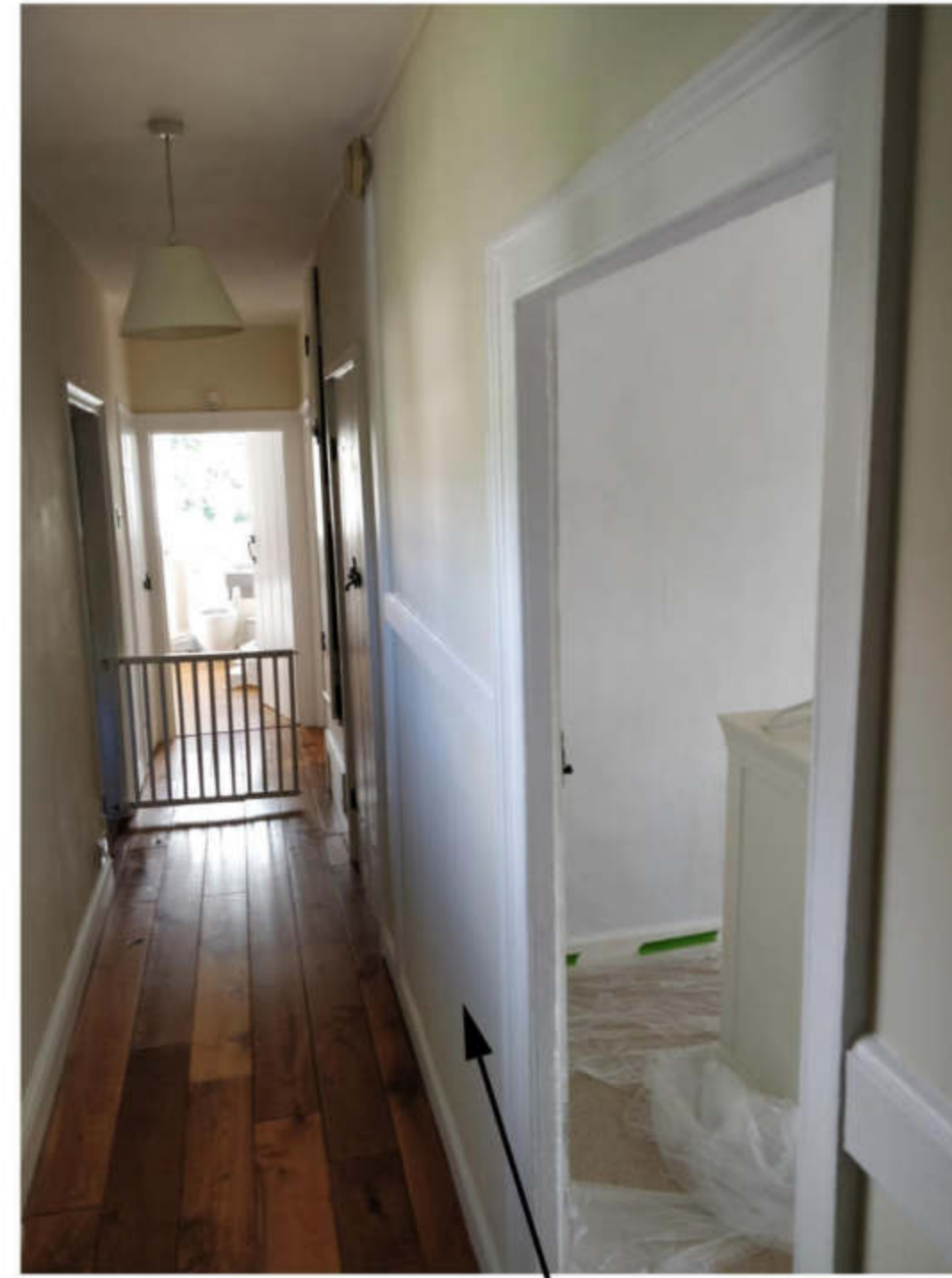
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Dressing area (Sanitary Fittings removed)



Bedroom 2



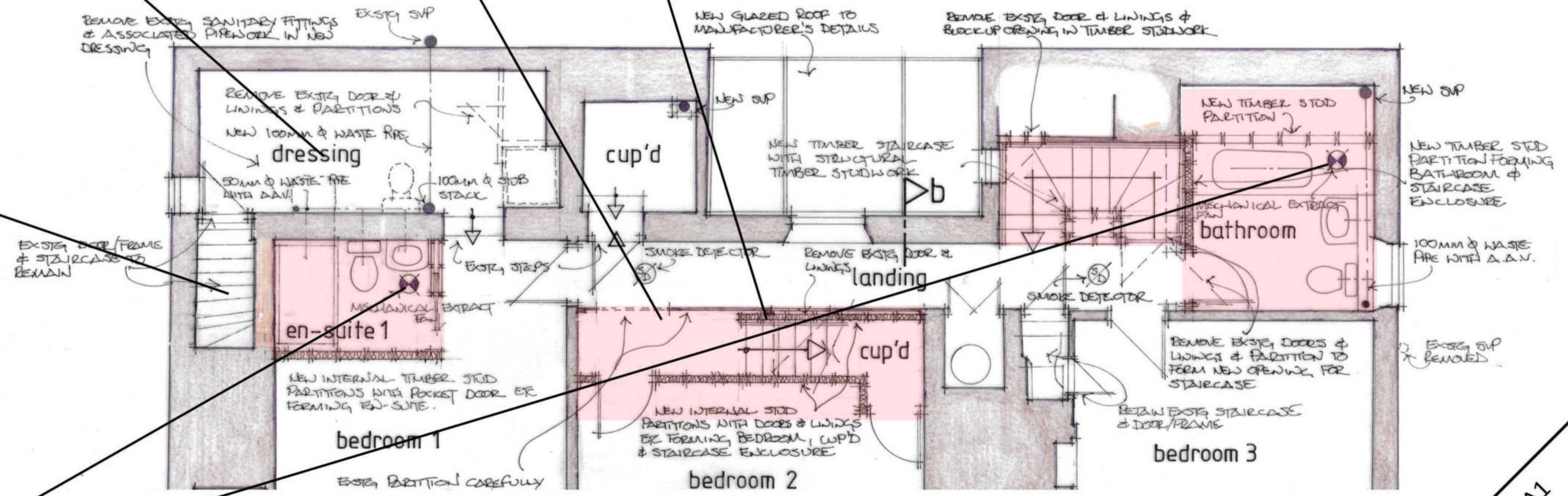
Existing Timber Screen to Corridor is Retained



Family Bathroom



Existing Stairflight to Attic to be retained as storage
(With new Attic Floor over)



Proposed 1st Floor Plan Extract



Plain Tile Mech Extract and SVP Ventilation Tile



PROPOSED
1ST FLOOR CHANGES
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Image - Rear Elevation



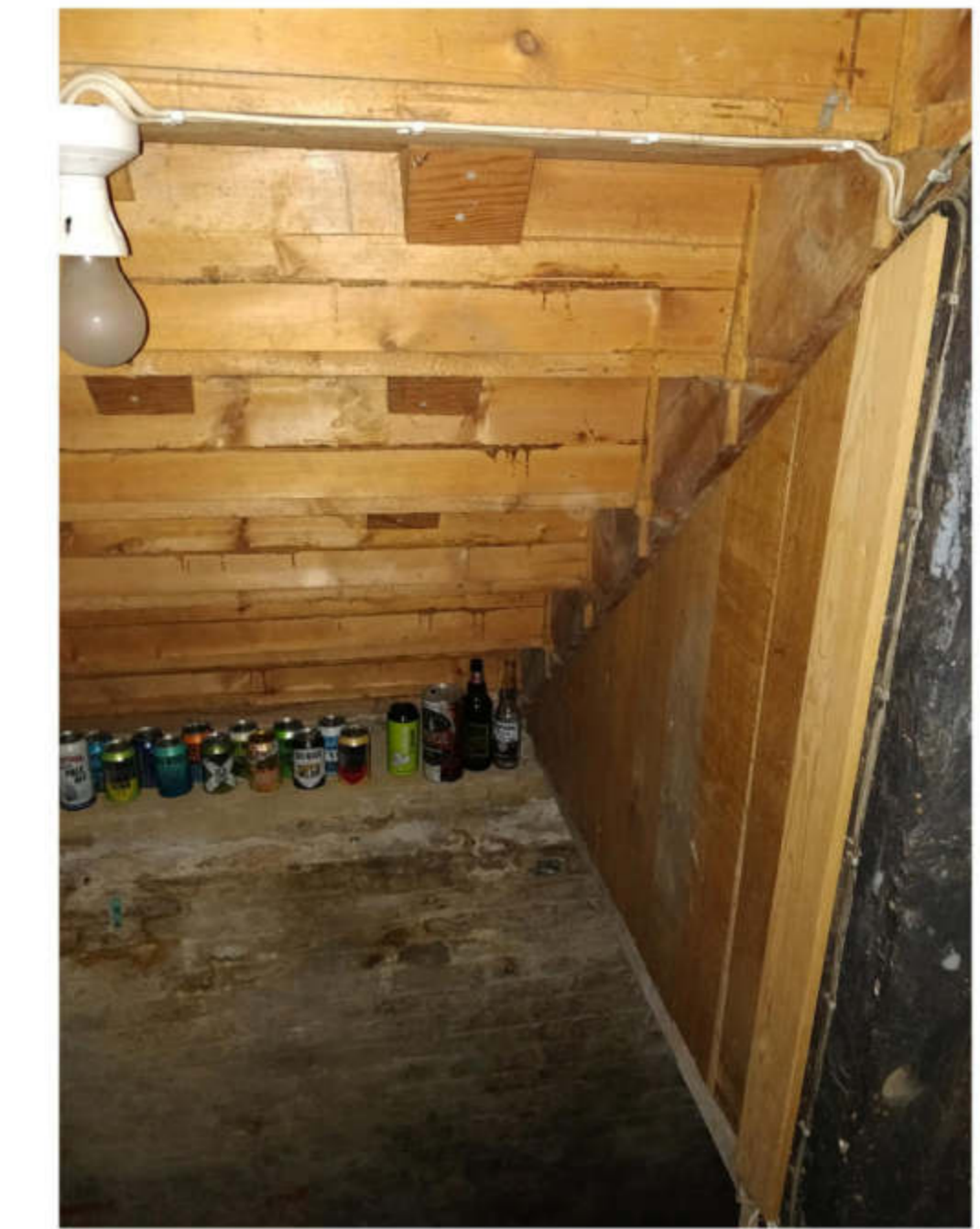
Existing door to be infilled
(Leaving recess)



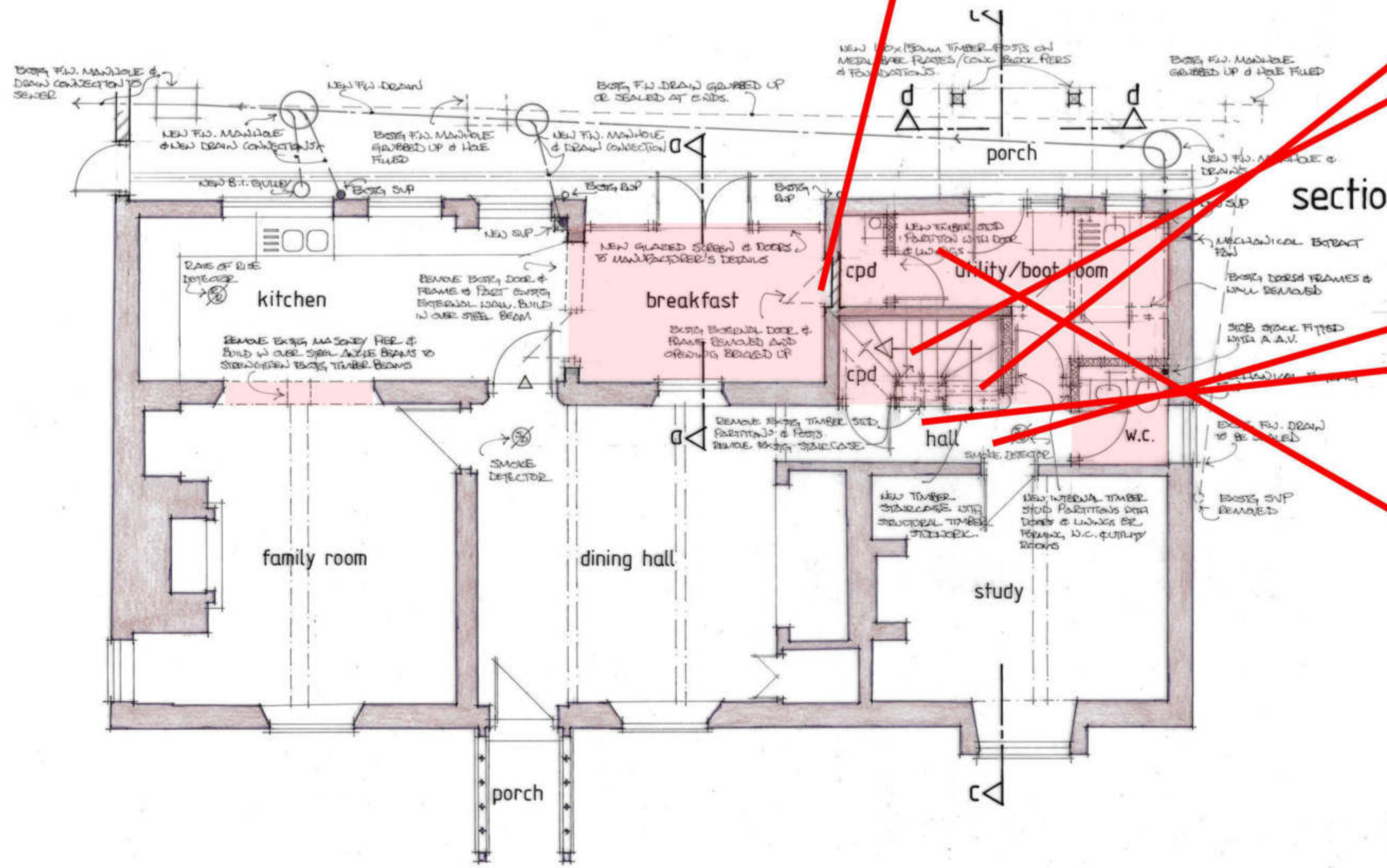
Proposed Stairflight with
Pigsear Handrail



Ex Stairflight



Existing Stairflight



ground floor plan



Ex Utility



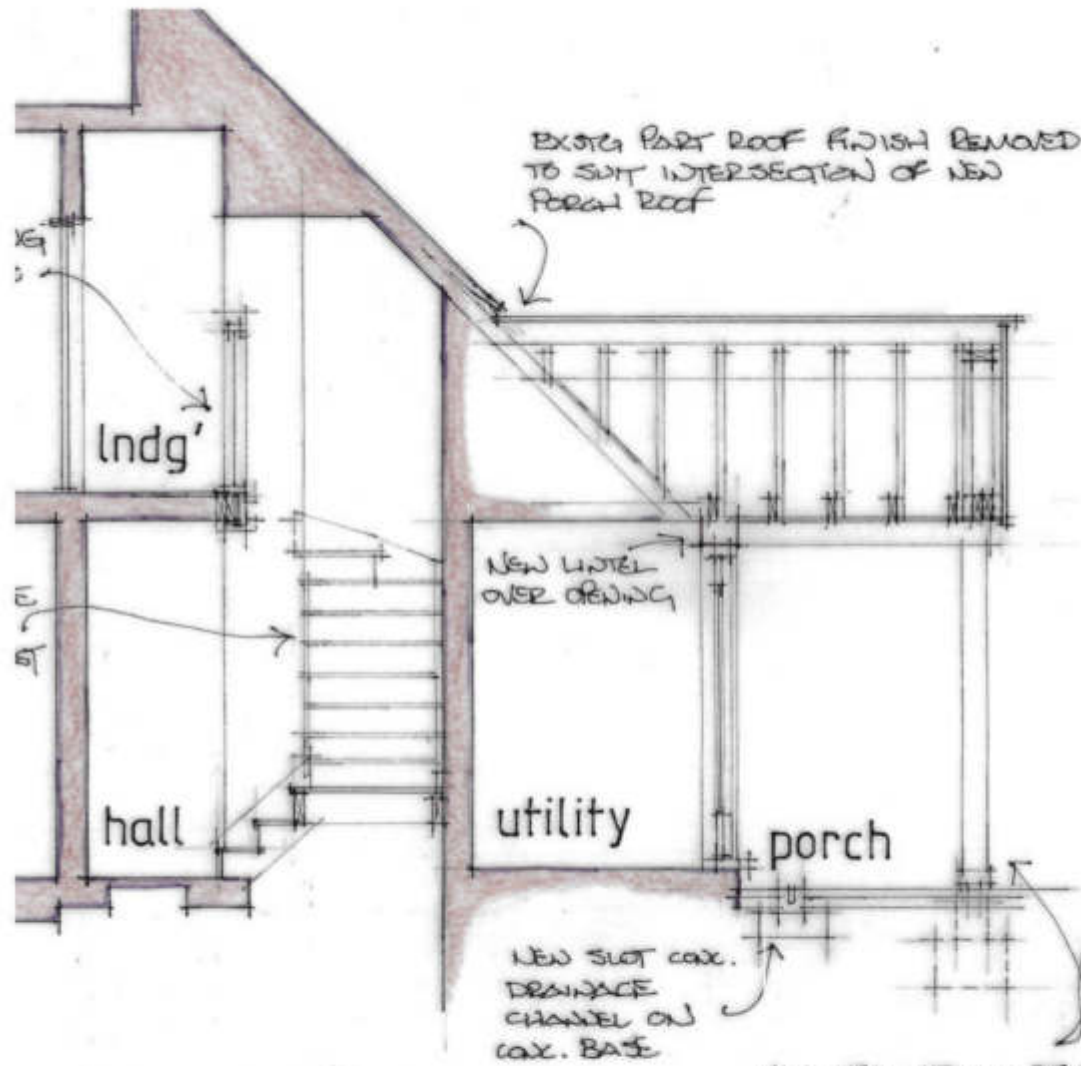
Existing Baluster
(To be removed)



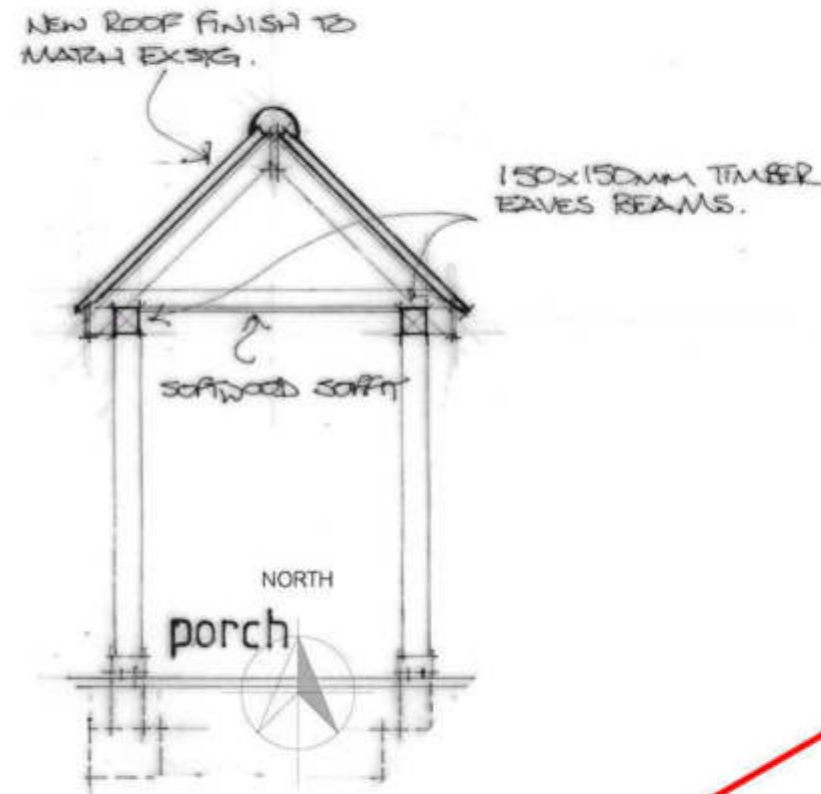
Ex Hall

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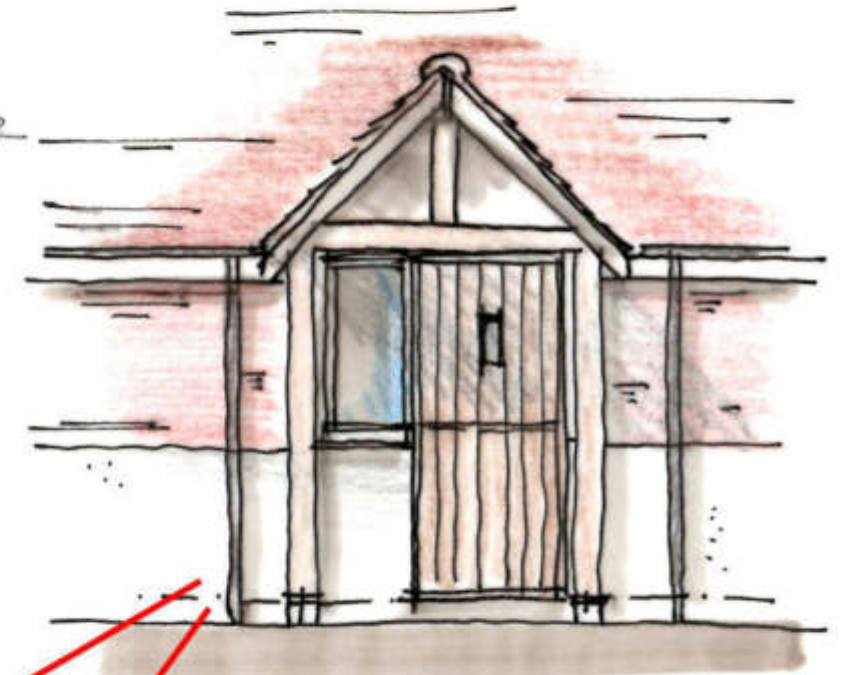
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Section A-A 1:50



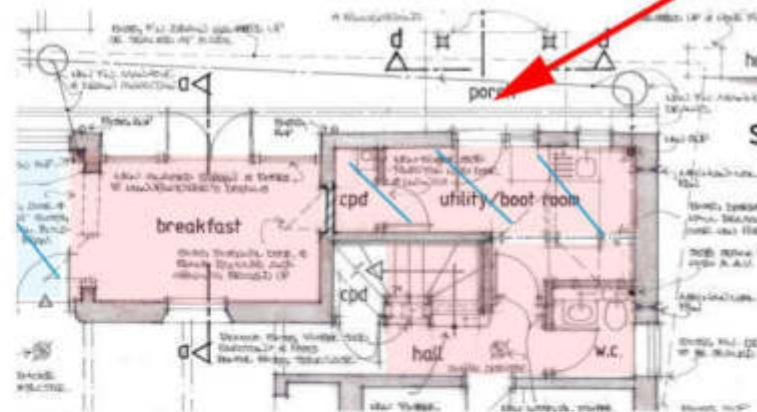
NEW 150x150mm TIMBER POSTS SUPPORTED OFF HEAVY DUTY STEEL POST BRACES ON CORR. BLOCK FLEES ON CORR PAD FOUNDATIONS.



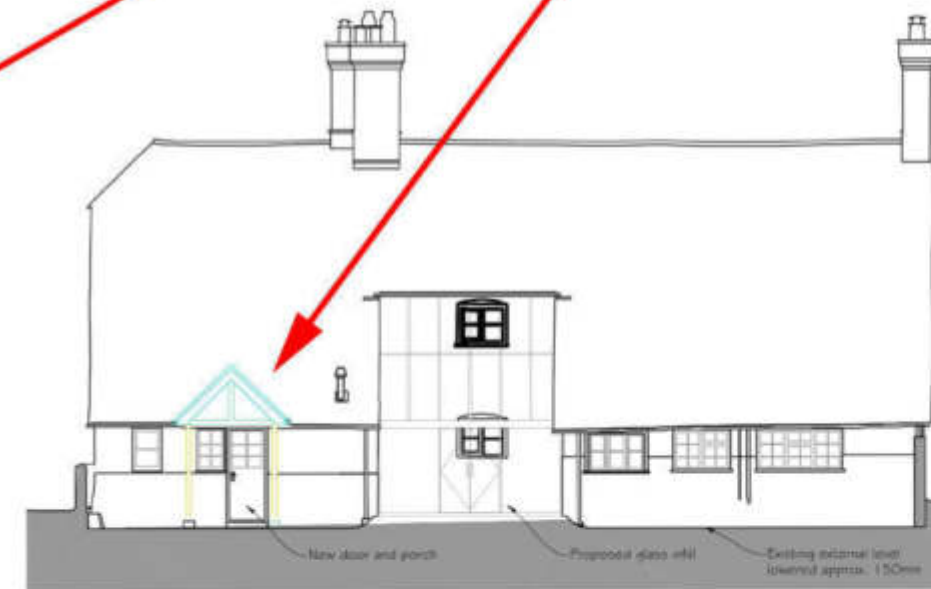
Proposed Elevation 1:50



Existing Elevation



Plan Extract



Proposed Rear Elevation

PROPOSED UTILITY ENTRANCE

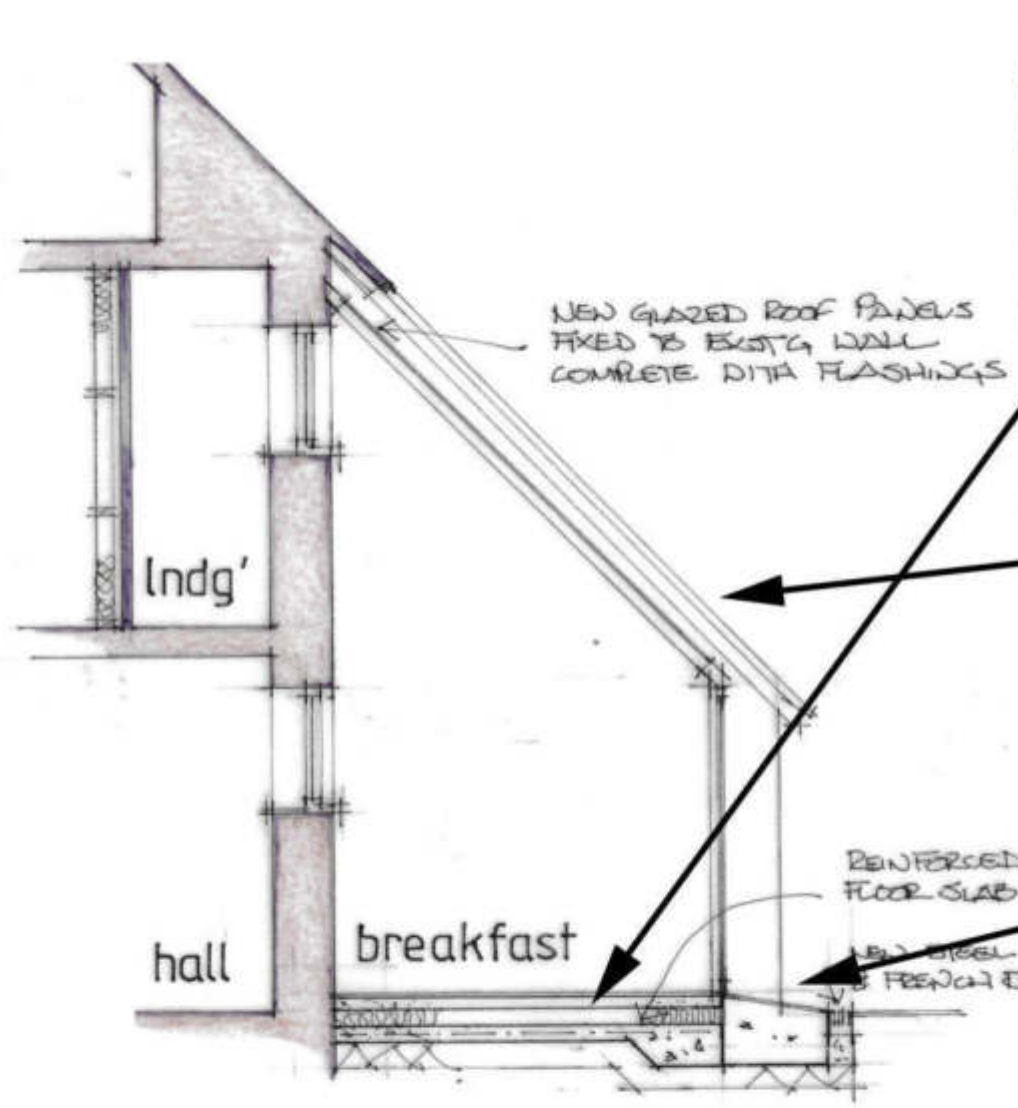
PRIORY FARMHOUSE FREEFOLK PRIORS FREEFOLK OVERTON HANTS

REVISION	DATE	AMENDMENTS
A	FEB 2022	PLANNING + LB APPLICATION

PROPOSED UTILITY ENTRANCE
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Limestone Floor



Proposed Glazing System



Existing Levels Reduced

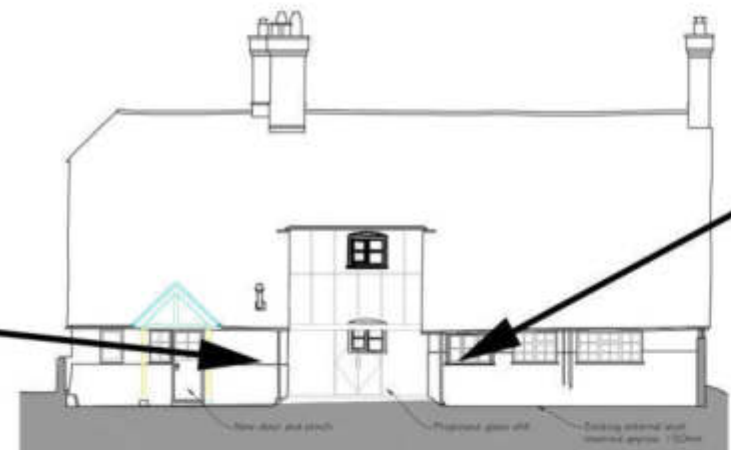
Section C-C 1:50



Perimeter Drain



Rear Elevation



Proposed Elevation 1:100



PROPOSED UTILITY ENTRANCE

PROJECT: PRIORY FARMHOUSE FREEFOLK PRIORS FREEFOLK OVERTON HANTS

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SCALE BAR - 1:50

PLANNING ISSUE 1:100+1:50 @ A3

PROPOSED BREAKFAST ROOM

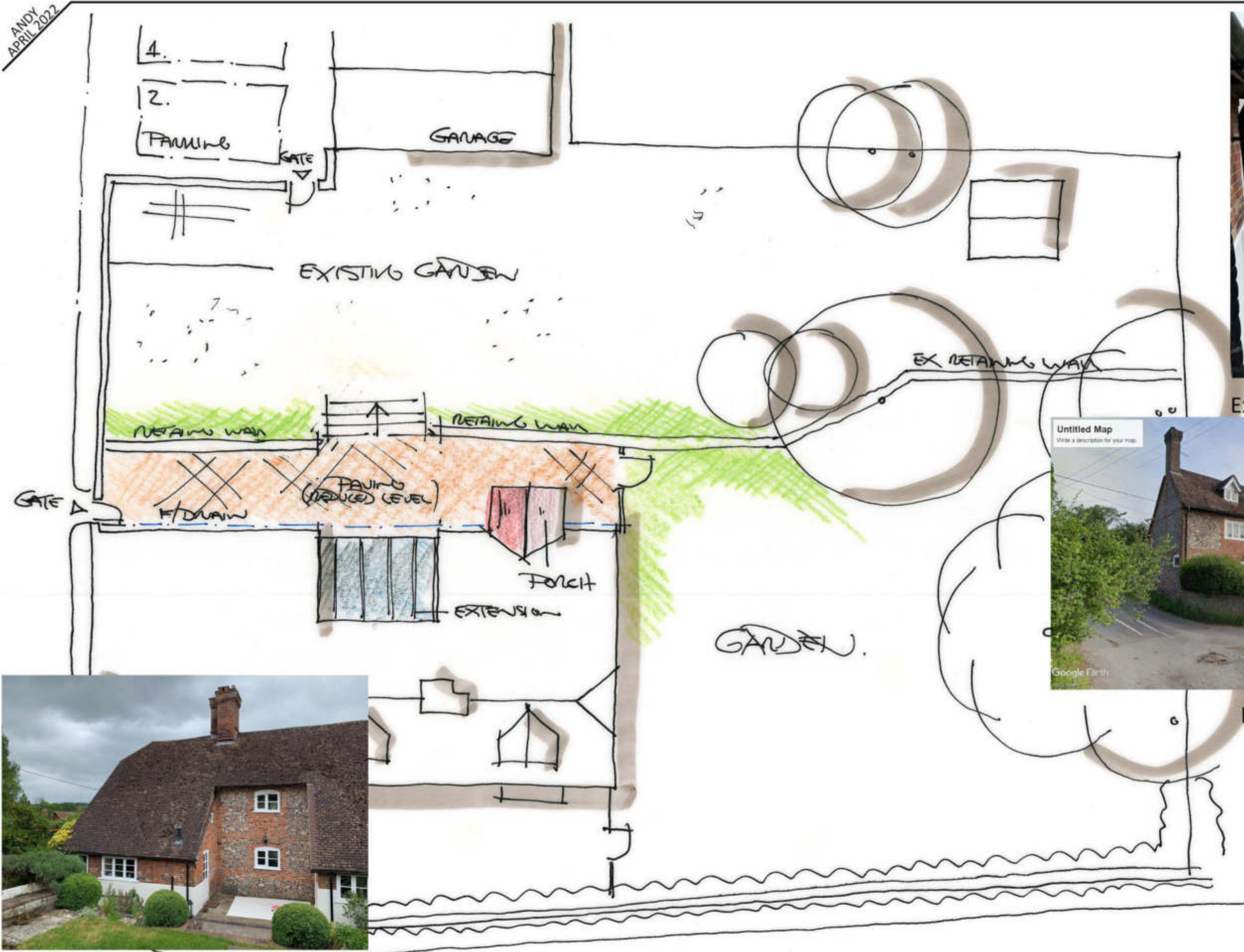
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Existing Rear Paved Area



B3400 Frontage



Rear Elevation

PROPOSED SITE LAYOUT PLAN

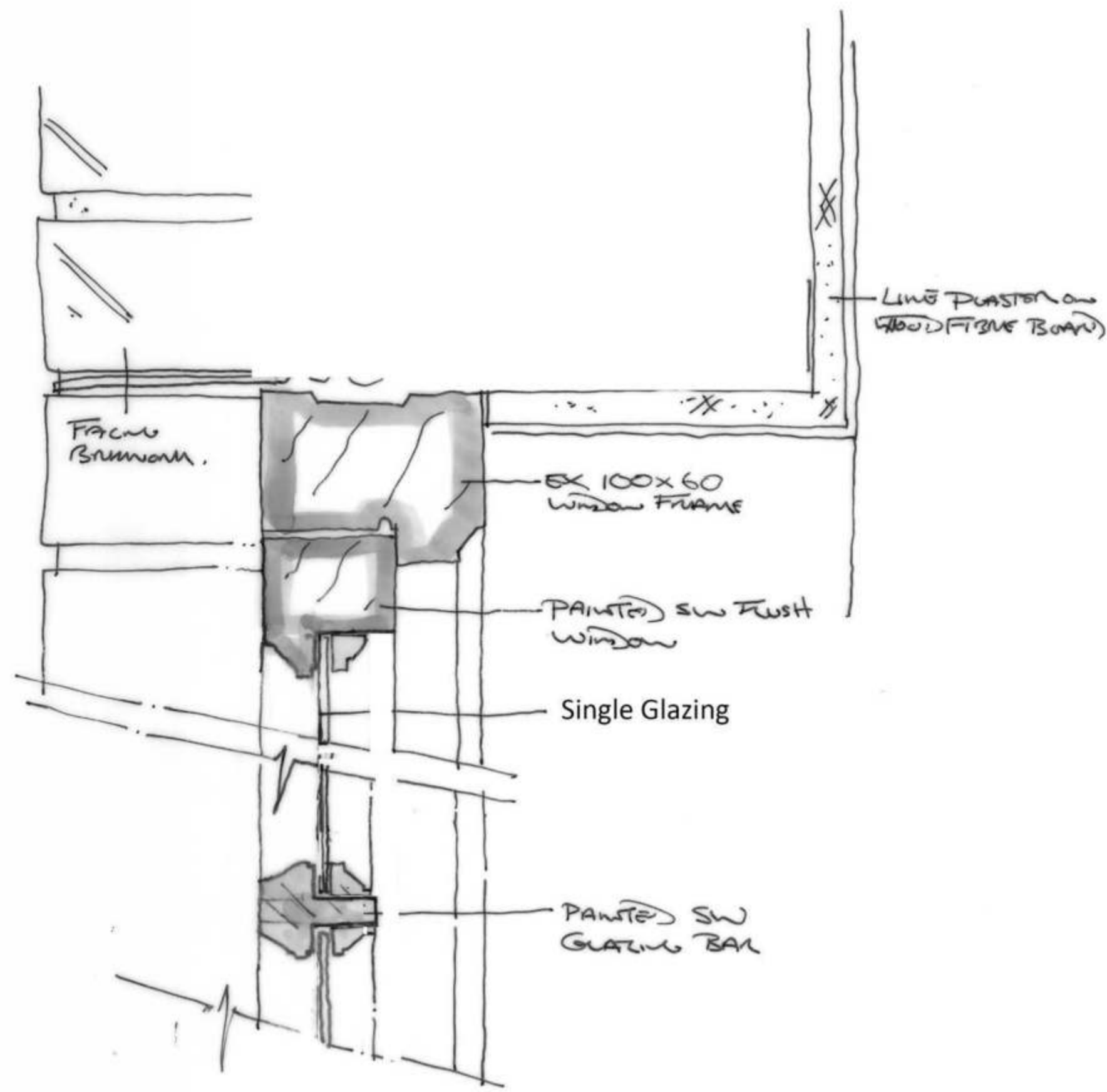
PROJECT: PRIORY FARMHOUSE FREEFOLK PRIORS FREEFOLK OVERTON HANTS

REVISION DATE AMENDMENTS
 A FEB 2022 PLANNING + LB APPLICATION
 SCALE BAR - 1:50

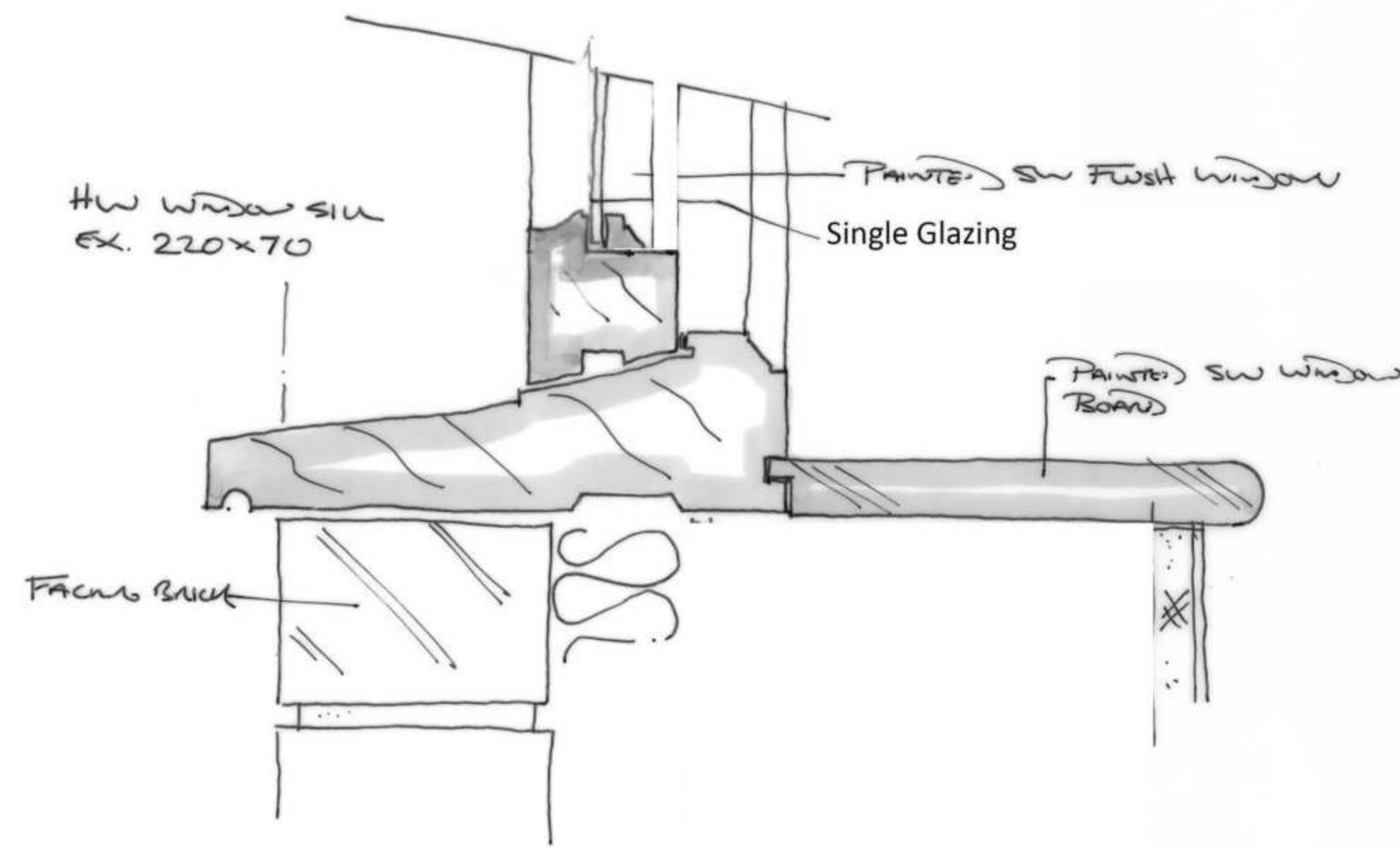
PLANNING ISSUE 1:100+1:50 @ A3
 PROPOSED SITE LAYOUT PLAN
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 The Old Surgery
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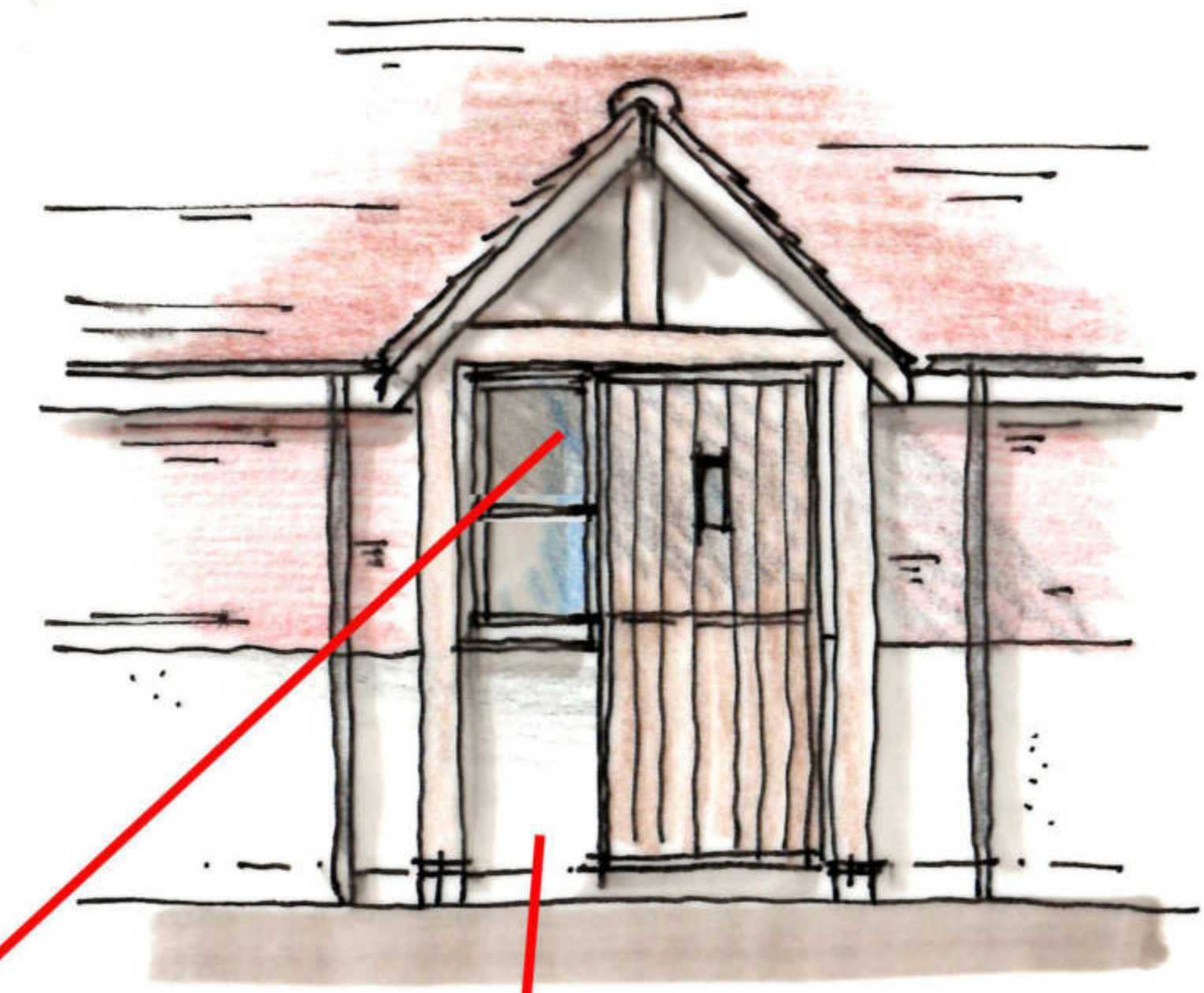
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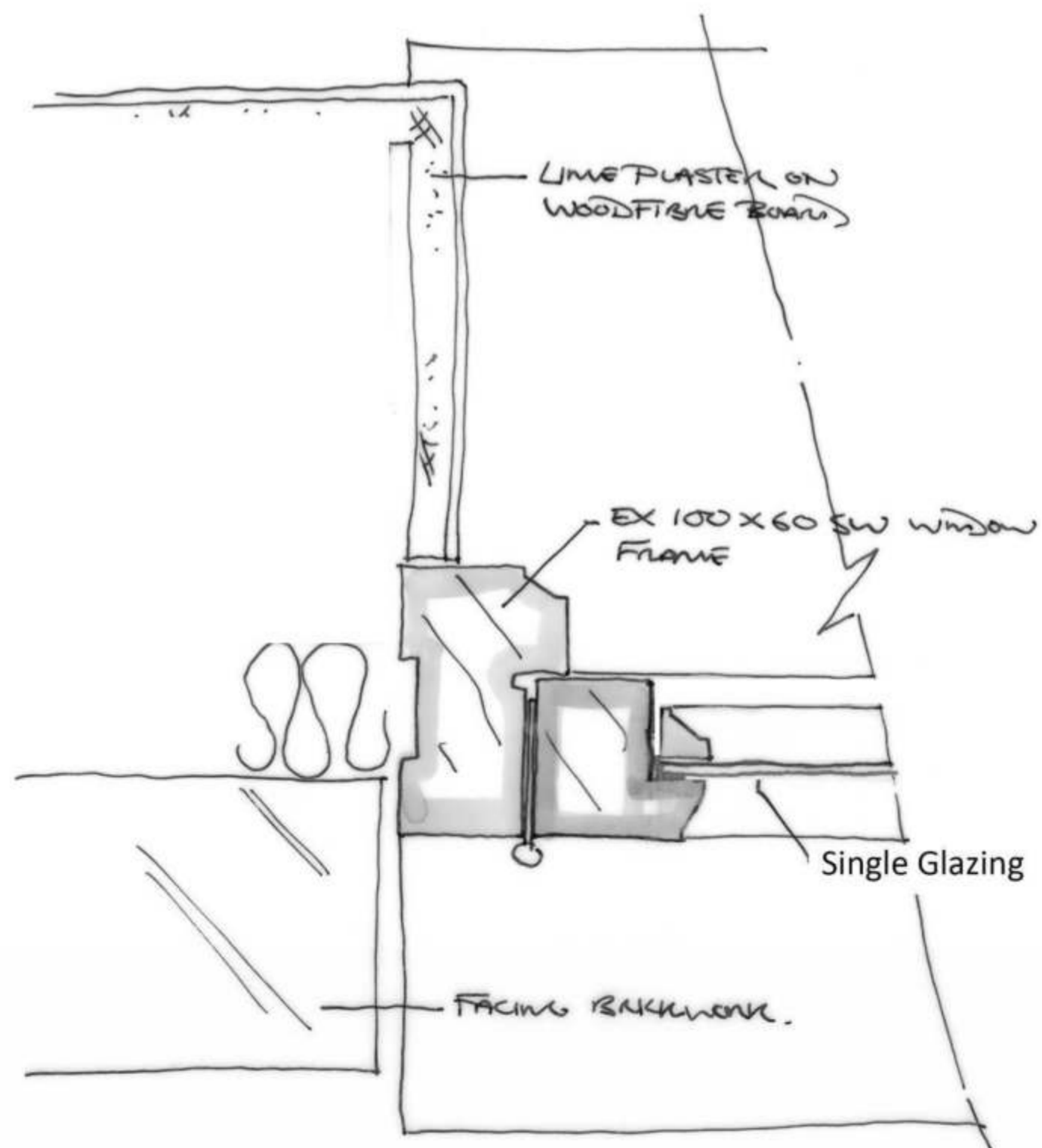
Proposed Window Head Detail 1:2



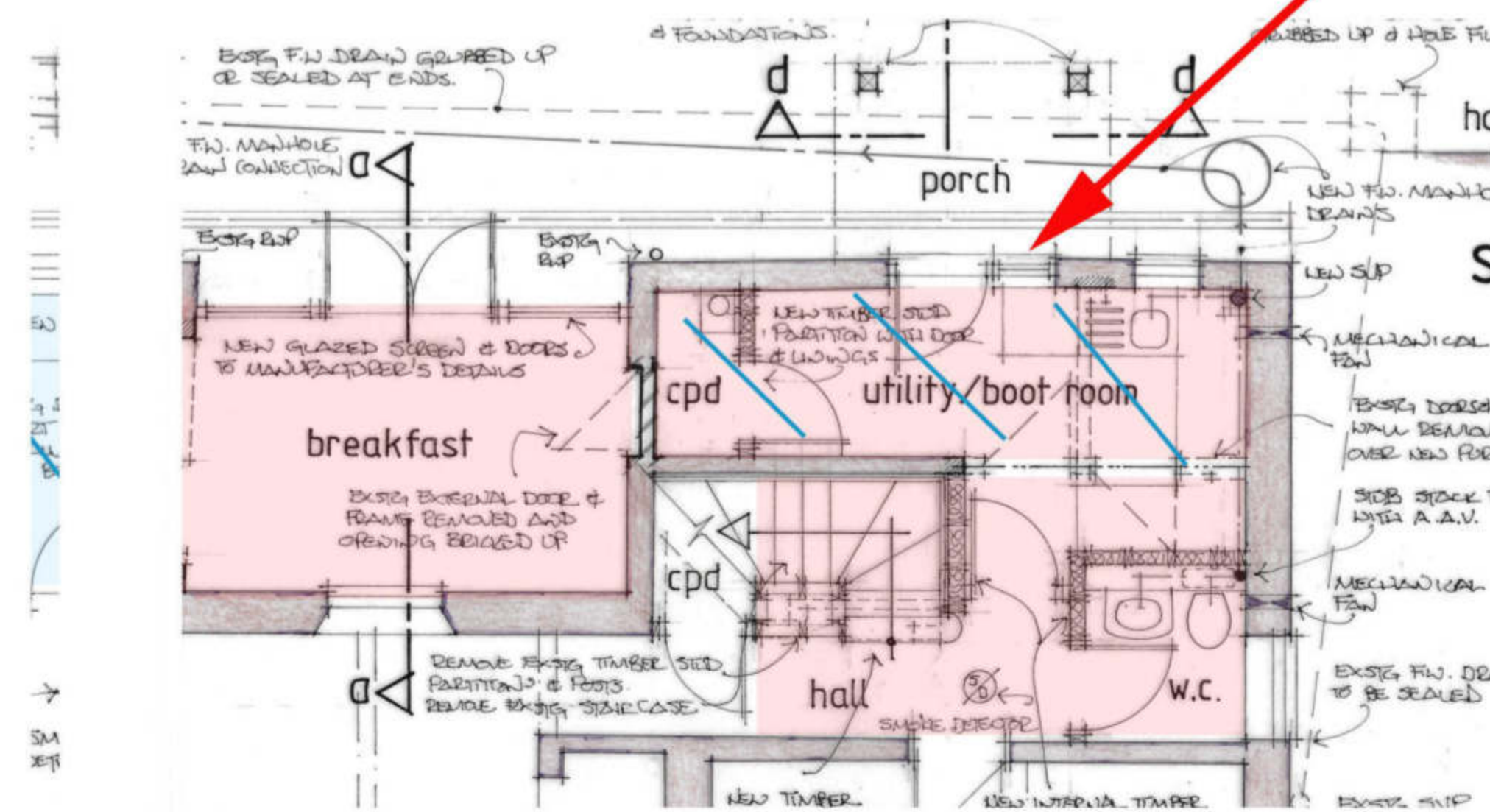
Proposed Window Sill Detail 1:2



Part Side Elevation showing Flush casement window



Proposed Window Jamb Detail 1:2



Extract Proposed Utility Entrance Plan



Existing Window to be replaced with door and window

Timber Flush Casement Windows 1:2 Details

PRESTON COTTAGE, LONGPARISH HAMPSHIRE - MATERIALS

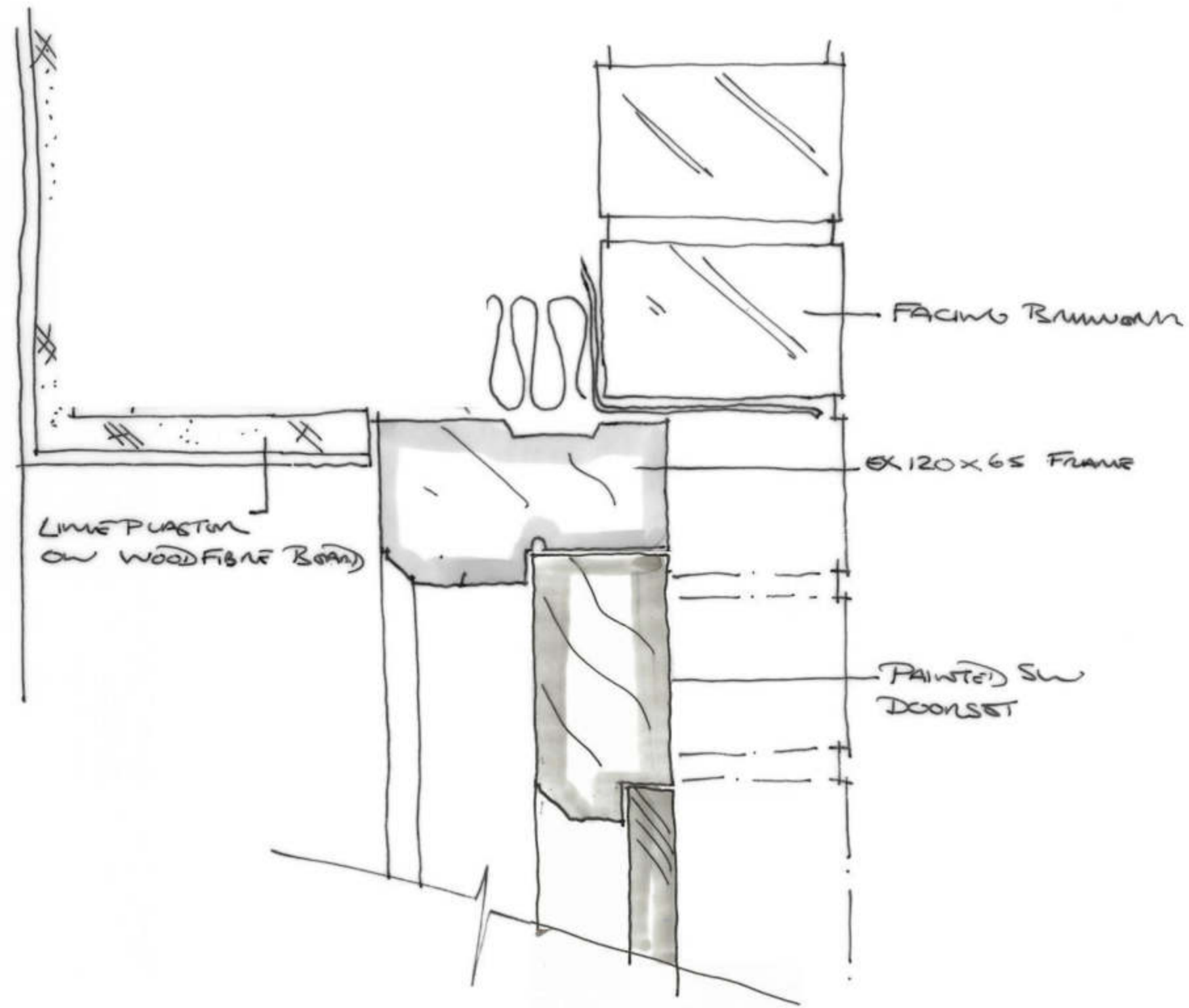
REVISION	DATE	AMENDMENTS
A	APRIL 2022	LB + PLANNING APPLICATION

SCALE BAR - 1:2

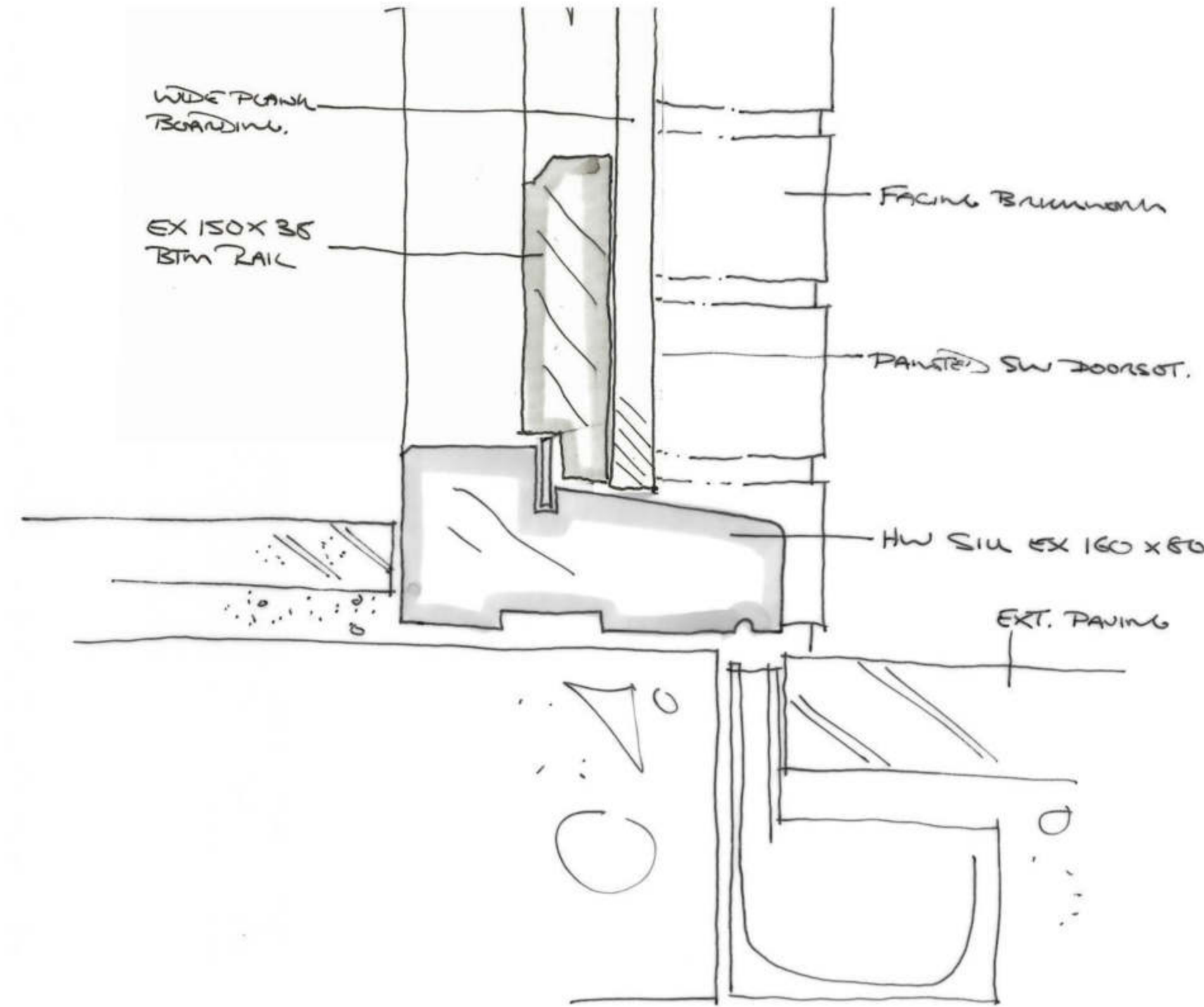
PLANNING ISSUE
PROPOSED UTILITY ENTRANCE
FLUSH CASEMENT WINDOW
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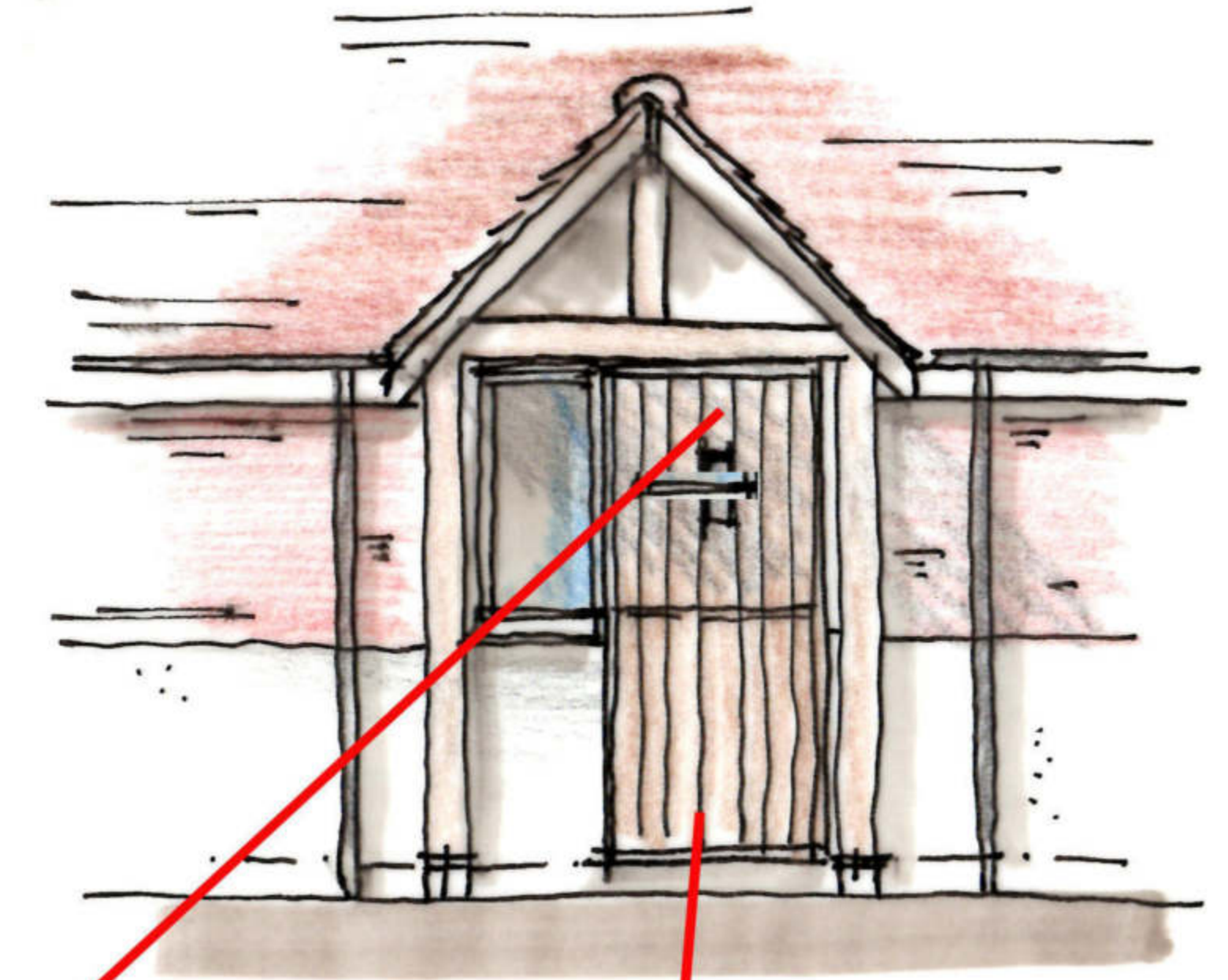
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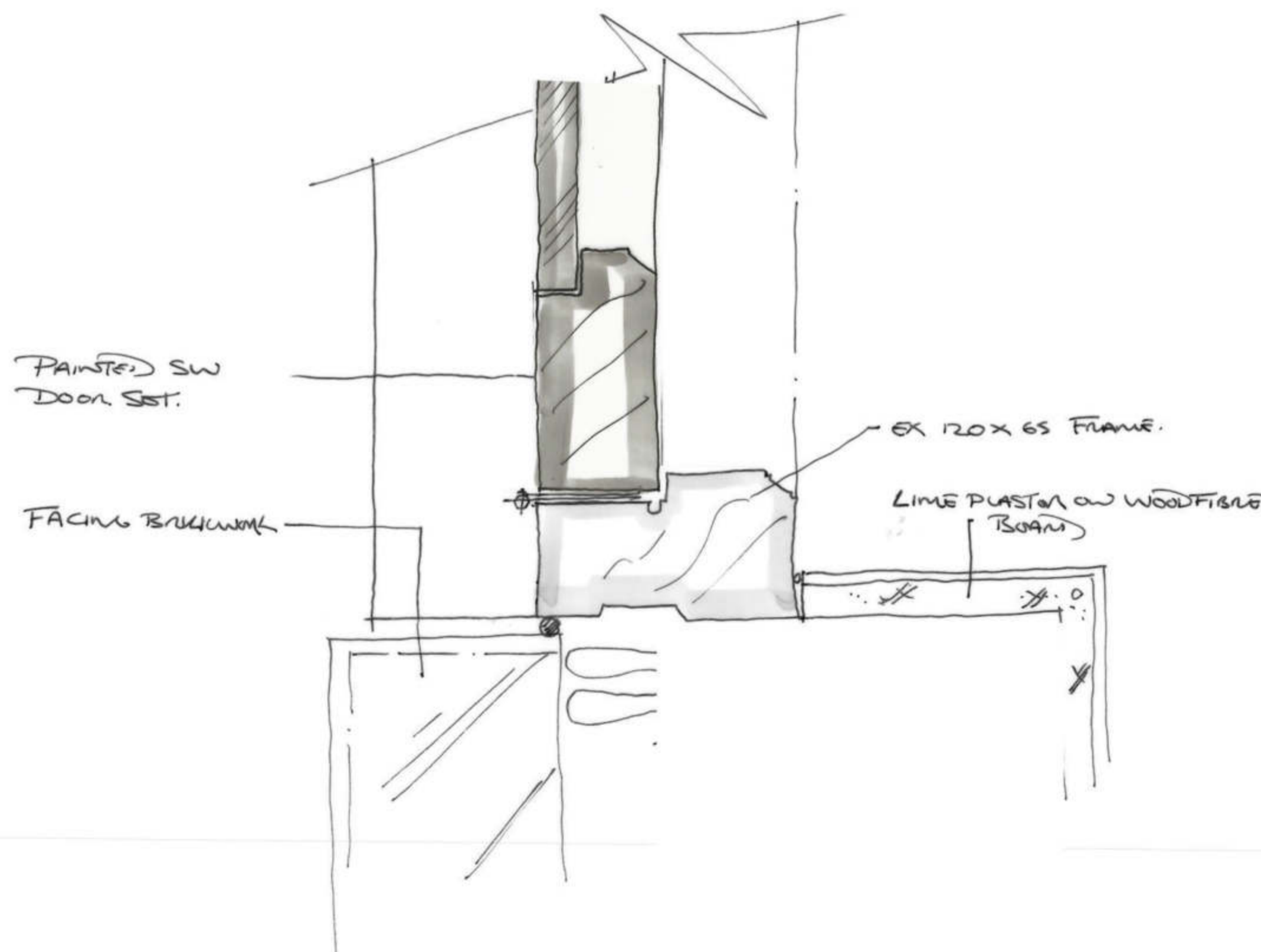
Proposed Door Head Detail 1:2



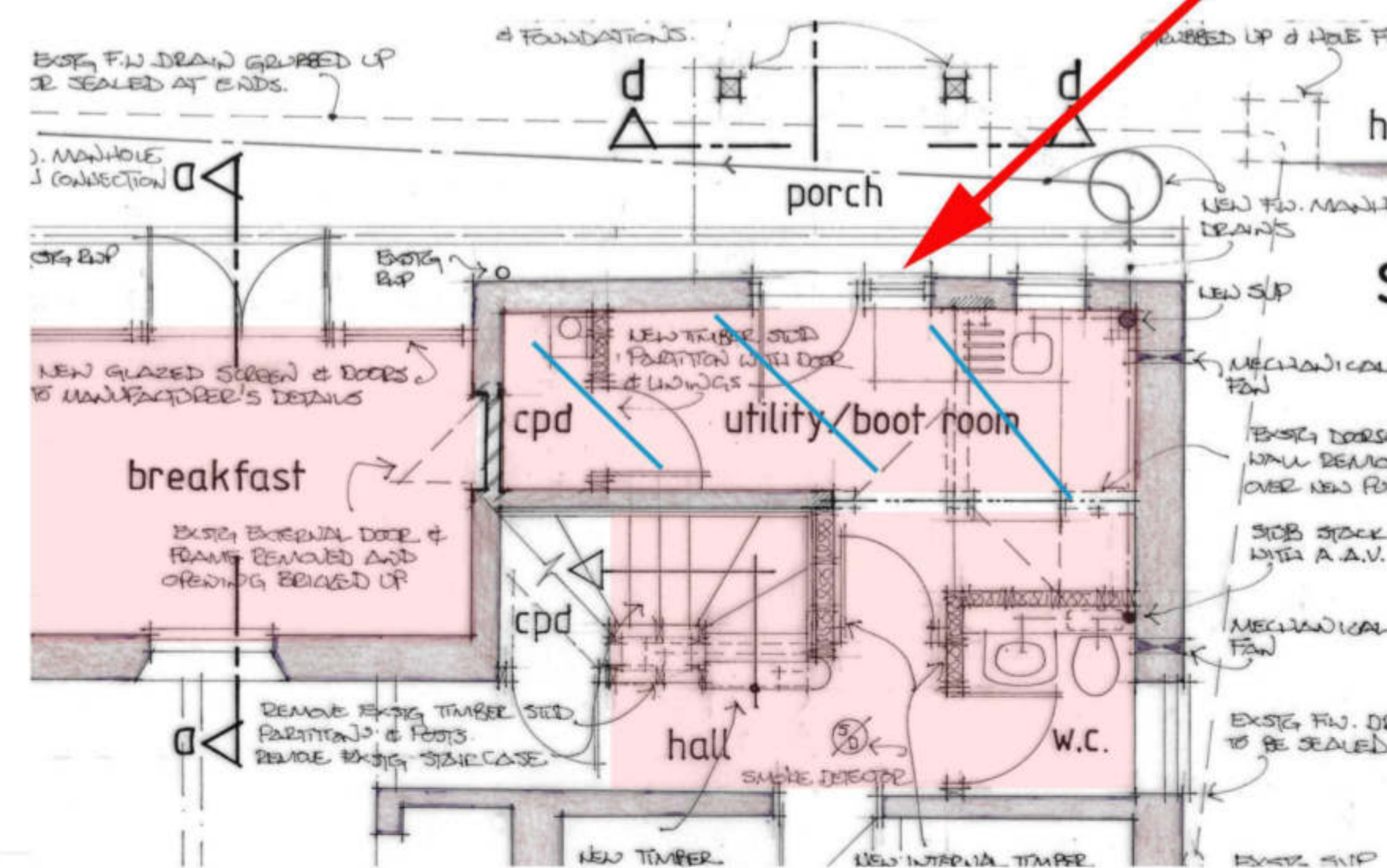
Proposed Door Sill Detail 1:2



Part Side Elevation showing FLB Door



Proposed Door Jamb Details 1:2



Extract Proposed Utility Entrance Plan



Existing Window to be replaced with door and window

Timber FLB Door 1:2 Details

PROJECT
PRESTON COTTAGE, LONGPARISH HAMPSHIRE - MATERIALS

REVISION	DATE	AMENDMENTS
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SCALE BAR - 1:2

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PLANNING ISSUE
PROPOSED UTILITY ENTRANCE
TIMBER FLB DOOR DETAILS
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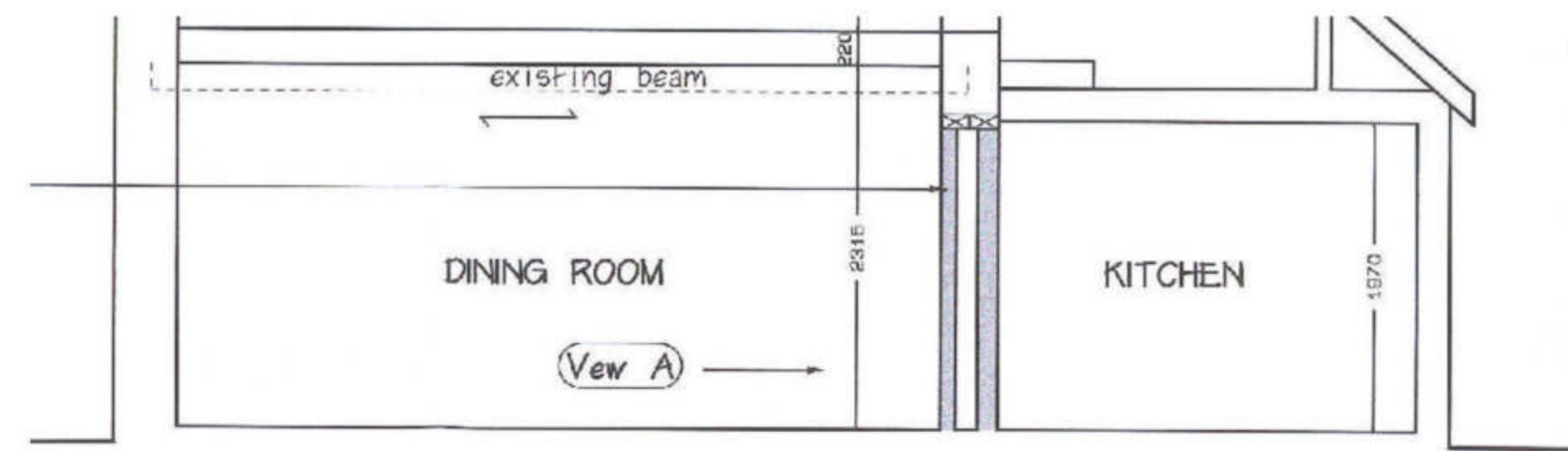
Existing Blockwork Pier



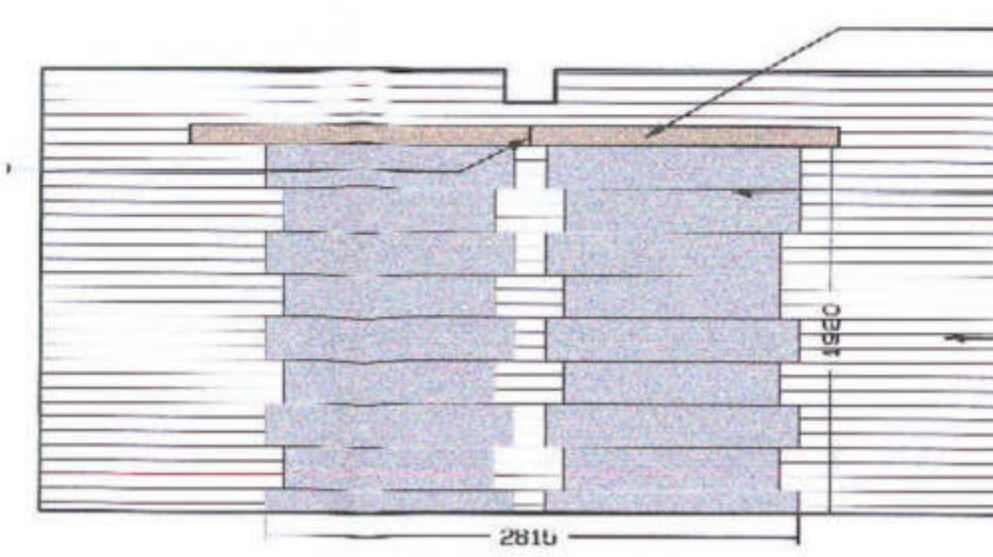
New opening



Stone Flooring



EXISTING TYPICAL SECTION 1:50



EXISTING VIEW A

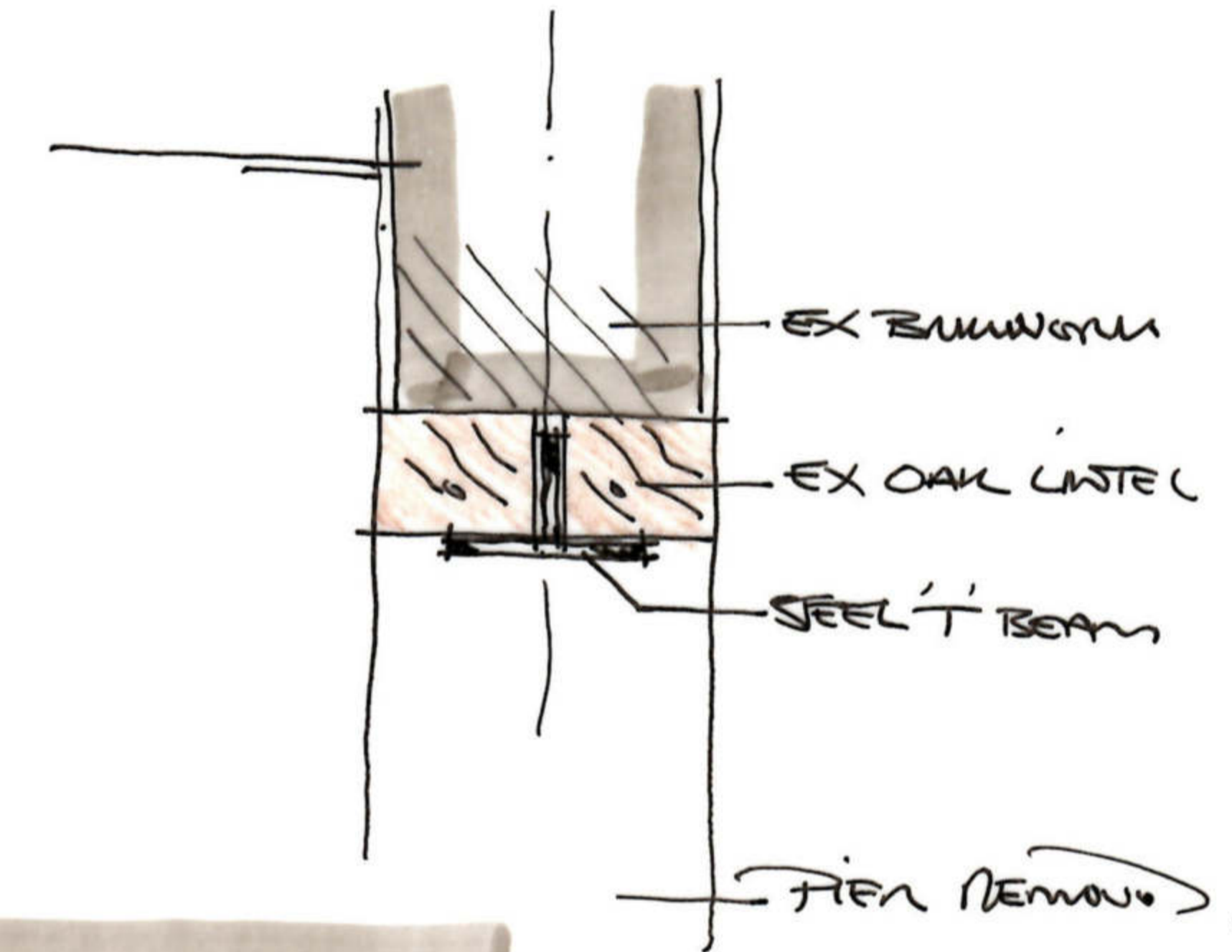
Timber lintels spanning over openings retained
modern concrete blockwork infill
historic fabric with modern lining material removed for investigation

EXISTING FRONT ELEVATION
14/03830/.

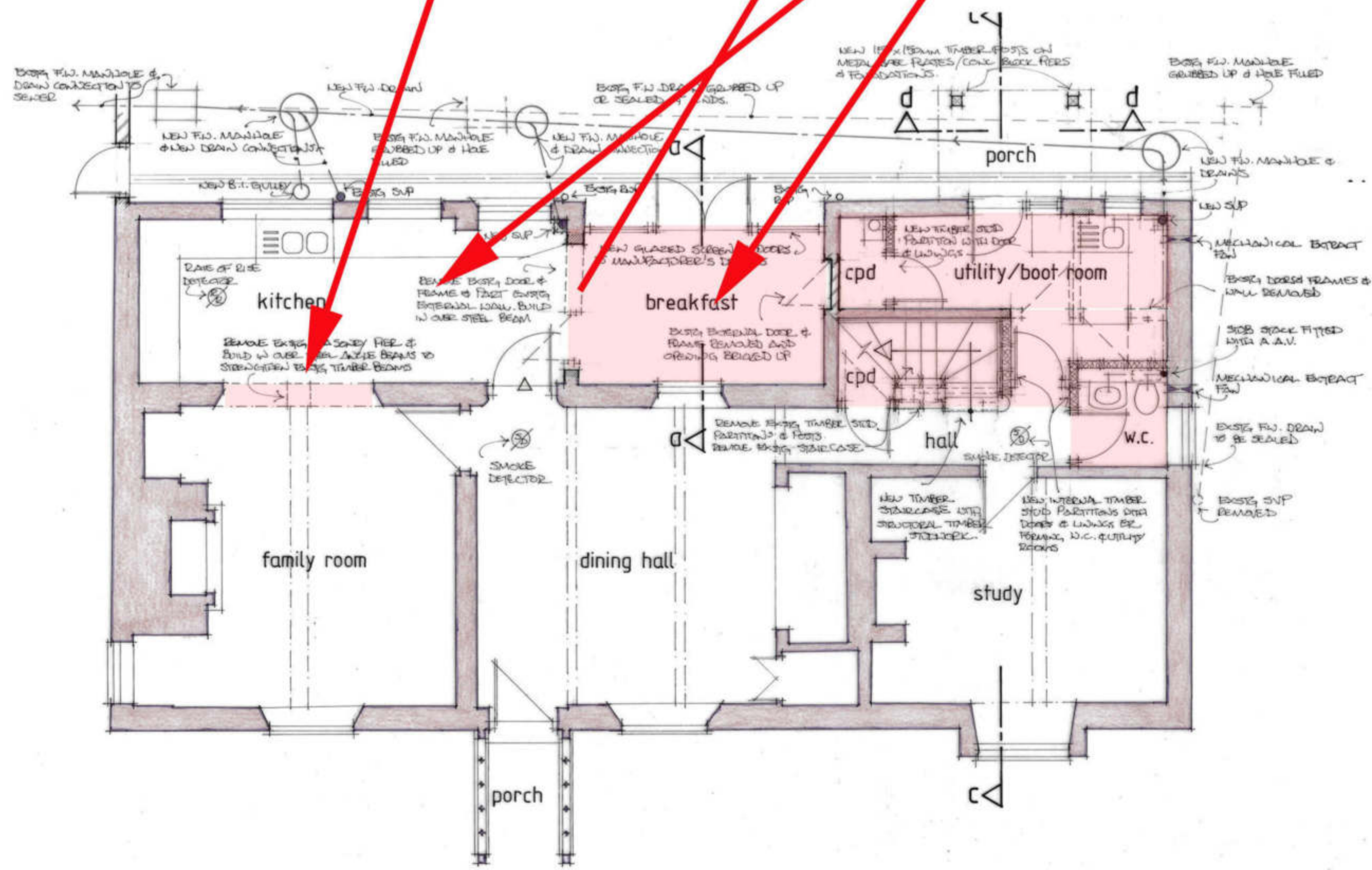


VIEW A - SHOWING FABRIC

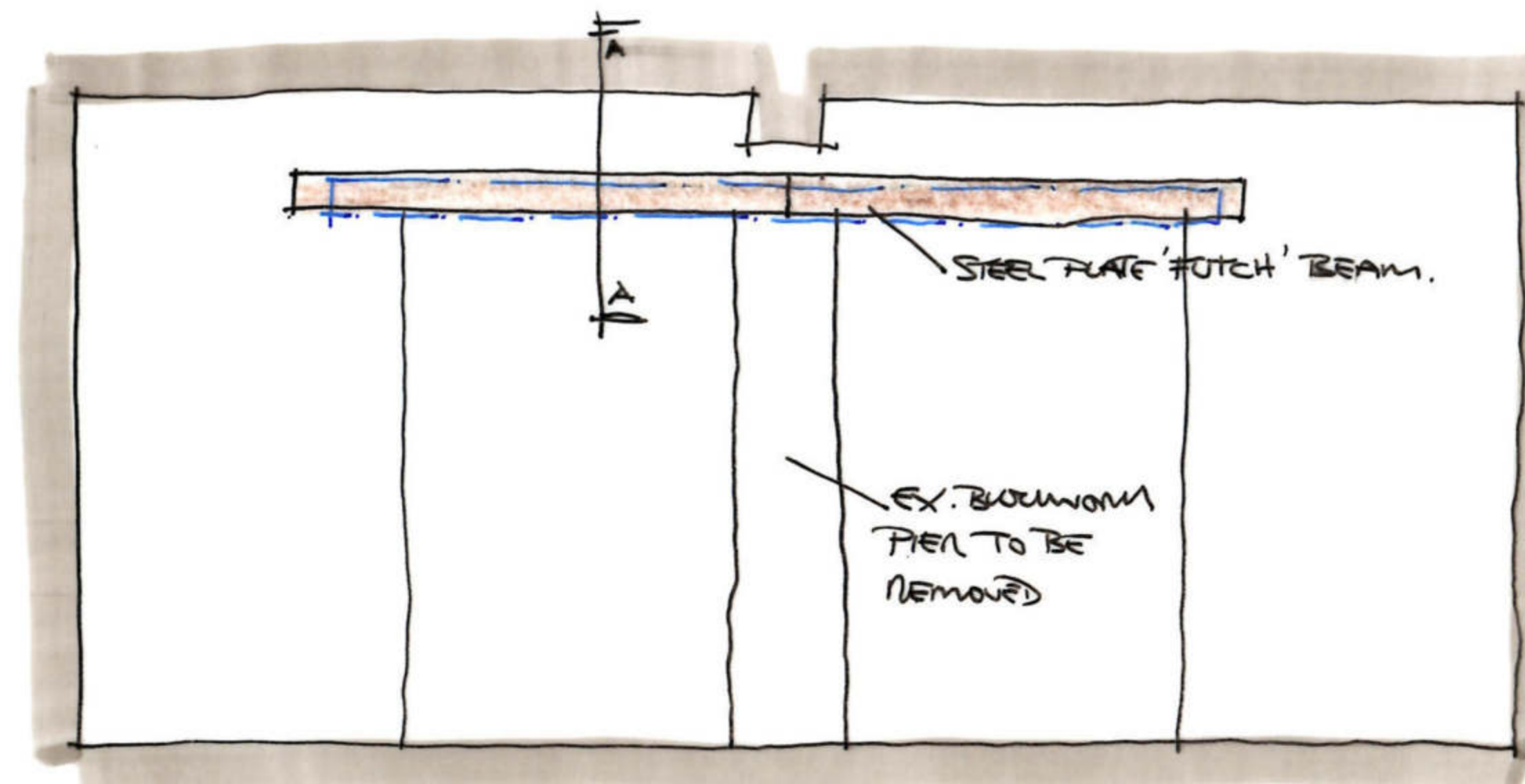
Extract Permission 14/03830



Section A-A



ground floor plan



PURPOSE: ELEVATION SHOWING
PIER REMOVED.

Elevation showing existing blockwork pier removed

PROPOSED GRD KITCHEN CHANGES
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Priory Farmhouse, Freefolk Priors, Freefolk

Appendix 2 - Commentary on Pre-Application Advice

Email Daniel Ayre Senior Conservation Officer 10th September 2021

On the basis of your email, I think I could support the installation of the new stair flight the 2nd floor.

Note: As drawn the stair location is 'flipped' to avoid the primary tie beam - loss of ex floor fabric being unchanged

I think that the works to the ground floor utility area and corridor are unlikely to have adverse impacts on the significance of the building. I would recommend some form of mechanical ventilation for the new bathroom (and any other bathroom in the building). Care will need to be taken in how the external vent terminals are detailed. The new en-suite to bedroom 1 may prove tricky to address, due to the lack of an external wall.

Relocated SVP and Bathroom extract via discrete plain tile vents in roof

The external alterations to the garden do not seem contentious to me. I would encourage the creation of a French drain.

MWA Email 8th September 2021

Thank you very much for your helpful comments, which I have discussed with the applicants.

Could I seek your guidance on two aspects please;

is the proposed new stair flight to 2nd floor

I have appended a pdf file with images of a recent investigation.

Installing a new stair could be justified if the amount of historic fabric to be altered is minimised (principally historic floor/ceiling structure). Unclear what historic fabric remains in Bedroom 2/attic bathroom.

The ceiling/floor above bedroom 2 would appear to be contemporary with the construction of the house – being constructed of plaster and lathe ceiling below ceiling joists morticed between floor joists at approx. 2.5m centres. The joists are covered by the ceiling and stand proud of the boarded floor. The images appended show the construction of the floor in the area suggested for the new loft access.

The dwarf wall to the perimeter is more recent plasterboard and studwork construction.

The dividing wall (with raised doorway) is a plaster/lathe + studwork frame construction with more recent raised doorway.

The reason for the raised threshold is unclear as whilst there is surface mounted pipework, there is no structural beam below the line of the wall.

..

As originally drawn, the stair flight would require part of the studwork dividing wall to be removed – but has now shown re-designed to avoid this.

The 2nd floor bathroom area (other side of the dividing wall) is all of recent plasterboard/studwork construction on the same floor/ceiling construction and is shown re-constructed with new timber partitions.

..

The proposed stair with winders at the bottom running alongside the existing 2nd floor beam would minimise the loss of historic structure whilst providing the safer access sought.

..

unclear if there is an existing fireplace in bedroom 2 – impact of stairwell on proportions of the room?

Non-invasive investigation has not found any evidence of a chimney to central bed 2. If a flue exists it would logically be behind the east stair flight to the attic – and so not impacted by the suggested new stair location.

The suggested position of the new central stair retains the vertical boarded screen between the corridor and bed 2 which is thought to be of later Victorian construction

..

Area 2 – Grd floor Stair (btm flight) and Utility room area

The sketch plan shows the lower flight re-instated with winders - images of existing appended

The current stair is of differing width with the lower flight wider having been replaced more recently.

..

The existing utility and wc areas are shown combined (to form a new boot/utility room) with new back door.

The changes are limited to the removal of more recent fabric in the lean-to construction.

A new shower/wc is formed at the end of the existing corridor with timber framed walls.

..

Area 3 – External

It is proposed to reduce external paved areas adjacent to the rear of the farmhouse – with a perimeter French drain as part of works to form a gentle ramped access from the parking area.

..

Priory Farmhouse, Freefolk Priors, Freefolk

Appendix 2 - Commentary on Pre-Application Advice

Email Daniel Ayre Senior Conservation Officer 14th August 2021

My initial thoughts, on the basis of the information presently available are as follows:

Key objective at the outset is to understand the significance of the listed building. I assume that it was associated with Priory Farm, once to the rear of this site, now largely gone.

How has the building been altered in the past? Evidence of the photographs and 1896 OS map suggests that the footprint of the building is fundamentally unchanged in the last ~125 years.

See heritage Statement—the footprint of the house is largely unchanged

Are the two staircases to the loft both historic? The photographs you provided would suggest that the loft East stair is historic, but I am unclear about the West stair.

Retaining an historic staircase in situ would be desirable. Removing a staircase could be acceptable if the stair is likely to be modern (i.e. post ~1920). This could be indicated by the timber type/finish and evidence of alterations to surrounding fabric to enable the insertion of the stairwell.

Both appear to date from the Victorian period (with the central stair earlier) - Both shown retained but dis-used

Installing a new stair could be justified if the amount of historic fabric to be altered is minimised (principally historic floor/ceiling structure). Unclear what historic fabric remains in Bedroom 2/attic bathroom.

Unclear if there is an existing fireplace in bedroom 2 – impact of stairwell on proportions of the room?

No evidence found, room proportions not compromised by proposed changes

Addition of single rooflight undesirable; rooflights not presently part of this building. **Noted**

Potential to reintroduce fireplace to bedroom 1 (if previously present) due to removal of the stairwell. Suggest localised plaster removal to inform this if desired. **Stair retained—no change proposed**

Removal of partitions in attic to create open plan spaces may be acceptable if the partitions are modern. Photographs suggest historic roof collar tie (now cut by doorway) remains in situ. General expectation that historic roof timbers should be retained in situ, unless clear and convincing justification for their removal is provided.

Roof structure (and original truss frame) retained

Proposed extension would seem to relate to the form of the building. Timber framing is part of local vernacular, but not prominent on the exterior of this building. 'Chunky' timber framed glazing could look visually heavy. Suggest that a visually lightweight glazed extension could be appropriate – clearly contemporary addition to the building, which, if detailed sensitively, should sit comfortably with listed building.

A contemporary glazed structure is proposed

Priory Farmhouse, Freefolk Priors, Freefolk

Appendix 3 - List of Consultants and Contact Details

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