



**HERITAGE STATEMENT
AND
DESIGN & ACCESS STATEMENT**

FOR

**THE PROPOSED INSTALLATION OF
3NO. ROOF LIGHTS TO AN EXISTING GRADE II CURTILAGE LISTED BARN**

AT

**MANOR FARM, KENNARD MOOR DROVE,
COXBRIDGE, GLASTONBURY, SOMERSET, BA6 8LG
AUGUST 2022 REF: F1657 / HS / DA - Rooflight**

BY

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Heritage Statement

The National Planning Policy Framework (NPPF) states in paragraph 128 that: 'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'

Development can affect the heritage assets in two main ways:

- Development in the setting of a heritage asset which might impact on the way in which the heritage asset is experienced.
- Development of a heritage asset - such as alterations to a listed building or development within a landscape of heritage significance.

This statement therefore provides a justification and overall principle for the proposed works to the roof of a curtilage listed Grade II barn within the context of a Grade II* Listed dwelling.

Introduction and Description.

Manor Farm is located on the western side of Coxbridge and is accessed via a private driveway from Kennard Moor Drove. The site is a former farm complex which has now been converted to domestic use and comprises of a traditional main farmhouse (Grade II*) and a variety of stone barns and outbuildings arranged around a courtyard. Further beyond to the north and west are four large modern agricultural barns no longer in the ownership of Manor Farm.

The Listing refers to the main farmhouse only, with the surrounding barns curtilage listed due to their proximity and association with the farmhouse. The Listing on the 'Historic England' website describes the farmhouse as follows:

Name: MANOR FARMHOUSE, COXBRIDGE DROVE

Grade: II*

List Entry Number: 1345050

Date first listed: 22-Nov-1966

Farmhouse. C17. Coursed and squared rubble dressed stone quoins, double Roman tile roof, coped verges on kneelers, C20 brick stacks. Shallow U-shaped frontage; lateral fireplace plan with front stair-turret. Two storeys and attics in 3 front facing gables with copings; 1:1:1 bays, those to each side break forward slightly; one window per floor in each section, 2, 3 and 4-light ovolo-moulded stone mullioned windows, predominantly with stopped labels, some with cornice drips; small blank openings to 2 gable faces. Door opening to centre, 4-panelled door; pent roofed porch with a mullioned window. Interior with a large winder staircase in front facing gable; fireplace with flanking pilasters. Two storey, single bay wing set back to the left return is not of special interest.



Image 1 – Front (south) elevation of Manor Farmhouse viewed from the Kennard Moor Drove.

The barn to which this application relates is positioned directly to the rear of the main farmhouse, as can be seen in image 2 below. It has natural Lias stone walls and clay double-roman tiles to the roof, with a single small window and a separate solid timber door to each side elevation, and a main double timber door to the south (end) elevation with a first-floor loading door above. Internally it is split into two floors – with a workshop/store to the main part of the ground floor level and a smaller separate store to the rear accessed via the side doors. The first floor is also used for storage and is accessed via a steep set of internal timber stairs to the left of the double doors. The first floor is a single open plan space with limited headroom at the eaves and has exposed timber trusses and the roof structure visible. Other than when the solid timber loading door at the south end is open, the only natural light to the room is from some small transparent plastic tiles inserted into the roof finish on the west elevation resulting in a poorly lit space.



Image 2 – Rear (north) elevation of Manor Farmhouse and west elevation of adjacent barn viewed from courtyard.



Image 3 – South (end) elevation of barn viewed from driveway.

Planning History.

Planning and Listed Building consent (2021/2870/HSE and 2021/2871/LBC respectively) for various works on the site were granted in August 2022. This consisted of internal and external refurbishment of the main farmhouse, erection of a single storey glazed rear extension, replacing of uPVC windows, reinstatement of former outbuilding, retrospective demolition of modern farm buildings and installation of outdoor swimming pool. It should be noted however that no works were proposed to the barn in question, and no works have been carried out.

Proposed Roof lights.

The amount of natural light to the first-floor storage zone is poor. Therefore, the purpose of this application is to propose 3no. rooflights to improve natural light levels and maximise the usability of the space.

These 3no. proposed rooflights are to be CR-03 (950x490mm) conservation rooflights only by 'The Rooflight Company', which are to be installed in the west roof slope (facing into the courtyard) of the curtilage listed barn. They will not be visible from any public vantage point.

Each rooflight will be positioned centrally between the middle four trusses within the room, and below the existing purlin, to provide an even distribution of light throughout the space.

The conservation rooflight range replicate original Victorian cast iron roof windows whilst benefiting from the latest technological advances in thermal performance. They are designed with slim, clean lines and a low-profile to match the roofline, and will enhance the aesthetics of the building whilst respecting the heritage asset.

Conclusion.

The main principle of the scheme is to insert 3no. rooflights to improve natural daylight levels to the first-floor storage space of the curtilage listed barn.

The proposed works will not harm the existing listed farmhouse and will only be visible from within the courtyard area to the rear of the main house.

It is felt that the small-scale nature of this proposal shows a consideration of the heritage asset, with a design which sensitively complements and enhances the setting. There is no perceived harm to the heritage asset, only an enhancement by the nature of the proposed works. It is therefore considered that the scheme takes full consideration of the heritage asset and its importance in the site context.

Design and Access Statement.

Amount

It is proposed to install 3no. rooflights to the western roof slope of the barn positioned directly to the rear of the main house, facing into the courtyard.

Layout

The layout of the buildings and routes around the site are not affected by the proposed works.

Appearance and Scale

The 3no. proposed rooflights are to be CR-03 (950x490mm) conservation rooflights only by 'The Rooflight Company'.



Image 4 – Example of Conservation Rooflights from the Rooflight Company.

The conservation rooflight range replicate original Victorian cast iron roof windows and have slim, clean lines and a low-profile to match the roofline, and will enhance the aesthetics of the building whilst respecting the heritage asset.

Each rooflight will be positioned centrally between the middle four trusses within the room, below the existing purlin, and will only be visible externally from within the courtyard area to the rear of the farmhouse. As can be seen from the proposed elevation shown in image 5 below, these will form a modest and proportionate addition to the building in a curtilage listed setting.

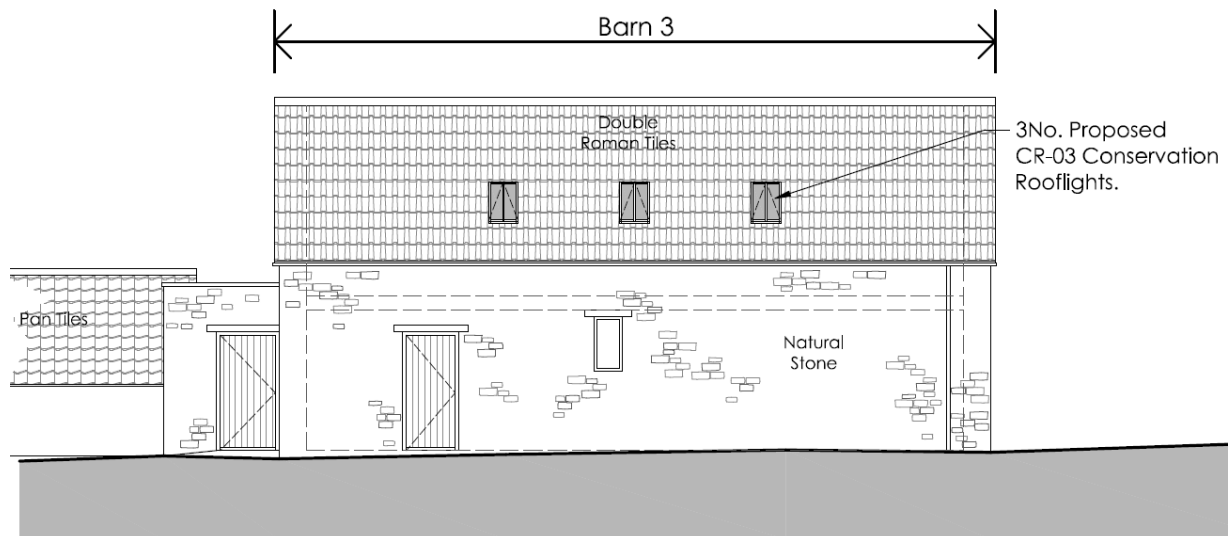


Image 5 – West elevation of barn showing proposed rooflights in context.

Landscaping

There is no landscaping proposed.

Access

The access to the site is via the driveway from Kennard Moor Drove which leads into the main courtyard/parking area. This will not be affected by the proposed works.