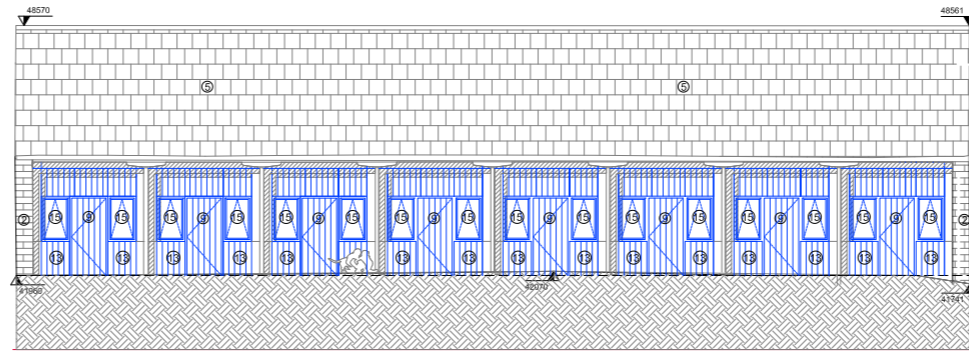


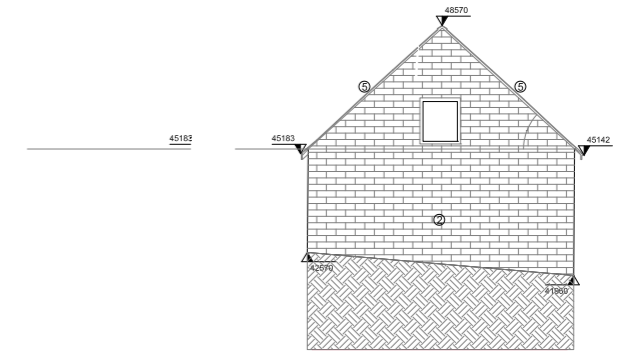
# 5.0 HERITAGE IMPACT ASSESSMENT

## 5.1 SUMMARY OF THE PROPOSALS

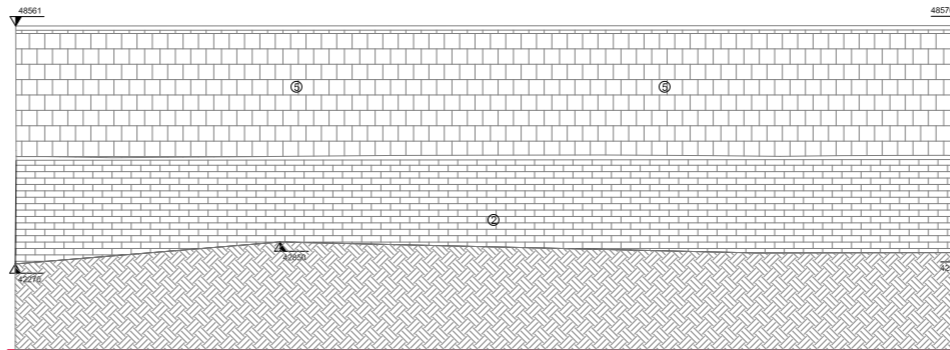
### 5.1.3 WEST BARN 2 ELEVATIONS



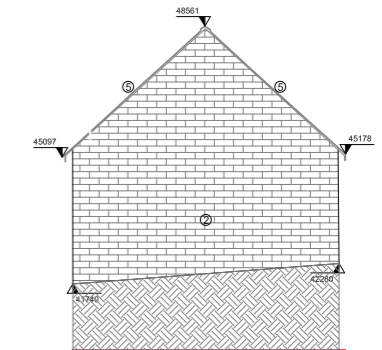
Elevation 10



Elevation 11

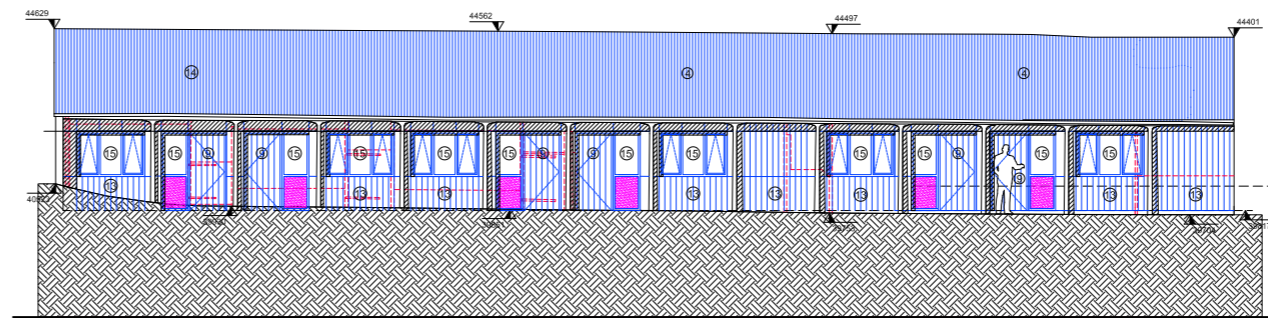


Elevation 12

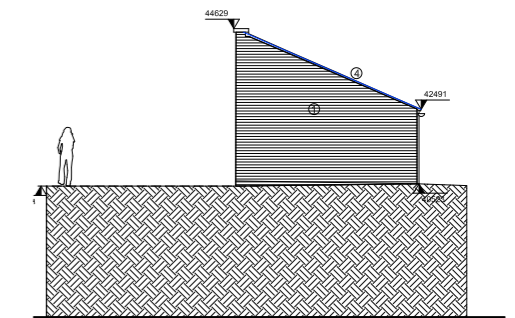


Elevation 13

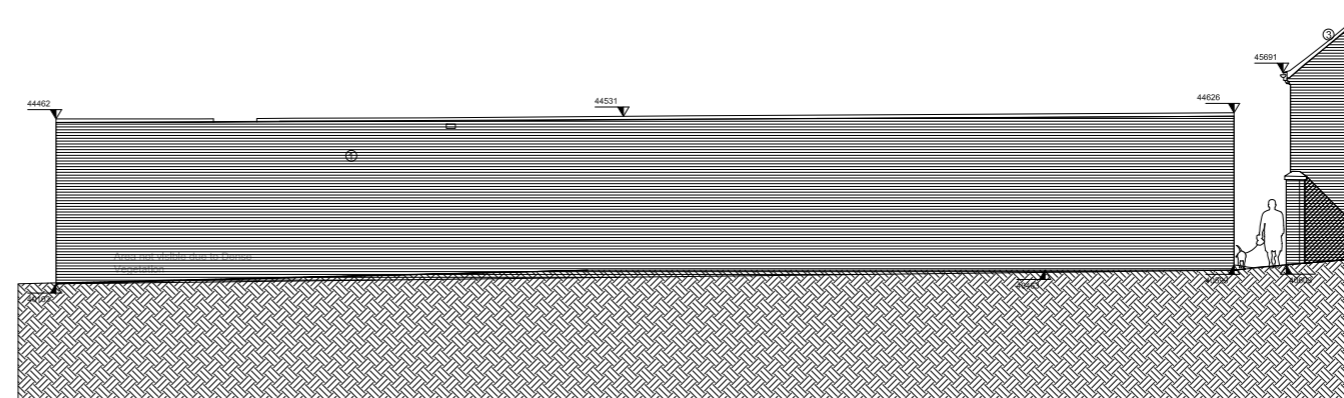
### 5.1.3 WEST BARN 3 ELEVATIONS



Elevation 5



Elevation 6

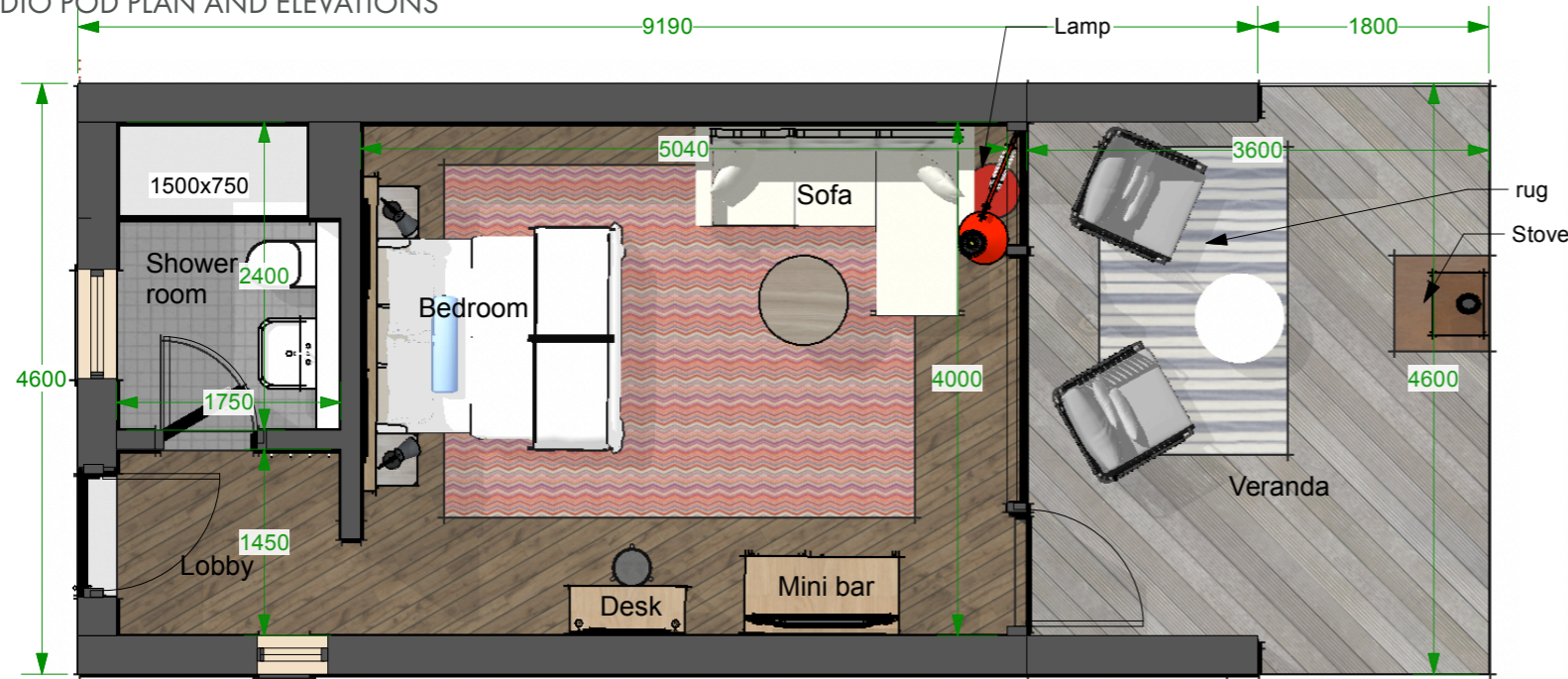


Elevation 3

# 5.0 HERITAGE IMPACT ASSESSMENT

## 5.1 SUMMARY OF THE PROPOSALS

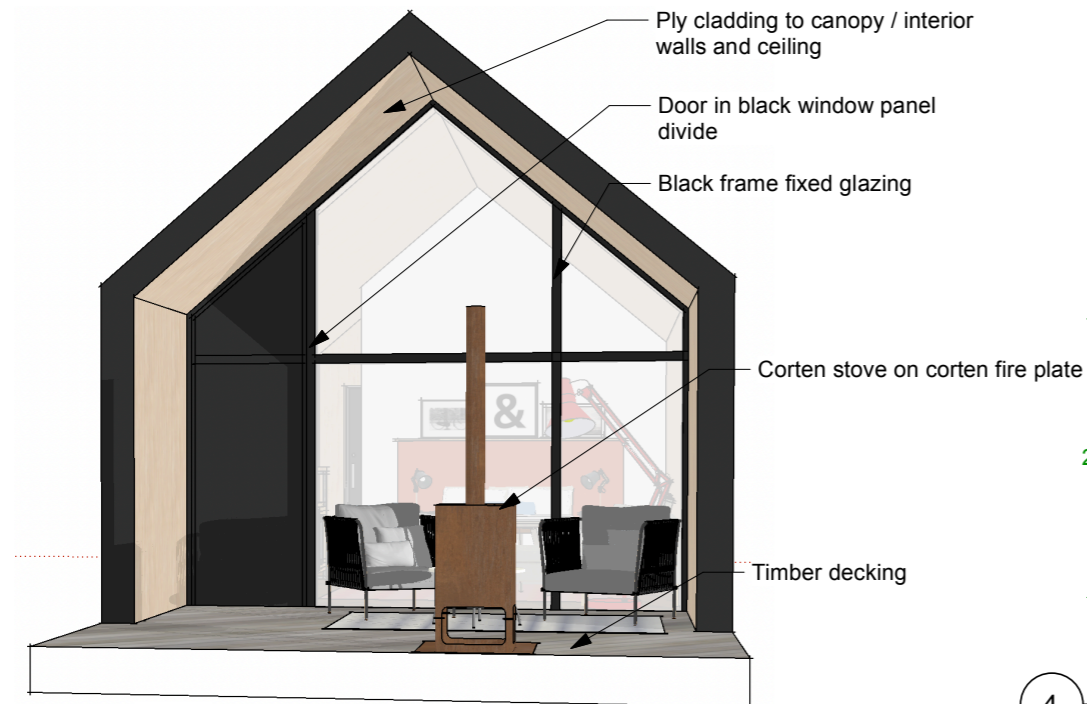
### 5.1.3 STUDIO POD PLAN AND ELEVATIONS



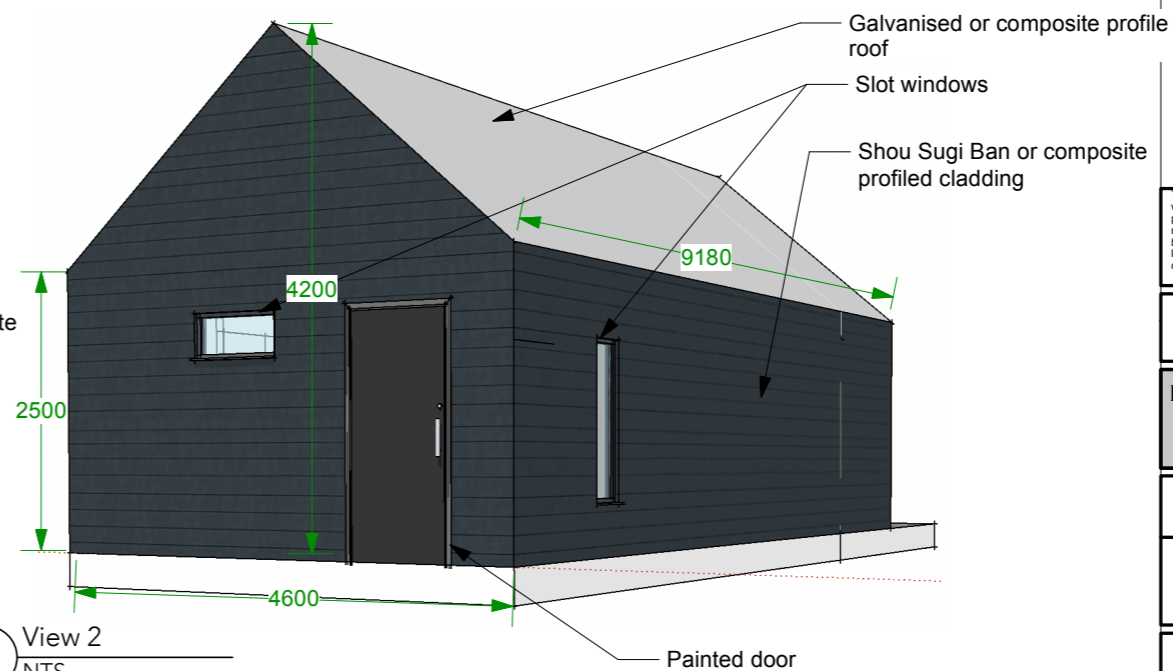
1 Proposed Plan  
Scale: 1:50



2 Option A - 3D Interior  
NTS



3 View 1  
NTS



4 View 2  
NTS

PURPOSE OF DRAWING IS 'DESIGN INTENT' FOR INFORMATION ONLY.  
PLEASE CONTACT RML TEAM IF UNSURE AND LIAISE WITH SITE TEAM TO WORK COLLABORATIVELY.

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Drawing status:  
Feasibility

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Project:  
Bike and Boot

Title:  
Accommodation Pods, Option A

Drawn by: RS	Checked: B	File name/No: 416
Drawing Number: BBMF_??_001	Rev: B	Scale: 1:50 @A3
		Date: 09/12/21

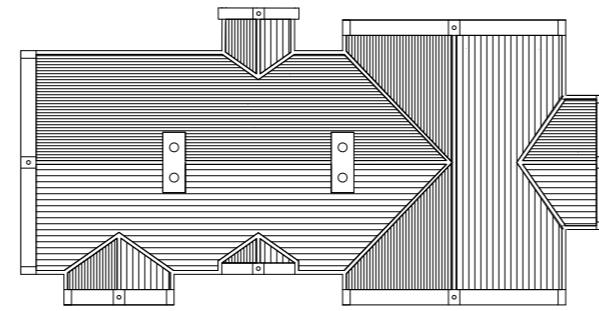
## 5.0 HERITAGE IMPACT ASSESSMENT

### 5.1 SUMMARY OF THE PROPOSALS

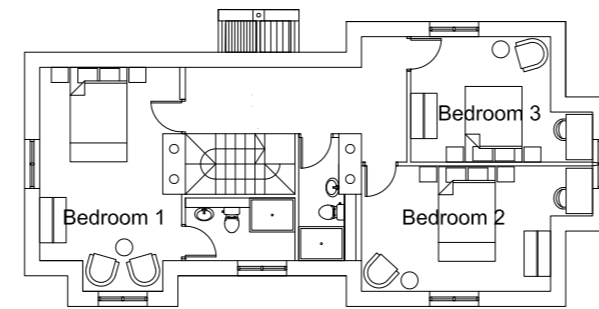
#### 5.1.4 GATEHOUSE

A new gatehouse is proposed at the entrance to the site and will not be in view of any of the listed buildings or the farmstead as a whole.

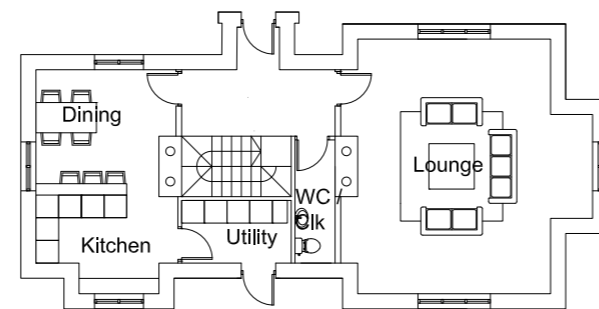
The building has been sympathetically designed with materials and scale to match the surrounding vernacular. It is designed as a stand alone building that is not read in conjunction with the other buildings and as such is seen to have a NEUTRAL impact on the significance of the site as a whole.



Roof Plan



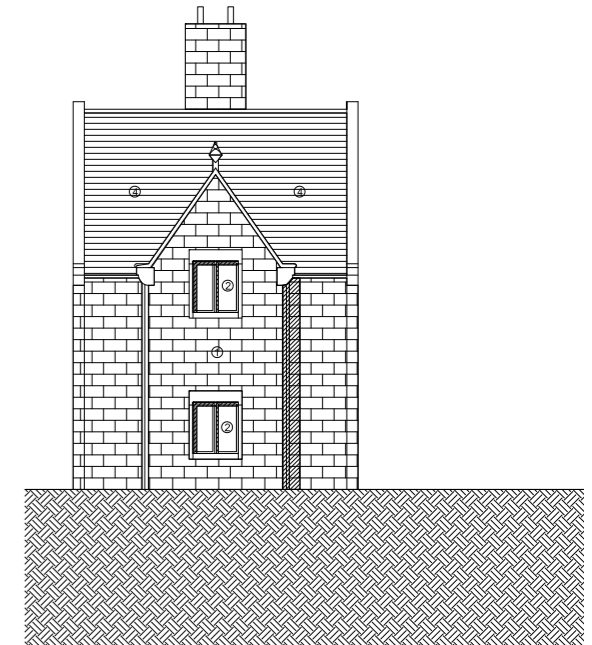
First Floor Plan  
GIA=82.0m<sup>2</sup>



Ground Floor Plan  
GIA= 83.0m<sup>2</sup>



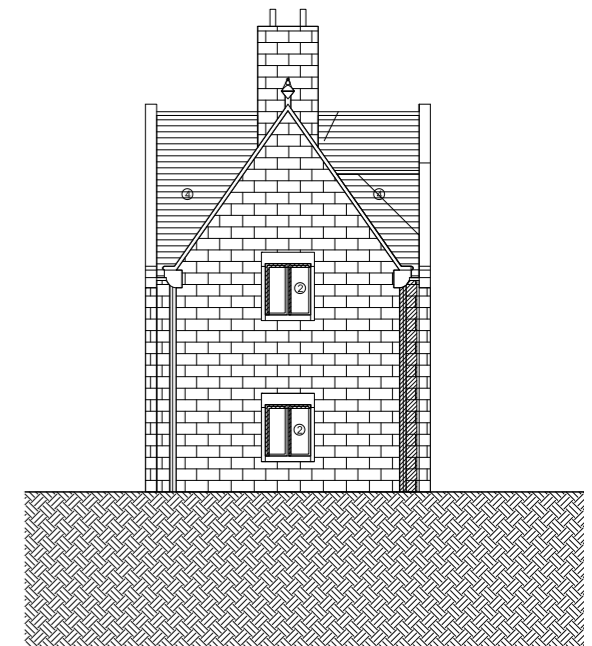
NORTH-EAST ELEVATION \_ PROPOSED



SOUTH EAST ELEVATION \_ PROPOSED



SOUTH-WEST ELEVATION \_ PROPOSED



NORTH-WEST ELEVATION \_ PROPOSED

## 5.0 HERITAGE IMPACT ASSESSMENT

### 5.1 SUMMARY OF THE PROPOSALS

#### 5.1.4 SETTING

The access will be from the north, where a new gate house is proposed, down Piper Lane, to the heart of the site. Once at the church the road is to become one way and a new road installed to loop around the south of the site, bringing visitors to the main entrance located within the east barns. Visitors will then exit via the existing road that runs from east to west along the north of the east barns, Manor House and church and rejoin the two way road.

Currently Piper Lane is wide enough to accommodate 2 way traffic, a cycle, bridal path and pedestrian pathways and so minimal change will be required here. The existing access is currently not suitable and was deemed inappropriate to make the main entrance and egress due to the heritage assets to the south and the river to the north. In order to incorporate the existing accessways into the proposed scheme, whilst providing safe circulation, the most appropriate approach was to provide the looped system outlined above.

Materials are to be in-keeping with the current materials found on site whilst remaining safe for the mixture of uses and habitats.

It could be argued that the additional road could negatively impact the water meadows to the south of the site. However, by the introduction of the south road it reduces traffic volume on the north which runs directly alongside two of the principal heritage assets. The additional infrastructure is seen as a requirement in order to bring the site back into viable use. The impact of the additional road on the setting is deemed to be LOW.



## 6.0 CONCLUSION

The proposal seeks to bring the buildings back into viable use. Collectively the buildings HISTORICAL, AESTHETICALLY and EVIDENTIAL value is HIGH however its COMMUNAL value is low. It is hoped that by encouraging people back onto the site its communal value for the guests and the wider local community will increase.

The buildings are starting to fall into a poor state of repair and without planned maintenance and repairs works the buildings the risk to the heritage asset increases. Through initial repairs to the buildings such as repointing, roof works and timber repairs it will aid in protecting the heritage asset and maintain, if not increase, its heritage value.

In order to get maximum value and offset the conservation deficit the proposals seek to maximise the amount of accommodation that can be provided on site. There is a careful balance here of optimising the site, providing a good quality provision with suitable amenity space without overcrowding and negatively impacting the farmstead. The proposals seem to have balanced this well with all new additions designed to be subservient to the heritage and all subdivisions of space are to be detailed in a way as to reduce the impact on the heritage assets value, particularly in the east and west barn.

Overall it is felt that the proposals look to bring POSITIVE change to the site and to not negatively impact the either the individual or collective significance of the site. It is hoped that the proposal could improve the values of the site, whilst a continued use for the buildings acts to protect the buildings significance from future harm.

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