

CROMER FARM

Design & Access Statement

Heritage Statement

Proposal:

Listed Building Consent for repairs and alterations to farmhouse, stables and pedestrian gateway.

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1.0 Introduction

1.1 Purpose

This report has been prepared for Cromer Farm, White Hill, Cromer, Stevenage, Hertfordshire on behalf of Mr and Mrs Scott (hereafter known as 'the client').

The purpose of this heritage statement is to provide an impartial assessment of the special architectural and historic interest of the site and its setting, as well as an assessment of the potential impact of proposals on significance of the heritage assets. The proposals as set out have been carefully considered in order to avoid and mitigate harm to significance, and to preserve and enhance the heritage assets in question. The following assessment will inform the proposals and assist in the management of positive change to secure the long term conservation of this nationally significant site.

This report is compliant with the Planning (Listed Buildings and Conservation Areas) Act, 1990 and the National Planning Policy Framework (2019). It has been produced following the guidance set out in Historic England Advice Note 12 - Statements of Heritage Significance: Analysing Significance in Heritage Assets (2019).

1.2 Methodology

This statement identifies the heritage significance of the heritage assets (including any contribution made by their setting) located within the Site and the surrounding area, and the potential impact and residual benefits upon the heritage significance of these assets which would result from the proposed works. Heritage assets include assets with archaeological interest, historic buildings and historic landscapes.

A heritage asset is defined within Annex 2 the National Planning Policy Framework (NPPF) as being:

“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).”

The preparation of this statement is also underpinned by NPPF Para 194 ***‘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’.

A site visit was undertaken on 23 July 2022. The visibility during the site visit was clear and access was readily available to all affected areas of the heritage asset and wider site.

Surrounding vegetation was not fully in leaf at the time of the site visit, therefore a clear indication as to potential intervisibility between the site and the surrounding area could be established.

1.3 Limitations

The baseline evidence and assessment of the archaeological potential are based upon the known historic background of the Site and the currently recorded evidence within the Historic Environment Records, cartographic and documentary sources and modern and historic aerial imagery. These are not exhaustive and this does not preclude further evidence being discovered on Site.

1.4 Access & Amenity

There are no proposed changes to the access arrangements across the site. There is no impact to neighbouring amenity through the proposals.

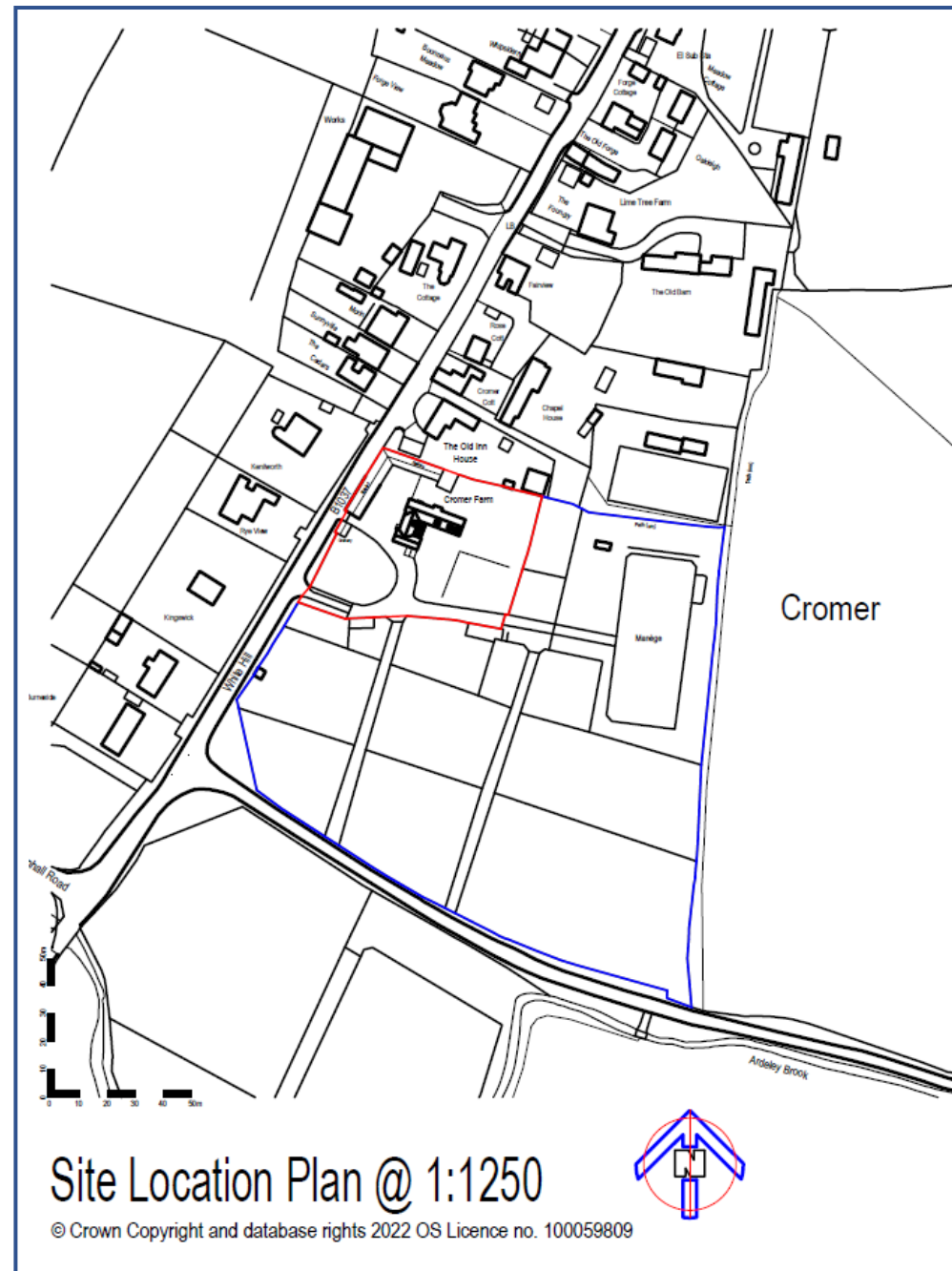
1.5 Location

The site lies within the village of Cromer, which lies within the parish of Ardeley, the district of East Herts and the county of Hertfordshire (see location plan).

The village is situated approximately c. 5km to the east-north-east of the town of Stevenage, and 1.8km to the southwest of settlement of Cottered. Cromer also lies 1.8km to the northwest of the village of Ardeley.

The site lies to the east of the B1037 White Hill, which runs roughly south-west to north-eastwards between Walkern and Cottered, and forms the main thoroughfare through Cromer.

Cromer Farm and associated agricultural land forms the gateway into the village from the south and sits on rising ground from the south and east.



1.6 Planning History

Since the early 1980's the site has been subject to seven full planning and listed building consent applications (see table below for full details). It should be noted that all applications were received prior to the current ownership.

The more recent planning history is however relevant to the current submission; in particular, listed building consent ref. 3/18/0489/LBC and full planning ref. 3/18/0468/HH both set a precedent for fenestration and roof alterations across the 20th Century extensions to the farmhouse which are once again included within the current submission (see Proposals 4 and 5).

The adjacent approved plans show the scheme as consented in 2018. The current proposals seek to improve upon the relationship to the host listed building and wider historic setting.



Figure 1 Existing and proposed east elevation extract from 2018 approved plans

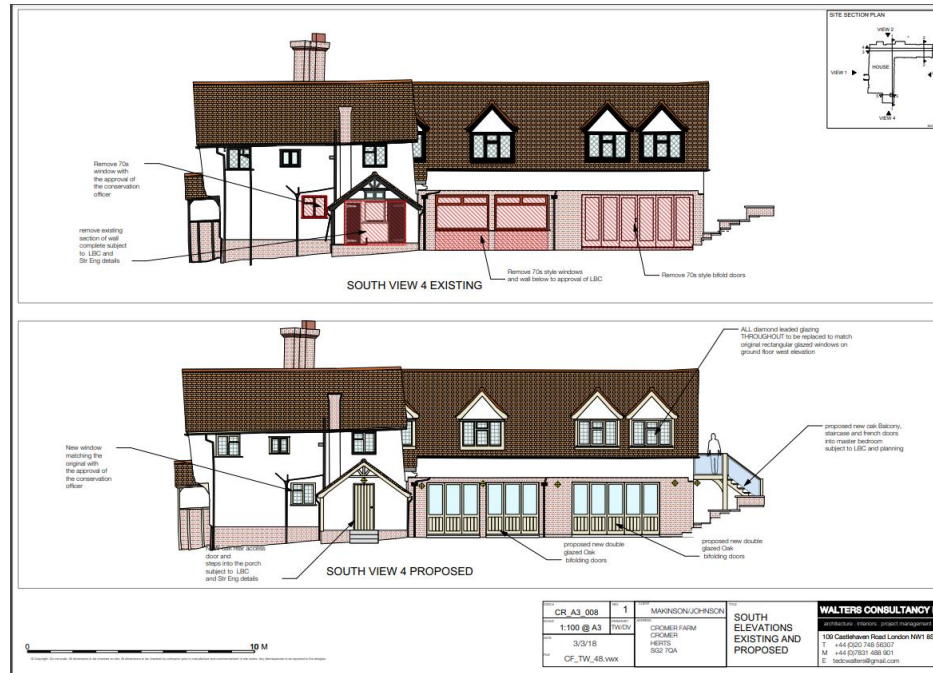


Figure 2 Existing and proposed south elevation extract from 2018 approved plans

1.7 Full Planning History Table

Ref.	Date	Proposal	Decision	Comments
3/22/0099/LBC	18 Jan 2022	Regularisation of unauthorised internal works to the bathrooms and bedrooms on the first floor.	Approved	Works completed in satisfaction with approved plans and conditions.
3/18/0468/HH	02 Mar 2018	Changes to fenestration. Infill and alterations to rear porch, and new staircase and balcony to rear elevation. Replacement of existing hard standing.	Approved	Permission now expired, approved scheme included changes to extension fenestration and roof.
3/18/0489/LBC	19 Feb 2018	Refurbishment, repairs and restoration of the main house, internally and externally. Changes to fenestration. Infill and alterations to rear porch, and new staircase and balcony to rear elevation. Replacement of existing hard standing.	Approved	Permission now expired, approved scheme included changes to extension fenestration and roof.
3/17/2983/FUL	30 Dec 2017	Creation of a manege	Approved	Not applicable to current proposals.
3/11/0113/LB	25 Jan 2011	Repairs to granary - replace timber sole plate and vertical studs, re-build brick plinth and brick panels	Approved	Not applicable to current proposals.
3/10/1021/LB	08 Jun 2010	The Granary - various repair	Withdrawn	Not applicable to current proposals.
3/81/0120	02 Feb 1981	INSTALLATION OF SOLAR PANELS ON ROOF	Refused	Not applicable to current proposals.

1.8 Consultation & Engagement

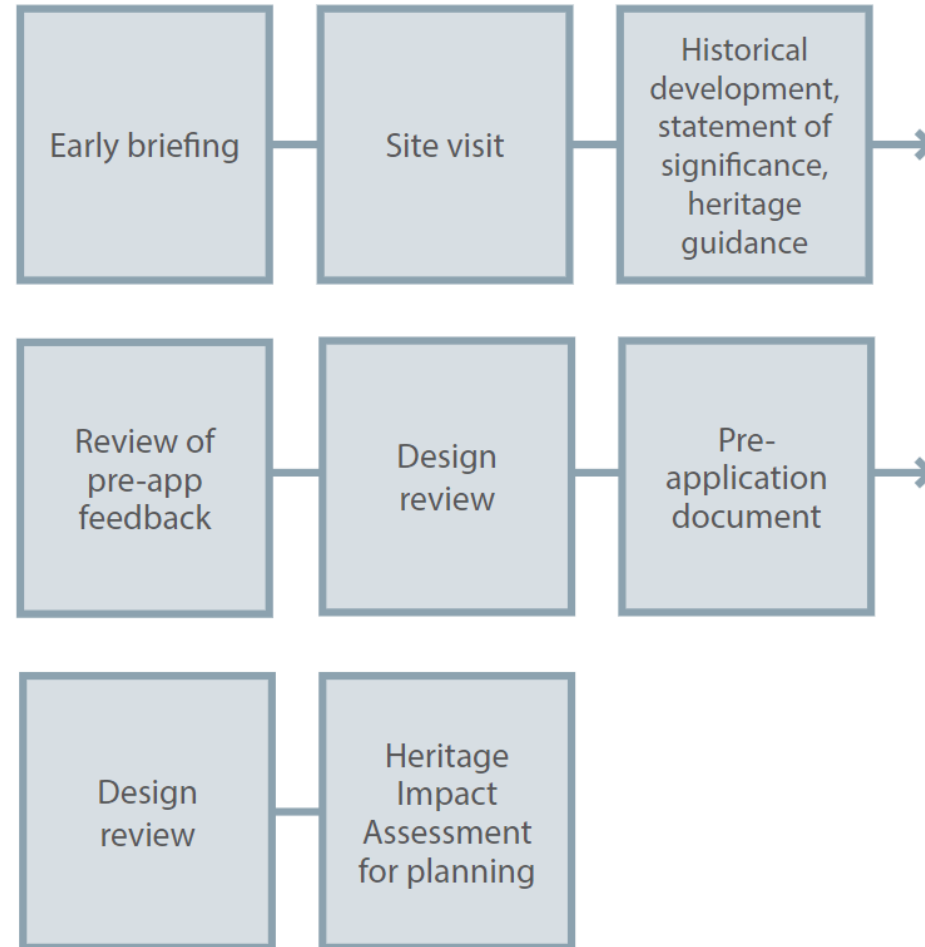
The proposals have been carefully considered and developed in accordance with expert advice from independent historic buildings experts.

Early engagement and consultation have also been carried out through the local planning authority (LPA). This process of consultation included correspondence and a site visit with two Conservation and Urban Design Officers.

Matthew Crook (Conservation & Urban Design Officer) visited the site mid August 2022 and responded in writing (23 Aug 2022) agreeing in principle to 'selective reconstruction' of the gates (see proposal 1). Ciaran MacCullagh (Conservation & Urban Design Officer) also visited site on 7 July 2022 to informally discuss the replacement of the flat roof (see proposal 4)

It is also appreciated that Historic England (HE) will be a crucial consultee as part of the application process. However, HE did not seek to comment in detail on the last application ref. 3/22/0099/LBC. Given the minor nature of some of the repair works as proposed, it was not considered proportionate to seek separate preapplication advice with HE at this stage. The clients wish to work with all interested parties to secure the long-term conservation of the heritage assets within their ownership.

Heritage Led Design Approach



Above: Heritage led design process and consultation

2.0 Legislative & Policy Context

The primary legislation and policy which informs this assessment comprises:

- Planning (Listed Buildings and Conservation Areas) Act 1990;
- The National Planning Policy Framework (2019);
- National Planning Practice Guidance (2019);
- The HA1 - Designated Heritage Assets - East Herts District Plan 2018
- HA7 - Listed Buildings - East Herts District Plan 2018

The hierarchy of policy considerations and relevant extracts are highlighted in turn below:

2.1 Planning (Listed Buildings and Conservation Areas) Act 1990

Section 16 of the P(LB&CA)A 1990 sets out a general duty in respects to development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 66 of the P(LB&CA)A 1990 sets out a general duty in respects of listed buildings in

the exercise of planning functions. In respects to development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

2.2 National Planning Policy Framework

NPPF Para 194 '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'.

Para 197 'In determining applications, local planning authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation';

Para 199 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of

whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'.

2.3 Local Plan

Policy HA1 Designated Heritage Assets

I. Development proposals should preserve and where appropriate enhance the historic environment of East Herts.

Policy HA7 Listed Buildings

The Council will actively seek opportunities to sustain and enhance the significance of Listed Buildings and ensure that they are in viable uses consistent with their conservation.

Proposal involving alterations to a listed building will only be permitted where:

- (a) The proposal would not have any adverse effect on the architectural and historic character or appearance of the interior or exterior of the building or its setting; and
- (b) The proposal respects the scale, design, materials and finishes of the existing building(s), and preserves its historic fabric.

3.0 Significance & Change

3.1 Understanding the Heritage Assets

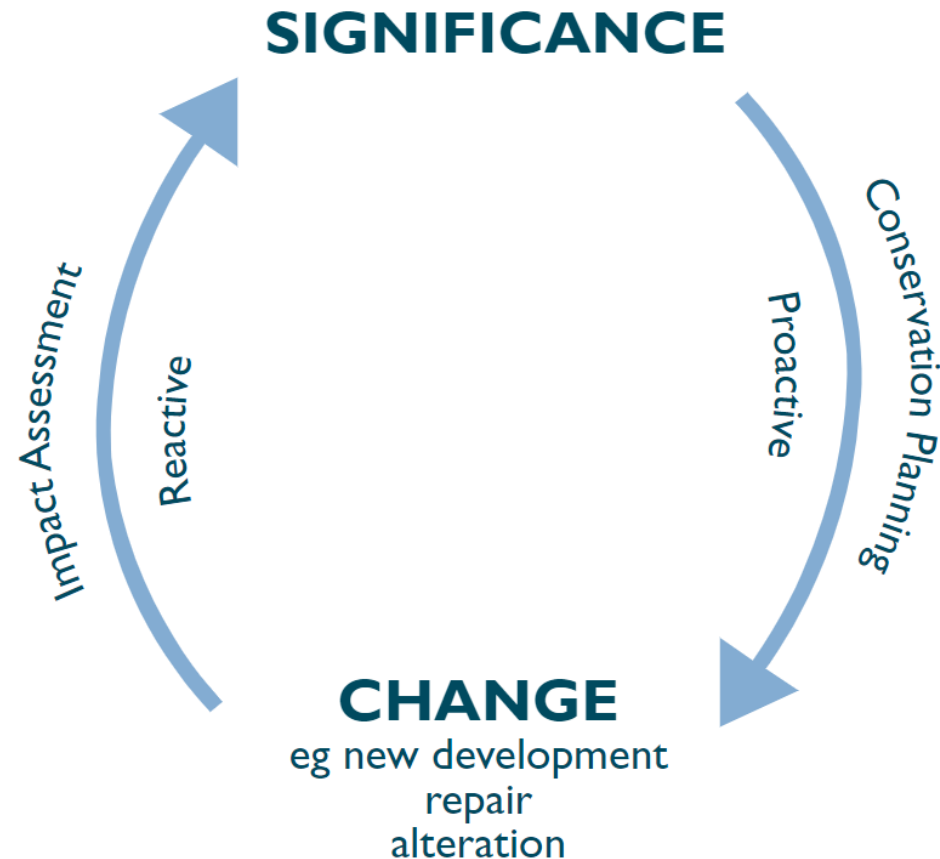
The following sections set out the significance of the heritage asset through understanding of the site and its context including:

- Archaeology
- Map regression
- Historic development
- Site phasing
- Building phasing

Prior to embarking on any form of change or alteration to a heritage asset, it is vital that the significance of the asset affected by the proposals is fully understood and design development is shaped through proactive conservation planning and then through reactive impact assessment.

Only once this process has taken place, can sensitive and informed intervention occur which will better reveal and secure the long term conservation of the heritage assets. This cyclical process to understanding **significance** and managing **change** is shown in the adjacent diagram.

Importance of Heritage Assets in Design



4.0 Archaeology

The site is located within an area designated on the Local Plan as **Area of Archaeological Significance 36**. This encompasses the historic core of the medieval and later village of Cromer. The village was recorded as 'Crowmere' in 1191.

4.1 Prehistoric

The HER database records that the area surrounding the site has a potential for archaeological remains of the prehistoric, Romano-British, Anglo-Saxon, medieval and later periods. Prehistoric remains from the vicinity of the site comprise an assemblage of 15 Mesolithic worked flints including burins, scrapers, points, blades and flakes (some with retouch), found in a vegetable plot near Cromer Hall and 220m to the north of the site (HER 6191). A small flint assemblage of primary and secondary flakes, including several blades and some soft hammer struck pieces also suggests that tool production of Mesolithic or Neolithic date occurred in the vicinity of Cromer (HER 10943).

4.2 Romano-British

Romano-British occupation of the Cromer area is poorly understood, with the focus of activity

on the Roman road of Stane Street, which linked the centres of Braughing and Baldock further eastwards. Coins and artefacts dating to the Iron Age and Romano-British periods were found on Cromerfield Common to the north-northeast of the site (HER 11236).

4.3 Saxon and medieval

Cromer is not mentioned in Domesday Book of 1086, but was first documented in 1191 as 'Crowmere', meaning a 'pond with crows' (HER 4437; Morris 1976). In the medieval period, Cromer Hall developed as a sub-manor of Ardeley from 'assart' land reclaimed from Ardeley Manor (Page 1912). It had a mill built in the 12th century by Richard of Stapleford (Hopkins 1986) although the present mill (HER 5822), dates to the late 17th century and is notable for being the only surviving post mill to survive in the county. To the south-east of Cromer lies a medieval deer park and later landscape park at Ardeley Bury (HER 9552).

4.4 Post-medieval and later

Numerous extant buildings of post-medieval and early modern date survive in the village of Cromer. They include Cromer Hall, which is a Grade II listed small manor house, built c. 1600 (HER 11929) and Cromer Hall Stables, which

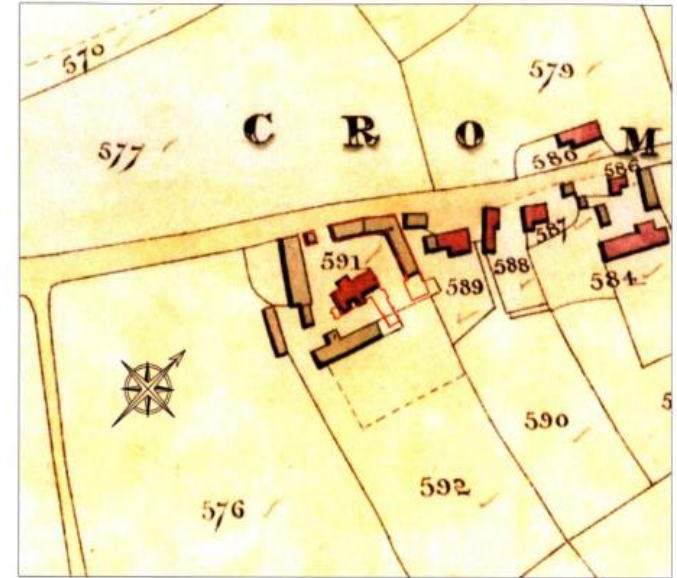
comprise Grade II listed late 17th century stables, possibly originally a coach house (HER 11926). Grade II listed buildings also stand at Lime Tree Farm (HERs 12922 & 17529), Chequers (HER 12936), and Cromer Cottage (HER 15429), whilst the Horse & Groom is a post-medieval public house, now in domestic use (HER 17528). The late 19th century is represented by The Old Forge (HER 13746) and the sites of the Dog & Partridge public house (HER 17527) and the chapel of St Joseph, which was built in 1890 and has since been replaced by a larger building (HER 17526).

5.0 Cromer Farm - Map Regression

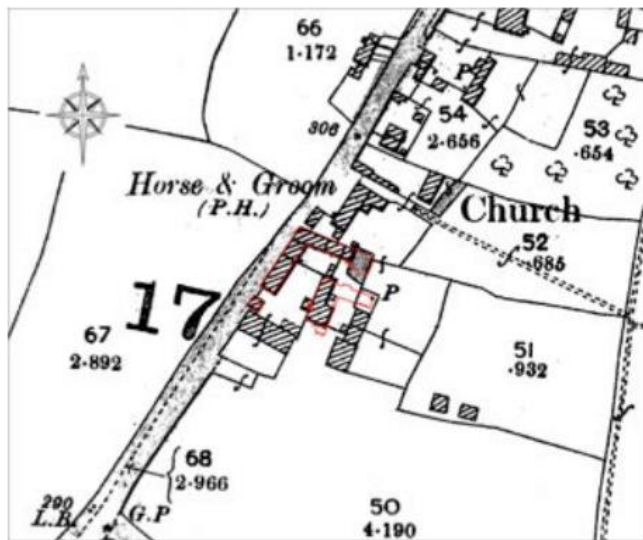
The following five maps portray the evolution of Cromer Farm. The red edge indicating alignment with existing as built structures on site.



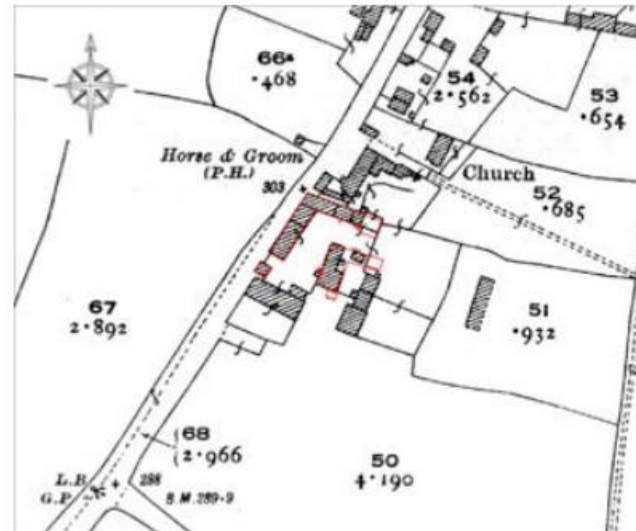
Above: Survey map c.1744



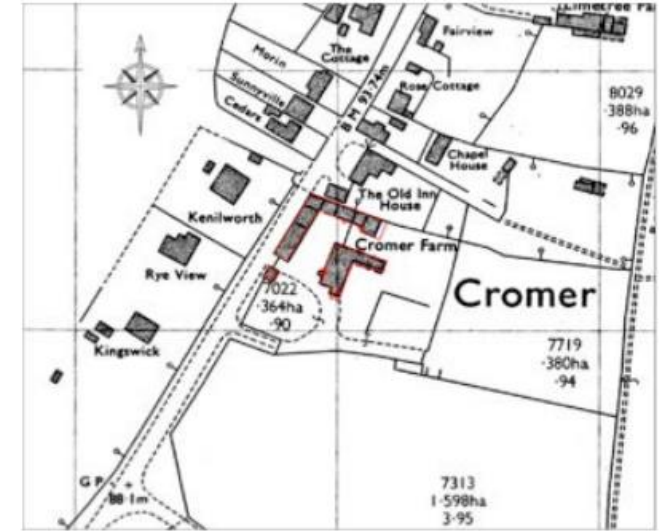
Above: Ardeley Parish Tithe Map c.1839



Above: Ordnance Survey map 1st ed c.1878

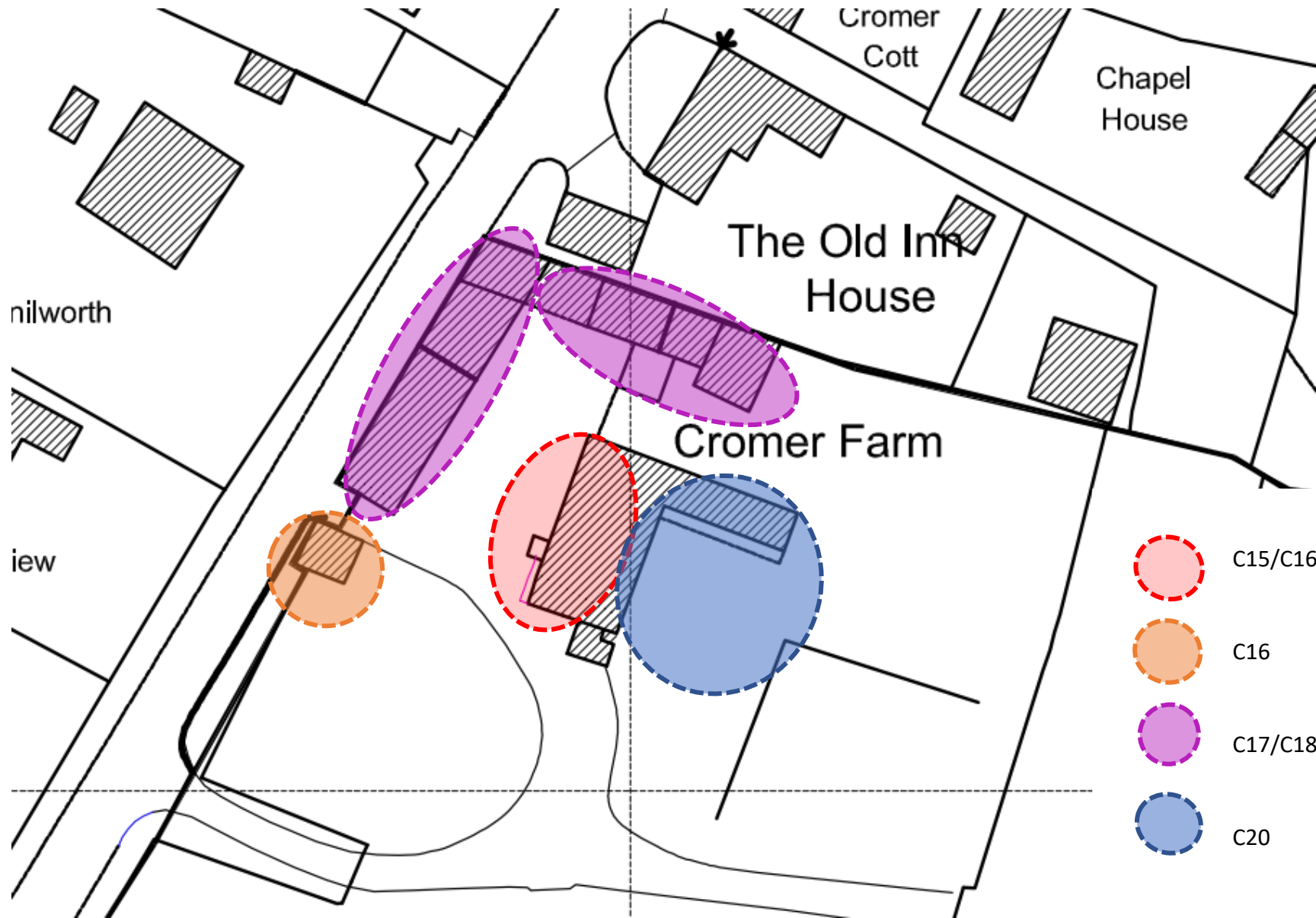


Above: Ordnance Survey map c.1923



Above: Ordnance Survey map c.1973

6.0 Site Phasing Plan



7.0 Designated Heritage Assets

7.1 The Farmhouse

- NHLE list entry no: 1101451
- Title: FARMHOUSE AT CROMER FARM, CROMER
- Date Listed: 19-Oct-1951
- Grade: II*
- Description: House. Circa 1500 open hall house with 2 jettied cross-wings, central chimney and floor over hall inserted in late C16 or early C17, S wing enlarged to E in C17, NE wing C20. Timber frame roughcast but framing exposed outside on front of ground floor of crosswings, and upper floor of S wing. Steep old red tile roofs. An H-plan house of 2 storeys facing W. One and a half storeys hall range in middle has a gabled dormer at the eaves and a large central chimney near the S end backing onto the cross- passage. Jettied upper floors of crosswings carried on bull- nose joists and knee braces. Tension braces to upper floor of S wing. 3-windows to each floor. Flush leaded C18 lattice casements. Single hexagonal shaft to central chimney. Later external chimney on N side of N (parlour) wing with diagonal square shafts (rebuilt). Timbers exposed inside, with close studding curved tension braces, heavy square-section joists, moulded axial beam and chamfered and stopped joists in the hall, 4-centred arched rear doorway, former exterior framing of house exposed in extension, traces of large hall window and shutter recesses, hollow chamfered posts and braces of central hall truss, and smoke-blackened clasped-purlin roof (constructed without end trusses). At S, service wing axially divided. Crow-stepped decoration to upper part of hall chimney stack.



Above: Cromer Farmhouse c.2022



Above: 1920's view of farmhouse west elevation



Above: 1930's view of farmhouse west elevation with East Herts Archaeology Society



Above: 1920's view of farmhouse west elevation



Above: Watercolour by Godfrey W. Heney 1936

7.2 Farmhouse Phasing Plan

The farmhouse dates from c1500 and is an open hall house with two jettied crosswings, central chimney and a floor inserted over the hall in the late 16th or early 17th century.

The south wing was enlarged to the east in the 17th century, the north east wing in the 20th century. It is timber-framed with roughcast render but framing exposed outside on front of ground floor of the crosswings, and upper floor of south wing. Steep old red tile roofs. It is an H-plan house of two storeys facing west. A one and a half storey hall range in the middle has a gabled dormer at the eaves and a large central chimney near the south end backing onto the cross-passage.

It is listed at grade II* in recognition of its architectural and historic importance.



7.3 The Granary

- NHLE list entry no: 1295846
- Title: GRANARY AT CROMER FARM (25 METRES TO WEST OF HOUSE), CROMER
- Date Listed: 22-Feb-1967
- Grade: II
- Description: Granary. C16 or early C17. Timber frame on red brick plinth. Close studding exposed with early C18 red brick infill panels. E side weatherboarded. Old red tile roof. A 1-bay square granary facing E, standing by gate and backing onto road. Door in middle of E side. Single bay, clasped-purlin roof with cambered tie- beam with queen-struts to collar. Oldest of the farm outbuildings.



Above: The west elevation of the Granary whilst repair works were undertaken c.2018

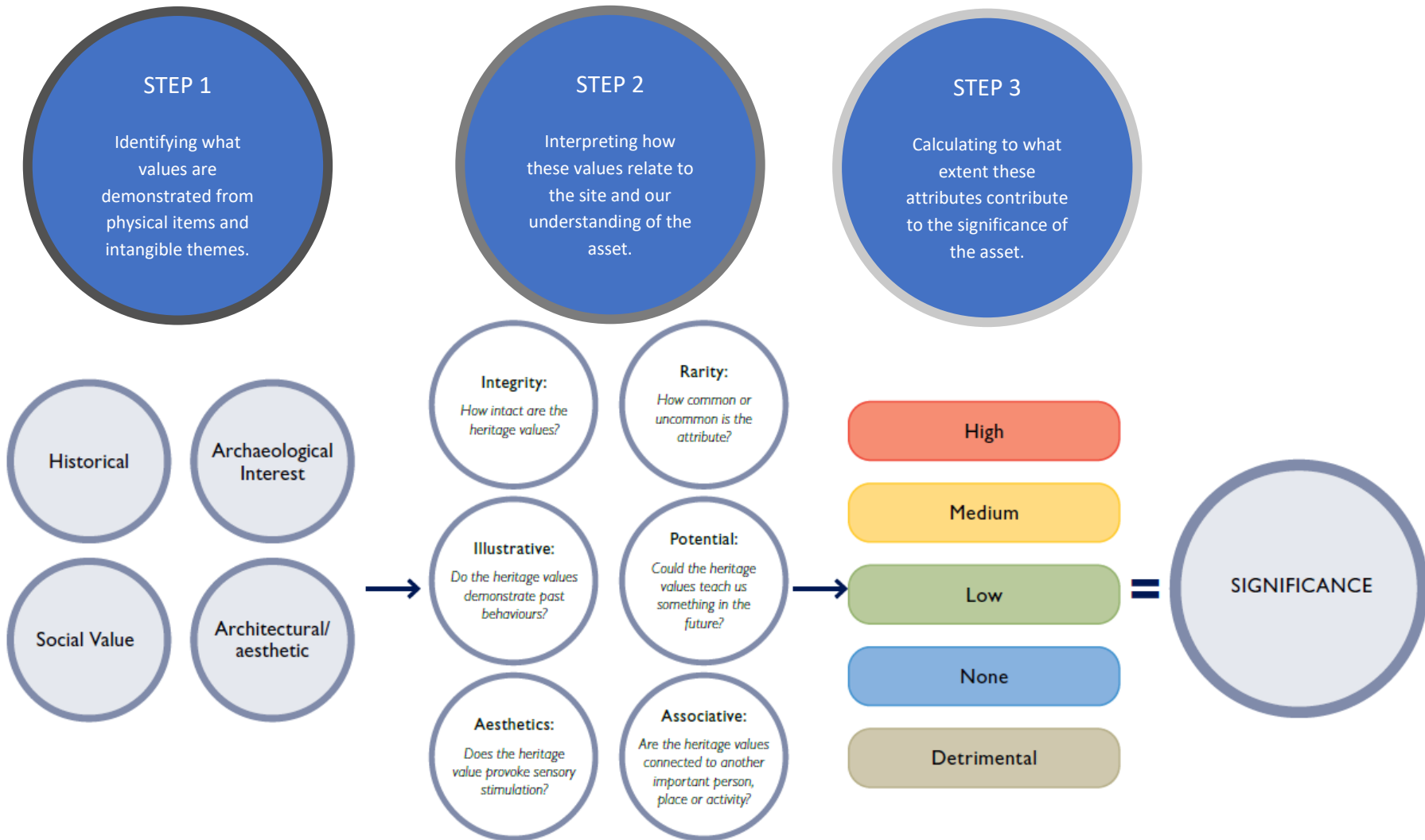


Above: View of the east and north elevation showing exposed timber frame and weatherboarding



Above: View of the east elevation showing weatherboarding and steps.

8.0 Assessing Significance



Above: Flow diagram of the assessment process

8.1 Assessment of Significance

Levels of Significance

This table provides a description of the levels of significance attributed to the Heritage Assets and its constituent parts affected by this proposal.

			Description
Significance	High		Buildings or sites which are important at national or international level, such as highly graded listed buildings and landscapes. They will have high cultural value and form an essential piece of the history, while greatly contributing towards the character and appearance of the area.
	Medium		Buildings or sites which are important at regional level or sometimes higher. Spaces or features will have some cultural importance and play an important role in defining the character and appearance of the building or site.
	Low:		Usually of local value only but possibly of regional significance for group or other value. Items have minor cultural importance and add something to the character or appearance of the buildings or site.
	None:		These spaces or features have little or no cultural value but do not detract from the character or appearance of the building or site.
	Detrimental:		Features which actually detract from the values of the site and its character and appearance.

<p>Social Value</p>	<p>Medium: The site as a whole carries a moderate level of social value, clearly this was a local agricultural centre, there would have been local employment other than those occupying the farmhouse and its immediate tenants. The sites relationship to Cromer Hall/Ardeley Manor and the ancillary function to these houses is also a remaining vestige to land use within the wider area. There is evidence of gatherings here both from the local community and later through society such as the Archaeological Group. In the late C20th and until recently, Cromer Farm was used as a stud farm. This is a site of strong human activity over the centuries and whilst not a public facing site, the prominence of the farm and its associated land use does carry social value.</p>
<p>Architectural and Aesthetic Value <i>The ways in which people draw sensory and intellectual stimulation from a place.</i></p>	<p>High: The site including the listed farmhouse and granary portray a high degree of architectural quality from exposed timber framing, internal bracing, jettied gables, bull-nosed joints, hexagonal stack, diamond leaded latticework to windows, pargetting, lath and plaster ceilings and Tudor brickwork.</p> <p>The farmhouse is a fine example of a ‘H-plan’ medieval hall house. Much of the original fabric still remains in situ and despite some later addition alterations which have not reinforced the quality of the host building, the overall architectural quality remains high.</p>
<p>Historic Value <i>Illustrative and associative, how a place connects the present to past people, events and aspects of life.</i></p>	<p>High: Cromer Farm carries high historical significance as evidenced through its evolution as a working farmstead, the tangible survival of its original plan form, phasing and chronology. The building is a rare survival and continues to portray illustrative evidence of former uses, operation, activities and development.</p> <p>The age, layout, building typologies, construction methods, materials and details all combine to contribute to the sites historical and evidential value.</p> <p>The close interrelationship between the farm buildings and the spaces around them also contributes to this historical value.</p>
<p>Archaeological Value <i>Potential of a place to yield evidence about the past human activity.</i></p>	<p>Medium: The site remains within the Area of Archaeological Significance 36 and continues to be identified as having potential for archaeological remains of the prehistoric, Romano-British, Anglo-Saxon, medieval and later periods.</p>
<p>Contribution from Setting</p>	<p>Medium: The farms agricultural setting and open fields to the east and south carry both visual and land use association. There is an intangible link between the buildings on site, their former function and the surrounding fertile landscape. The sites position on rising land and on entrance to the village is also of interest.</p>
<p>Overall Significance</p>	<p>High: In light of the above including the rarity of the surviving C15 fabric, the ancillary outbuildings and the historic value of the site as a whole it’s overall significance is high.</p> <p>The farmhouse is rightfully identified as a grade II* listed building and its special architectural and historic interest remains largely intact.</p>

9.0 The Proposals

9.1 Proposals Overview

The proposals include a range of urgently required repairs and carefully considered interventions to the farmhouse, stables and entrance gate. As well as reversing a number of unsympathetic alterations which have been carried out to the heritage assets prior to the current ownership; the following proposals also seek to secure the proper repair, consolidation and refurbishment of the historic fabric. An honest conservation led approach has been taken to new interventions. Each of the proposals are considered in the section below.

- **Proposal 1 – Pedestrian Entrance Gate.**
Like for like replacement of the five-bar pedestrian entrance gate.
- **Proposal 2 – Replacement Benches**
Like for like replacement of the two weathered timber porch benches.
- **Proposal 3 – Stables Render**
Removal of the cement render to the south gable end of stables and consolidation, repair and reinstatement of timber weatherboarding.

- **Proposal 4 – Farmhouse Flat Roof**
Removal of the mineral felt covering to the C20th rear flat roof extension and replacement with a standing seamed zinc roof.
- **Proposal 5 – Farmhouse Fenestration**
Replacement of the poor quality C20th windows and doors to the later addition east wing.

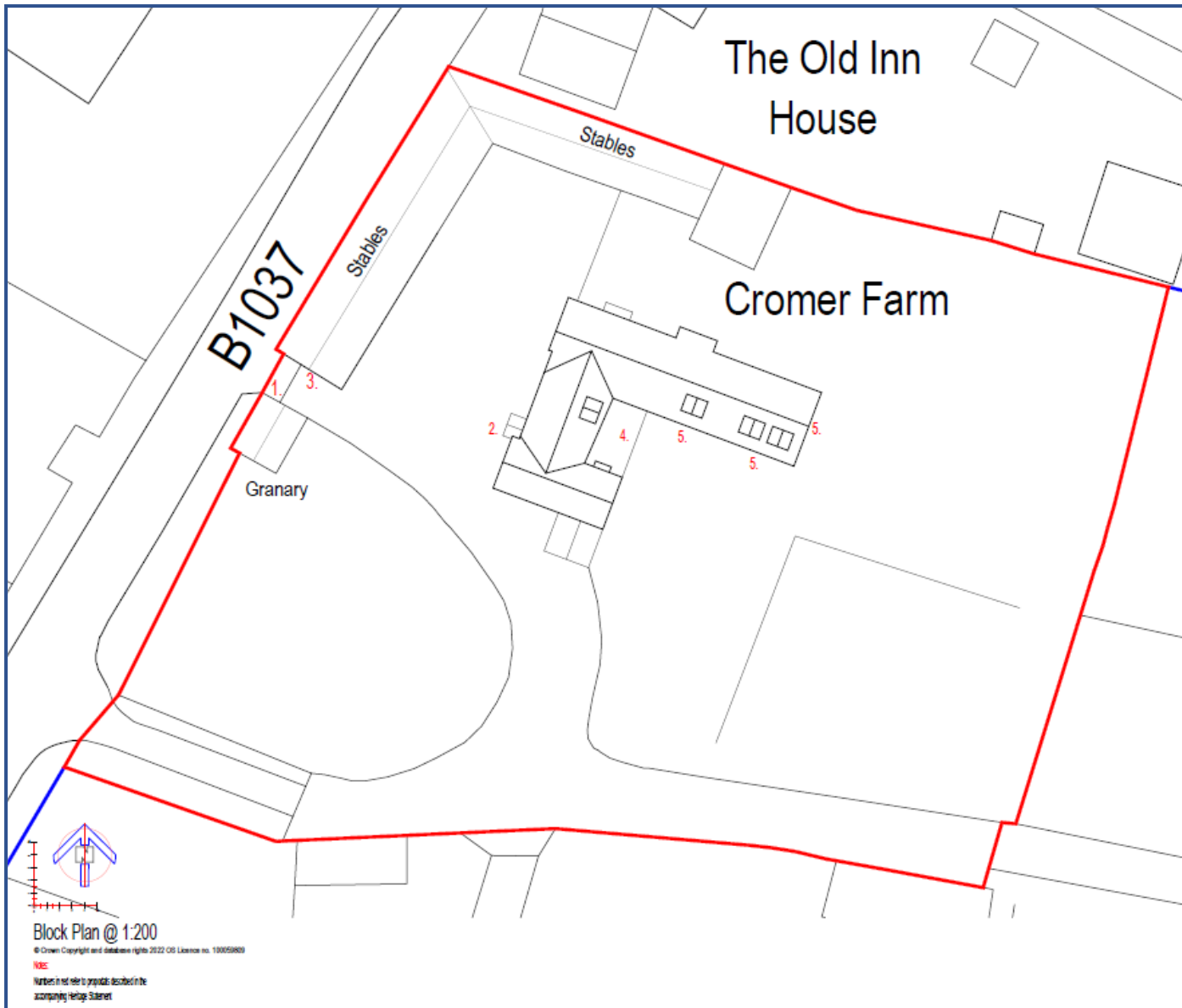
9.2 Conservation Philosophy

All five of the proposals have been carefully considered and the design approach on offer has been taken as a direct result of consultation feedback and with the full understanding of the significance of the heritage assets involved. The proposals adhere to current conservation philosophy and the adhere to the following key principles:

- The proposals will **better reveal** the significance of the heritage assets and their **wider setting**.
- No **historic fabric** will be lost as part of the proposals.
- A sympathetic approach to intervention will be taken following thorough understanding and interpretation of the **buildings values and significance**.
- Wherever necessary, the proposed works will be undertaken using **traditional methods, techniques and materials**.

The clients fully understand the significance of the site and recognise their roles as custodians of the heritage assets within their ownership.

9.2 Proposals Block Plan



Notes:

Numbers in red refer to proposals described in the accompanying Heritage Statement

1. Pedestrian entrance gate
2. Benches under porch
3. Render to stables gable wall
4. Farmhouse flat roof
5. Farmhouse fenestration

10.0 Proposal 1: Pedestrian Entrance Gate

The first proposal facilitates the like for like repair and where necessary replacement of five bar pedestrian entrance gate. This will extend to the realignment and repair of the gate posts and enclosure as required. The height, layout and alignment of the gate, posts and enclosure will remain unchanged. The style and appearance of the five-bar gate will also remain unaltered.

This pedestrian entranceway to the farm off the B1037 remains a significant approach route to the farmhouse and is framed on either side but the Grade II Granary and curtilage stables.

This accessway allows for glimpsed views from the road up to the west elevation of the farmhouse. The C19th print and water colour (see below), as well as the map regression (see section 5) clearly shows this approach route as one of the historic primary means of entry into the farmyard; this access therefore carries significance as a prominent feature and through evidential value of the sites evolution.

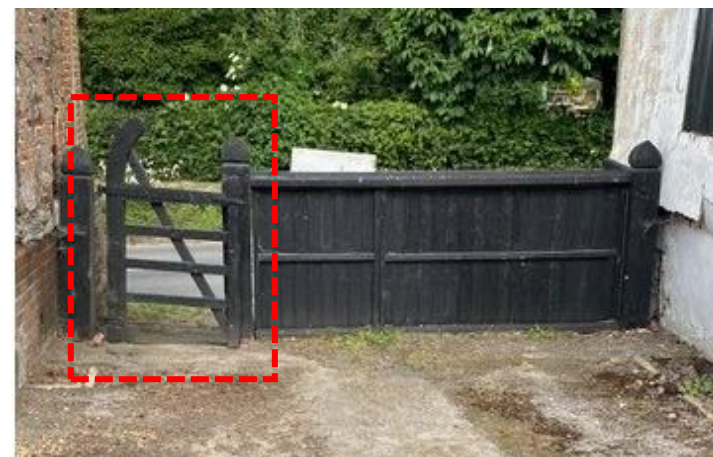
The print also shows there has been substantial gate posts in place in this location adjoining the stables and granary.

Whilst there is clearly historic precedent for a gated entrance in this location, the existing five-bar gate is not original and of no intrinsic value. The capped posts are also of differing section and specification. The gate does not properly fit the opening, all of which suggests a configuration which has been supplemented over time.

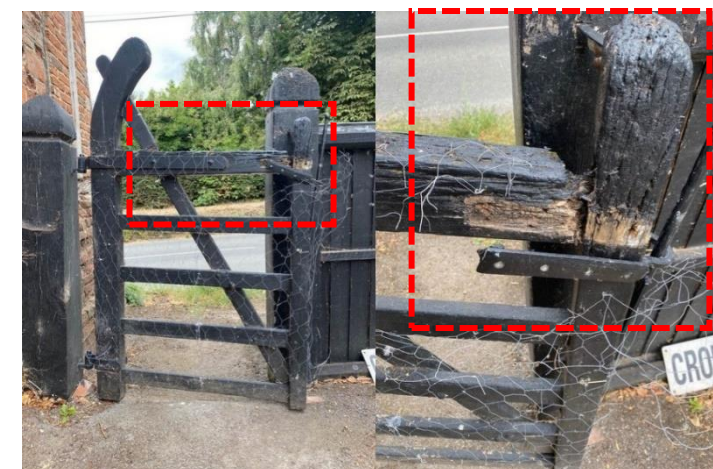
The joinery to the five-bar gate has now become friable and entirely rotten in places. The gate catches and hardware have also pulled and are no longer functional.

As it stands the lack of a secure entranceway carries significant risk both in terms of security and health and safety for the clients pets/livestock. Given the gateway is no longer operational and sections of timber are now beyond meaningful repair, this proposal is a priority for sensitive remedial action.

The adjacent annotated photos identify the extent of the works and the areas of particular concern.



Above: Extent of timber gate to be replaced



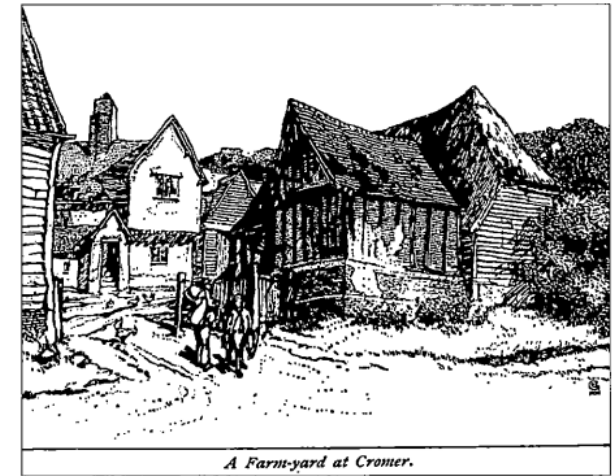
Above: Sections of rail rotten top rail and the no longer operations fixings.

10.1 Proposed schedule of work:

- Remove gate from hinges and straps
- Check condition of fixings and state of ironmongery.
- Set aside ironmongery including hinges and straps for reuse where possible.
- Remove gate rails/bars which are beyond meaningful/economic repair.
- Likely top rail and fixing bar which appear to be rotten through.
- Splice in or fully replace timber rails and bars with appropriately seasoned hardwood e.g. Oak heartwood, Accoya or Douglas Fir.
- Refit and realign gate to finish flush within the opening.
- Reset large moulded capped gateposts if required.
- Ensure all catches take and gateway secure.
- Treat timber with appropriate black stain for longevity e.g. Owatrol Solid Colour Stain.



Above: Photo from the road showing the gate prior to application of dark stain.



Above: Print looking from the road up to the west elevation of the farmhouse c. 1895 - 1915



Above: Watercolour depicting a similar view, gate posts and pedestrian entrance visible between stables and granary c.1936

Proposal 1 - Heritage Impact Assessment

This table provides a description of the levels of harm attributed by this proposal to the significance identified within Section 8.

Level of Impact	High Beneficial:		The proposed changes will seriously improve the overall setting and character of heritage assets, revealing and/or enhancing important characteristics which were previously inaccessible. There would be a substantial improvement to important elements of the building. Any change resulting in a positive impact should be encouraged.
	Moderate Beneficial:		The proposed changes will considerably improve the setting or overall character of the heritage asset. There may be an improvement in key uses and beneficial change (e.g. the creation of coherency) to the visual characteristics of the interior of the building. Any change resulting in a positive impact should be encouraged.
	Minor Beneficial:		The proposed changes may cause minimal improvement to the setting or overall character of a heritage asset. Any change resulting in a positive impact should be encouraged.
	Neutral:		The proposed changes will have no impact on the heritage asset.
	Minor Adverse:		The proposed changes will have minimal impact on the setting or overall character of a heritage asset. Change of this magnitude may be acceptable if suitable mitigation is carried out.
	Moderate Adverse:		The proposed changes will negatively alter the setting or overall character of the heritage asset. It will likely disturb key features and detract from the overall heritage significance. Change of this magnitude should be avoided where possible, but can be neutralised through positive mitigation.
	High Adverse:		The proposed changes will seriously damage the overall setting and character of heritage assets. They will cause a notable disruption to or in some cases complete destruction of important features. Change of this magnitude should be avoided.

Impact Assessment: Proposal 1		Moderate Beneficial: The proposed works to the pedestrian gateway will have a moderate beneficial impact to the setting of the heritage asset. The enclosure forms part of the curtilage to the principal farmhouse. This access is a historic entrance to the farmyard and lies in close proximity to the Grade II Granary and curtilage stables. The proper conservation of this entrance using traditional materials is therefore vital to the long term conservation of the site. Having a secure access will also ensure the future viability of the site for safe accommodation of livestock and as a functioning family home.
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11.0 Proposal 2 - Replacement Bench Seats

The second proposal facilitates the simple Like for like replacement of the front entrance porch benches. These two benches sit either side of the main west entrance to the farmhouse and within the later addition mid C20th porch. The porch has clearly been remodelled as evidenced through the visible reduction in size from C18th – C20th map regression. The current porch would seem to be a mid 20th century addition and therefore of low architectural and historic value.

The benches themselves carry no intrinsic value and are made from fairly modest sections of timber and carry no special detailing or features of interest. The condition of the benches is now poor and are showing signs of displacement and substantial cracking.

11.1 Proposed schedule of works:

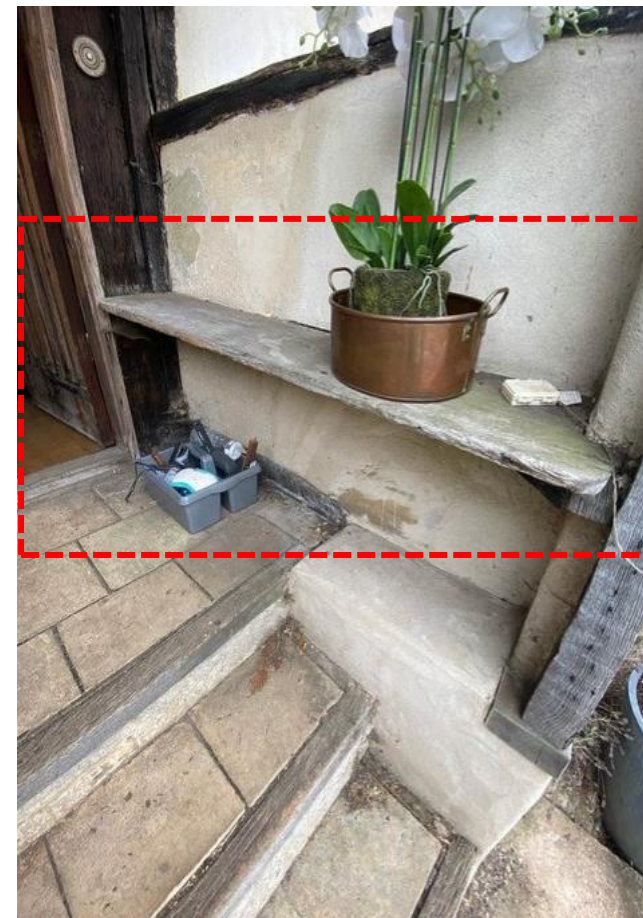
- Carefully prise out and release both benches from their niches using hand tools only.
- Using the existing benches as a template, use appropriately seasoned

hardwood e.g. Oak heartwood, Accoya or Douglas Fir to match the precise specification of the existing benches.

- Check condition of support brackets.
- Refit benches into their niches.
- Treat timber with appropriate dark stain for longevity e.g. Owatrol Solid Colour Stain.



Above: Extent of left-hand timber bench for replacement



Above: Extent of right-hand timber bench for replacement

Proposal 2 - Heritage Impact Assessment

This table provides a description of the levels of harm attributed by this proposal to the significance identified within Section 8.

Level of Impact	High Beneficial:		The proposed changes will seriously improve the overall setting and character of heritage assets, revealing and/or enhancing important characteristics which were previously inaccessible. There would be a substantial improvement to important elements of the building. Any change resulting in a positive impact should be encouraged.
	Moderate Beneficial:		The proposed changes will considerably improve the setting or overall character of the heritage asset. There may be an improvement in key uses and beneficial change (e.g. the creation of coherency) to the visual characteristics of the interior of the building. Any change resulting in a positive impact should be encouraged.
	Minor Beneficial:		The proposed changes may cause minimal improvement to the setting or overall character of a heritage asset. Any change resulting in a positive impact should be encouraged.
	Neutral:		The proposed changes will have no impact on the heritage asset.
	Minor Adverse:		The proposed changes will have minimal impact on the setting or overall character of a heritage asset. Change of this magnitude may be acceptable if suitable mitigation is carried out.
	Moderate Adverse:		The proposed changes will negatively alter the setting or overall character of the heritage asset. It will likely disturb key features and detract from the overall heritage significance. Change of this magnitude should be avoided where possible, but can be neutralised through positive mitigation.
	High Adverse:		The proposed changes will seriously damage the overall setting and character of heritage assets. They will cause a notable disruption to or in some cases complete destruction of important features. Change of this magnitude should be avoided.

Impact Assessment: Proposal 2		Minor Beneficial: The proposed works to replace the front entrance benches on a strictly like for like basis represents an opportunity to enhance the condition of this area of the building. There is no loss of historic fabric involved and the benches will be brought back to good serviceable condition.
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12.0 Proposal 3 – Stables Render

The third proposal facilitates the removal of impervious cement render which has been applied to the south gable end of the stables.

This traditional linear agricultural range lies within the curtilage of the listed farmhouse and therefore forms part of the GII* listed entity.

The stables have suffered from inappropriate alterations which if left unchecked will result in significant harm to the heritage asset. The render applied to the end gable is impervious and has failed. The render has entirely delaminated in places resulting in water ingress and damp penetration to the underlying historic fabric. With the above in mind, repair works are urgently necessary to secure the proper conservation of the stables. This alteration is now a priority to secure the stables and ensure the structure is wind and weather tight.

This proposal therefore seeks to reverse the application of the cement render, consolidating the weatherboarding behind and repair/reinstate timber boarding to the original dark stain finish. This works will once again allow

breathability to the fabric behind and alleviate any trapped moisture from causing further damage.

12.1 Proposed schedule of works:

- Carefully remove cement render using hand tools only.
- Inspect condition of weatherboarding
- Remove damaged, broken and rotten boards.
- Set aside any boards which can be reused/salvaged.
- Make good masonry using lime mortar on a like for like basis.
- Reinstate weatherboarding using matching gauged and suitably seasoned timber.
- Treat with a dark stained finish.

This works essentially, represents the reinstatement of the historic finish to the end gable. The work offers a significant opportunity for enhancement and to secure the ancillary structure which makes a positive contribution to both the setting of the adjacent heritage assets and the wider streetscene.



Above: Photos of delaminating cement render and underlying timber weatherboarding



Figure 1 Existing view of south gable end with delaminating cement rendered finish. Extent of works indication in red.



Figure 2 Proposed view of south gable end with render removed and horizontal timber boarding repaired/reinstated.

Proposal 3 - Heritage Impact Assessment

This table provides a description of the levels of harm attributed by this proposal to the significance identified within Section 8.

Level of Impact	High Beneficial:		The proposed changes will seriously improve the overall setting and character of heritage assets, revealing and/or enhancing important characteristics which were previously inaccessible. There would be a substantial improvement to important elements of the building. Any change resulting in a positive impact should be encouraged.
	Moderate Beneficial:		The proposed changes will considerably improve the setting or overall character of the heritage asset. There may be an improvement in key uses and beneficial change (e.g. the creation of coherency) to the visual characteristics of the interior of the building. Any change resulting in a positive impact should be encouraged.
	Minor Beneficial:		The proposed changes may cause minimal improvement to the setting or overall character of a heritage asset. Any change resulting in a positive impact should be encouraged.
	Neutral:		The proposed changes will have no impact on the heritage asset.
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	High Adverse:		The proposed changes will seriously damage the overall setting and character of heritage assets. They will cause a notable disruption to or in some cases complete destruction of important features. Change of this magnitude should be avoided.

Impact Assessment: Proposal 3		High Beneficial: The proposed works to remove the cementitious render applied over the timber weatherboarding and securing full breathability of the fabric behind will result in significant benefits to the heritage asset both physically in terms of moisture and damp penetration but also aesthetically re-establishing the original finish.
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13.0 Proposal 4 – Farmhouse Flat Roof

The fourth proposal facilitates the replacement of the roof covering to the east elevation flat roof link extension. The extension is a 1950/60's addition of limited architectural or historic interest and the felt is a 1970's covering.

The mineral felt roof covering has reached end of life and is showing signs of failure. The lead flashing has also slipped in places and needs replacing.

The proposal extends to replacing the mineral felt covering with standing seamed zinc roof, upgrading the roof insulation and re-flashing the perimeter connections. This aspect of the scheme was previously approved under the 2018 application.

The opportunity to upgrade the insulation, using appropriate breathable insulation such as TLX Gold will also improve energy performance.

Again, no loss of historic fabric will be involved and the proposals represent an opportunity for both physical and aesthetic enhancement. ***See Appendix 1 for full specification and data sheets for the proposed zinc roofing.***



Above: Photos of the flat roof extension and area of mineral felting to be replaced.

13. 1 Precedent Images

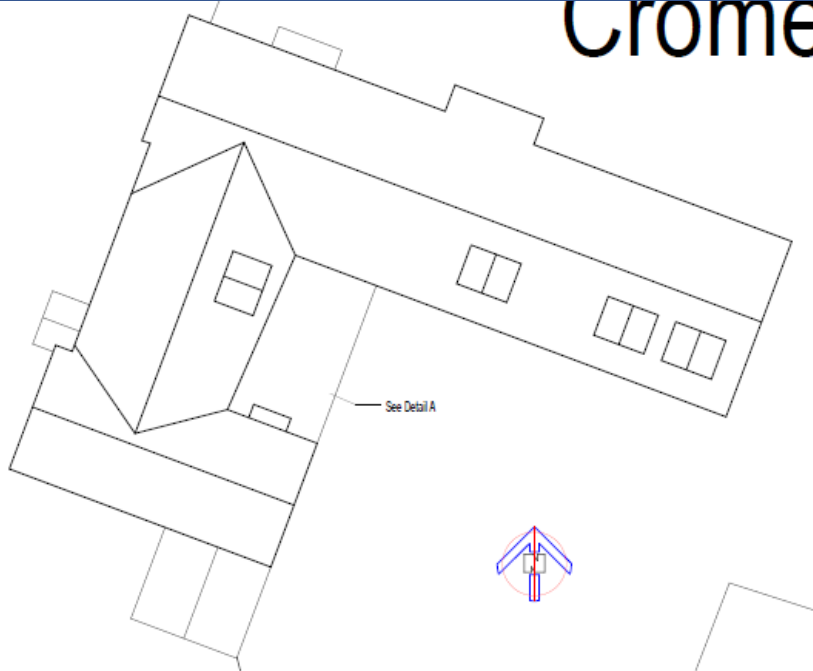


Crome

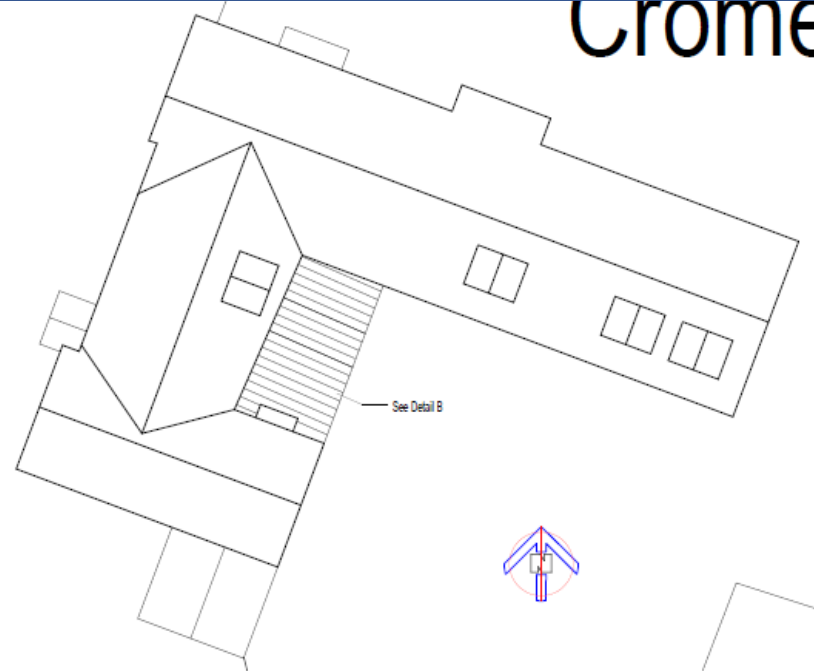
Crome

Left: Existing and Proposed Roof Plan.

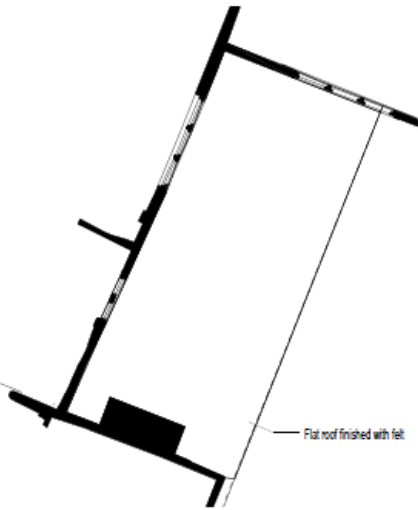
See Appendix 1 for full data sheets and specification for the replacement zinc roof.



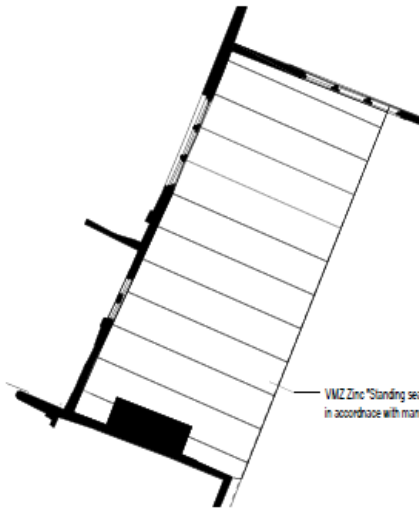
Roof Plan As Existing @ 1:100



Roof Plan As Proposed @ 1:100



Detail A Part Roof Plan As Existing @ 1:100



Detail B Part Roof Plan As Proposed @ 1:100

Proposal 4 - Heritage Impact Assessment

This table provides a description of the levels of harm attributed by this proposal to the significance identified within Section 8.

Level of Impact	High Beneficial:		The proposed changes will seriously improve the overall setting and character of heritage assets, revealing and/or enhancing important characteristics which were previously inaccessible. There would be a substantial improvement to important elements of the building. Any change resulting in a positive impact should be encouraged.
	Moderate Beneficial:		The proposed changes will considerably improve the setting or overall character of the heritage asset. There may be an improvement in key uses and beneficial change (e.g. the creation of coherency) to the visual characteristics of the interior of the building. Any change resulting in a positive impact should be encouraged.
	Minor Beneficial:		The proposed changes may cause minimal improvement to the setting or overall character of a heritage asset. Any change resulting in a positive impact should be encouraged.
	Neutral:		The proposed changes will have no impact on the heritage asset.
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	Moderate Adverse:		The proposed changes will negatively alter the setting or overall character of the heritage asset. It will likely disturb key features and detract from the overall heritage significance. Change of this magnitude should be avoided where possible, but can be neutralised through positive mitigation.
	High Adverse:		The proposed changes will seriously damage the overall setting and character of heritage assets. They will cause a notable disruption to or in some cases complete destruction of important features. Change of this magnitude should be avoided.

Impact Assessment: Proposal 4		Moderate Beneficial: The proposed works to remove the failing mineral felt with a zinc covering will offer the opportunity for enhancement by alleviating the threat of water ingress, offering the chance to improve the lost flashing detail, introduce a more robust finish with greater longevity and through securing a more refined finish. It will also provide an opportunity to upgrade the insulation in this part of the building.
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14.0 Proposal 5 – Farmhouse Fenestration

Proposal five facilitates the replacement of modern C20th windows and doors. The works relate entirely to the later addition 1950's/60's rear projecting wing. The existing configuration of openings is disjointed, incongruous and lacks any tangible cohesion, refinement or relationship to the host building.

The current fenestration includes heavy softwood frames, a mix of proportions, finishes, detailing which detracts from the significance and special interest of the listed building. The proposals therefore represent a significant opportunity for enhancement.

It should also be noted, that the replacement of and dropping of these later addition windows was previously approved under the 2018 scheme (3/18/0489/LBC). However, the approved design would have exacerbated the heavy, cumbersome joinery detailing and left the rear of the building with an unbalanced rear projecting balcony.

This latest scheme seeks to introduce an honest, lightweight, slimline approach to the glazing. This design methodology will ensure the

openings are subservient and unobtrusive. The use of aluminium frames offers a contemporary approach which is paired back to ensure the glazing will not compete with or transcend the historic fabric and wider setting. The openings will secure a much stronger sense of balance and verticality to the proportions of the fenestration; reflecting the vertical nature of the historic glazing patterns of the listed building..

Again, the works involve no loss of historic fabric and all making good will be undertaken using lime mortar and matching materials.

14. 1 Window/door schedule for replacement:

- A) 2x brown stained softwood windows to the south elevation. These windows comprise a single fixed lower light and two top-hung night vents.
- B) 1x bi-folding half timber doors to south elevation serving the paved garden space.
- C) 1x casement to south elevation gable end. One side and one top hung opening light. The poor-quality frame has now become rotten.
- D) 1x large horizontal softwood opening to south elevation gable end with two fixed and two opening lights serving the kitchen.

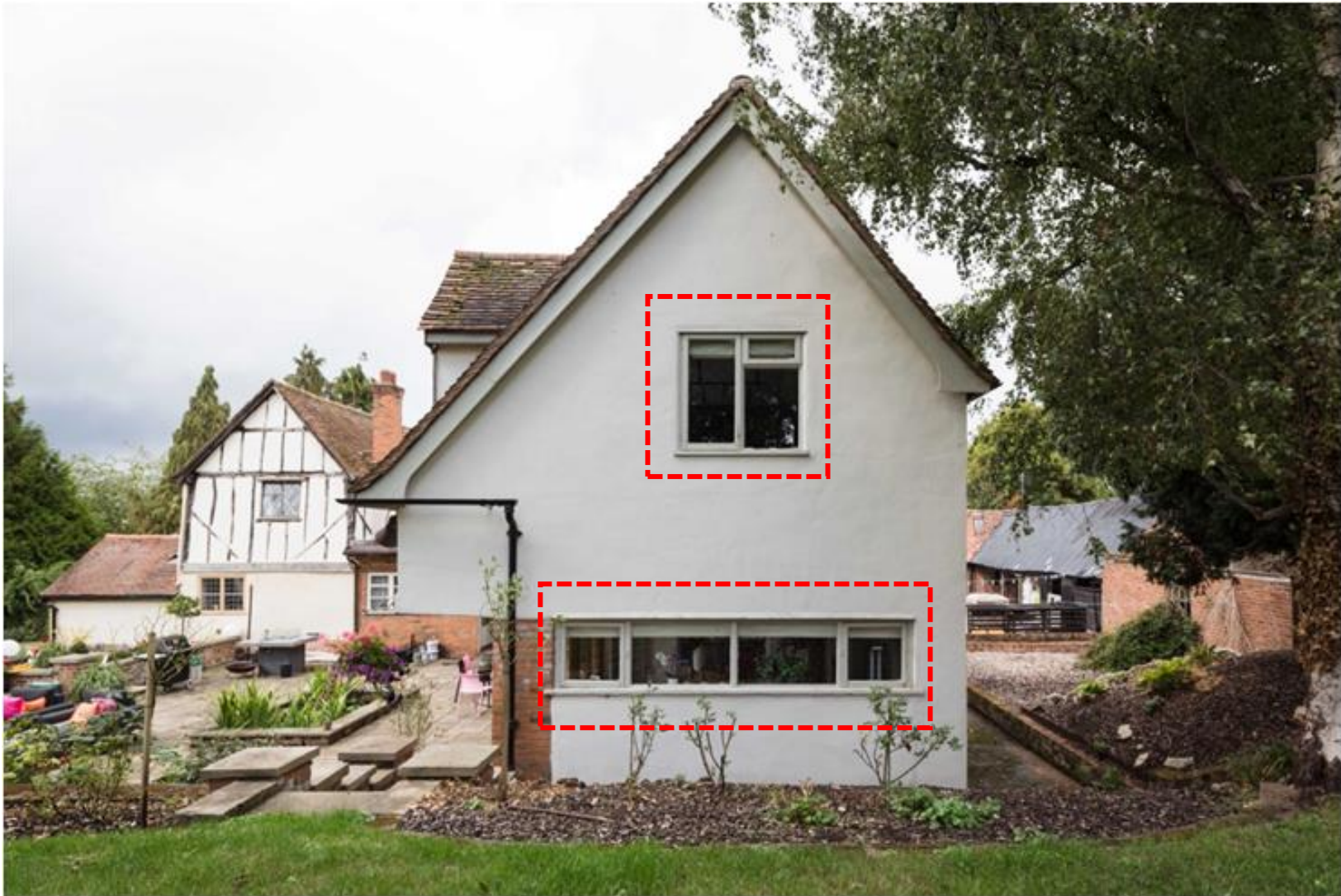




Above: South elevation of the extension with existing windows and doors identified for replacement



Above: Proposed view of replacement fenestration with slimline profile, lightweight recessive glazing with aluminium frames.



Above: East elevation of the extension with existing windows identified for replacement.



Above: Proposed view of east elevation replacement fenestration with slimline profile, lightweight recessive glazing with aluminium frames. The frameless glass balustrade has also been designed to carry minimal visual impact. Note existing GF kitchen window height 670mm and proposed height 1150mm.



Above: Proposed internal view of the glazing system and existing modern finishes.

Proposal 5 - Heritage Impact Assessment

This table provides a description of the levels of harm attributed by this proposal to the significance identified within Section 8.

Level of Impact	High Beneficial:		The proposed changes will seriously improve the overall setting and character of heritage assets, revealing and/or enhancing important characteristics which were previously inaccessible. There would be a substantial improvement to important elements of the building. Any change resulting in a positive impact should be encouraged.
	Moderate Beneficial:		The proposed changes will considerably improve the setting or overall character of the heritage asset. There may be an improvement in key uses and beneficial change (e.g. the creation of coherency) to the visual characteristics of the interior of the building. Any change resulting in a positive impact should be encouraged.
	Minor Beneficial:		The proposed changes may cause minimal improvement to the setting or overall character of a heritage asset. Any change resulting in a positive impact should be encouraged.
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	Moderate Adverse:		The proposed changes will negatively alter the setting or overall character of the heritage asset. It will likely disturb key features and detract from the overall heritage significance. Change of this magnitude should be avoided where possible, but can be neutralised through positive mitigation.
	High Adverse:		The proposed changes will seriously damage the overall setting and character of heritage assets. They will cause a notable disruption to or in some cases complete destruction of important features. Change of this magnitude should be avoided.

Impact Assessment: Proposal 5		Moderate Beneficial: The proposed alterations would secure enhancement to the heritage assets by rationalising the glazing typology across the rear extension. The existing heavy, cumbersome and disjointed appearance detracts from the listed building. The proposed replacement fenestration reintroduces verticality through the glazing proportions and the contemporary lightweight approach would be recessive and add a much greater sense of cohesion across this later addition wing.
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15.0 Overall Impact Summary

Proposal 1 - Pedestrian Entrance Gate		Moderate Beneficial: The proposed works to the pedestrian gateway will have a moderate beneficial impact to the setting of the heritage asset. The enclosure forms part of the curtilage to the principal farmhouse. This access is a historic entrance to the farmyard and lies in close proximity to the Grade II Granary and curtilage stables. The proper conservation of this entrance using traditional materials is therefore vital to the long term conservation of the site. Having a secure access will also ensure the future viability of the site for safe accommodation of livestock and as a functioning family home.
Proposal 2 - Replacement Bench Seats		Minor Beneficial: The proposed works to replace the front entrance benches on a strictly like for like basis represents an opportunity to enhance the condition of this area of the building. There is no loss of historic fabric involved and the benches will be brought back to good serviceable condition.
Proposal 3 - Stables Render		High Beneficial: The proposed works to remove the cementitious render applied over the timber weatherboarding and securing full breathability of the fabric behind will result in significant benefits to the heritage asset both physically in terms of moisture and damp penetration but also aesthetically re-establishing the original finish.
Proposal 4 - Farmhouse Flat Roof		Moderate Beneficial: The proposed works to remove the failing mineral felt with a zinc covering will offer the opportunity for enhancement by alleviating the threat of water ingress, offering the chance to improve the lost flashing detail, introduce a more robust finish with greater longevity and through securing a more refined finish. It will also provide an opportunity to upgrade the insulation in this part of the building.
Proposal 5 - Farmhouse Fenestration		Moderate Beneficial: The proposed alterations would secure enhancement to the heritage assets by rationalising the glazing typology across the rear extension. The existing heavy, cumbersome and disjointed appearance detracts from the listed building. The proposed replacement fenestration reintroduces verticality through the glazing proportions and the contemporary lightweight approach would be recessive and add a much greater sense of cohesion across this later addition wing.
Public Benefits		Moderate Beneficial: Whilst the heritage assets are not currently 'at risk' or significantly declining, the proposals will help to secure the long term conservation of two nationally significant heritage assets and their setting. The works also ensure the heritage assets remain viable as a family home. The works directly address a clear and justified need regarding repair, maintenance, functional, aesthetic and energy performance requirements. Clear public benefit can therefore be secured through approval of the proposals.
Overall Assessment		Moderate Beneficial: In light of the above, the proposals comply with the local and national policy requirements as set out within Section 8. The overall assessment of the proposals is moderate beneficial and to this end they should be supported.

Impact upon Special Interest

Special Architectural and Historic Interest:

Given the above assessment and likely moderate beneficial impact of the proposals, the special architectural and historic interest of the heritage assets including their setting will not be affected by the proposals.

The proposals would therefore past the statutory tests as set out within Section 8.

16.0 Conclusion

Overall, this report has identified significance and taken account of this in an assessment of the impact of the proposals. Great weight has been given to the heritage assets and their setting and the proposals are considered to be compliant with local and national policy.

The NPPF states heritage assets are an irreplaceable resource and it is important to conserve them in a manner appropriate to their significance. The proposals represent a significant opportunity for enhancement and will help to secure the long term conservation of two nationally significant heritage assets and those associated ancillary structures.

The proposed have been carefully considered with due understanding and appreciation of the significance of the assets involved. The alterations can be justified as being beneficial to the heritage assets and offer tangible public benefits.

This is a conservation led approach to repair, alteration and refurbishment which will not affect the special architectural or historic interest of the listed buildings or their setting.



Appendix 1 – Zinc Roofing Specification.

VMZ Standing seam

The system

Underlying principles

Introduction The standing seam system consists of a comprehensive range of robust components that ensures appropriate and correct installation is achieved. It is also important that standing seam roofs are installed by properly trained and equipped professionals.

Individual panels are held in place at the top of the pitch by a minimum of 5 fixed clips and then towards the lower portion of the panel by sliding clips allowing thermal movement. These stainless steel clips, which are fixed to the structure, are crimped inside the joints. Thus the fixing clips for panels and flashings never penetrate the material and therefore do not affect the appearance or damage the waterproofing. The low height of the seams (25mm standard) and the 600mm maximum spacing between joints give the roof a light, harmonious appearance.

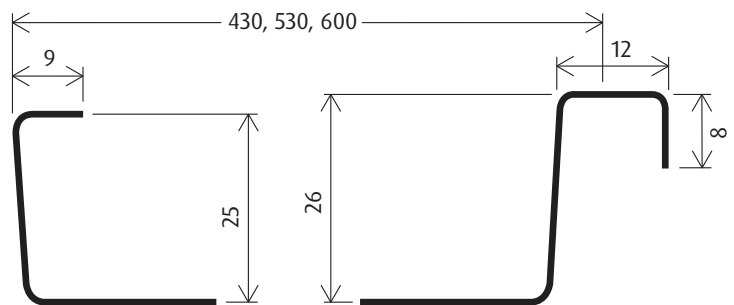
The standing seam system is available in various standard coil dimensions shown in the table on the opposite page. Non-standard widths between 60mm and 600mm can also be produced.

The standing seam panels weigh approx 6kg per m².

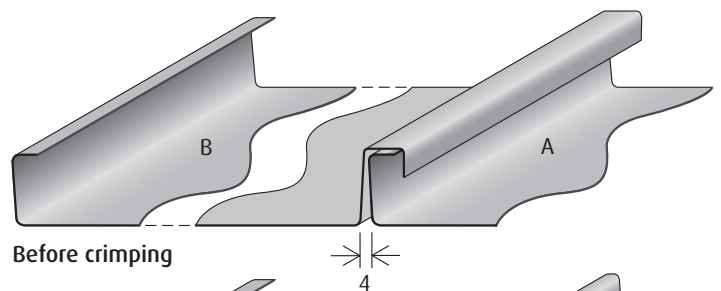
See pages 8 and 9 for samples of the 7 finishes available.

The system is eminently suitable for warm roof constructions (pages 12-21) and for cold roof constructions (pages 24-29).

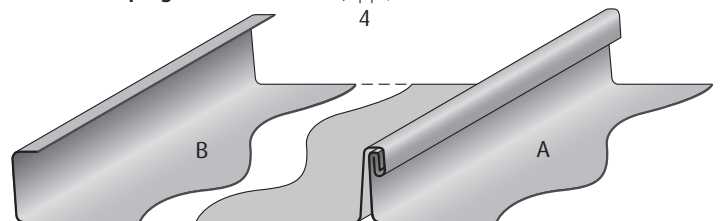
VMZINC PLUS VMZINC PLUS is a unique patented product that allows zinc to be installed on ventilated plywood (page 26) as well as specific warm (non-ventilated) substrates (pages 12-21). The product consists of VMZINC (in all finishes) having a 60µm coating applied to the underside thus allowing a more varied amount of substrates to be used and eliminating the risk of the formation of white rust on the underside of the zinc standing seam panels. VMZINC PLUS resists to an abrasion of 40 litres when tested in accordance with ASTM D 968.



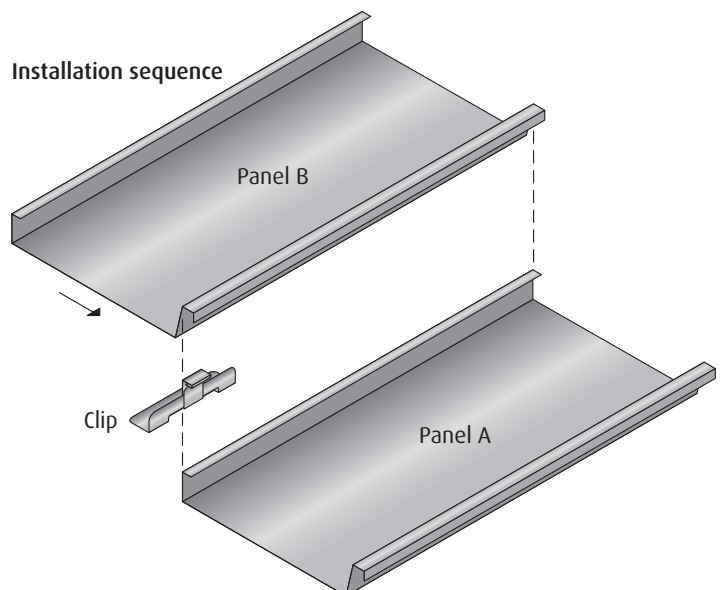
Panel dimensions (mm)



Before crimping

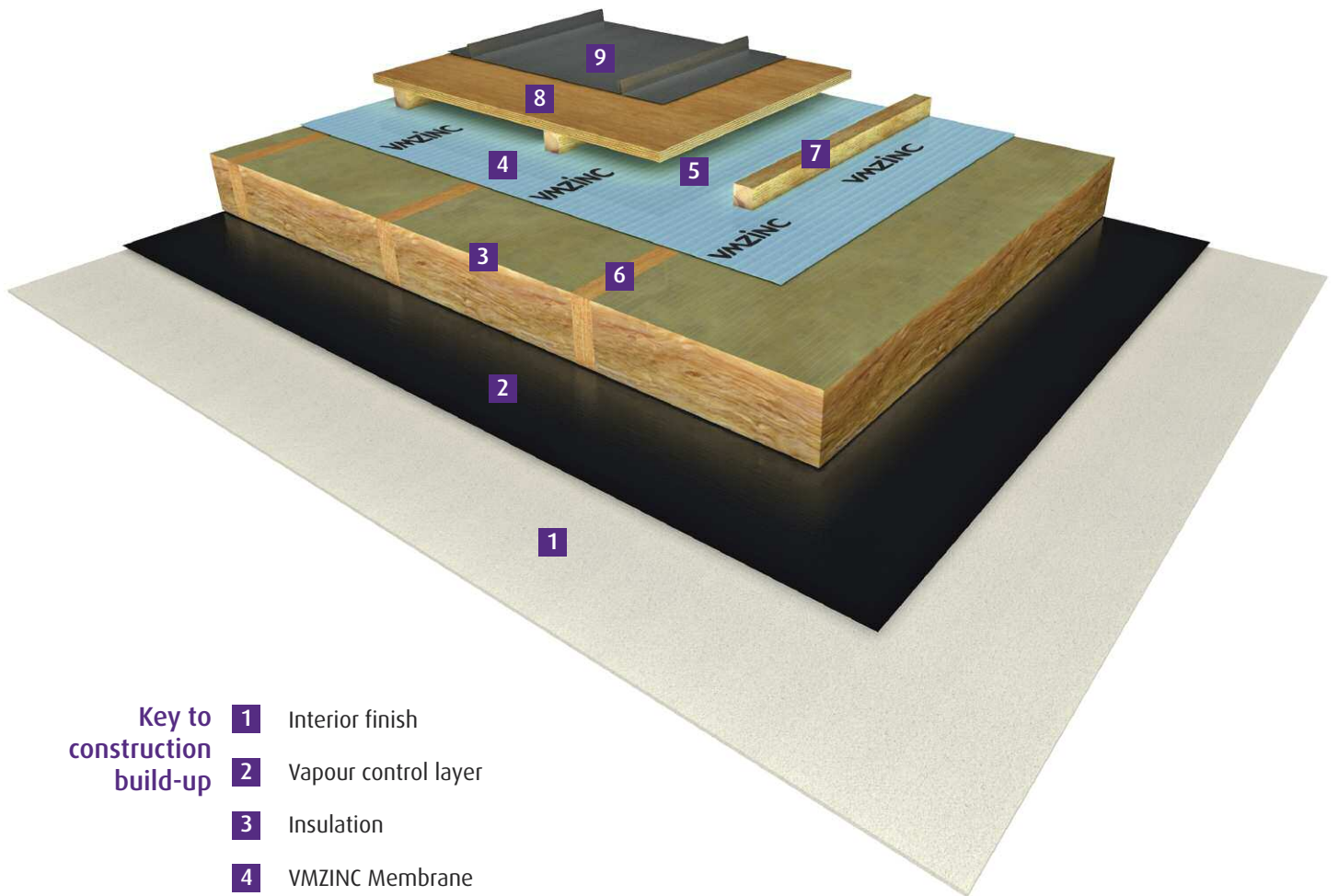


After crimping (double lock standing seam)



1. Position panel A
2. Engage clips to upstand of panel A and screw fix to substrate
3. Engage edge of panel B over clip
4. Crimp all 3 components together to form double lock standing seam

Standing seam on vented plywood



Key to construction build-up

- 1** Interior finish
- 2** Vapour control layer
- 3** Insulation
- 4** VMZINC Membrane
- 5** 50mm ventilated air space (minimum)
- 6** Rafter
- 7** Batten
- 8** Plywood
- 9** VMZINC PLUS Standing Seam

Advantages of standing seam on vented plywood

- Provides a continuous rigid deck for the VMZINC PLUS
- Plywood decking is readily available and widely used
- Excellent pull-out resistance
- BRE Green Guide rated A+



Standing seam on vented plywood

Area of application Suitable for buildings in 1 to 4 humidity classes (dwellings with high occupancy, sport halls, etc) with pitches from 3° to the vertical. VMZINC is installed on the roof boarding. A 50mm continuous air gap must be left clear beneath the plywood. Continuous ventilation openings are made at the ridge and eaves. In order to maintain the integrity of the roof, a breather membrane should be installed on the cold side of the insulation, and a vapour control layer appropriate to the building's humidity levels laid on the warm side of the insulation.

Structure VMZINC PLUS must be used. VMZINC Membrane can be used between the VMZINC PLUS and the plywood, although this is optional but may have the advantage of protecting the plywood prior to the installation of the zinc. The ideal thickness of the plywood is 18mm and it must be weather and boil proof. WBP plywood is more precisely described as EN314-3 (glue bond) and EN636-2 (timber performance). The substrate must be flush to within 2mm and all screws and nails must be countersunk. The 50mm air space must be continuous and vented by openings at the base and top of the roof which are generally linear vents at least 10mm wide protected by insect mesh and correspond to BS 5250: 2002. The VMZINC membrane can be used to protect the insulation but the 50mm air space must not be compromised. It is also recommended to install a vapour control layer on the warm side of the insulation.



Note:
The information relating to the installation of insulation and membranes is indicative only.

The choice and installation of these products will be according to the recommendations of the insulation and membrane manufacturers.

Download the technical drawings of this roof build-up from our website
www.vmzinc.co.uk