



Proposed Maintenance, Extensions and Alterations at Manor Barn

2306.1400.P5 - Planning & Heritage Statement

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1. Outline

a. Existing

- i. Manor Farm Barn requires a programme of maintenance, adaptations and additions in order to suit the needs of the applicants.

b. Proposals

- i. It is proposed to carry out a series of repairs, adaptations and improvements that are required at Manor Barn in order to safeguard its future and ensure it fully meets the requirements of the applicant whilst respecting the historic character of the site;
 1. Replacement of various end of life joinery.
 2. Alteration to fenestration in R12.
 3. Infill existing sheltered porch openings to form enclosed porch.
 4. Convert attach garage to guest room including new fenestration in existing openings.
 5. Alterations to Kitchen.
 6. Erection of small extension to house plant and general domestic storage requirements.
 7. Addition of Air Source Heat Pump.
 8. Reconfiguration of parking surfaces within the site.
 9. Improvements to landscaping.
 10. Install a wood burning stove in R12.



Plate 1 - Porch and Garage Conversion infill fenestration and Plant Room Extension

2. Context

a. Existing

- i. Manor Barn is a converted former barn set within a cluster of listed buildings, some of which are historically related, namely Manor Farmhouse to the West, and a former stables, Cartlodge and Granary to the North.

b. Proposals

- i. The proposals have no impact on the site context.

3. The Site

a. Existing

- i. The site is located in the village of Norton Little Green, east of Bury St. Edmunds.
- ii. The site consists of a converted barn with extensions with surrounding gardens.
- iii. There is 367m² of built footprint on the site.

b. Proposed

- i. The proposals will represent a modest intensification of the site;
 1. 11.5m² additional built footprint for the plant room extension.
- ii. The proposals reconfigure the parking surface into a more centralised parking area.

4. Use

a. Existing

- i. The site is in use as a residential dwelling.

b. Proposed

- i. The proposed use is unchanged.

5. Design

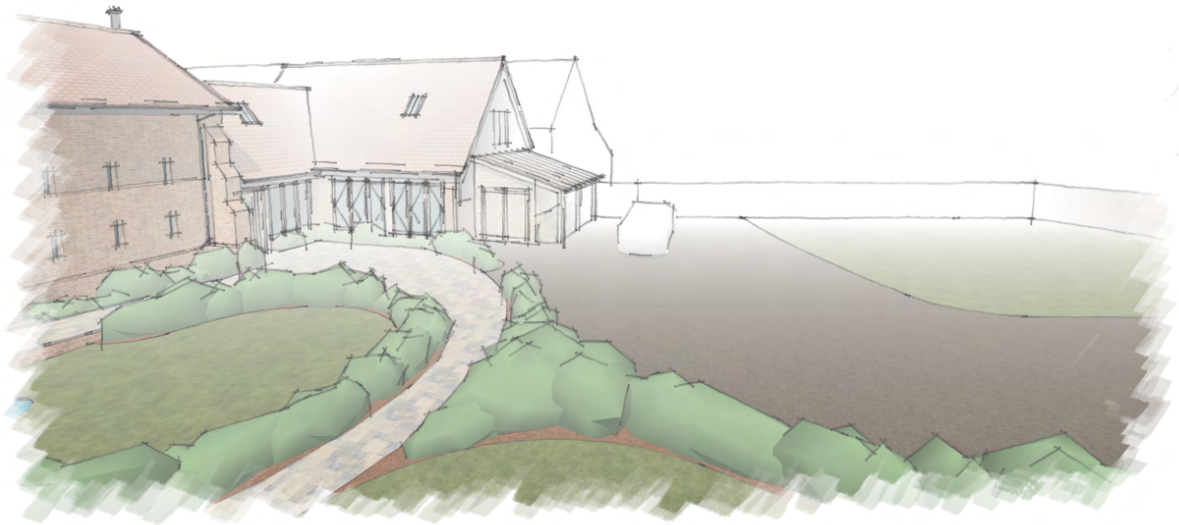


Plate 2 - Alterations and Extension

a. Outline

- i. The proposals have a negligible impact on the overall design of the buildings.

b. Massing and Form

- i. The proposals have a small effect on the building massing and form.
- ii. The extension is designed to provide the required internal space whilst remaining subservient to the main barn.

c. Layout

- i. The extension enlarges an existing space without changing the function, therefore the functional layout of the dwelling is unchanged.
- ii. The proposals centralise parking on the site.

d. Appearance.

- i. Traditional styling and detailing is proposed for all proposed elements in line with the submitted drawings.
- ii. Aesthetically, the design aims to sympathetically contrast the barn in order to not confuse the additions with historical elements.

e. Light and Shadow

- i. The proposals will cause no overshadowing of neighbouring properties.

f. Privacy

- i. No new windows are proposed that can overlook neighbouring properties.

g. Materials

- i. Traditional materials are proposed;
 - 1. New/replacement joinery will be painted timber.
 - 2. Infilling and making-good will match existing/surrounding fabric. Reusing materials wherever possible.
 - 3. The extension will be timber cladding on timber framed walls, oak structural elements and a cedar shingle roof.
 - 4. The material choices have been made with Heritage and Conservation in mind, amongst other factors. However, the Applicant and Agent are open to negotiation on material choices if judged more appropriate from a conservation perspective.



Plate 3 - Proposed Porch Infill

6. Access and Parking

a. Existing

- i. The site is accessed via Ashfield Road.
- ii. The site has off-road parking for 6+ vehicles.

b. Proposed

- i. The site access to and from the public highway will remain unchanged.
- ii. The proposals centralise the parking, making it more practical as well as more in keeping with layouts for such sites.
- iii. The proposals convert the attached garage.

7. Waste

- a. Existing
 - i. Domestic waste and recyclables are currently stored on site.
 - ii. Domestic waste and recyclables are collected kerbside by the local authority at the site entrance.
- b. Unaffected
 - i. The proposals have no effect on the above provisions.
- c. Proposed
 - i. Existing waste storage and collection will remain unchanged.
 - ii. The existing recyclables storage and collection will remain unchanged.

8. Sustainability & Carbon Footprint

- a. Existing
 - i. The property currently has its heating and hot water provided by an oil fired boiler.
 - ii. The lower efficiency of oil-fired boilers leads to higher carbon emissions and energy consumption
- b. Proposals
 - i. The proposals include the installation of an Air Source Heat Pump as well as Wood Burning Stove. These heating methods are more sustainable and aim to reduce the carbon footprint of the site.
 - ii. A wood burning stove has the potential to be carbon neutral, depending on wood sourcing.
 - iii. An Air Source Heat Pump is highly efficient, and as the UK transitions to more renewable/sustainable/lower carbon energy sources the positive effect will compound.

9. Regulatory

- a. Existing
 - i. Oil-fired boilers generally receive unfavourable ratings in building control/SAP calculations. This is primarily due to their lower energy efficiency compared to other heating systems, such as gas-fired boilers or renewable energy solutions. As a result, alternative heating options are often preferred for better environmental performance and compliance with energy efficiency standards.
- b. Proposals
 - i. Air source heat pumps and wood-burning stoves score well in building control/SAP calculations due to their energy efficiency, low carbon emissions, utilisation of renewable energy sources, compliance with energy regulations, and potential cost savings.
 - ii. Air source heat pumps extract heat from the air, while wood-burning stoves, when operated with sustainably sourced wood, provide efficient and carbon-neutral heat. These factors contribute to their positive impact on building performance, sustainability, and meeting energy efficiency standards.

10. Flood Risk

- a. Existing
 - i. The site is located in flood zone 1, an area with a low probability of flooding, as defined by the Environment Agency.
- b. Proposals
 - i. The proposals will not affect flood risk.

11. Heritage

a. Existing

- i. The barn, located in Norton Little Green in Suffolk, stands as a remarkable testament to the region's rich architectural and agricultural heritage. Built in the mid to late 16th century, this historic structure showcases the craftsmanship and construction techniques of the time. It has a myriad of features that contribute to its unique charm and character.
- ii. Situated amidst a grouping of other listed buildings, including Manor Farmhouse and a former Stables, Cartlodge, and Granary, the barn forms part of a cohesive ensemble that represents different periods and architectural styles.
- iii. With its well-preserved features and historical significance, the barn serves as a beautiful example of Suffolk's architectural heritage, offering a glimpse into the past and contributing to the cultural fabric of the area.
- iv. The barn was converted in early C21. For the purposes of this report, the term 'modern' relates to any fabric or element that was added as part of, or following, the early C21 conversion.

b. Listing

Heritage Category: Listed Building

Grade: II

List Entry Number: 1284414

Date first listed: 09-May-1988

List Entry Name: BARN 50 METRES EAST OF MANOR FARMHOUSE

Statutory Address: BARN 50 METRES EAST OF MANOR FARMHOUSE

County: Suffolk

District: Mid Suffolk (District Authority)

Parish: Norton

National Grid Reference: TL 97596 66444

Details TL 96 NE NORTON NORTON LITTLE GREEN

2/105 Barn 50m east of Manor - Farmhouse

GV II

Barn, mid or late C16. Narrow red bricks in English bond: buttresses at the corners of both long walls and an inset pair at the south gable. A splayed plinth and an offset at mid-height. Roman pantiled C19 roof. 3 bays: an original brick porch at centre of west side, lowered and given a lean-to roof in C19. Chamfered ventilation loops with broad inner splays, along side walls and gable ends at two levels. Tiebeams remain from original 5-bay roof, remainder of roof rebuilt at lower pitch in C19.

Listing NGR: TL9759666444

c. Special Architectural and Historic interest

There are numerous architectural and historical features that make the barn a valuable heritage asset. Its construction techniques, architectural details, and historical context warrant its preservation and recognition as a tangible link to the region's past;

i. Architectural

The barn is constructed using narrow red bricks in English bond, which showcases the craftsmanship and traditional building techniques of the mid to late 16th century. The presence of buttresses at the corners of both long walls, as well as inset pairs at the south gable, demonstrates structural stability and architectural detailing. It gives the barn a dominating appearance within the site.

The barn features chamfered ventilation loops with broad inner splays along the side walls and gable ends. These provided both functional airflow and decorative elements, now infilled with glazing following the conversion to a dwelling.

ii. Historical

The barn dates back to the mid or late 16th century, placing it within a significant historical period. Its construction and design reflect the agricultural practices and architectural styles of that era.

The barn retains tiebeams from its original 5-bay roof, offering insights into the past construction methods and the building's original form.

The barn underwent modifications in the 19th century, such as the alteration of the brick porch and rebuilding of the roof at a lower pitch. These changes reflect the evolving needs and uses of the structure over time.

d. Setting

The barn is situated in close proximity to two other listed buildings, Manor Farmhouse and a former Stables, Cartlodge, and Granary. This grouping of listed structures enhances the overall historic and architectural significance of the area.

The barn forms an integral part of the historic setting created by Manor Farmhouse and Stables, Cartlodge, and Granary. These buildings collectively contribute to the architectural narrative of Norton Little Green, showcasing different architectural styles and construction methods of various historical periods.

i. Manor Farmhouse

Manor Farmhouse, located adjacent to the barn, is a remarkable structure with origins dating back to the mediæval period. Based on publicly available records, the farmhouse exhibits a complex plan, comprising a 2-cell cross-wing, an open hall, and a parlour cell. Its timber-framed construction, exposed framing on the south side, and mid-16th-century parapet gables with decorative brickwork demonstrate the architectural craftsmanship of the time. The farmhouse retains significant original features such as moulded beams, joists, lintelled fireplaces, and close-studding.

ii. Former Stables, Cartlodge, and Granary

The nearby former Stables, Cartlodge, and Granary provide additional architectural interest. Believed to have been built around 1600, this timber-framed farm building underwent alterations in the 18th and 19th centuries, as is usual for such a building. Its seven-bay structure features a weatherboarded exterior and a Roman pantiled roof. The interior showcases arch-stud-braced studding, ovolo-mullioned windows, and original wattle and daub remnants. The C18 conversion into a cartlodge and the addition of a granary above further highlight the building's adaptive history.

The setting of the barn within these two listed buildings creates a cohesive ensemble that represents various architectural periods and styles. The barn's mid to late 16th-century

construction complements the mediæval core of Manor Farmhouse and the 17th-century additions. Together, these structures offer a visual narrative of the area's historical development and architectural evolution. Their close proximity emphasises the interconnectivity of the built heritage, enhancing the overall cultural and historical significance of the site and providing a rich tapestry of the past for visitors, passers-by and residents alike.



Plate 4 - The barn and nearby house and stables, photographed in 1964.

e. Fabric and Features

The has fabric and features that contribute to its historic and aesthetic value. They showcase its architectural style, construction techniques, and historical development. reflecting the craftsmanship and design principles of the 16th and 19th centuries. Above all else, it is these elements that should be conserved for future generations.

i. Construction

The barn is built using narrow red bricks laid in English bond, which is a distinctive brick-laying pattern that showcases the craftsmanship of the mid to late 16th century. English bond involves alternating courses of stretchers, the long side of the brick, and headers, the short side of the brick. This creates a visually pleasing pattern.

ii. Buttresses and Insets

Both long walls of the barn feature buttresses, which are structural supports that provide additional strength and stability to the building. Additionally, there are inset pairs of buttresses at the south gable. These buttresses not only serve a functional purpose but also add architectural interest and visual appeal to the barn's exterior.

iii. Plinth and Offset

The barn is characterised by a splayed plinth, a sloping base that helps to protect the lower part of the walls from moisture. Moreover, there is an offset at mid-height, which creates a distinctive visual break or step in the vertical plane of the structure.

iv. Ventilation

The barn features chamfered ventilation loops with broad inner splays along the side walls and gable ends. These loops, with their bevelled edges, provide both functional ventilation and architectural detailing. They allow for air circulation within the barn while adding a decorative element to the overall design.



Plate 5 - Buttressing, Plinth and Offset & Ventilation Loops

v. Roofing

The barn, at the time of listing and following its conversion, is covered with a Roman pantiled roof, which is a type of roof tile commonly used in the 19th century. These clay tiles have a distinctive curved shape and are typically reddish or brownish in colour. The mention of "Roman pantiled C19 roof" suggests that the original roof may have been replaced during the 19th century. Not unusual for buildings of this age and type. The roof covering has been stripped and relaid as part of the C21 conversion to provide insulation and waterproofing to modern standards.

vi. Original and Rebuilt Elements

The barn consists of three bays, with the original brick porch located at the centre of the west side. However, this porch was modified in the 19th century, lowered, and given a lean-to roof. The tie beams from the original 5-bay roof have survived, indicating the structure's historical significance. The remainder of the roof, however, was rebuilt at a lower pitch during the 19th century, likely to accommodate changes in usage or structural requirements. This structure appears to have undergone a level of replacement and repair as part of the C21 conversion.



Plate 6 - Existing and replacement roof structure, chamfered ventilation loops

f. Principles

The design, planning, management and execution of works to Manor Barn is underpinned by the following principles;

i. Respect for Historic Fabric

Of prime importance is the respect for, and preservation of original historically significant fabric. Unnecessary alterations or removal of historic features will be avoided and care will be taken to match any new materials or elements to the original design.

ii. Use of appropriate materials and techniques

It is proposed to use appropriate materials and techniques that are sympathetic to the historic character of the building. Traditional building materials and techniques will be specified, and where required the sourcing of specialist materials and trades that are appropriate for the period and style of the building.

iii. Plan for ongoing maintenance and repair:

It is recognised that historic buildings require ongoing maintenance and repair to ensure their long-term preservation. When designing and specifying the proposals consideration has been given to ensuring the preservation of the heritage asset. Any new features or materials are designed, fabricated and will be installed with longevity in mind.

iv. Regulatory Compliance and Safety

Any proposed alterations are bound by the regulatory standards that are put in place to ensure the building is safe to use. When designing the proposals a balance has been established between the preservation of the original fabric and character of the asset, and the current regulatory requirements that apply to the proposals.

g. Impact, Mitigation and Justification

In order to satisfy the principles set out above, we have undertaken a design process that considers the impact of all proposed works, mitigates that impact as far as possible where applicable, and provides justification for the level of impact based on the results of this process.

i. Conversion of attached garage to guest room

1. Impact

The proposed conversion of the attached garage into a guest room, along with the addition of new fenestration in existing openings, is expected to have a positive impact on the heritage asset. By repurposing the space, the overall functionality and utility of the building will be enhanced.

2. Mitigation

To minimise the impact on the historic fabric, the conversion will utilise existing openings in the structure. This approach ensures that the original architectural elements and features are preserved as much as possible. By reusing these openings, the project aims to maintain the integrity and character of the heritage asset.

3. Justification

The conversion of the attached garage into a guest room, along with the introduction of new fenestration in existing openings, is justified by the improvement it brings to the aesthetics of the heritage asset. By repurposing the space and incorporating appropriate fenestration, the overall visual appeal of the building will be enhanced. This transformation can contribute positively to the architectural harmony and character of the heritage asset, while also fulfilling the functional requirements of creating a guest room.



Plate 7 - Photograph taken during the conversion of the north-east corner of the main barn. The attached garage is within the right hand structure that was further reduced in size from what is photographed.

ii. Infill existing sheltered porch openings to form enclosed porch.

1. Impact

The proposed infilling of existing sheltered porch openings to create an enclosed porch is expected to have a positive impact on the heritage asset. By enclosing the porch, the overall functionality and appearance of the building will be improved, adding value to the heritage asset.

2. Mitigation

To ensure the preservation of the heritage asset, no alterations are proposed to the existing oak framing. This approach ensures that the original structural elements and features of the building are maintained and respected. By infilling the openings without modifying the oak framing, the project aims to minimise any potential negative impact on the historic fabric.

3. Justification

The justification for the proposed infilling of the sheltered porch openings lies in the benefits it brings to the building and its energy efficiency. By enclosing the porch, heat loss from the heated internal spaces will be reduced, leading to improved thermal performance and energy conservation. This can contribute to a more sustainable and environmentally friendly operation of the building. Additionally, the infilled porch openings, along with the aforementioned garage conversion, will create an attractive and unified aesthetic. The cohesive design and integration of these elements can enhance the overall visual appeal of the heritage asset, further supporting its positive impact. The proposed infilling of the porch openings to create an enclosed porch brings practical benefits in terms of energy efficiency while also contributing to the aesthetic unity and enhancement of the heritage asset.



Plate 8 - The front porch and attached garage at present.



Plate 9 - A visualisation of the proposed porch, converted garage and boiler room extension.

iii. Alterations to Kitchen.

1. Impact

The proposed alterations to the kitchen are minimal and cosmetic in nature. As a result, they are not expected to have any significant impact on the heritage asset. The proposed changes are aimed at improving the aesthetics and functionality of the kitchen space without compromising the overall historic value of the building.

2. Mitigation

To ensure the preservation of the heritage asset, the proposal focuses on an uplift of the existing kitchen rather than a complete replacement. By working within the framework of the existing kitchen, the project aims to maintain the integrity of the heritage asset.

3. Justification

The alterations to the kitchen are largely cosmetic and do not involve any substantial material changes to the building. The proposed modifications are aimed at enhancing the appearance and usability of the kitchen space without compromising the heritage asset. By focusing on cosmetic improvements, the project seeks to strike a balance between modern functionality and the preservation of the building's character and heritage value.



Plate 10 - Kitchen dwarf wall to be removed.

- iv. Erection to small extension to house plant and general domestic storage requirements.
 1. Impact

The erection of a small extension for house plant and general domestic storage requirements is expected to have a moderate impact on the heritage asset. As the extension alters the size and appearance of the dwelling as a whole, it will introduce some changes to the overall character of the building.
 2. Mitigation

To mitigate the impact on the heritage asset, several measures have been taken into consideration. Firstly, the extension is designed to be modest in size, serving multiple purposes such as housing plant, providing storage, and serving as an external log store. This approach ensures that the extension fulfils practical needs without overpowering the existing structure.

The design of the extension has been carefully planned to contrast with the main barn in a sympathetic manner. Natural wood colours are proposed for the cladding, clearly distinguishing the addition from the historically significant elements of the barn conversion. By using cedar roof shingles with a low pitch and a waterproof underlay, the impact on the overall aesthetics of the heritage asset is minimised.
 3. Justification

The justification for the proposed extension lies in its ability to facilitate the conversion to a more efficient and sustainable fuel source while mitigating the impact on the heritage asset.

By introducing this addition, the building can adopt new technologies that align with its historic credentials. Throughout its long lifespan, the barn has undergone various alterations to meet the needs of different eras. These proposals represent the next chapter in the building's history, capitalising on modern advancements while remaining respectful to its heritage. The multiple functions served by the extension and the careful design considerations further support the justification for this addition.

v. Addition of Air Source Heat Pump

1. Impact

The installation of an Air Source Heat Pump, along with the associated alterations to the existing services, is expected to have a small impact on the heritage asset. This is primarily due to the requirements for external and internal plant installations and the alterations necessary to accommodate the proposals.

2. Mitigation

To mitigate the potential negative impact on the heritage asset, several measures have been taken into consideration. Firstly, the external plant for the Air Source Heat Pump will be positioned in a location that is out of sight. This approach ensures that the external components of the system do not detract from the visual aesthetics of the building or its surroundings.

Additionally, the new internal plant and service requirements for the heat pump will be housed within a new plant room extension. This strategy aims to minimise the impact of the internal alterations necessary to implement the proposals. By containing the plant and services in a designated space, the original features and layout of the building can be preserved.

3. Justification

The justification for the addition of an Air Source Heat Pump lies in its superior efficiency compared to an oil-fired boiler and its sustainability benefits. Air source heat pumps are known for their energy efficiency and environmentally friendly operation. By utilising this technology, the building can reduce its reliance on fossil fuels and contribute to a more sustainable energy solution.

The adoption of an Air Source Heat Pump aligns with the goal of transitioning to greener and more efficient energy sources. While there are some impacts associated with the installation and alterations required, the benefits of improved energy efficiency and sustainability justify these modifications.

The addition of an Air Source Heat Pump represents a positive step towards a more sustainable heating solution, with efforts made to mitigate the impact on the heritage asset through careful placement of external plant components and the creation of a designated plant room for internal equipment.

vi. Improvements to landscaping and parking arrangements.

1. Impact

The proposed improvements to landscaping and parking arrangements are judged to have a positive impact on the heritage asset. These changes are expected to aesthetically uplift the site and create additional habitat opportunities, contributing to the overall enhancement of the heritage asset. Furthermore, by moving the parking arrangements away from the heritage asset, the impact is considered positive. This relocation helps preserve the visual integrity of the heritage asset and ensures that it remains the focal point of the site.

2. Mitigation

The redesign and improvements to the landscaping inherently mitigate any potential negative impact on the heritage asset. The careful planning and design considerations aim to harmonise with the existing features of the site while enhancing its overall aesthetics.

Additionally, by centralising the parking solution away from the heritage asset, more of the site can be utilised as natural or managed gardens. This approach maximises the use of the space for green areas, allowing for the creation of a more environmentally friendly and visually appealing landscape.

3. Justification

The proposed redesign seeks to frame the heritage asset with sympathetic landscaping, enhancing its prominence and visual appeal. By carefully planning the landscaping elements, the project aims to create a harmonious relationship between the heritage asset and its surroundings.

The centralization of parking arrangements away from the heritage asset has several justifications. Firstly, it preserves the historic and architectural integrity of the asset, ensuring that it remains the focal point of the site. Secondly, by freeing up space that was previously allocated to parking, more areas of the site can be dedicated to natural or managed gardens. This promotes biodiversity, creates habitat opportunities, and contributes to a more sustainable and visually pleasing environment.

The improvements to landscaping and parking arrangements are justified by their ability to aesthetically uplift the site, provide additional habitat opportunities, preserve the heritage asset's prominence, and utilise more of the site for natural and managed gardens. These changes contribute positively to the overall enhancement and sustainability of the heritage asset.

vii. Replacement of various end of life joinery.

1. Impact

The replacement of various end-of-life joinery with painted timber joinery that matches the existing style and detail as closely as possible is determined to have no significant impact on the heritage asset, as long as the size and configuration of the joinery remain unchanged. This means that if the replacements maintain the original dimensions and layout, the overall impact on the heritage asset is minimal.

In cases where the configuration needs to be altered, such as converting single doors to double doors, it is ensured that the functional purpose and integrity of the heritage asset are not affected. The alteration does not compromise the joinery's functionality within the context of the heritage asset.

2. Mitigation

To mitigate any potential negative impact on the heritage asset, joinery details have been created and submitted. These specifications ensure that the new joinery elements closely match the existing ones in terms of design and aesthetics. By using painted timber joinery, the replacement materials align with the original appearance, preserving the overall character of the heritage asset.

Moreover, no changes are proposed to the size and position of replacement fenestration in areas where those elements are part of the historically significant "main barn." This approach ensures that the original fenestration, which contributes to the historic fabric, remains unaltered.

3. Justification

The justification for replacing the end-of-life joinery with painted timber joinery lies in the need to address their deteriorating condition. By using timber joinery that closely matches the existing style and detail, the replacement maintains the architectural continuity and visual coherence of the heritage asset.

It is important to emphasise that the replacement joinery replicates the original design and architectural features, ensuring a seamless integration with the existing elements. This approach helps to preserve the historic fabric and overall integrity of the heritage asset.

Considering the factors mentioned above, the replacement of end-of-life joinery with painted timber joinery that closely matches the existing style and detail is justified. This approach ensures the preservation of the heritage asset,

maintains its original character, and addresses the need for functional and aesthetic improvement.

viii. Alteration to fenestration in R12.

1. Impact

The proposed alteration to the fenestration in R12 (Removal and re-use of joinery, insertion of bifold doors) is determined to affect the overall look of a modern part of the heritage asset. As R12 is situated within a wing of the building that is of modern construction, the impact on the heritage asset is limited to this specific area.

2. Mitigation

To mitigate any potential negative impact on the heritage asset, several measures have been taken into consideration. Firstly, R12 is located within a modern wing of the building, which means that the alterations to fenestration primarily affect this contemporary section rather than the historically significant areas.

Additionally, the joinery used for the alteration will match the existing style and detailing, ensuring a cohesive and harmonious appearance. The removal of some fenestration in this areas of the building is proposed to offset any visual gain from the alterations, maintaining a balance in the overall aesthetic. Furthermore, the proportions of the fenestration are designed to suit the specific building element that hosts them. This approach ensures that the alterations are in line with the architectural features and design principles of the contemporary wing.

3. Justification

The justification for the proposed alteration to the fenestration in R12 lies in the practical link it provides between the courtyard and main gardens. By adjusting the fenestration, the flow and accessibility between these areas can be improved, enhancing the functionality and enjoyment of the heritage asset. Importantly, the proposals do not affect any historic fabric of the building, as R12 is part of a modern wing. This ensures that the integrity of the historically significant areas remains intact, while allowing for necessary adaptations and improvements to the contemporary sections.

The proposed alteration to fenestration in R12 is justified by its practical benefits and its limited impact on the heritage asset, as it primarily affects a modern part of the building. The mitigation measures, such as matching the joinery style, removing fenestration elsewhere, and considering proportions, aim to maintain a balanced and harmonious appearance within the broader context of the heritage asset.



Plate 11 - Example of fenestration requiring replacement (D1001)

ix. Install a wood burning stove in R12.

1. Impact

The impact of installing a wood burning stove in R12 is judged to be low, as the room is not located within a historic part of the property. As R12 is situated within a single-storey wing of the property, any alterations or additions related to the stove will not affect the visual primacy of the historic elements of the heritage asset.

2. Mitigation

To mitigate any potential negative impact, specific measures have been considered. The flue penetration for the stove is planned at a location where the least amount of projection will be required. This approach minimises the visual impact of the installation and ensures that the historic character of the heritage asset remains intact.

Furthermore, as R12 is within a modern element of the property, the installation of the wood burning stove does not affect any historic fabric. This means that the integrity of the historically significant areas is preserved, while allowing for modifications in the contemporary sections.

3. Justification

The justification for installing a wood burning stove in R12 lies in several factors. Firstly, as R12 is within a modern element of the property, there is no impact on the historic fabric, ensuring the preservation of the heritage asset. Additionally, a wood burning stove serves as a renewable heat source, providing sustainability benefits. In combination with the previously mentioned Air Source Heat Pump, the wood burning stove offers flexibility in the approach to heating the space. This combination of heating options allows for efficient and environmentally friendly heating solutions.

Overall, the installation of a wood burning stove in R12 is justified by its minimal impact on the heritage asset, as it is located in a non-historic section of the property. The mitigation measures, such as careful flue placement and consideration of the room's context, aim to maintain the visual and historical integrity of the heritage asset. Additionally, the use of a wood burning stove aligns with sustainable heating practices, contributing to energy efficiency and environmental considerations.

h. Summary

In summary, the package of works proposed outline a careful and thoughtful approach to managing and upgrading an important heritage asset to suit the evolving domestic requirements and consideration. The applicants have demonstrated responsible stewardship of the heritage asset by considering its conservation requirements and incorporating the advice received during the Pre Application Advice process dated 18/11/2022 (PPA459293792 / DC/22/05174).

Throughout the subsequent design process, the applicants have taken into account the conservation requirements of the heritage asset and have strived to strike a balance between their needs and the goals of responsible conservation efforts. It is important to note that functional and aesthetic design decisions can be subjective in nature. To ensure that the design decisions align with the conservation requirements, the Conservation Officer is invited to engage with the Agent. If there are any aspects of the design that need reevaluation to be deemed acceptable, the Applicants and Agent are open to discussing and addressing those concerns.

In conclusion, the applicants have demonstrated a commitment to managing the heritage asset responsibly and have made efforts to incorporate conservation requirements into their proposals. They are open to further collaboration and reevaluation to ensure that the final design aligns with the goals of responsible stewardship, whilst also providing for their needs.