



**The Carriage House
26 The Street
Burgh Next Aylsham
Norfolk NR11 6TP**

HERITAGE STATEMENT

October 25th 2023

Introduction

Proposal

We are seeking approval for 15no PV panels in the inner courtyard which would not be visible in the public views of the building. The existing slate helps cover the ideas as there would not be such a contrast.

- PV measurements: 1762H x 1134W x 30D
- Amount: 15
- Mounting system: Slate Tiles

Pre-App Enquiry

Before this submission, we sought informal Pre-App advice from Heritage Officer Steve Beckett. In his email on January 19th 2022, he stated that in principle we could support the use of PVs in the inner courtyard on account of the fact they would not be visible on the public views of the building. He also felt the slate background was more sympathetic to the use of dark PVs. His view was that the mono-pitch form was the most simplistic and sympathetic.

Performance Conclusion

The sunpath diagram shows the arcs of the sky that the sun passes through at different times of the day and year as yellow blocks (shown in pages 9 & 10). The shaded area indicates the horizon as seen from the location of the solar array. Where objects on the horizon are within 10m of the array, an added semi-circle is drawn to represent the increased shading. Blocks of the sky that are shaded by objects on the horizon are coloured red, and a shading factor is calculated from the number of red blocks. The performance of the solar array is calculated by multiplying the size of the array (kWp) by the shading factor (sf) and a site correction factor (kk), taken from tables which take account of the geographical location, orientation and inclination of the array.

Location

The Carriage House
26 The Street
Burgh upon Aylsham
Tuttington
Norfolk NR11 6TP

Applicant

Barbara Christie-Miller
The Carriage House
26 The Street
Burgh upon Aylsham
Tuttington
Norfolk NR11 6TP

Agent

De Matos Ryan Architects
99-100 Turnmill Street
London EC1 5QP

Use

To remain a single dwelling.

Access

To remain as existing.

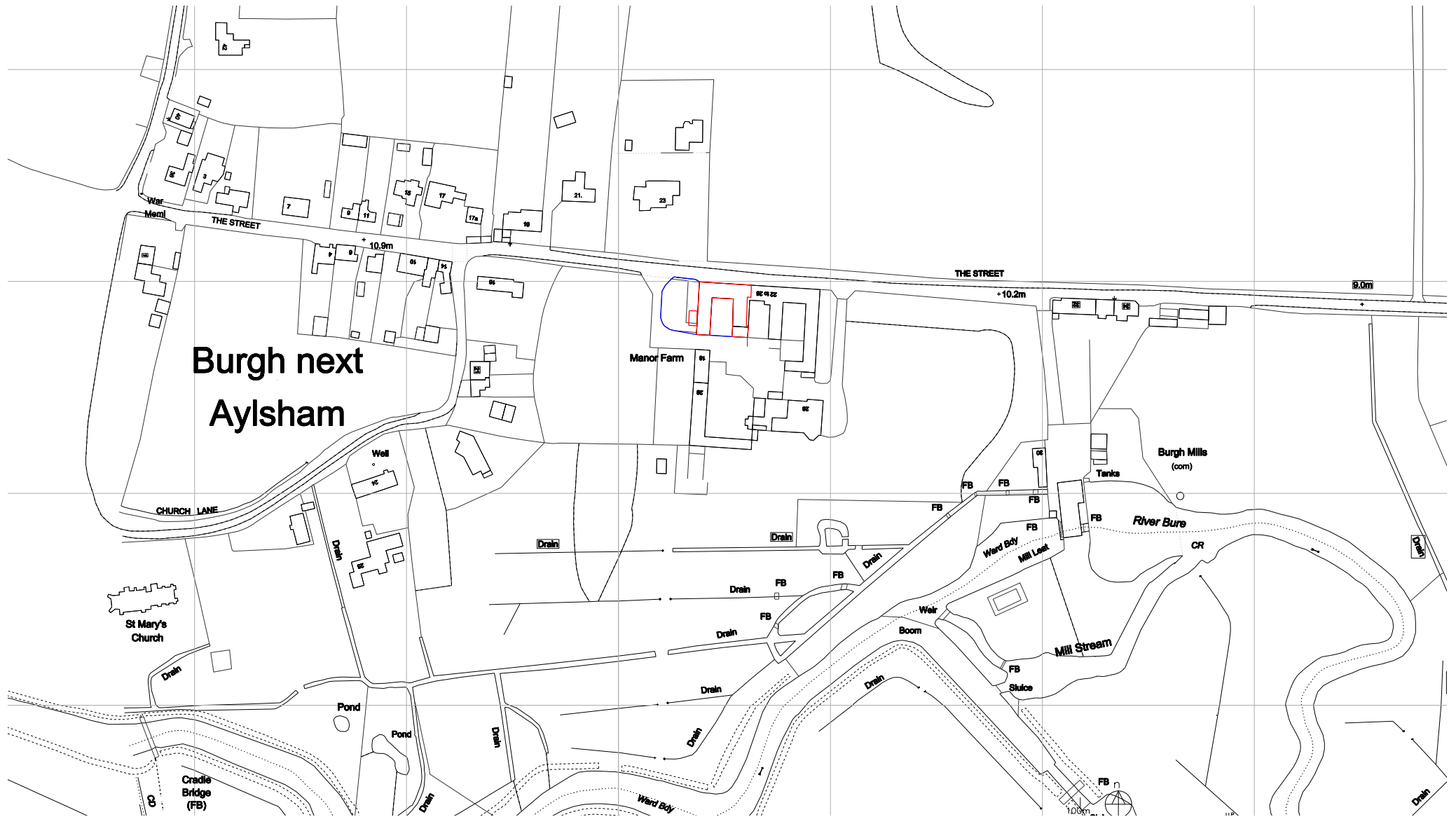
Planning History

890899 & 890919 : Conversion of Farm Building to Five Dwellings & Annexe : Full Approval

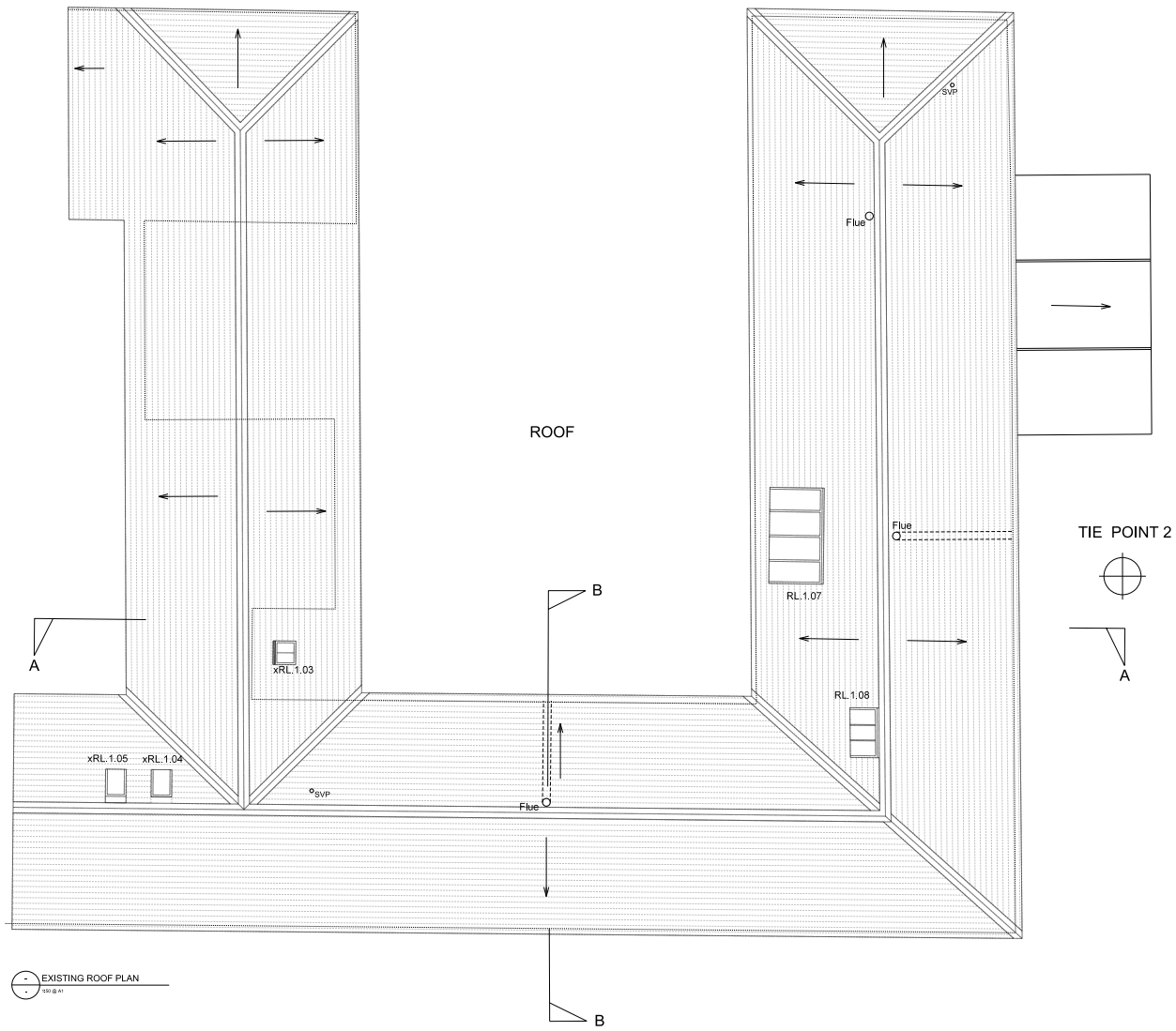
940548 & 940549 : Renewal of Planning Application numbers 890919 & 890899 for Conversion of Farm Building to Five Dwellings & Annexe : Full Approval

20211109 & 20211274 : Removal of non-original ceilings and partition walls, replacement of non-original painted timber windows with steel framed triple glazed windows, lining of the internal faces of external walls and roof soffit with high grade insulation. Replace oil fire boiler with air source heat pump. Installation of conservation type rooflights

Location Plan



Roof Plan



Statement of Significance

The courtyard one of three cattle yards, which formed part of a 'model' farm dating from 1856. The farm would have related to the Grade II Manor House adjacent. (See figure 1).

List Entry: 1050929

E shaped range of interconnecting farm buildings, boundary wall and gate piers 30 yards north of Manor House, The Street Burgh and Tuttington.

Range of outbuildings dated 1856. Red brick, hipped slate roofs. Brick 'saw- tooth' eaves. Circular window openings with gault brick surrounds. Large door openings with segmental heads.

The Enclosure map shows the original form of the house before the farmyard was formed. (See figure 2).

The Tithe map shows farmyard but not in the subsequent E shaped courtyard form century (See figure 3).

The ordnance survey maps of 1886, 1905, 1972 and 1995 show little change in the overall form of buildings to what we see today. (See figures 4-7 overleaf).



Figure 1: Aerial photo taken pre-conversion September 1971. The Manor House is bottom left of the picture. The application site is highlighted with a red dotted box.



Figure 2 : Enclosure map



Figure 3 : Tithe map

Statement of Significance



Figure 4 : 1886 OS Plan



Figure 6 : 1972 OS Plan

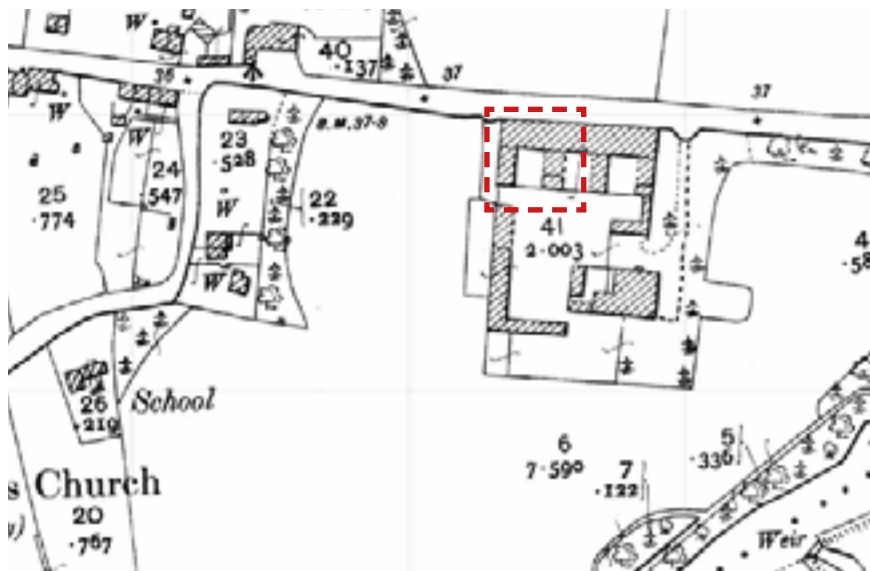


Figure 6 : 1905 OS Plan

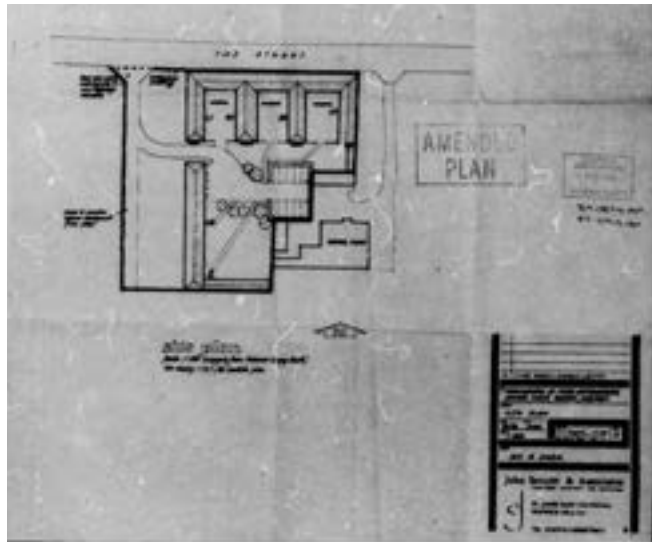


Figure 7 : 1995 OS Plan

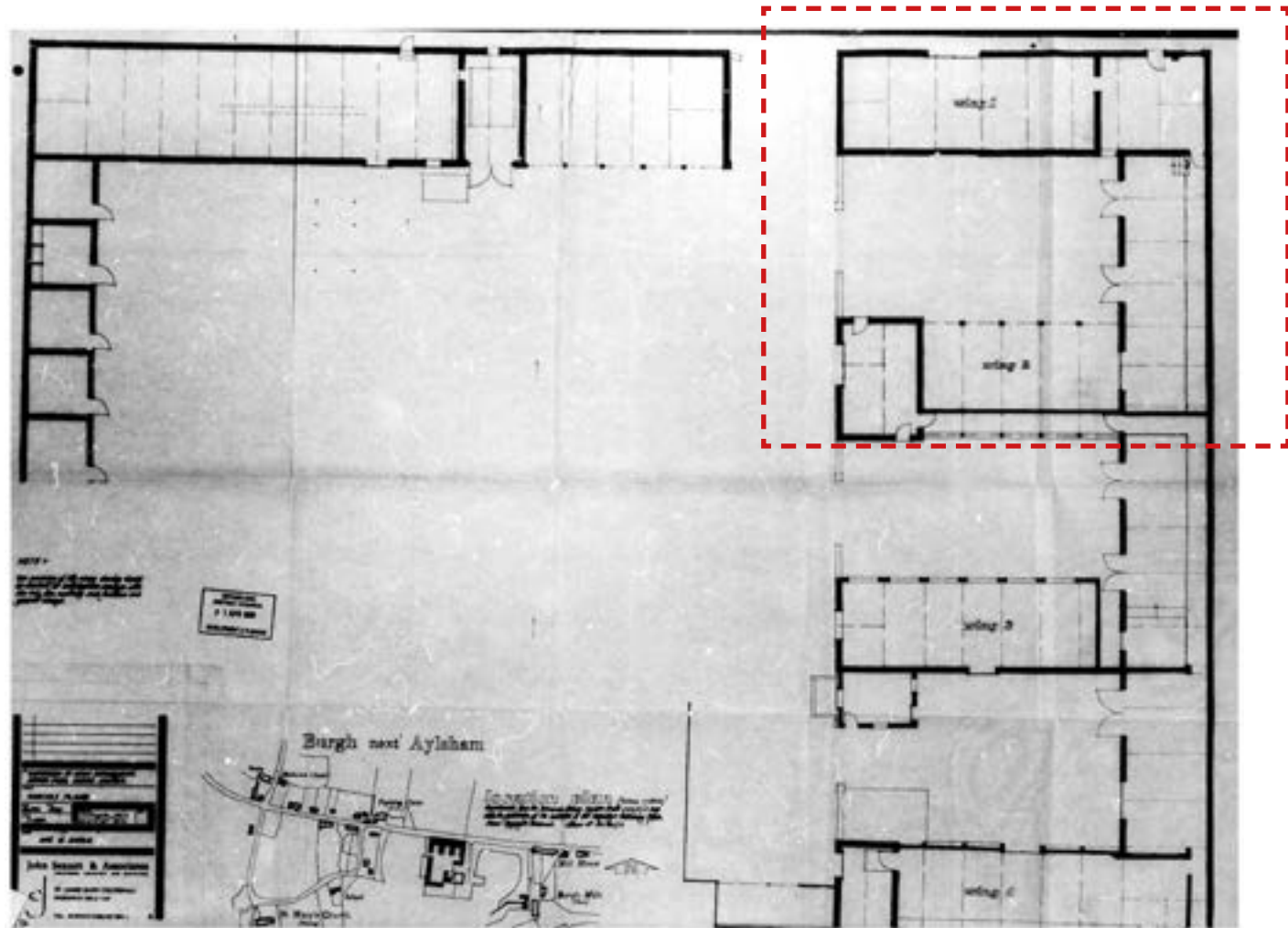
Archive research

Via the planning archives at Broadland Council, we have managed to source 1989 planning drawings, which show the building before its conversion to residential. The original planning and listed building approval was in the 1989 and was renewed in 1994. The actual works seem to have taken place some time in the late 90s / early 2000's.

These drawings have been very useful in clarifying which fabric is genuinely original rather than a pastiche and added since.



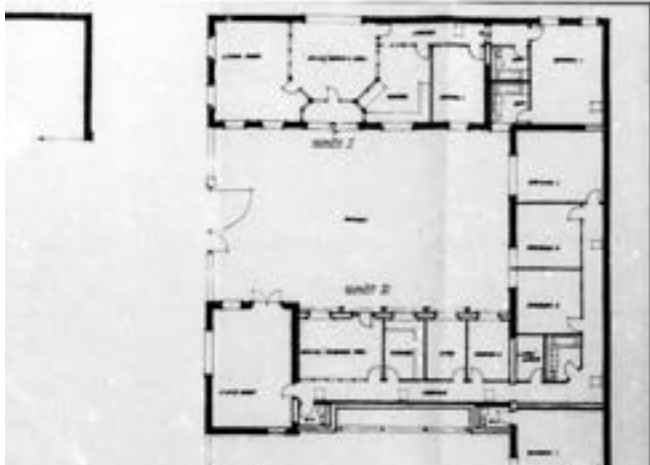
Pre-conversion Site Plan (1989)



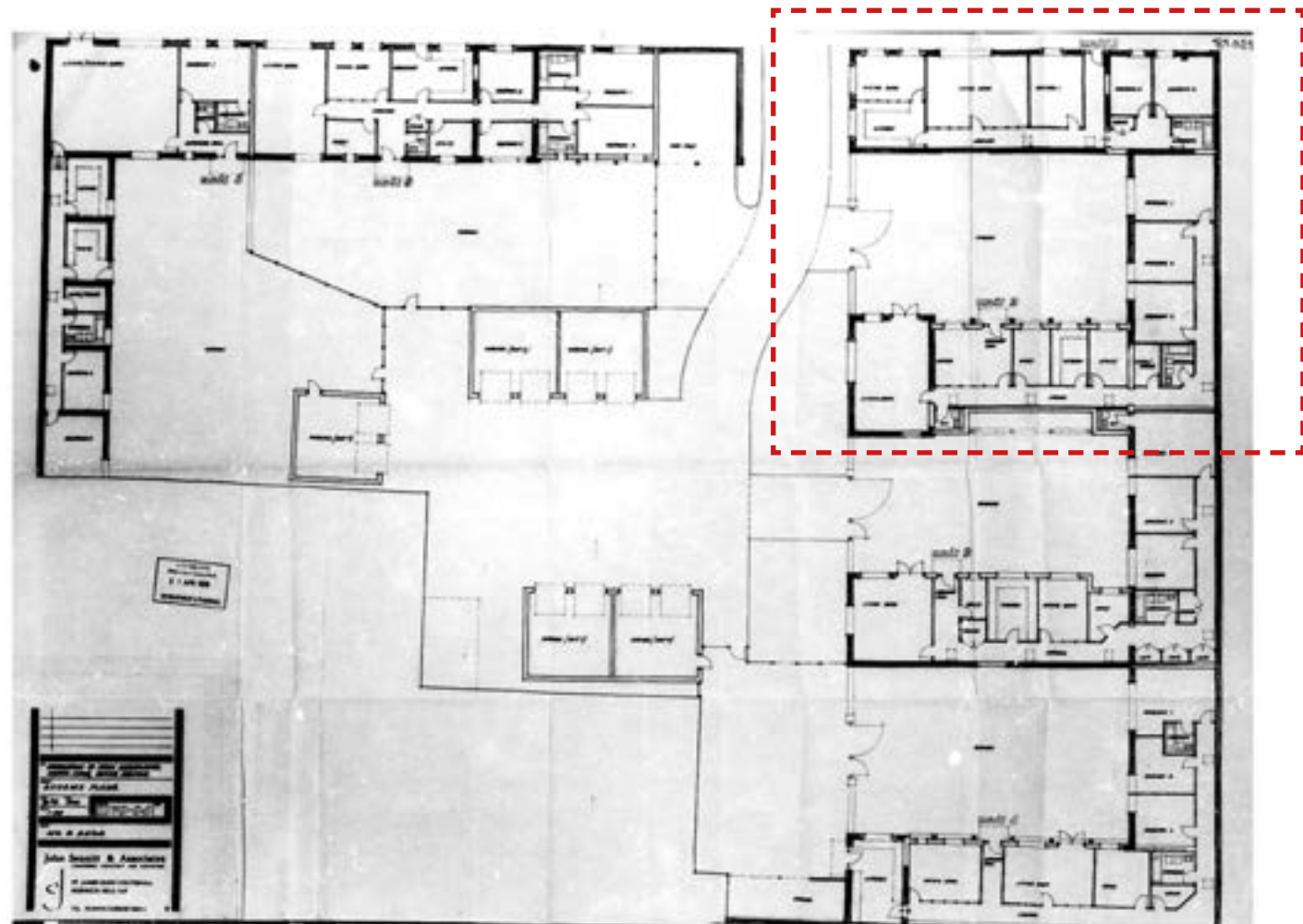
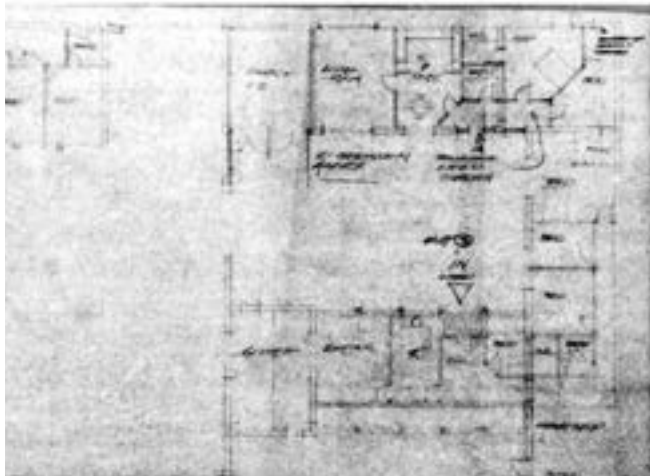
Pre-conversion Existing Ground Floor Plan (1989)

Archive research

The current 'as built' internal arrangement does not match the plans approved in 1989 but there might be amendments in the 1994 renewal which explain this. In 1989, the courtyard was proposed to be split into two dwellings. The plans below show the various layouts submitted at the time.



Submitted Ground Floor Plans (1989)



Submitted Ground Floor Plan (1989)

Archive research



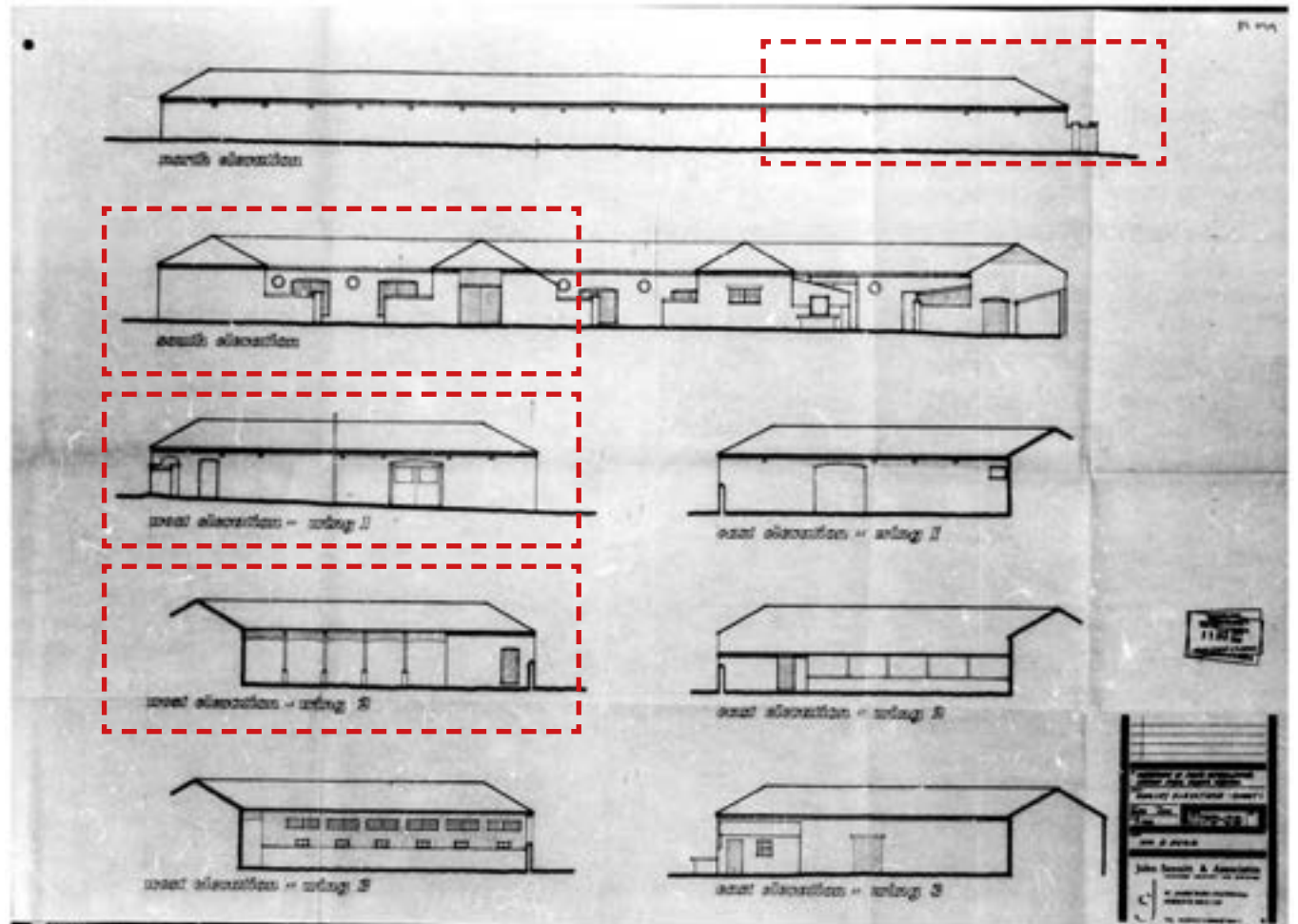
View looking north from outside courtyard. New metal gate proposed.



View looking south east from main road. No changes proposed.



View looking north from within the courtyard.



Pre-conversion existing elevations (1989) : relevant elevations dotted in red.

Archive research



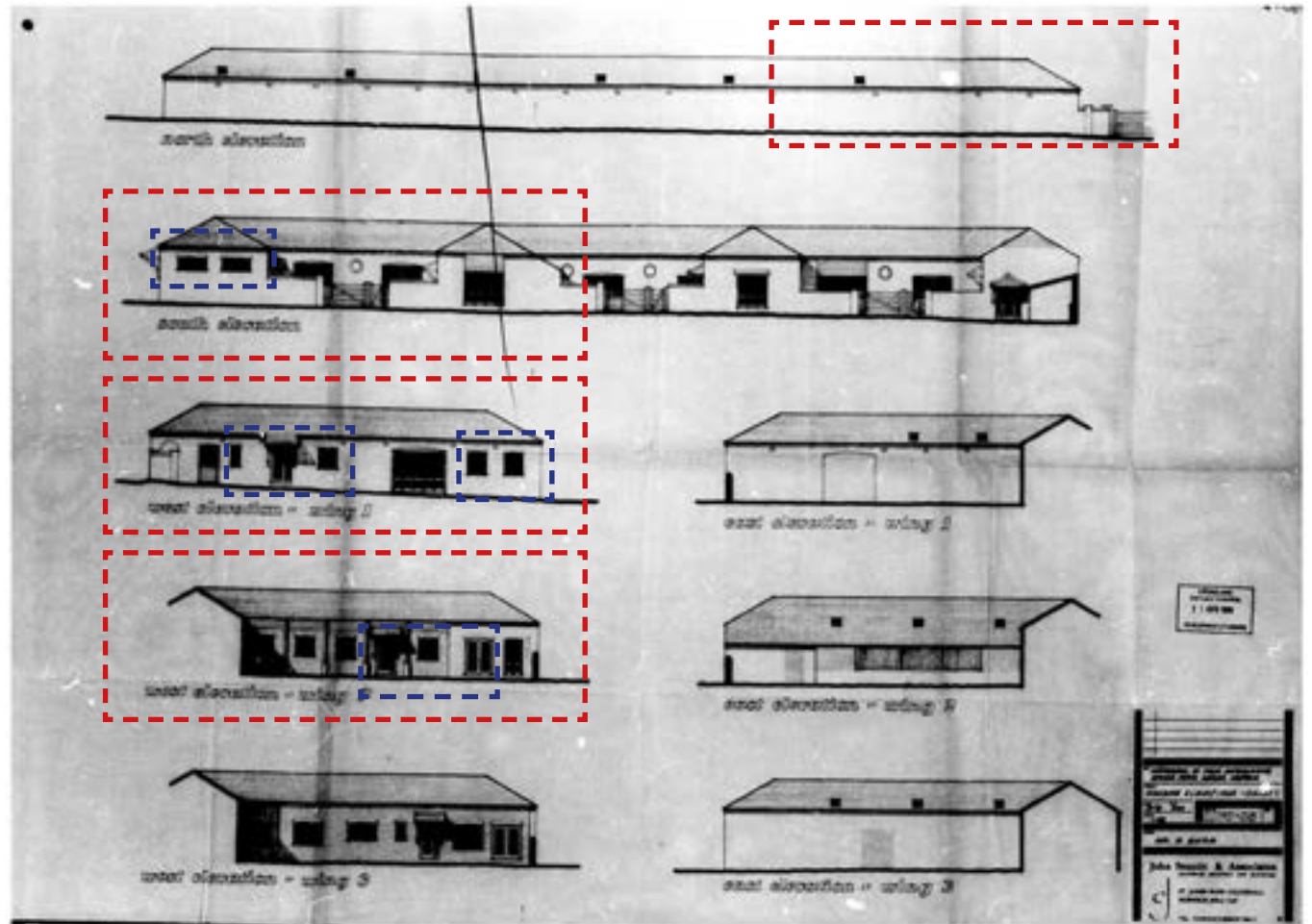
View of south facing elevation showing where original arched openings have been closed to form windows. The proposal is re-open the original arches.



View of west facing elevation: no changes are proposed to these openings but the windows are proposed to be replaced.



View of west facing inner courtyard elevation: no changes are proposed to these openings but the windows are proposed to be replaced. And a tools & logs store is being proposed to the back of the cart shed.



Approved elevations (1989) : some of these openings were not completed. (See blue dotted boxes above)

Archive research

We have also found a newspaper cutting announcing the conversion in 2000.

Conserving and converting with care – each step is as important as the other to the two husband and wife teams drafting and designing every details of their second period conversion of listed farm buildings in the pretty hamlet of Burgh-next-Aylsham.

Drawn together through their personal experiences in building their own homes, Sarah and Clive Thorpe and Richard and Maureen Burr are now in partnership as Manor Conservations Ltd to create four highly distinctive homes from the mid-nineteenth century Manor Farm buildings passed down through Mr Burr's farming forebears.

These are beautiful old buildings, mainly Grade II listed, in a picturesque setting overlooking the neighbouring water meadows and river valley. Each is individually designed to highlight inherited features and incorporate the best of local craftsmanship in new works. The first conversion, the largest of the four and named The Shire House, went under early offer and is now occupied.

Vision is needed in viewing the emerging form of The Carriage House, released through FPD Savills in Norwich at a guide price of £389,000 but commitment at an early stage does mean the new owners can have an input into finishing detail.

With photographs on display of the finished interior of The Shire House, it is also easy to judge the quality of design, materials – including hardwood floors and locally-made windows and doors – and skills. The Carriage House is listed and the four have faced stringent planning restrictions, particularly with regard to new openings.

Glazing is being introduced between rafters in the vaulted ceiling above the reception hall and internal glazed studwork to create a light and dramatic entrance.

Built of brick under a slate roof, The Carriage House has a handsome arch in its original brickwork which has been taken as a leading feature for the overall design on three sides of the private courtyard. Level changes have been incorporated as a positive design feature – particularly in the raised surround in the dining room with full-length doors to the courtyard.

The farmhouse kitchen, with access to the west-facing garden overlooking the water meadows, is 14ft 7in x 22ft 5in with a flue for an Aga if required. The drawing room, dual aspect and with working inglenook fireplace, will be a wonderful room for entertaining at 24ft x 20ft.

All four bedrooms, the principal with private bathroom and two others with adjoining shower rooms are attractive individual doubles. There is a family bathroom. There is also a study, a utility room, cloakroom, and boiler room for the oil-fired central heating. Parking is in open-fronted bays off the courtyard and beyond these bays, on the extreme end of one wing, is a large, independently-heated room which is ideal as games room, studio, office or store.



Artist impression of the redevelopment in October 2000

Burgh-next-Aylsham, with its part-thatched church, is a delightful hamlet off the Cromer Road, about two miles from Aylsham and 15 miles from central Norwich.

Jenny Gilheany
Taken from Eastern Daily Press, Property – Friday, 20 October 2000

<https://burghlife.co.uk/2018/02/14/couples-link-up-for-caring-conversions/>