

Heritage statement

1. Schedule of proposed developments

- a. Re place the remaining roof stone slates with Cardinal slates (Half of the main roof has already been replaces under 18/01487/HHD)
- b. Replace existing roof lights and create a new opening
- c. Replace garden room roof (Stone Slates and glass sections)
- d. Form a new porch

2. The Granary, Filkin, and its setting

The Granary is a detached property that was once part of Filikins farm house (Grade II) but was sold off as an independent property which falls with in of the Filkins & Broughton Poggs Conservation Area. It sits in gardens of approximately 1400m². The National Trust owns the freehold and the Fyson Family owns a long lease on the property.

The Neighbouring Farm house is believed to be C18 with the Granary constructed sometime after that. The house is constructed of Stone and and Stone slates roof with the North East section of the roof being replaced with Cardinal Stone slates under the planning permission 18/01487/HHD. The windows and doors where also placed with Painted timber Conservation style casement windows under the same application. All framed in cut Stone quines and timber lintels.

3. Assessment of significance

The Granary is simple in its form and remains as a working farm building vernacular. The property has had a number of alterations over the years internally and externally which are listed below.

- Replacement windows and doors and partial replacement roof.
Ref. No: 18/01487/HHD | Status: Approve
- Discharge of conditions 3 (Cardinal roof samples) and 4 (window and door details) on planning permission 18/01487/HHD.
Ref. No: 18/02663/CND | Status: Approve
- Internal & external alterations to include erection of conservatory and insertion of new windows & rooflights.
Ref. No: W2001/0090 | Status: Approve
- Internal and external alterations to include removal of staircase, on suite facilities, conversion of dairy room to provide kitchen diner for ancillary accommodation.
Ref. No: 09/1198/P/LB | Status: APPCON
- Erection of conservatory to ne elevation.
Ref. No: W95/1182 | Status: Approve
- Construct car port
Ref. No: W86/1076 | Status: Approve
- Erection of conservatory.
Ref. No: W2001/0089 | Status: Approve
- Erection of conservatory to ne elevation.
Ref. No: W95/1183 | Status: Approve
- Erection of double garage.
Ref. No: W98/0060 | Status: Approve

4. Design concept for the proposed developments

- a. Replace the remaining roof stone slates with Cardinal slates
 - i. The section of roof in question is requiring areas of repair and has no membrane below.
 - ii. The North East section of roof was granted permission to be placed in 2018 and this section of roof will be replaced to match.
 - iii. Materials:
 1. Cardinal Stone slates
 2. Modern breathable membrane and timber battens

- b. Replace existing roof lights and create a new opening.
 - i. The rationale for this is twofold:
 1. There are 2 existing modern Velux roof lights which are starting to fail and need replacing.
 2. The concept is to replace the existing and introduce a new roof light with bigger conservation style roof lights.
 - ii. Materials:
 1. Velux conservation roof lights
<https://www.velux.co.uk/products/roof-windows/conservation-roof-windows>

- c. Replace garden room roof
 - i. This forms part of an addition to the property and was not original.
 - ii. The current roof is finished with Stone slates and polycarbonate sheeting, The slope of the roof is too shallow for the stone slates and is causing issues with water leaking internally.
 - iii. The main body of the roof will be replaced with a more appropriate natural Slate for the pitch of roof and double glazed roofing style to improve the thermal performance.
 - iv. Materials:
 1. Natural slates
 2. Lonsdale double glazed roofing system
<https://www.lonsdalemetal.co.uk/>
 3. Modern breathable membrane and timber battens
 4. PUR insulation between the existing roof structure

- d. Form a new porch
 - i. This is to provide an area of shelter to the main entrance and would be tied back to the main the roof structure that we are proposing to re finish.
 - ii. Materials:
 1. Cardinal Stone slates
 2. An oak timber frame

5. Impact of the proposed developments

- a. Replace the remaining roof stone slates with Cardinal slates
 - i. The existing Stone slates would be removed from the structure to allow for a modern breathable membrane and battens to be installed. The roof will then be reinstated with Cardinal Stone slates to match the rest of the existing roof.
- b. Replace existing roof lights and create a new opening
 - i. As the roof lights will be exposed during the reroofing, there is an opportunity to alter the existing opening and form an additional opening into the bedroom which currently only has one small window.
 - ii. The new rooflights will be a more appropriate conservation style unit that is would be installed between the rafters to sit flush with the new roof finish.
- c. Replace garden room roof
 - i. The existing roof structure will need to be removed as it is not currently installed at an appropriate angle to suite the stone slates.
 - ii. The Polycarbonate is currently falling and will need to be replaced with a more thermally efficient double glazed system.
- d. Form a new porch
 - i. The Oak structure would be completely independent of the existing walls and would have no impact on the stone.
 - ii. Where the roof will be cut into meet the main roof structure, this will be finish with the Cardinal slates and tie in with the works in point a.

6. Conclusion

The works proposed are minor and the majority of it should be considered as maintenance to the building with the opportunity to also improve the thermal performance of the certain elements. Where applicable, the materials proposed are to match materials found on the original structural or match what has been approved in the past.

7. Photographs



