

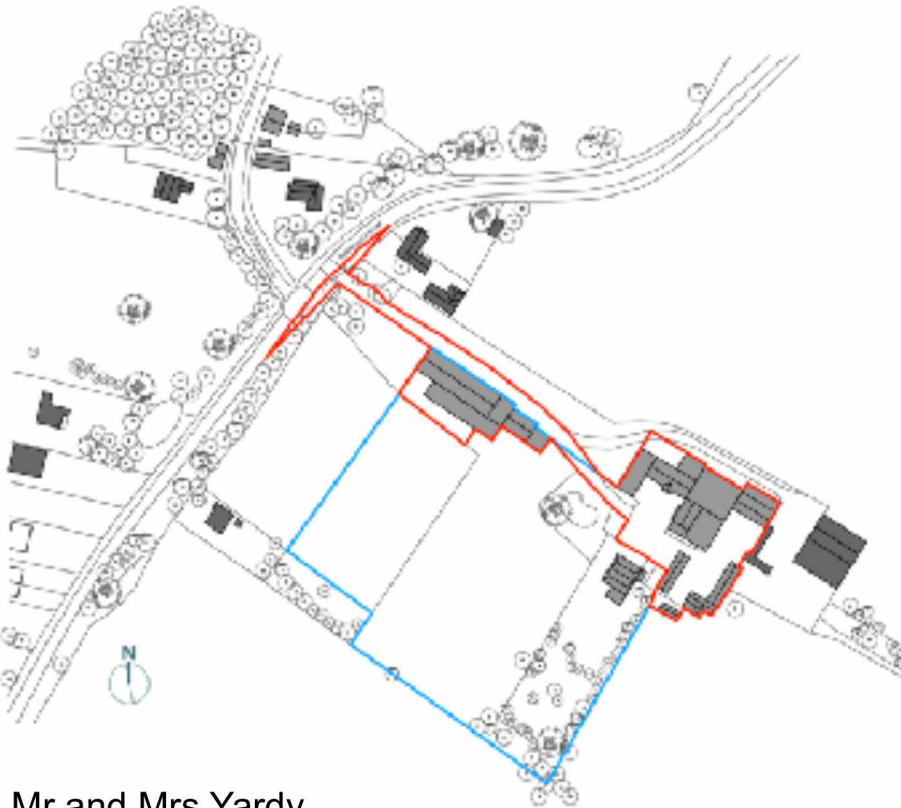
Design, Access & Heritage Statement

for

Alterations & extension to collection of Barns at
Grade 2 Listed Farm House to Residential use.

at:

Canterbury Tye Farm House
Doddinghurst Road,
Pilgrims Hatch, Essex
CM15 OSD



For: Mr and Mrs Yardy
May 2019



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CONTENTS

01 INTRODUCTION

02 DESIGN STATEMENT

02.1 USE

02.2 AMOUNT

02.3 LAYOUT

02.4 SCALE

02.5 LANDSCAPING

02.6 APPEARANCE

03.0 ACCESS STATEMENT

04.0 HERITAGE STATEMENT

04.1 DESCRIPTION OF THE HERITAGE ASSET GROUPING

04.2 SIGNIFICANCE OF THE HERITAGE ASSET

04.3 CONDITION OF THE HERITAGE ASSETS

04.4 DESIGN PRINCIPLES

04.5 IMPACT ON THE HERITAGE ASSET AND ITS SETTING

05.0 REFERENCES

APPENDIX A - Alterations to Listed Barn Offshoot

APPENDIX B - Alterations to Barn C Offshoot

01 INTRODUCTION

This statement is written in support of an application to convert 2 groups of grade 2 Listed Barns and associated modern pole barn within the setting of a grade 2 listed farm house known as Canterbury Tye Farm House. For the purposes of this report the collection of barns will be referred to as 'B, C & D' and the principal house labeled 'A' as shown on the block plan below.



Block plan - Not to scale)

The proposal is to demolish 5 low grade, modern, agricultural storage units labelled B3,B4,B5,B6,B7,C1 that abut two groups of Historic Barns buildings, B,B1,B2 C2,C3, and a further two storage units labeled D1 & D2 storage linked to the modern pole barn D.

The proposal involves the removal all the low-grade modern units and replacement with high quality extensions to form 2 detached and 2 semi-detached dwellings.

The alterations consist of:

- Demolition of existing low quality modern storage units B3,B4,B5,B6,B7 abutting barn B and erection of a replacement glazed, single-storey, link extension between B & B2 linking to a new 1.5 storey high, quality timber barn extension in the location of B5 & B7.
- Demolition of existing low quality brick and concrete store unit C1 and replacement with new single storey link building linking barn C & C2 to facilitate uniting barns C,C2 & C3 to form a U-shaped dwelling conversion.
- Demolition of lean-to modern storage, extensions D1 & D2 abutting the pole barn and conversion of the pole barn to two dwellings that maintain an outward appearance and vernacular style of a single, modern, agricultural barn.
- Conservation repairs to each heritage asset's structure and external fabric with like for like repairs and thermal upgrade of buildings to meeting residential requirements under Building Regulations.

02 DESIGN STATEMENT

02.1 USE

The current use is a mix of use classes - light domestic, workshop, business, and light agricultural ancillary use. The proposed use is 4 Dwelling houses.

02.2 AMOUNT (Gross Internal floor area)

Proposed total floor areas:

Barn grouping B

Existing total	-	1066 sqM
Proposed total	-	566 sqM

Barn grouping C

Existing total	-	327 sqM
Proposed total	-	272 sqM

Barn grouping D

Existing total	-	730 sqM
Proposed total	-	440 sqM

Policy limitation for extensions - 37sqM (Policy CB5)
In the countryside

The proposed total floor area represents a significant reduction in built form. and is therefore within policy guidelines.

02.3 LAYOUT

The existing Barns are accessed from an existing track from Doddinghurst Road. The site layout will remain as existing but the access road improved to serve residential use. The footprint of the low quality buildings will be reduced so that the heritage assets become clearly defined.

02.4 SCALE

The demolitions and extensions represent a significant physical reduction in the volume of built form abutting the historic barns on site and improve openness in the greenbelt setting. The existing low grade buildings flank the main gables and have caused harm to the main historic barn and it's identity as a historic barn. Removal of these flanks allow the scale of the existing historic barns to be read more clearly. The new link and extension elements are of proportions that sensitively reinforce the division between the old and new thus showing evolution of built form within the setting.

02.5 LANDSCAPING

Existing landscaping and verges will be largely retained. There will be minimal alteration to the existing landscaping aside improvement of paths providing accessible, level, routes to the new dwellings. The landscaping will retain an agricultural, countryside, feel in order to reduce the visual impact on the setting.

02.6 APPEARANCE

The new links and extensions comprise a mix of single storey and 1.5 storey buildings that have been designed to be subservient in scale to the historic barns they are linked to. Materials have been chosen so that they are similar to the existing buildings with exposed timber structure, clay flat tile roof, and black timber boarding. Any existing and new openings will have contemporary detailing and in some instances louvres to give both privacy, solar shade and so that large new openings are visually kept to a minimum.

In particular the technique of masking large openings, to main living spaces, with louvres, will be employed so that the outward appearance of the new pole barn presents itself as a single contemporary barn rather than two dwellings. Both horizontal boarding, Louvre treatment and standing seam metal roof enables the building to retain an agricultural feel that sits comfortably within the open agricultural setting.

As a whole the proposed alterations and extensions seek to use a limited palette of materials to sensitively blend with the existing materials of the historic barns and the agricultural vernacular of the setting.

By reducing the quantity of low-grade buildings, the intention is to improve the sense of openness in the greenbelt and give a sustainable singular use and ownership to each barn that negates further deterioration and piecemeal harm to each of the heritage assets by the conflicting needs of multiple users.

In bringing about the care and conversion of each barn grouping the project endeavours to present a sustainable future use for the barns as individuals and as a sum of parts within the curtilage of the principal heritage asset known as Canterbury Farm House.

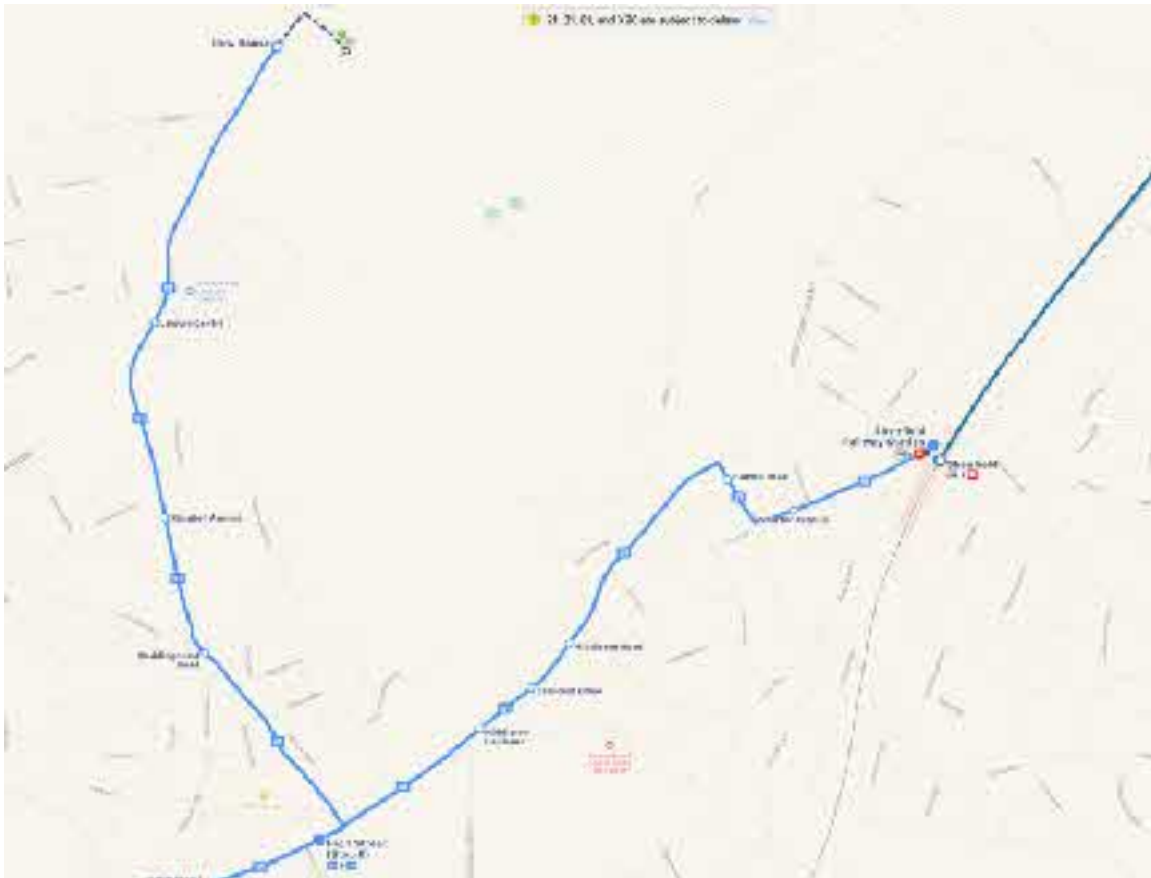
03.0 ACCESS STATEMENT

Vehicle Access:

The barns belong to and are in the same setting as Canterbury Tye Farm House. There is good vehicle access of within 5-10m to the front door of each property.

Public Transport links:

The Property also has good access to public transport via the number 61 bus route (Blackmore-Doddinghurst-Brentwood route) operated by Swallow. A bus stop for which is within 330yds/4 minutes walking distance of the property front doors. This service take you to the towns of Brentwood amenities and also Sheffield Railway station.



Level Access:

The proposals offer level pedestrian access to the principle rooms and a WC at Ground Floor. from the designated vehicle parking associated with each dwelling.

The Barns are grade 2 listed buildings, which restricts the scope for providing accessibility to contemporary standards. New work will comply with current building regulations and where accessibility can be improved during the course of the works and consistent with conserving the qualities of the historic building, then it shall be carried out.

04.0 HERITAGE STATEMENT

04.1 DESCRIPTION OF THE HERITAGE ASSET GROUPING

Canterbury Tye Barn appears on the list of historic buildings maintained by the secretary of state as follows:

BARN 30 METRES NORTH EAST OF CANTERBURY TYE HALL FARMHOUSE

Overview

Heritage Category: Listed Building, Grade: II

List Entry Number: 1197208

Date first listed: 09-Dec-1994

Statutory Address:

**BARN 30 METRES NORTH EAST OF CANTERBURY TYE HALL FARMHOUSE,
DODDINGHURST ROAD**

Map:



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The building or site itself may lie within the boundary of more than one authority.

County: Essex

District: Brentwood (District Authority)

National Grid Reference: TQ 59671 96119

Details: BRENTWOOD.

TQ59NE DODDINGHURST ROAD, Pilgrims Hatch 723-1/5/248 (East side) Barn 30m north-east of Canterbury Tye Hall Farmhouse

GV II

Barn. Late C16, C18. Timber-framed and weatherboarded with roof of peg tiles and C20 flat tiles. 5 bay plan with central midstrey and simple gabled waggon porch to SW front. Outshots both sides of waggon porch creating a continuous 'catslide' roof to low eaves. Doors to waggon porch C20. 2 old doors in each outshot on either side. Fixed window in each gable, NW 2-light, SE 3x3 panes with glazing bars. Some replacement of outshot wall by C20 brick at SE end. INTERIOR almost all of one build with minimal alteration and replacement, principally, near NE midstrey door frame. Principal trusses have jowled posts some with a decorative step stop at base of jowl swelling, curved arched braces to straight tie-beam and principal rafters with collars supported by queen posts. 2 rows of side purlins in each pitch, butted to rafters and joggled from bay to bay, common rafters ride over the purlins. Some of the faces on the principal rafters have redundant joints, apparently for wind bracing now gone. These joints are symmetrically arranged but original system, or proposed system obscure. The roof is now stiffened longitudinally by members inserted at some time rising from the queen post feet to the lower side purlins. An almost complete set of carpenters gouged, assembly marks can be seen on the open trusses numbered in pairs, I to VIII. Wall studding is stout, studs set at approx 0.5m centres, braced only above the middle rail with stout curved primary braces paired one each way at the corner posts and singly away from the barn centre at the posts of the open trusses. Several face halved and bladed scarf joints on top wall plates. Simple chamfering of arrises on horizontal members. The waggon porch is original. Its roof trusses have side purlins and clasping collars. The inner truss has a pair of refined soulace braces to the collar and the outer truss was originally wind braced. Some interior horizontal boarding survives with nails indicating its original use over the whole inner face, and lack of any evidence of wattle and daub infilling, together with a consistent weather fissuring of all the frame members on their outer faces and partially on their edges suggests that the frame was left exposed for some long time, being only boarded on the inside with daub packed against it from the outside, partially filling the stud panels. The 2 outshots on the SW side are secondary and must have been added some considerable time later as they cover the weathered outer face of the barn framing. They are probably C18. The 2 smaller timber-framed and weatherboarded buildings with pantiled gable end outshots that touch the barn at both ends and project forward as wings to the SW have no historical or technical importance. The one to the NW is C19 and is much replaced inside. The one to the SE has framing reused from several periods again much replaced. The group, however, comprising the principal barn, plus the 2 symmetrical wings has considerable visual group value when seen from Canterbury Tye Farmhouse (qv) to the SW. The barn and Canterbury Tye Farmhouse form a group.

Listing NGR: TQ5967196119

Legacy: The contents of this record have been generated from a legacy data system.

Legacy System number: 373434

Legacy System: LBS

Legal: This building is listed under the Planning (Listed Buildings and Conservation

Areas) Act 1990 as amended for its special architectural or historic interest.
End of official listing

04.2 SIGNIFICANCE OF THE HERITAGE ASSETS

Historic England Guidance “Conservation Principles Policies and Guidance” states that the significance of a heritage asset should be evaluated against an assessment of four values:

- evidential value
- historic value
- aesthetic value
- communal value

The evidential value of a heritage asset relates to its ability to yield evidence about past human activity.

The historic value of a heritage asset is related to connections with people, events, or aspects of life that can be connected through the asset to the present.

The aesthetic value of a heritage asset derives from the ways in which people draw sensory and intellectual stimulation from the asset.

The communal value of a heritage asset relates to the meaning of a place for the people who relate to it.

For the purposes of this report we will assess each heritage asset in turn against the above Values

The Setting and the collection of barns as a group

The significance of the wider setting and the collection of Barns as a group.

The evidential value can be summarised as follows:

- The late C16, original barn, evolved during a time of agricultural revolution, during the 1700-1880, so may yield evidence of agricultural practices of the time.
- The Heritage asset is 600m from a scheduled medieval monument, List Entry Number: 1016772, known as ‘Faulkners medieval settlement’ at Runaway Fields, 600m south west of Tye Farm. Given it’s proximity and age of the farm buildings there could be archeological remains from the medieval area and around the heritage asset.

The historic value can be summarised as follows:

- The group as a whole shows the establishment of local agricultural business in particular dairy farm in the area which supplied Milk to the locality and London larger agricultural operations in the area.
- Historic sale records from 1904 indicate the farm operated as a significant dairy farm in the area and the series of more modern barns reflect the evolution and adaptation through time to serve that purpose.

“The donor's family has been long established in Brentwood, co. Essex. His great grandfather was a substantial farmer in the first half of the 19th century and his grandfather kept cows in Brentwood and retailed milk locally and at Kings Cross and Paddington. His father continued the business and also undertook retail beer and spirit selling and mail contracting. The family took over Park Farm in 1904 and moved to Canterbury Tye in 1913. They have been owner-occupiers since 1926. In 1966 June the main activity on the farm was dairying.”

The aesthetic value can be summarised as follows:

- The barns form part of a significant visual group of buildings within the setting Canterbury Tye Hall Farm House. The house is significant in it's own right as a example of a good quality C16 timber frame domestic vernacular architecture and the barns a good example of C16-C17 agricultural architecture of the time.
- The principal external materials of black horizontal boarding and clay tile roof represent a good example of the typical historic vernacular of this period and give and sense of identity, place, historic charter and materiality to the agricultural landscape.

The communal value can be summarised as follows.

- There is a link in the name of the farm 'Canterbury Tye' to the early settlement of Brentwood. The settlement of Brentwood started as a clearing made in the woods by burning trees (hence 'burnt wood' which became Brentwood) to provide a stop-off point about one day's journeying from the Thames for pilgrims en route from East Anglia to the shrine of St Thomas of Canterbury, Brentwood. The first church building dedicated to St Thomas in Brentwood was a chapel built around 1221 to serve these pilgrims. This connection is strengthened further as the name of the site location, known as 'Pilgrim's Hatch', is derived from Thomas Becket's pilgrimages to Canterbury through Brentwood, a popular stopping place at the time, before travelling onto Tilbury for the ferry. Pilgrims from the Midlands would pass through Pilgrims Hatch en route to Brentwood.
- In historic terms the word 'Tye' refers to a patch of common land, often a village green. Historic maps, on record, show no significant settlement apart from the farm settlement so this could refer to a previous use of the site by early settlers, or pilgrims, prior to the establishment of the farm, at the time of St Thomas of Canterbury, C12.

Barn grouping B

The significance of the main Barn detailed in the listing and labelled B, B1 & B2 on the block plan and shown on the photo below:



The evidential value is summarised as follows:

- The large wagon arch reveals evidence of how this building was used for larger livestock drawing wagons or agricultural machinery into the building - possibly for bringing in harvest.

The historic value can be summarised as follows:

- The listed description of the historic barn is extensive. The timber superstructure originates from late C16, contemporary with Canterbury Tye Hall Farm House, So likely to be the first barn associated with the farm house giving it substantial historic value.
- Internally the super structure is largely intact and in reasonable condition. The listing outlines some bracing reinforcement to the structure may have been carried out at a later date. Overall the structure is a good surviving example of a C16 timber framed agricultural building so is significant in terms of historic value

- The Listing description refers to the the outshots as not significant in terms of historical value as follows:
- “The 2 smaller timber-framed and weatherboarded buildings with pan-tiled gable end outshots that touch the barn at both ends and project forward as wings to the SW have no historical or technical importance.”
- Externally the main significant features is the large wagon arch which is original but the doors have been replaced during the C20.
- Externally the horizontal boarding has been replaced, as required, through time. The listing description points to the original exterior structure being exposed but structure partially infilled with daub rather than weather boarded. The external boarding is therefore a later addition and designed to be replaced as required. In terms of the proposals, it is the intention to retain and reuse any exiting boards that are deemed fit and to replace rotten and missing boarding with like for like timber boards, with similar black stain, to retain the appearance of the current building.
- Internally some of the original horizontal timber linings remain nailed to the original studs so are significant in that they may date back to the original building.

The aesthetic value can be summarised as follows:

- The structure has some decorative elements suggesting the barn was built by skilled craftsmen and this attention to detail lends for an attractive external structure.
- The other striking external feature is the continuous ‘cat slide’ roof which gives a huge visual mass and materiality to the building.
- The large wagon arch is also of aesthetic value as it gives a strand which is original but the doors have been replaced during the C20.

The communal value can be summarised as follows.

The main barn is the most dominant, historic, and original agricultural building within the setting. It gives Canterbury Tye Hall it’s identity as a farm within the wider countryside. It is therefore of significant communal value in terms of creating a sense of place.

Barn Grouping C

The significance of the Barn labelled C, C2, C3 on the block plan and shown on the photo below:



The evidential value is summarised as follows:

- Past extension of this group, to form a U-shape, gives evidence of the evolution of this group of barns to serve the farm's expanding needs. The U shape shown on map gives evidence that in the past it is likely that the central area may have been closed to retain small groups of livestock near to the farm house. More recent adaption has caused some harm to Barn C, the main and most significant timber framed barn in this grouping, in terms of conflicting material choices, different uses and strain of wear and tear.
- These barns are subservient to the main barn and being smaller in size are good examples of ancillary farm buildings that would have served as animal stalls and provide ancillary domestic storage to the main Farm House.

The historic value can be summarised as follows:

- The smallest building in the collection, for which demolition is proposed, was built after 1948 in the form of a small stable building. It is not historically significant and not part of the original building grouping. It is shown closest to the caravan in the photo above.
- The maps below show some evolution of these barns - the 1946 map shows a U-shape plan arrangement - which in Planning terms can be defined as the original building form (standing pre 1948). This does not reflect the built structure we see today, and also on the arial map shown, which has a broken U-shaped arrangement.
- Barn C is the oldest in the grouping and retains some of it's original timbers probably dating back to C17. It also retains a wagon arch which has been boarded up. It is the most significant in terms of historic value.

The aesthetic value can be summarised as follows:

- Adaption and extension of this group has caused some harm to the aesthetic appearance of this group as a whole and to Barn C, the main and most significant timber framed barn in this grouping. Conflicting material choices, scale, siting along with different uses and the strain of wear and tear give an un-unified appearance.

The communal value can be summarised as follows.

- This collection of barns are not significant on their own in terms of offering communal value to the wider setting, but as part of the collection of buildings reinforce a sense place, as a farm.

1816-Canterbury Tye Barns

Historic Maps referred to:



Regional - REGIONIS, quae est circa LONDINVM, 1741



1816-Canterbury Tye Barns



Essex LIX: 1881

1816-Canterbury Tye Barns



Essex nLXXI 1921-1946

Arial Photo of land and buildings as they stand showing C20 additions. 2019.

04.3 CONDITION OF THE HERITAGE ASSETS

The principal house, Canterbury Tye, is in good, maintained condition after undergoing recent conservation repairs and alterations within the last 5 years.

The collection of historic barns and the one modern timber pole barn are structurally stable for the time-being but require some reinforcement, especially Barn C, and require external conservation repairs to maintain their structural integrity and future preservation and use.

The listing description suggests there has been minor modifications to secondary elements of structure in the principal barn. It talks about “redundant joins” and has been reinforced numerous times, through the centuries, to keep the building stable. Given these adaptive nuances the applicant has commissioned a Structural Engineer, acquainted with historic timber structures of this type, to carry out a condition survey of the building’s structural viability for conversion to a dwelling.

The modern extensions, abutting the heritage assets, are let to various users (Mechanic workshop, vehicle bodywork repairs and a builder). The pressure of multiple operators, requiring robust premises, has and is likely to cause strain to the fabric of the heritage assets. If the buildings were to be stripped of all the post 1940 additions, back to the original buildings and converted to a residential use, they would be unified under one use class and duty of care - as such offering them a much more sustainable future. Externally the timber boarding requires repair and replacement with like for like materials.

04.4 DESIGN PRINCIPLES

The proposal involves the sensitive removal all the low-grade modern, C20 additions and for the barns to be unified, as the original built form intended, the extensions using similar materials but are subservient in scale to the main barns extension will be high quality timber frame extensions with a similar, yet contemporary material appearance to the historic barns. The change of use for the barns a redundant, underused building to be preserved through a contemporary use.

04.5 SCHEDULE OF WORK TO THE HERITAGE ASSET

- Removal all the low-grade modern, C20 additions, abutting the heritage assets
- New subservient link extensions
- Thermal upgrade to all barn structures. This will involve the careful removal of the external boarding from the historic stud work. Any boarding that can be reused will be kept for re-use. The thermal upgrade system will be a breathable, natural timber-based technology, to ensure moisture escape and protect the structure from rot.
- Internally, it is intended that historic lining boards and the superstructure are kept exposed and breathable lime plaster applied to new lathwork between the historic stud work.
- Conservation repairs to the external fabric - where required external materials will be replaced with like for like materials.
- Sensitive, secondary structural reinforcement where required to satisfy building control

04.6 IMPACT ON THE HERITAGE ASSET AND ITS SETTING

The proposal seeks to strip back unsightly, C20, additions, and repair and re-function existing buildings. On balance linked, and extended, formation will reinforce the character or the setting and re-group the buildings closer to their original C16-18 forms. In removing contemporary additions a greater sense of openness is achieved and the principal heritage assets can be more clearly read as significant, maintained, historic agricultural buildings within the wider setting.

05.0 PREVIOUS APPLICATION ADVICE relating to Canterbury Tye Hall Farm House

Although the following pre-application advice was given in relation to Canterbury Tye Hall Farm House the principles and setting discussed relate to the asset grouping to which the Barn's belong therefore the NPPF clauses raised directly relate to the Barn and it's setting as a Heritage Asset in it's own right as well as part of the group. In particular the clauses that drive to preserve openness in the green belt; preserving and enhancing character of the historic environment. Advice as follows:

“Dear Mr Inkpen

Following our site meeting I am writing to provide notes on the matters discussed.

Canterbury Tye is a grade II listed building located within the Green Belt and therefore there are two main areas for consideration when assessing development on this site, they are the impact on the Green Belt and the heritage asset.

Policy

As with all development proposed, the starting point is assessing it against planning Policy at national and local level. Chapter 9 of National Planning Policy Framework 2012 (NPPF) relates to development within the Green Belt. Chapter 12 of the NPPF relates to conserving and enhancing the historic environment.

Green Belt

Paragraph 79 of the NPPF sets out that Government attaches great importance to Green Belts. The fundamental aim of Green Belt Policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

Paragraph 89 sets out that a Local Planning Authority should regard the construction of new buildings as inappropriate in the Green Belt. However there are exceptions to this which are listed in paragraph 89 and one exception is listed below:

the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

and it does not harm the openness of the Green Belt ”

The term "original building" with regards to a planning definition is defined in the NPPF as a building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally.”

05.0 REFERENCES

Essex Record Office – ref [SALE/A1024](#), [SALE/B318](#), [A9800](#)

The National Archives, Museum of Rural Life – ESS1 PARK FARM : DODDINGHURST : CO. ESSEX; CANTERBURY TYE FARM : SHENFIELD : CO. ESSEX

The National Library of Scotland, Map Images records. <https://maps.nls.uk>

English Heritage 2008. Conservation principles, policies and guidance

Historic England, Agricultural Buildings, Listing Selection Guide

Essex Record on-line SEAX catalogue <http://seax.essexcc.gov.uk/>

The Buildings of England – Essex; Nikolaus Pevsner: 1965 Penguin Book

British History On Line www.british-history.ac.uk/vch/essex/vol8/pp90-109

https://en.wikipedia.org/wiki/Pilgrims_Hatch

APPENDIX A

Alterations to Listed Barn Offshoot

A variation of condition is sought for the application REF: 22/00188/FUL & 22/00189/LBC. The reasoning for such application is to make minor changes to the proposed floor plans to bring them in line with the building recording and survey information relating to the small wagon offshoot to the historic barn.

Although certain components of the structure, such as the comparatively modern roof dating back to circa 1960, possess limited historical significance in terms of age and quality, a considerable portion of the lower timber framework retains some limited historical value. Our proposed course of action is centred on creating a habitable building that accentuates these historic elements.

The proposed changes will see a slight increase in width to establish a harmonious relationship with the approved new-build living space. In accordance with the approved drawings, to align with the top of the dormer roof of the new-build wing situated at the rear of the site, the ridge line will be marginally elevated. As the roof holds no significance, the proposed works to the roof will make little difference to the significance of the offshoot.

Furthermore, we have undertaken a reduction in the width of the lean-to structure constituting the southern section of the offshoot. This modification removes the untidy detail at the verge, where the roof meets the gable wall of the offshoot building, resulting in a more refined and robust configuration.

APPENDIX B

Alterations to Barn C Offshoot

A variation of condition is sought for the application REF: 22/00188/FUL & 22/00189/LBC. The purpose of these changes is to make minor adjustments to the floor plans in order to improve circulation within the building and enhance the versatility of the rooms.

The proposed modifications involve slightly widening the central portion of an existing offshoot by adding a small lean-to extension. This extension will house a corridor, which follows the pattern of the approved drawings where the corridor runs along the external wall of the offshoot. Additionally, the new extension will serve as a new entrance to the property.

Importantly, these proposed changes to Barn C will not impact the listed status or integrity of Barn B.