

Manor House Farmhouse Renovation

Main Street, Carlton

Design & Access Statement

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24-15- DAS-E

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1. Preamble

This Design & Access Statement has been prepared by Hayward Architects to accompany the submission for Listed Building approval for the renovation of Manor Farmhouse, Main Street, Carlton.

This statement is to describe how the proposed development responds to its setting, as is relevant to the planning process as described in the *National Design Guide* and is to be read in conjunction with the submitted drawings.

This statement should also be read in conjunction with the Schedule of Works compiled by Hayward Architects and the various reports compiled by others, as submitted with the planning application.

2. Project Description

This proposal seeks Full Planning Permission to renovate an existing Grade 2 listed farmhouse in the village of Carlton.

The house was originally associated with Manor Farm and was once the home of the grandparents of the current owner and applicant.

In recent years the house has been uninhabited and has become derelict and in desperate need of repair. As a result, substantial renovation is necessary to save the historic building and allow a family to live in the farmhouse once again.

The long familial connection with the farmhouse generates an emotional bond which drives the applicant to make respectful and authentic repairs and alterations to the building. The fabric of the building has already been repaired by specialist historic building experts with the guidance of an historic buildings consultant, a structural engineer and with regular communications with the local authority conservation officer

The roof structure already shows some more modern and unsympathetic repairs to the original structure – these were in place prior to this renovation project begun and their source is unknown.

There is a later added lean-to affixed to the rear elevation, which is proposed for removal. The Conservation officer has already consented to this, as not in need of planning permission.

Generally, the existing farmhouse isn't quite to a standard required by modern life:

- Walls are solid and uninsulated.
- Floors and the roof are also uninsulated.
- Rooms do not always relate well to each other nor to the outdoor spaces.
- Modern facilities such as ensuite bathrooms and a utility room are not present.

This renovation seeks to upgrade and improve the existing situation to create a livable dwelling which meets the basic expectations for modern life, and thus, ensure its desirability as a dwelling for the foreseeable future.

3. Proposal

Context

Location

The farmhouse sits along Main Street, in the heart of the village.

The farmland to the north is still in agricultural use and is farmed by the family of the applicant.



Like many English villages, Carlton has received a good amount of residential development in the past century which has changed the character of the settlement from agricultural to residential. This farmhouse being sited on the main street reminds passers by of Carlton's agricultural roots and is therefore an important feature in the village. The rescue of this historic building will serve to illustrate the story of the village for years to come.

Further dereliction and loss of this building would present a material harm to the historical character of Carlton Main Street.

Proposed external alterations are to be kept to a minimum, to preserve this character and so will have minimal impact on the context. They will include the removal of an added lean-to coal shed and the insertion of a French door and window to the wall behind; plus the reinstatement of two windows. New roof lights are also to be installed

Parking is to remain informal, without a garage or marked bays. This continues the ad hoc arrangement one would expect in a historic setting.



Identity

The farmhouse was originally conceived to be a dwelling and it is suitable that it should continue to serve that purpose.

The retention of the external appearance ensures that the historic character is embraced and preserved for the future.

The building already reads as a dwelling rather than an agricultural building, so external changes are not required to meet that end.

Built Form

Roof

The built form is not to be extended beyond its current external envelope, rather extra space is to be gained by conversion of the loft. This will utilize and celebrate the historic roof structure by exposing it where possible, with rafters being kept visible between insulated panels.

Although structurally sound, a few new roof timbers have been previously added to secure the roof structure, but their origin is unknown.



Windows

All existing windows, with the exception of W17 & W18, are unsuitable for retention and are to be replaced with double glazed units. These will provide added thermal insulation to reduce energy consumption and improve acoustic separation. Double glazing also reduces condensation and interior mold growth. Windows W17 & W18 are the oldest examples and are in the stone element of the eastern wall. These two windows are to be retained externally and sheathed internally with secondary glazing, to retain their historic value.

Two previously bricked up windows are to be reinstated to increase natural light into the dim interior (W01 & W07). These do not affect any neighbours. All replacement windows will be selected to match the existing fenestration style and any new windows selected to compliment it (Please see window schedule)

Window W04 has previously been packed with red bricks to reduce the size. This application proposes to remove the bricks over the window and create an arched header instead, to match the adjacent windows, thus giving a more congruent and harmonious elevation.



Roof Lights

Five new conservation style roof lights are to be added to the roof. (W21, W22 W24, W26 & W27)

Three are to be on the main roof to allow natural light and ventilation into the new master ensuite and adjacent dressing room

Another two are proposed for the roof over R17 & R18 to allow natural light and ventilation into the new en-suite bathroom and bedroom 4

These roof lights will improve air flow, particularly in warmer months. Ventilation is required to prevent mold and condensation from forming inside the building. It is possible to achieve this by mechanical means, but this is an approach which would be out of keeping with the historic qualities of the farmhouse, so openable roof lights are preferred.

Furthermore, opening windows does not require electricity and thus does not increase the 'energy in use' of the farmhouse.

The farmhouse already has one velux style window to the roof space (W25) so these additions are not out of keeping with the historic character of the building.

Only two of these roof lights will be visible from the street. (W21& W22)

External Doors

All external doors are to be replaced with new, hardwood doors which offer improved thermal qualities as well as modern levels of security.

They are to be custom made to match the existing doors as closely as possible.

Internal Changes

Staircases

The existing building has two staircases which connect the ground and first floor. This is surplus to requirements and so it is proposed that the secondary staircase be removed at ground floor level. This allows for insertion of French doors to room R05 which creates a direct relationship with the garden, as is expected in contemporary homes.

This staircase is to be retained at the first floor to loft level to allow access to the attic.

Internal Doors

Doors to rooms: R03, R07 & R11 are to be re-hung to open into the room in order to improve the flow of movement between the spaces.

Internal door ID06 which separates rooms R04 and R05 is to be permanently removed in order to connect the two rooms.

Fireplaces

The fireplace which divides rooms R04 & R05 (FP03) is to have the dividing wall removed below the lintel level and to receive a double-sided wood burning stove.

This will visually link rooms R04 and R05 to provide a much-improved internal space as well as adding an attractive and complementary design feature.

Removal of the adjoining door (ID06) will further support this connection whilst keeping masonry intact.

All other fireplaces are to be retained in their current state

Example of double-sided fireplace feature



Demolitions

A later addition lean-to has been removed due to its instability making it unsafe for workers and as recommended in the structural report. The conservation officer has approved this both verbally and in writing.

We propose to remove the majority of the newly exposed wall to its rear and insert French window style patio doors to room R05. These doors will be fully double glazed with hardwood frames to compliment the other external doors. Removal of this lean-to also allows room R15 to receive a window.

This will improve the natural light and through-ventilation to this room, as well as improving the aesthetic appeal of the external elevation.



The Conservation officer has been consulted by email about the removal of this lean-to, and responded thus:

“I do remember this structure from our site visit and the poor condition it was in. As it is not part of the main listed building and is of limited heritage interest, and is in a poor condition, no planning permission or listed building consent will be required to take it down.”

All bricks and roof tiles from this lean-to will be re-used in the repairs for the main building where possible.

These changes are proposed in order to bring the building up to the basic standard expected by modern families and represent an improvement to the building.

Historic buildings must continue to be desirable to remain in use and therefore well maintained into the future



Movement

Carlton is a residential village with a population of a little over 300. Like many villages it no longer has a direct bus service through the village, however, it does benefit from local amenities in Market Bosworth, the centre of which is only 2.6k (1.6m) from the site.

Facilities include schools, convenience stores, chemists, hairdressers, pharmacies, a health centre, vets and other common daily needs.

This is about 30 minute walk or a 5 minute cycle

The nearest railway station is to be found in Hinckley, around 7 miles south of the village.

By car, the M42 and M1 are about equidistant at approximately 6-7 miles away (as the crow flies)

Nature

The existing garden is to be retained as a garden for the farmhouse and will have no material impact on nature

A bat survey has been carried out on the existing building prior to any work commencing. Please see report which accompanies the planning application for findings and recommendations.

Public Spaces

No public spaces are existing or proposed on the site

Uses

The existing building has a use class C 3 (residential) which is to be retained.

Homes and Buildings

The relationship to amenities and public spaces is already established by the re-use of the existing building and cannot be changed.

Although the building does not house a family at present, any detrimental effect of adding another family to Carlton will be outweighed by the benefits of rescuing a listed building from permanent dereliction.

Refuse is to be offered for collection at the roadside by the local authority waste collection and recycling service

Resources

The re-use of an existing building is the most sustainable possible approach in terms of lowering embodied energy cost.

This proposal to renovate an historic structure rather than to demolish and build new, seizes the opportunity to re-use materials instead of adding to landfill.

Where the farmhouse needs repairs, they are to be executed in the first instance by re-using materials from the demolished lean-to, then using traditional materials and techniques. This, again, offers a lower energy approach to the construction process.

The existing fabric of the farmhouse is not insulated nor damp proofed. For this building to function as a comfortable internal environment we propose that it is necessary to add insulation to the entire external envelope.

This will be added internally to all external walls and to the underside of the roof structure.

The selected insulating system is of a specialist, breathable material designed especially for use with historic structures such as this.

It will be installed in full accordance with the details as supplied and guaranteed by the manufacturer, by specialist installers.

(please refer to Scope of Works for details)

This insulation will reduce the *energy-in-use* demands of the building throughout its lifetime.

Heating

Heating is to be provided by Infrared panels. This system has been chosen specifically for its suitability in historic settings.

The panels resemble pictures, mirrors or wall panels and do not detract from the historic impression of the interiors in the same way that modern radiators do.

The panels are surface fixed with simple screws and plug, causing minimal damage to the fabric of the building.

In this case the extensive need for re-plastering means that the wiring can be concealed as a part of the renovation works.

Hot water will be supplied by an electric boiler.

Renewable Resources

The historic appearance of the building does not lend itself to standard Solar PV panels to provide electricity. Roof mounted panels would detract significantly from the character of the building and in turn from the character of Carlton village as a whole.

Other options are not possible at present due to space or financial constraints.

Lifespan

The existing building is currently past its useable lifespan as a family home and in dire need of renovation to prevent continued decline.

The proposed alterations are all necessary to create a building which is suitable for basic living in the modern day and the foreseeable future.

Most importantly, this proposal offers an opportunity to permit a family with long ancestral links to the village and to the farmhouse, to live in the old ancestral home once again, and re-connect with their roots.



4. Demolition statement

Where demolitions are necessary they will be carried out with as little effect on the historic fabric of the building as possible.

Bricks from the demolished lean-to outbuilding are to be re-used for repairs to the remainder of the house. Any leftovers are to be retained for future use

Roof tiles from the demolished lean-to outbuilding are to be re-used for repairs to the remainder of the house. Any leftovers are to be retained for future use

Windows are to be carefully removed and disposed of.

External Doors are to be carefully removed and disposed of.

The newly exposed wall to the rear of the lean-to which will be demolished, is in a very poor state and would need to be re-built.

This is one of the inspirations behind the idea of instead, placing a French door in this location. We can see from the arched header that there was previously a window in this wall, albeit a smaller opening than is proposed

The introduction of this new French door brings the kitchen/dining area up to more modern standards of living as is required for an old building to stay relevant.

Please note: Some demolitions have already been carried out under the guidance of the Conservation Officer. This has been necessary for the safety of workers on the site



5. Access

The existing vehicular access is to remain unchanged.

It is shared with the existing farm and the right of access has been legally secured in the land transfer deeds.

Parking for three cars is to be provided informally to the side of the farmhouse (please see drawing: 24-15-PL02-Proposed Parking Plan)

Ample turning can be accommodated so that all vehicles can leave the site in forward gear.

Refuse will be presented to the adopted highway on collection day. No refuse vehicles will need to access the site

6. Summary

- This proposal offers the opportunity to bring a decaying, historically important building back into common use.
- The building is worthy of listing and therefore worthy of saving.
- The applicants have a long familial history relating to the site and the farmhouse, which has created an emotional bond.
This emotional bond ensures the continued responsible and respectful treatment of this historic building.
- This proposal offers an opportunity to allow a family to connect with their ancestral home and live in a village with which they have long historic connections. Nurturing of such ancestral roots is central to good town planning
- All repairs and renovations are to be carried out by specialists in historic building works, under the guidance of a dedicated Historic Building Consultant and a Structural Engineer.
- All materials are to be as close to the original as possible or where new, are to be selected for their conservation 'best practice' credentials.
- Minimal alterations to the exterior are proposed, staying close to the historic values of the building and telling its story.

- The rescue of the derelict building will generally offer a neater, better cared for appearance to the street scene, making a positive contribution to the overall appearance of the village.
- For details of insulation systems chosen please see *Scope of Works* document which accompanies this planning application
- For details of windows please see window schedule which accompanies this application



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