

M Scott / Architectural Design

Design and Heritage Statement

For

Alterations to covered oak frame structure providing external cover to courtyard area

At

East elevation of Barns at Redcoats Farmhouse SG4 7JR



Introduction

This Design, Heritage and Access Statement is written in support of the alterations to the covered area at the rear of the barns following enforcement notification and discussions with conservation.

Background

In 2017 planning and listed building consent was granted for the conversion of redundant barns to wedding conference venue and hotel accommodation. These works were carried out and completed by December 2018. The project that won the award for conservation the following year was challenging during the build. We worked closely with the conservation officer who's input and knowledge allowed for unknown issues to be resolved swiftly. This resulted in a beautifully restored energy efficient listed asset to be retained into the future.

M Scott Architectural Design Ltd

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During the pandemic businesses were effected by the outbreak of COVID that restricted inside eating and drinking. Many business erected covered areas to provide shelter for customers during this time and Redcoats were one of these businesses. The owner having pride in the conversion of the old barns, wanted to ensure that any structure erected reflected the quality of the barns. They therefore opted to erect a structure in keeping with the barns. In October 2023 following discussions with enforcement an application was submitted for the retention of the covered area reference 23/02519/LBC & 23/02518/FP. On the 20th March 2024, these applications were withdrawn as conservation could not support them. We then arranged a meeting on site with conservation and enforcement on the 14th May 2024. At the meeting alternative options were discussed to retain some of the oak structures and the introduction of corrugated roofs to either side of the new section of building. The principal of what might be agreed was then drafted and submitted for further comments. On the 3rd July 2024, comments on the proposed drawings were received with only a few minor alterations to be amended.

Proposed Alterations

The proposed alterations to the existing covered area is to remove the pitched section of roofing and the two sided thus producing a pagoda style structure giving a visual connection between the barns and the granary building. There is an infill with corrugated roofs either side of the gable structure. These will incorporate metal gutters that will be connected via new RWP to the existing soakaway drainage system. The pagoda structure will incorporate a material cover that can provide shelter in the wetter months. This will be incorporated within the structure and the cover will be designed to be retractable.

We also discussed the use of larger style umbrellas to provide additional shade and cover. It was agreed that these structures do not require planning or listed building consent as they are non-permanent fixtures. We have shown these on the drawings for illustrative purposes only.

Heritage Asset and its significance

WYMONDLEY REDCOATS GREEN TL 22 NW (South side) Little Wymondley
4/162 Small barn at Redcoats Farm, - on E side of farmyard
GV II

Barn. C17. Timber frame on red brick sill, frame exposed at rear with sandy red brick infill, dark weatherboarding elsewhere. Steep-pitched roof now of corrugated iron. A 3-bays barn facing W with double doors in middle-bay and rear outshut in same bay. Lean-to extension at N end. Jowled posts, straight tension braces, single purlin to each roofslope clasped by inclined straight queen-posts. Included for group value.

Listing NGR: TL2080426578

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Impact on the significance

The proposals have all been discussed in detail with conservation and are designed to reuse as much as the existing oak structure as possible whilst providing a compromise design that does not impact on the heritage features of the barns.

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