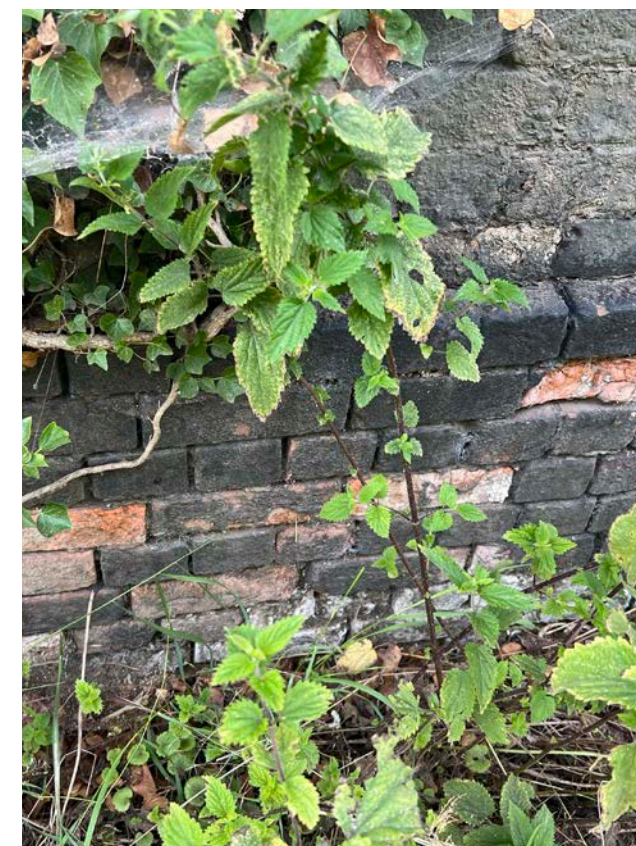


5. Condition survey

5.1 Condition of the existing building - externally

- Weatherboarding in a variable condition, evidence of decay from insect attack and weathering. Missing areas reveal damage to structure behind. Variety of finishes, paint, stain and possible historic tar-based coatings
- Metal framed windows are in poor condition with gaps around frames present. Repaired panes are perspex with animal wire over.
- Rainwater goods are damaged & bowed, some gutters are disconnected and downpipes discharge onto the ground
- Dwarf walls are painted externally with evidence of moisture damage including receding mortar, blown faces and efflorescence.
- Evidence of sitting water to the East elevation causing moss and vegetation growth, contributing to deterioration
- Metal roller shutters to large opening on North facade. Other external openings have no doors
- Evidence of movement between larger barn structure and smaller tiled extension to the south. Repairs attempted with flashings and expanding foam

Continues on following page



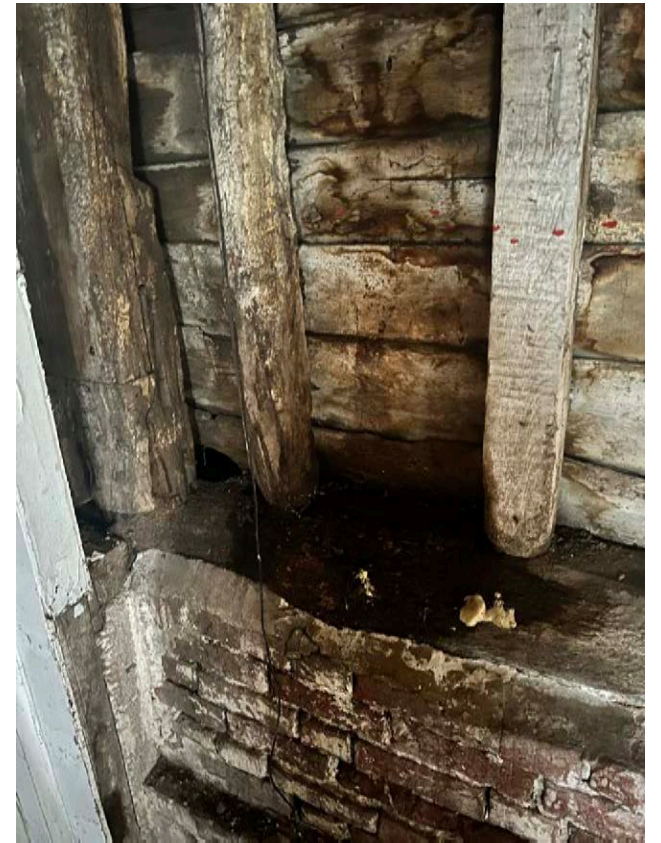
5.1 Condition of the existing building - externally

- Roof tiles and slates are in good with very few slips
- The southern roof pitch uses fiber-cement boards, likely containing asbestos
- West elevation connected to infill building has no visible weatherboarding externally, although presence can be seen internally. Plastic waterproofing membranes and plywood sheeting cover this elevation
- The souther elevation facing the concrete barn is weatherboarded, a connecting structures is uncoated weatherboard with a pitched roof with membrane over.



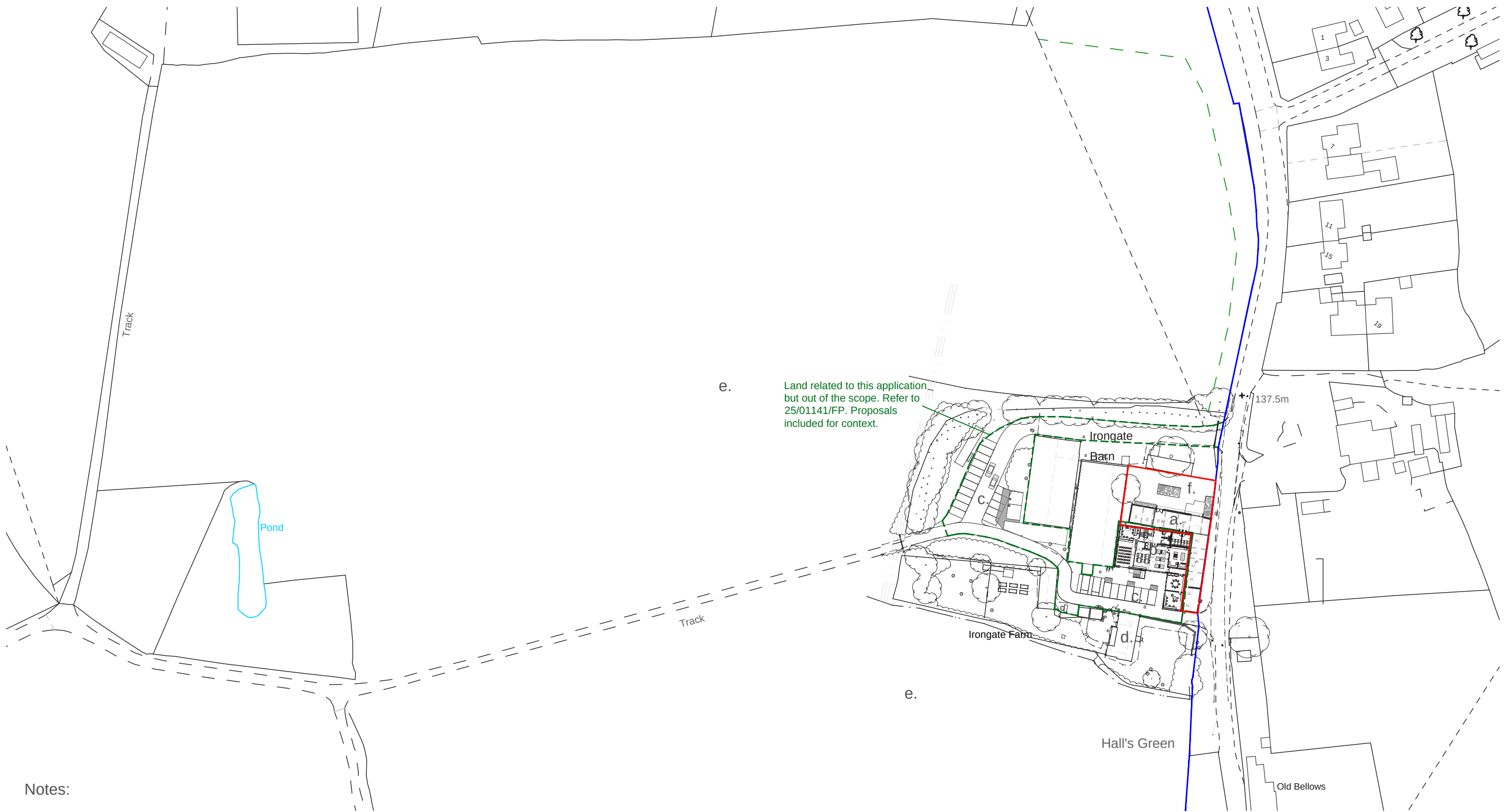
5.2 Condition of the existing building - internally

- The building has been subject to modern openings to connect the timber barn with adjacent concrete barn and a now derelict blockwork infill structure
- There is evidence of alterations to the existing concrete floor
- Evidence of damp, rot and fungus growth to the south corner, at the connection with the shorter barn section
- The cruck frames appear mostly original although are in poor condition with evidence of fracture & section loss due to insect attack and rot
- Some distortion to the frames, as a result of movement caused by joint or mechanical failure, or decay
- Insertion of insulation and plastic membranes likely to have contributed to deterioration
- The modern sawn timber rafters, purlins and sarking are in good condition
- Remains of concrete silage trough to the east wall
- Brickwork dwarf walls are in a variable condition, with some section in poor condition
- Receding mortar and evidence of efflorescence (although some areas of brickwork have been painted white) indicates moisture issues or damage from successive mucking out
- Historic openings are evident through areas of modern sawn timber wall posts on modern stock brickwork walls
- Areas of modern studwork and plasterboard



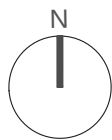
5. Proposed works

6.1 Proposed site plans



Notes:

- a. Refurbished historic timber barn
- b. Refurbished concrete barn (see 25/01141/FP)
- c. Parking (see 25/01141/FP)
- d. Grade II* listed farmhouse
- e. Land for agricultural activities
- f. North courtyard - resurfaced & new planted areas



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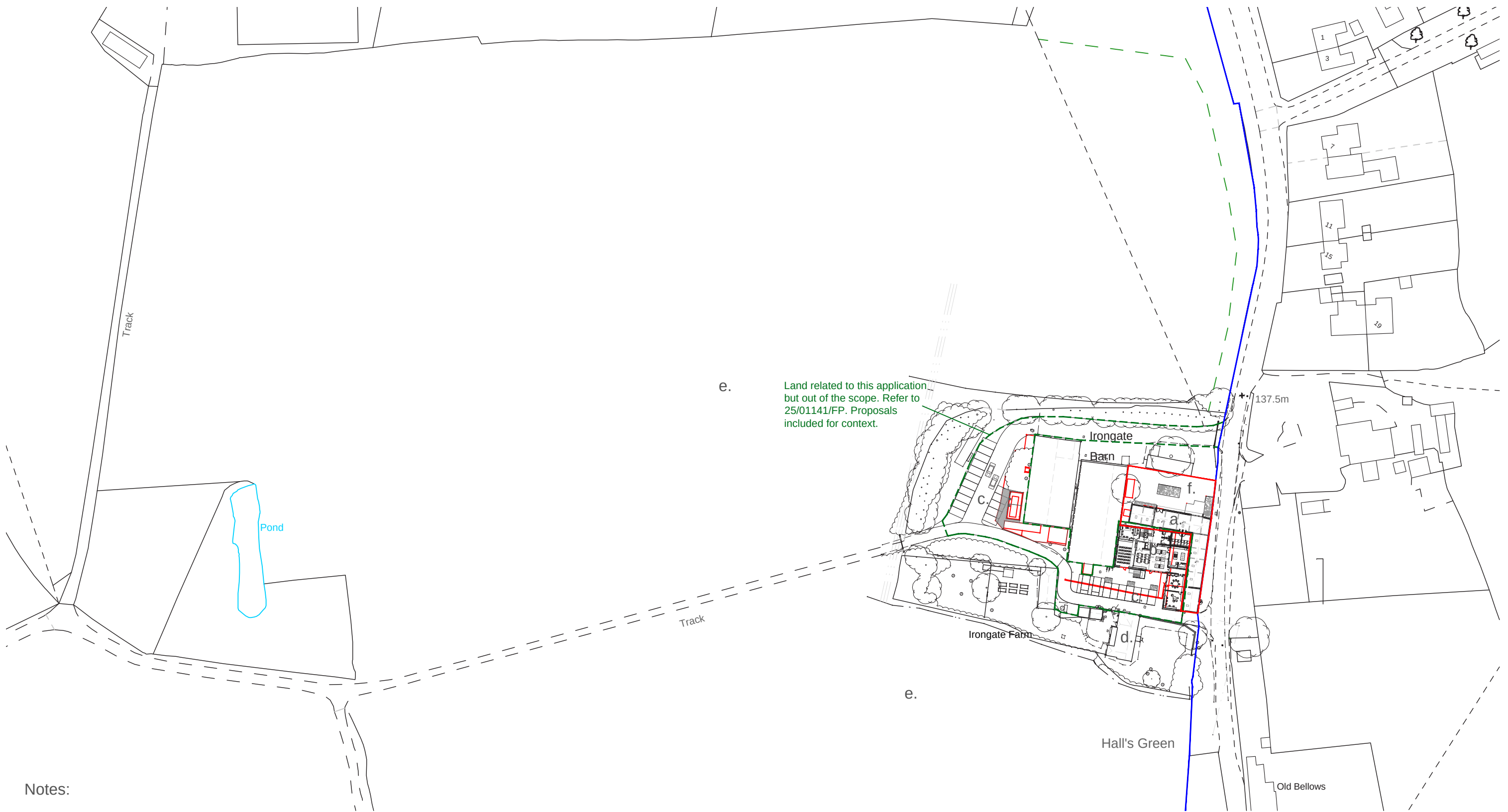
Job No. 255 Location Plan - as proposed

Stage: Stage 3
Status: LBC

026

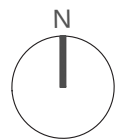
REVISION: Scale 1:1250 @:A3

6.1 Proposed site plans with dntakings

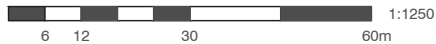


Notes:

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- b. Refurbished concrete barn (see 25/01141/FP)
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Job No. 255 Location Plan - as proposed

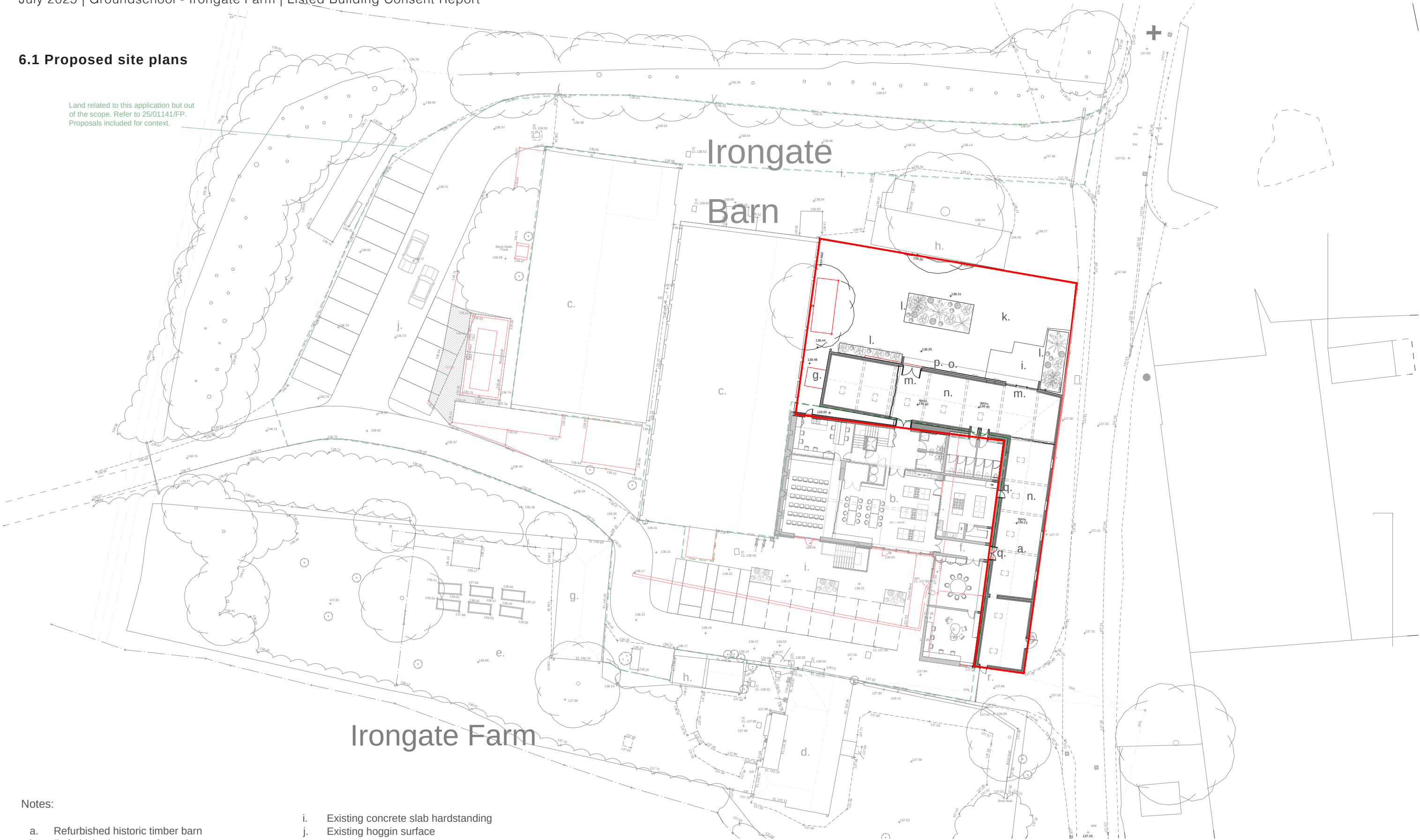
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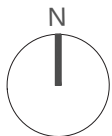
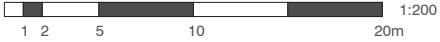
6.1 Proposed site plans

Land related to this application but out of the scope. Refer to 25/01141/FP. Proposals included for context.



Notes:

- a. Refurbished historic timber barn
- b. Refurbished concrete frame barn
- c. Existing steel frame barn
- d. Existing grade I listed farmhouse
- e. Existing farmhouse garden
- f. New construction infill building
- g. Existing blockwork lean-to demolished, weatherboarding to connection made good
- h. Existing outbuildings/lean to structure with black timber weatherboarding and corrugated roof
- i. Existing concrete slab hardstanding
- j. Existing hoggin surface
- k. New concrete & reclaimed paving hardstanding
- l. New areas of gravel planting/metal raised planters
- m. New glazed entrance doors
- n. Existing concrete floor, localised repairs
- o. New projecting porch canopy above
- p. New metal sliding shutters
- q. New openings & door connection to infill building
- r. New external door, to match weatherboarding



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Job No. 255 Proposed Site Plan

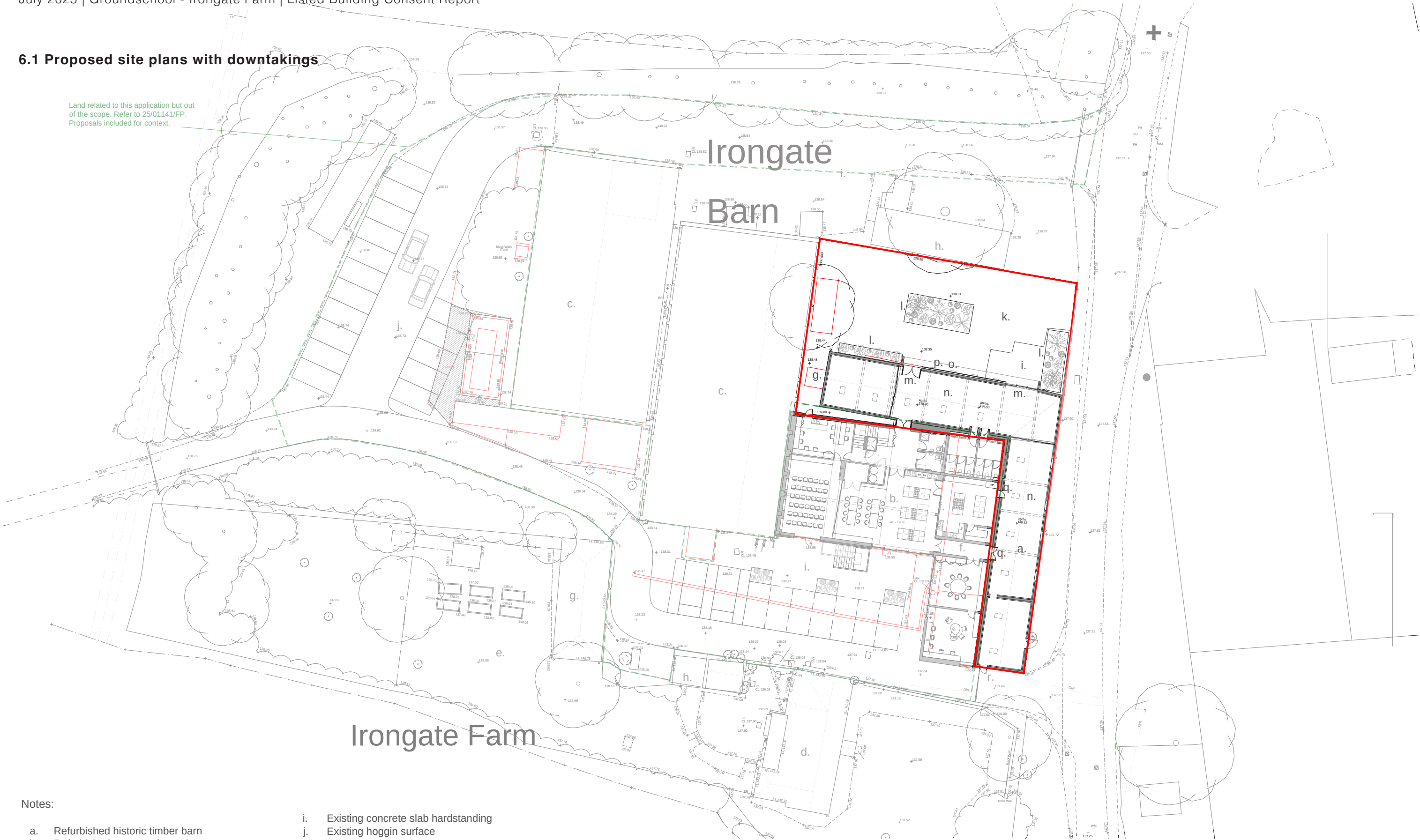
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Status: LBC

027

REVISION: LBC Scale 1:200 @:A1

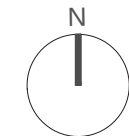
6.1 Proposed site plans with downtakings

Land related to this application but out of the scope. Refer to 25/01141/FP. Proposals included for context.



Notes:

- a. Refurbished historic timber barn
- b. Refurbished concrete frame barn
- c. Existing steel frame barn
- d. Existing grade I listed farmhouse
- e. Existing farmhouse garden
- f. New construction infill building
- g. Existing blockwork lean-to demolished, weatherboarding to connection made good
- h. Existing outbuildings/lean to structure with black timber weatherboarding and corrugated roof
- i. Existing concrete slab hardstanding
- j. Existing hoggin surface
- k. New concrete & reclaimed paving hardstanding
- l. New areas of gravel planting/metal raised planters
- m. New glazed entrance doors
- n. Existing concrete floor, localised repairs
- o. New projecting porch canopy above
- p. New metal sliding shutters
- q. New openings & door connection to infill building
- r. New external door, to match weatherboarding



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Downtakings

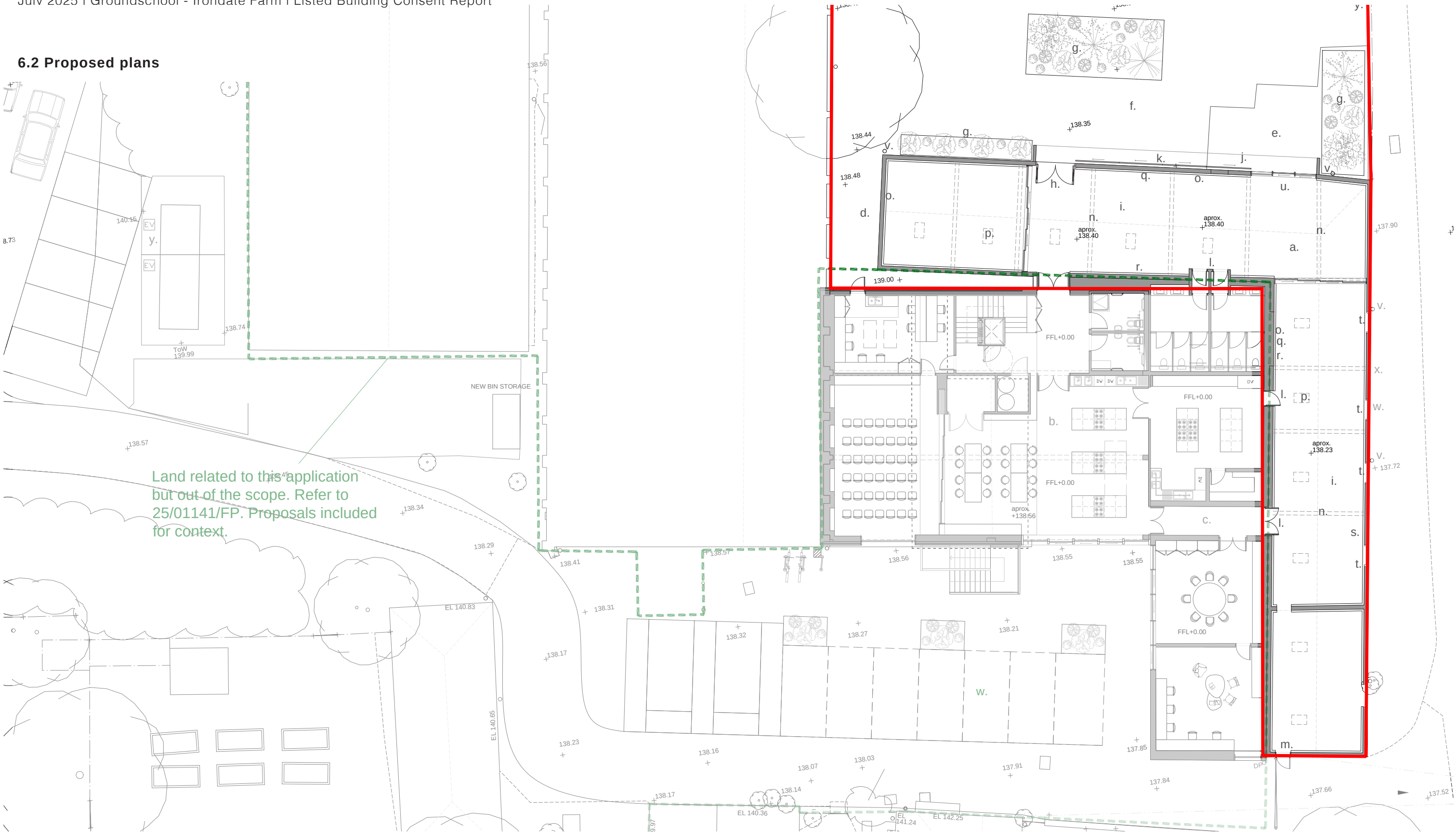
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Job No. 255 Proposed Site Plan
Stage: Stage 3
Status: LBC

027
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6.2 Proposed plans



Notes:

- a.

Refurbished historic timber barn
- b.

Refurbished concrete frame barn
- c.

New construction infill building
- d.

Existing blockwork lean-to demolished, weatherboarding to connection made good
- e.

Existing concrete slab hardstanding
- f.

New concrete & reclaimed paving hardstanding
- g.

New areas of gravel planting/metal raised planters
- h.

New hinged metal-frame glazed entrance doors
- i.

Existing concrete floor slab, localised repairs
- j.

New projecting porch canopy above, timber painted to match weatherboarding
- k.

New metal/Cor-ten sliding shutters
- l.

New openings & door connection to infill building
- m.

New external door, timber clad to match weatherboarding
- n.

Existing cruck frame, localised repairs & treatment
- o.

Existing historic wall timbers, localised repairs & treatment
- p.

New conservation rooflights above
- q.

New services boxing, clay plaster finish
- r.

New plasterboard linings with clay plaster finish
- s.

Existing concrete silage trough removed
- t.

Replacement timber windows
- u.

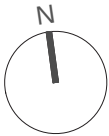
New metal-frame sliding glazed doors
- v.

Replacement aluminium rainwater goods
- w.

Localised repairs to dwarf wall
- x.

New french drain
- y.

New timber fence



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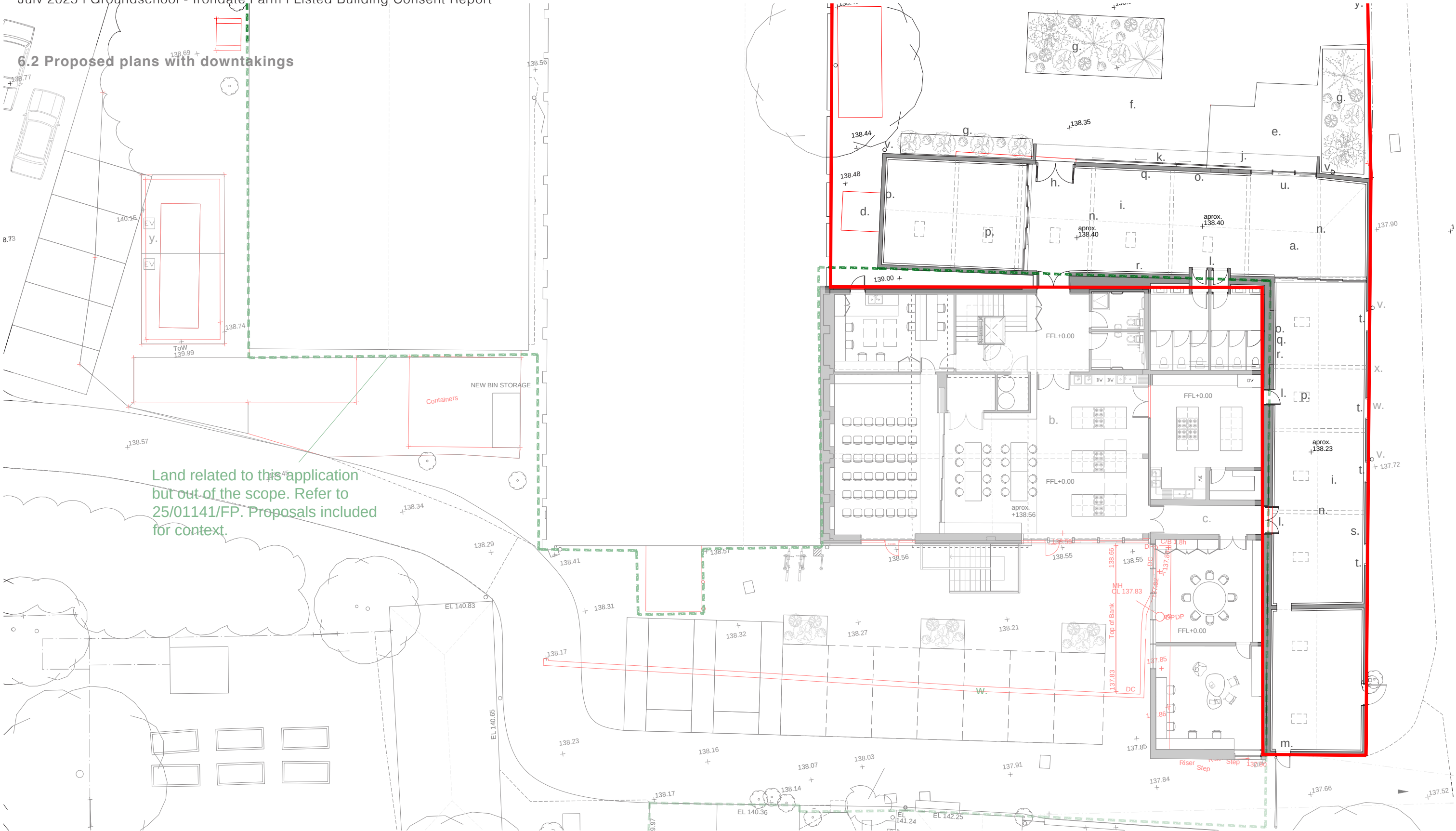
Job No.
255 Proposed GF Plan

Stage: Stage 3
 Status: LBC

028

REVISION: Scale
 1:100 @:A1

6.2 Proposed plans with duntakings



Notes:

- a.

Refurbished historic timber barn
- b.

Refurbished concrete frame barn
- c.

New construction infill building
- d.

Existing blockwork lean-to demolished, weatherboarding to connection made good
- e.

Existing concrete slab hardstanding
- f.

New concrete & reclaimed paving hardstanding
- g.

New areas of gravel planting/metal raised planters
- h.

New hinged metal-frame glazed entrance doors
- i.

Existing concrete floor slab, localised repairs
- j.

New projecting porch canopy above, timber painted to match weatherboarding
- k.

New metal/Cor-ten sliding shutters
- l.

New openings & door connection to infill building
- m.

New external door, timber clad to match weatherboarding
- n.

Existing cruck frame, localised repairs & treatment
- o.

Existing historic wall timbers, localised repairs & treatment
- p.

New conservation rooflights above
- q.

New services boxing, clay plaster finish
- r.

New plasterboard linings with clay plaster finish
- s.

Existing concrete silage trough removed

- t.

Replacement timber windows
- u.

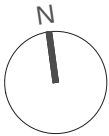
New metal-frame sliding glazed doors
- v.

Replacement aluminium rainwater goods
- w.

Localised repairs to dwarf wall
- x.

New french drain
- y.

New timber fence



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Duntakings

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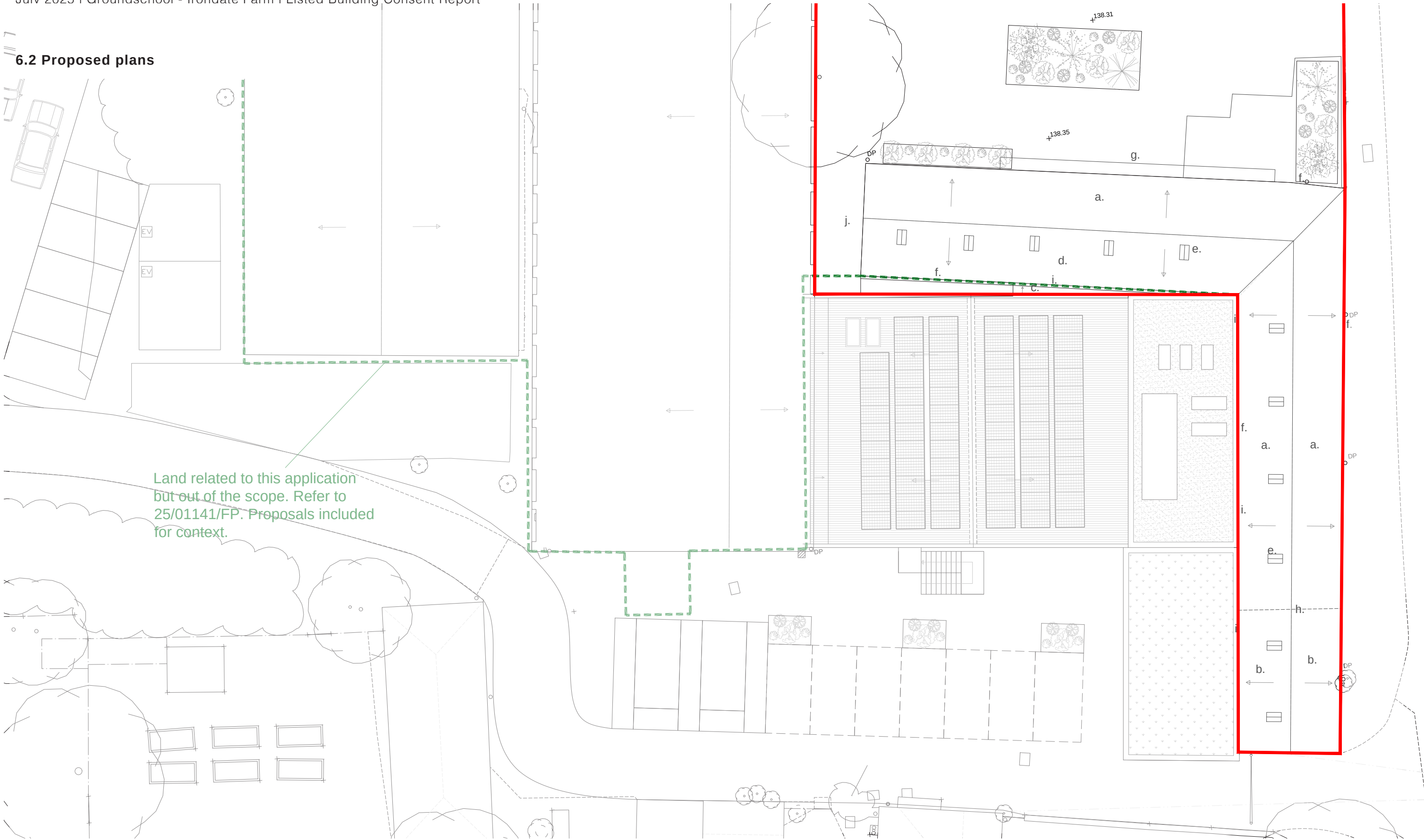
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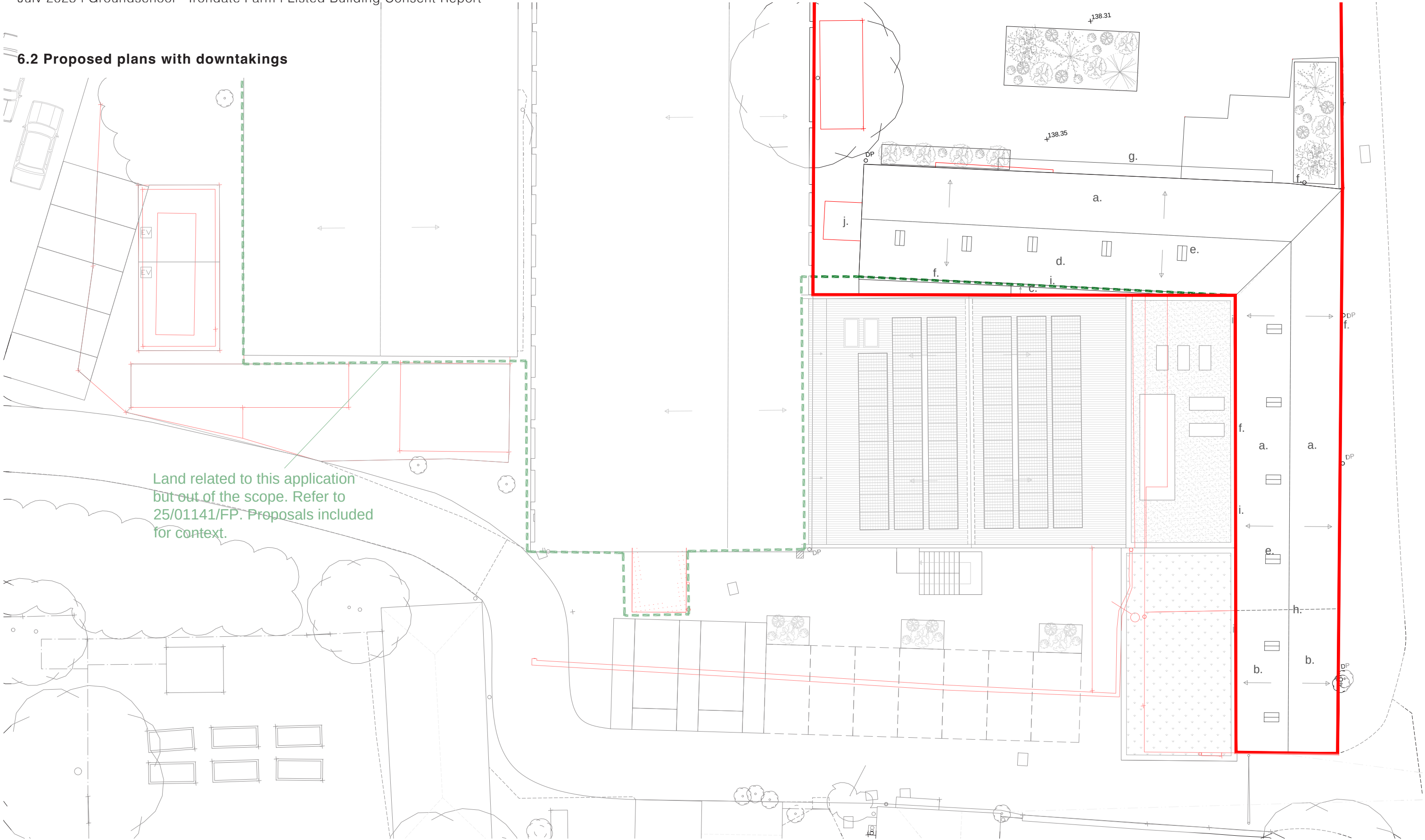
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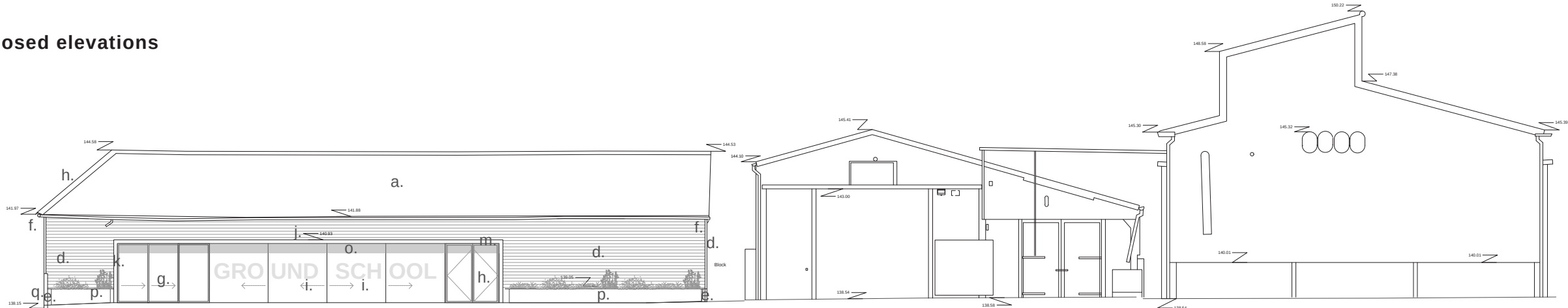
6.2 Proposed plans



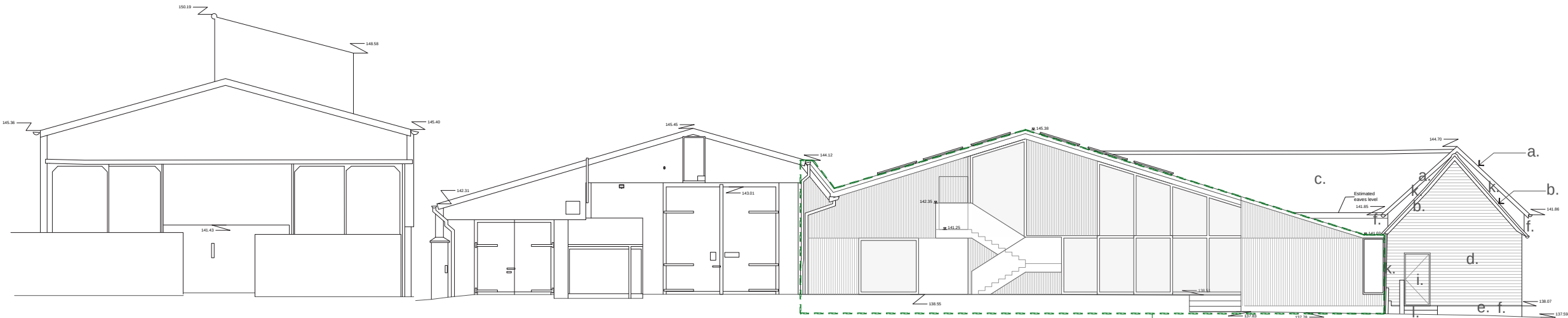
6.2 Proposed plans with downtakings



6.3 Proposed elevations



Elevation One (North)



Elevation Three (South)

- Notes:
- a. Existing slate roof (localised repairs)
 - b. Existing red clay tile roof (localised repairs)
 - c. New/reclaimed slates (existing harmful cladding removed)
 - d. Existing weatherboard cladding retained, localised repairs & replacement boards to match existing species & profile
 - e. Localised repairs to brickwork dwarf wall
 - f. Replacement black PPC aluminium rainwater goods
 - g. New sliding metal frame glazing, black frame
 - h. New glazed entrance doors with fanlight, black metal frame
 - i. New Corten sliding screens with debossing
 - j. New timber porch surround, black paint finish to match weatherboards
 - k. New lead flashings - to roof/wall interfaces and connection to proposals under 25/01141/FP
 - l. Brickwork steps, reclaimed bricks from site/works
 - m. Replcement fixed timber glazing to existing openings
 - n. New timber fence
 - o. LED amber downlights to soffits
 - p. New cor-ten planter
 - q. New french drain
- Note: outside scope of this application, refer to 25/01141/FP.



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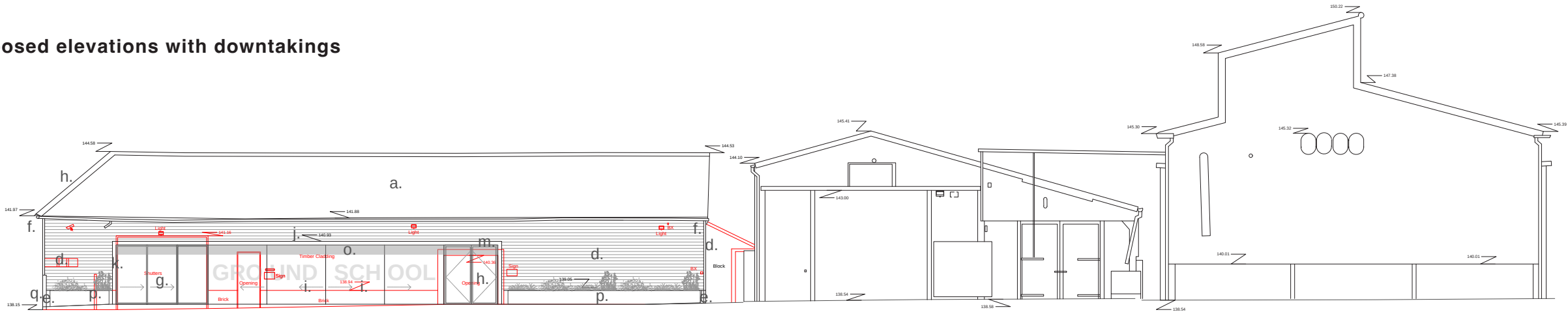
Job No. 255 Proposed Elevations

Stage: Stage 3
Status: LBC

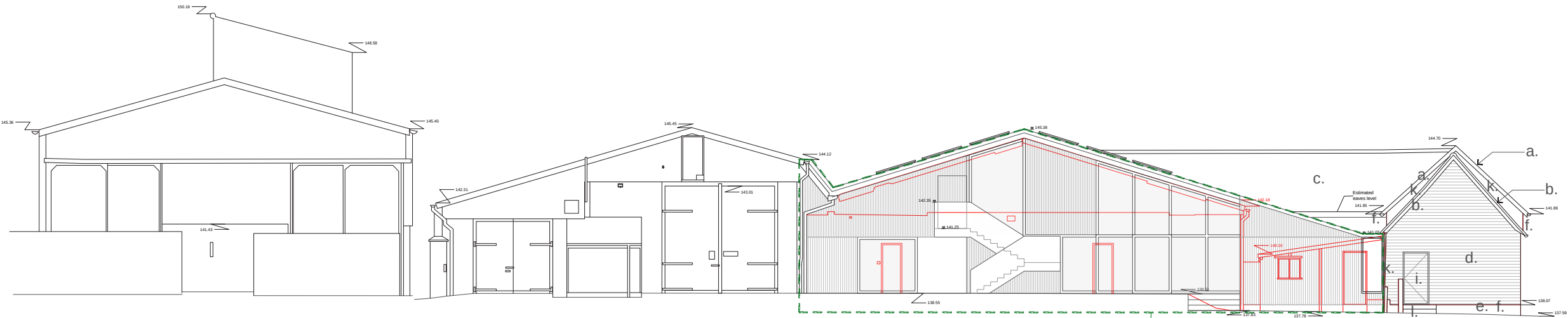
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REVISION: Scale 1:100 @:A1

6.3 Proposed elevations with downtakings



Elevation One (North)



Elevation Three (South)

Notes:

- a. Existing slate roof (localised repairs)
- b. Existing red clay tile roof (localised repairs)
- c. New/reclaimed slates (existing harmful cladding removed)
- d. Existing weatherboard cladding retained, localised repairs & replacement boards to match existing species & profile
- e. Localised repairs to brickwork dwarf wall
- f. Replacement black PPC aluminium rainwater goods
- g. New sliding metal frame glazing, black frame
- h. New glazed entrance doors with fanlight, black metal frame
- i. New Corten sliding screens with debossing
- j. New timber porch surround, black paint finish to match weatherboards
- k. New lead flashings - to roof/wall interfaces and connection to proposals under 25/01141/FP
- l. Brickwork steps, reclaimed bricks from site/works
- m. Replcement fixed timber glazing to existing openings
- n. New timber fence
- o. LED amber downlights to soffits
- p. New cor-ten planter
- q. New french drain

Note: outside scope of this application, refer to 25/01141/FP.



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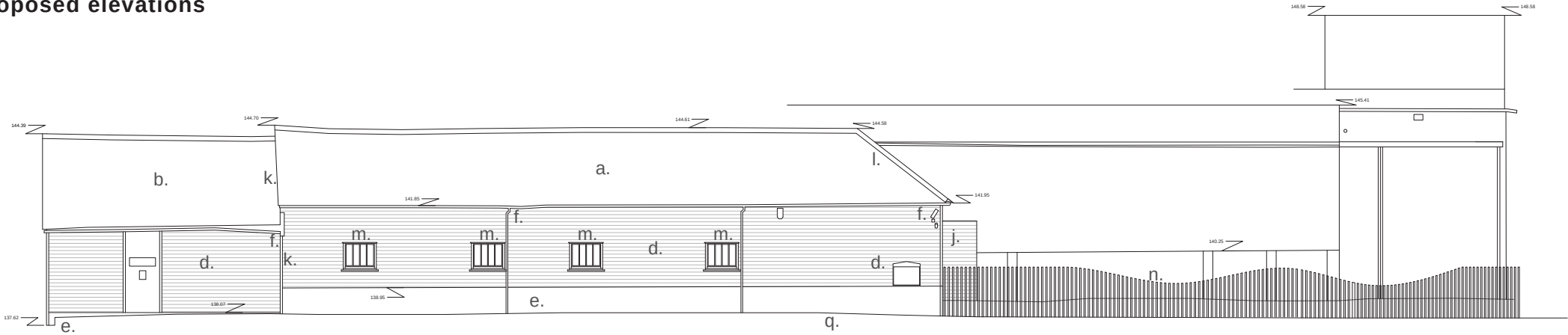
Job No. 255 Proposed Elevations

Stage: Stage 3
Status: LBC

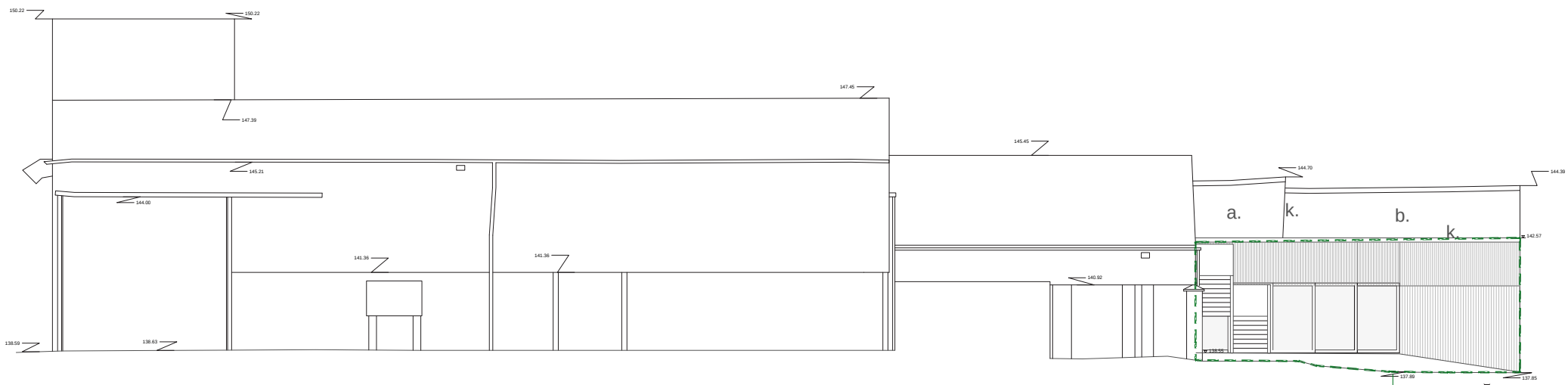
035

REVISION: Scale 1:100 @:A1

6.3 Proposed elevations



Elevation Two (East) - no proposed changes



Elevation Four (West)

Notes:

- a. Existing slate roof (localised repairs)
- b. Existing red clay tile roof (localised repairs)
- c. New/reclaimed slates (existing harmful cladding removed)
- d. Existing weatherboard cladding retained, localised repairs & replacement boards to match existing species & profile
- e. Localised repairs to brickwork dwarf wall
- f. Replacement black PPC aluminium rainwater goods
- g. New sliding metal frame glazing, black frame
- h. New glazed entrance doors with fanlight, black metal frame
- i. New Corten sliding screens with debossing
- j. New timber porch surround, black paint finish to match weatherboards
- k. New lead flashings - to roof/wall interfaces and connection to proposals under 25/01141/FP
- l. Brickwork steps, reclaimed bricks from site/works
- m. Replacement fixed timber glazing to existing openings
- n. New timber fence
- o. LED amber downlights to soffits
- p. New cor-ten planter
- q. New french drain

Note: outside scope of this application, refer to 25/01141/FP.



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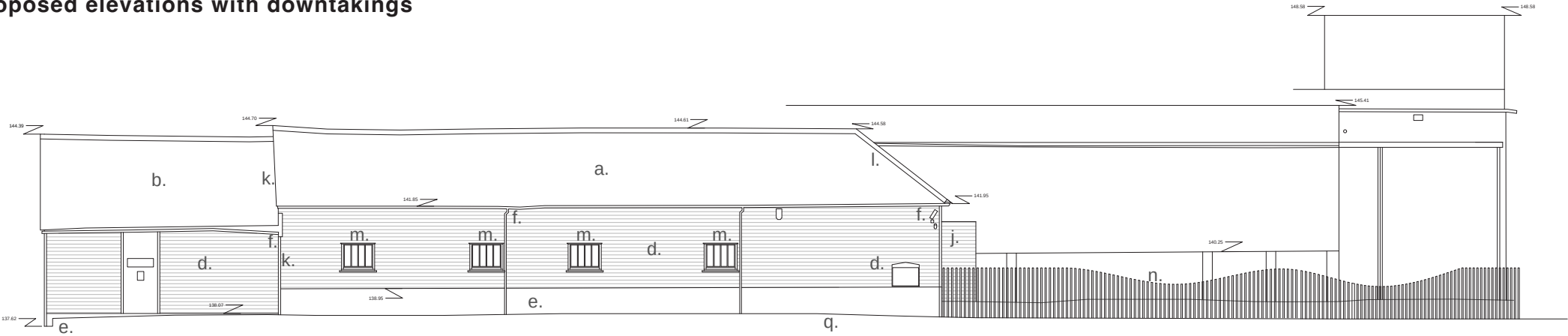
Job No. 255 Proposed Elevations Two

Stage: Stage 3
Status: LBC

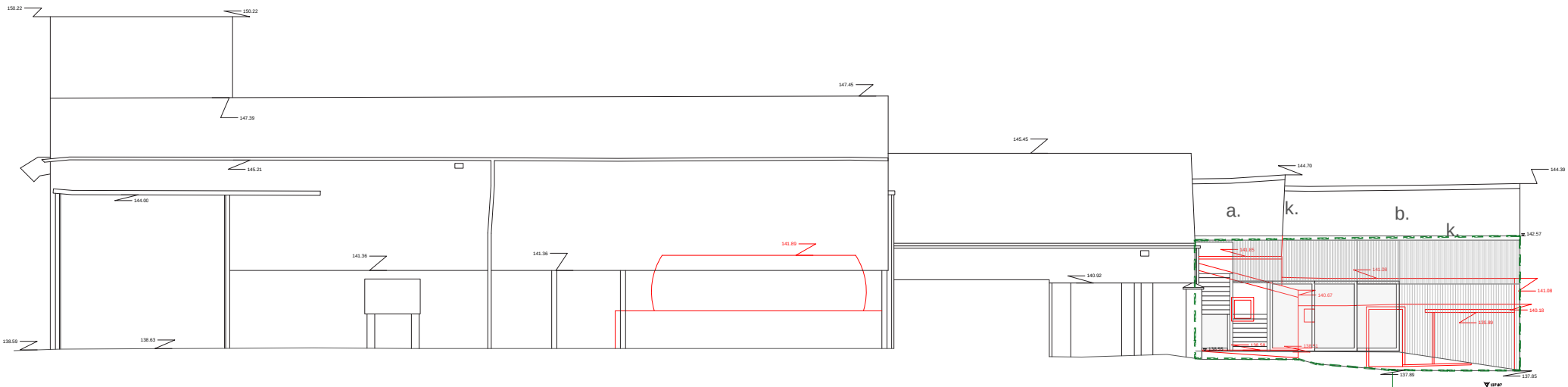
036

REVISION: Scale 1:100 @:A1

6.3 Proposed elevations with downtakings



Elevation Two (East) - no proposed changes



Elevation Four (West)

Notes:

- a. Existing slate roof (localised repairs)
- b. Existing red clay tile roof (localised repairs)
- c. New/reclaimed slates (existing harmful cladding removed)
- d. Existing weatherboard cladding retained, localised repairs & replacement boards to match existing species & profile
- e. Localised repairs to brickwork dwarf wall
- f. Replacement black PPC aluminium rainwater goods
- g. New sliding metal frame glazing, black frame
- h. New glazed entrance doors with fanlight, black metal frame
- i. New Corten sliding screens with debossing
- j. New timber porch surround, black paint finish to match weatherboards
- k. New lead flashings - to roof/wall interfaces and connection to proposals under 25/01141/FP
- l. Brickwork steps, reclaimed bricks from site/works
- m. Replacement fixed timber glazing to existing openings
- n. New timber fence
- o. LED amber downlights to soffits
- p. New cor-ten planter
- q. New french drain

Note: outside scope of this application, refer to 25/01141/FP.



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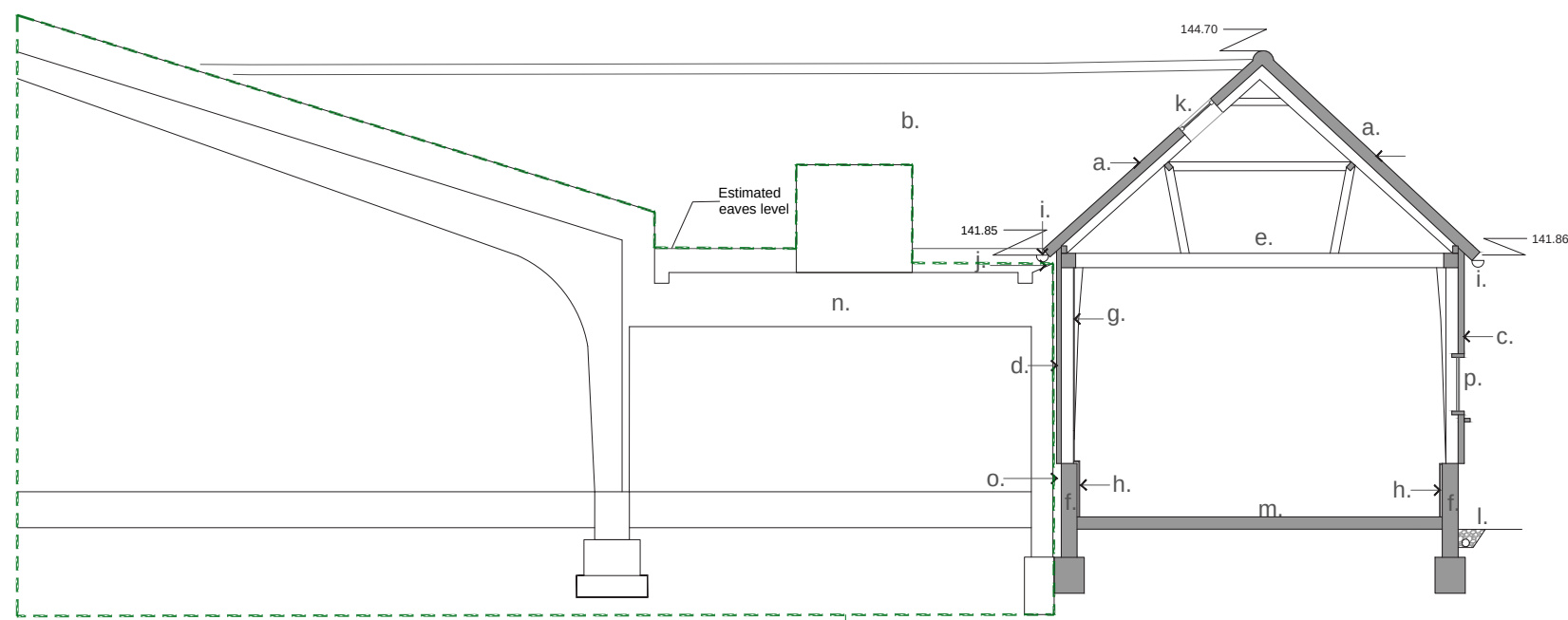
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Job No. 255 Proposed Elevations Two

Stage: Stage 3
Status: LBC

036
REVISION: Scale 1:100 @:A1

6.4 Proposed sections

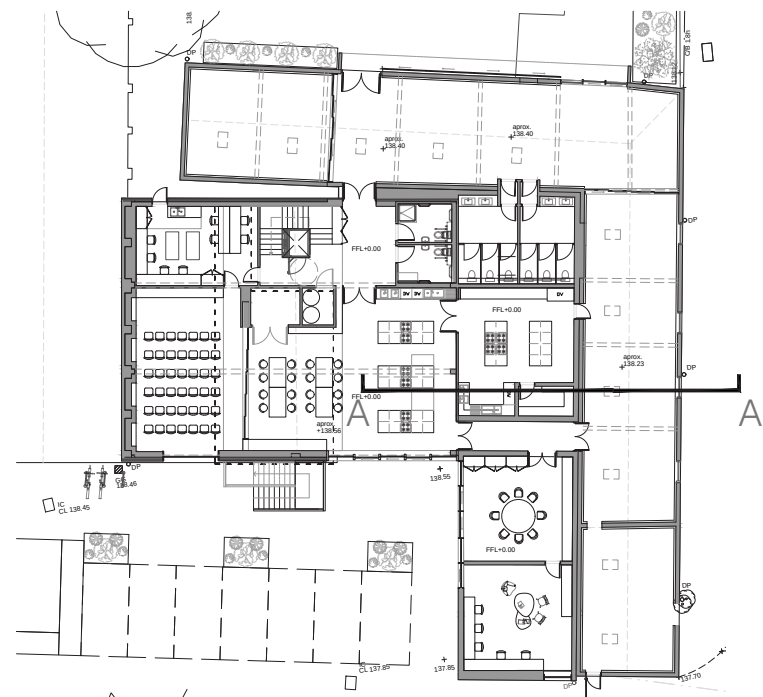


Section A-A'

Notes:

- a. Existing slate roof retained (localised repairs)
- b. New/reclaimed slates (existing harmful cladding removed)
- c. Existing weatherboard cladding retained, localised repairs & replacement boards to match existing species & profile
- d. New weatherboarding (mixed with original/existing where uncovered) matched to existing species & profile
- e. Existing historic timber frame (shown indicatively)
- f. Localised repairs/repointing to brickwork dwarf wall
- g. New moisture resistant plasterboard linings with clay plaster finish
- h. New services datum
- i. Replacement black PPC aluminium rainwater goods
- j. New lead flashings - to roof/wall interfaces and connection to proposals under 25/01141/FP
- k. New flush conservation rooflights, black frame
- l. New french drain
- m. Existing concrete floor slab, localised repairs
- n. Existing lean-to demolishes, new-build infill structure (refer to 25/01141/FP)
- o. Cavity between structures
- p. Replacement timber frame window

Note: outside scope of this application, refer to 25/01141/FP.



Key plan (not to scale)



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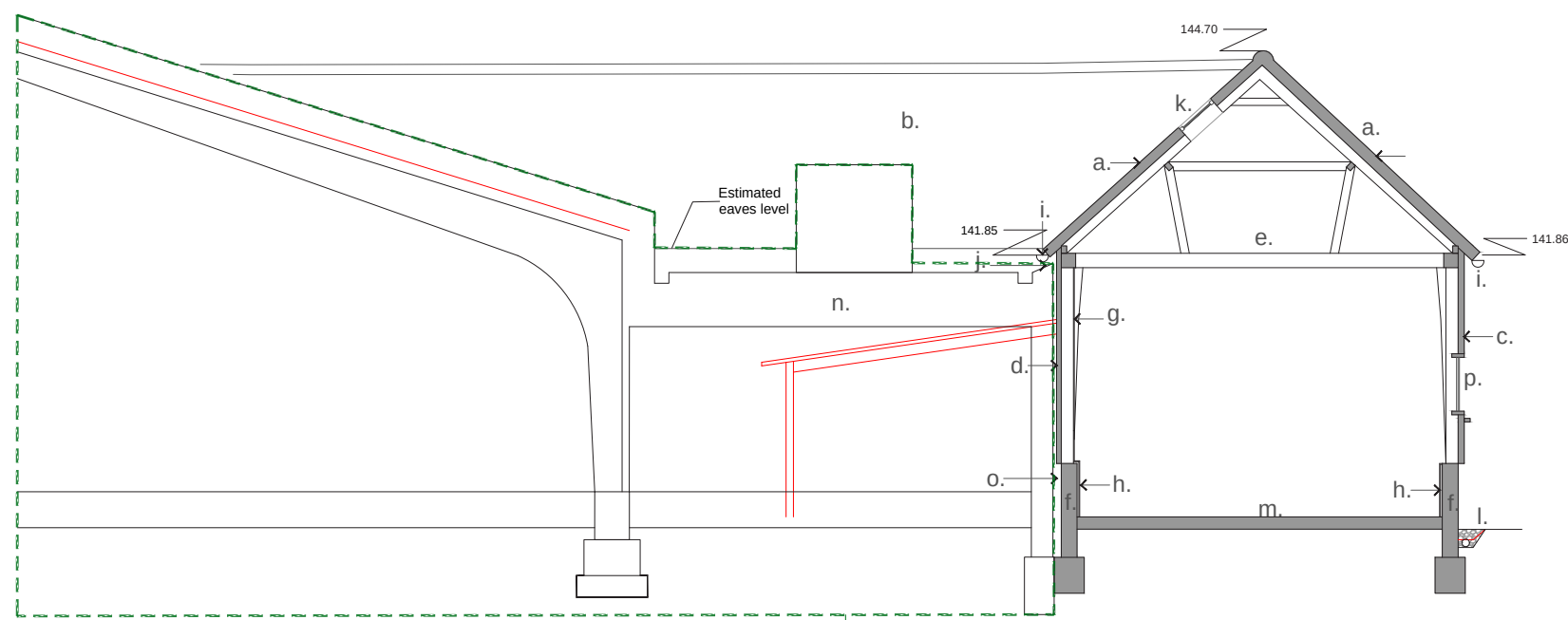
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Job No. 255 Proposed Sections

Stage: Stage 3
Status: LBC

037
REVISION: Scale 1:50 @:A1

6.4 Proposed sections with downtakings



Section A-A'

Notes:

- a. Existing slate roof retained (localised repairs)
- b. New/reclaimed slates (existing harmful cladding removed)
- c. Existing weatherboard cladding retained, localised repairs & replacement boards to match existing species & profile
- d. New weatherboarding (mixed with original/existing where uncovered) matched to existing species & profile
- e. Existing historic timber frame (shown indicatively)
- f. Localised repairs/repointing to brickwork dwarf wall
- g. New moisture resistant plasterboard linings with clay plaster finish
- h. New services datum
- i. Replacement black PPC aluminium rainwater goods
- j. New lead flashings - to roof/wall interfaces and connection to proposals under 25/01141/FP
- k. New flush conservation rooflights, black frame
- l. New french drain
- m. Existing concrete floor slab, localised repairs
- n. Existing lean-to demolishes, new-build infill structure (refer to 25/01141/FP)
- o. Cavity between structures
- p. Replacement timber frame window

Note: outside scope of this application, refer to 25/01141/FP.



6.5 Wall types summary

Wall Type 1

To timber frame:

- Historic timbers are cleaned and receive treatment to areas of insect attack.
- Structural repairs to strengthen historic timbers where required.
- Harmful modern sawn timbers are replaced with locally sourced hewn timbers.

To dwarf wall:

- Repointing areas of cement-based mortar and receding mortar with lime-based mortar
- Repairs to blown brick faces
- New services lining, plasterboard with clay plaster

To external faces:

- Decayed weatherboarding replaced with matching species and profile
- Localised repairs to ensure weather resistance
- Making good around adjusted openings and roof junctions

Wall Type 2

To timber frame:

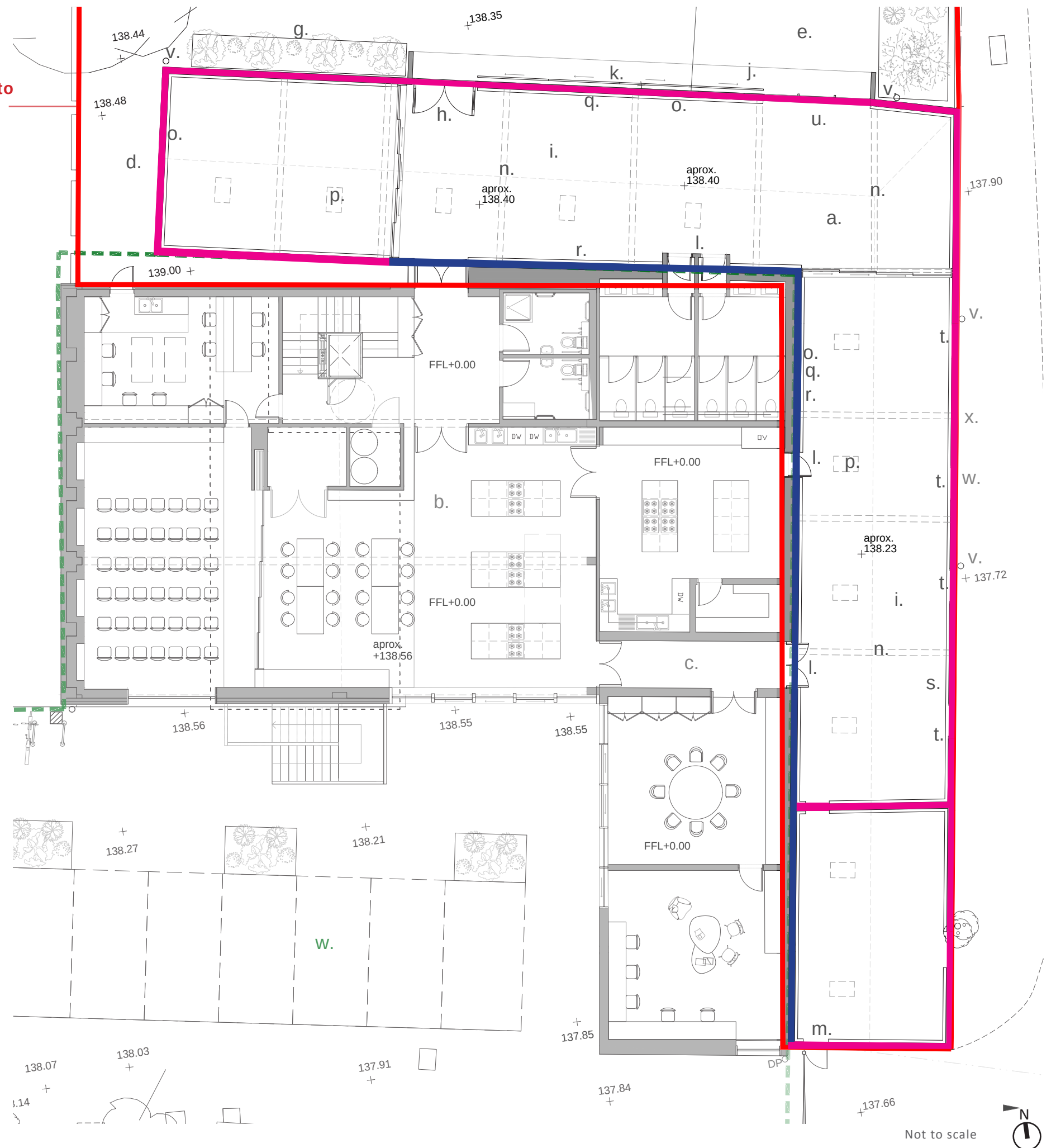
- Historic timbers are cleaned and receive treatment to areas of insect attack.
- Structural repairs to strengthen historic timbers where required.
- New services lining, plasterboard with clay plaster

To dwarf wall:

- Repointing areas of cement-based mortar and receding mortar with lime-based mortar
- New services lining, plasterboard with clay plaster

To interfaces:

- Existing cladding material removed, replaced with weatherboarding matched to existing species & profile
- New lead flashings to infill structure & roof junctions



6.6 Materials statement

Repairs

Matched from reclaim red clay tiles, slates and ridge caps will be used for roof repairs. Where possible, existing surplus tiles (from rooflight areas) will be mixed in rather than disposed.

New weatherboarding will match the existing in species and profile and coated in a linseed-based black paint.

Lime mortar will be used for brickwork repairs.

Internal materials

Clay plaster (on moisture resistance plasterboard) will line the ‘inner-u’ walls, a natural based material that will assist with internal moisture regulation.

External materials

Cor-ten is proposed for rolling shutters on the north elevation and raised planters in the courtyard. Weathered, natural steel is an agricultural material often used in roofing and cladding.

Sourcing

Replacement timbers will be of Oak, and sourced from woodland areas within the Weston Settlement farms and worked on-site. Where using timber from the site is not possible, local suppliers will be used to reduced transport impact. Heartwood should be used for longevity.

Opportunities to source surplus or reused materials where possible will be explored.



Reclaimed slates (matched)



Reclaimed red clay tiles (matched)



Timber weatherboarding (painted black)



Corten steel

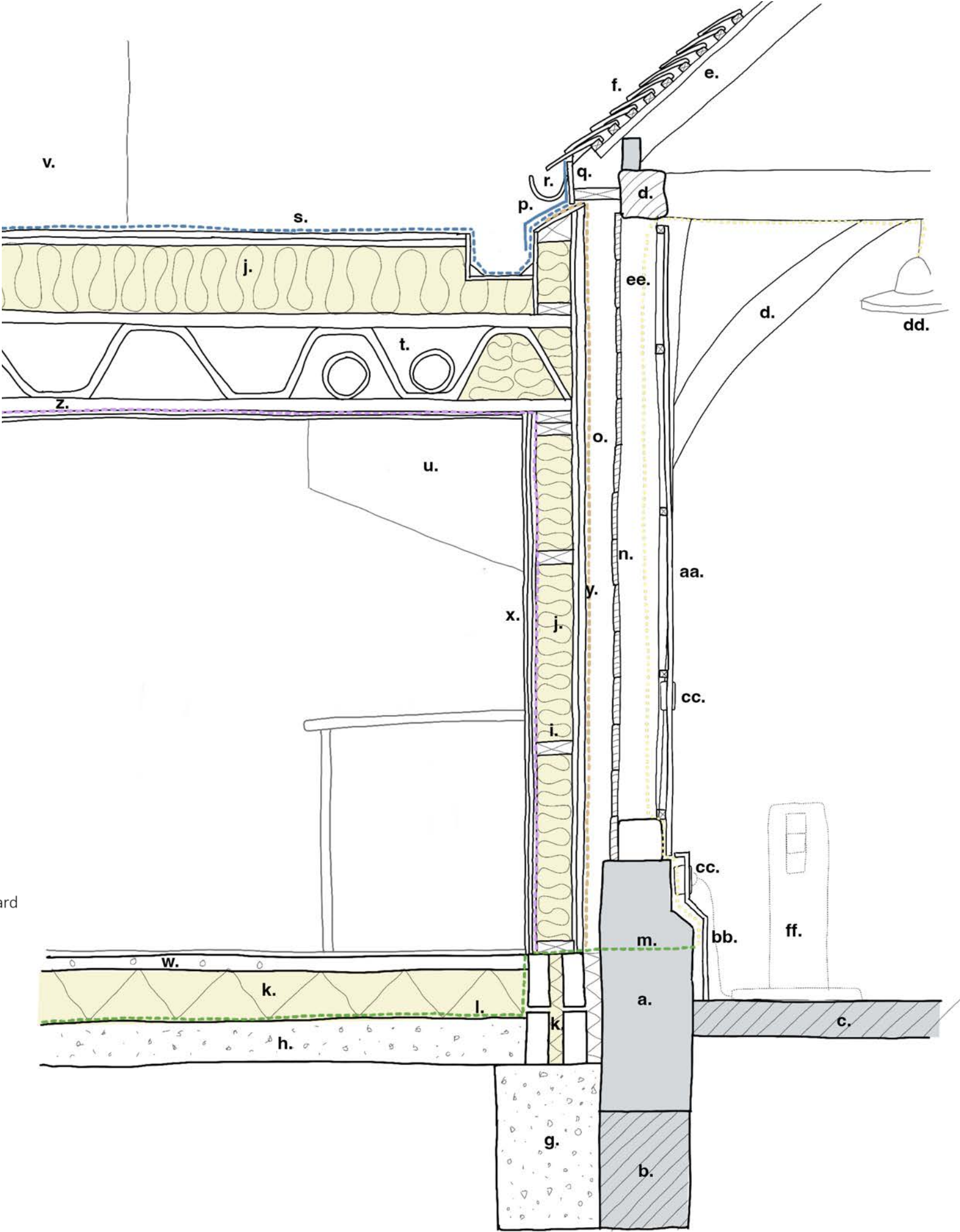


Seasoned oak



Clay plaster

6.7 Key fabric details



- | | |
|--|---|
| a. Existing brick dwarf wall | r. New aluminium gutter |
| b. Existing assumed foundation | s. New EPDM roofing membrane |
| c. Existing concrete floor slab | t. New posi-joists with services between |
| d. Existing historic timber cruck frame, localised repairs | u. New kitchen extraction |
| e. Existing modern rafters & sarking | v. New ASHP & AH units |
| f. Existing tiles/slates, localised repairs | w. New underfloor heating |
| g. New foundation to infill building | x. New 2x 12.5mm layers fire-resistant plasterboard |
| h. New concrete floor slab to infill building | y. New 15mm Supalux board |
| i. New timber stud wall, off blockwork below ground | z. New Vapour control layer |
| j. New Rockwool insulation | aa. New plywood sheet wall covering, on batten |
| k. New PIR insulation below ground | bb. New plywood services datum |
| l. New damp proof membrane | cc. New electrical sockets |
| m. New injection DPC, linked to DPM | dd. New electric lighting |
| n. Existing weatherboarding repaired, treated and supplemented with new boards | ee. Indicative cable routes |
| o. min. 50mm cavity | ff. Indicative electric heater |
| p. New lead flashings | |
| q. New soffit | |

6.8 Proposed external visual



7. Architectural Heritage Impact Assessment (AHIA)

7.1 Introduction

As stated by BS 7913, the purpose of a heritage impact assessment (HIA’s) is to gain an understanding of the effect of developments and changes on the historic assets, and how the impact of change might be mitigated. HIA’s can be carried out at various levels of scale and complexity, from the effects of building works on a small structure to the effects of major development in a world heritage site. HIA’s should identify the significance of the element concerned on the relative scale of values, the nature of the proposed change, an assessment of whether the change needs to be mitigated and if so, how this can be achieved. The mitigation measures should be justified on the basis of the heritage asset’s significance.

7.2 Overview

The proposals are broadly comprised of:

- The change of use of the barn from its current agricultural storage use to the use of learning centre for agriculture and related rural based activities, and hosting community events (Use Class F1).
- The Retention of as much historic fabric as possible
- The creation of a sustainable future use for the barns compatible with their conservation.
- Removing harmful additions and improving the historic legibility of the structure.
- Highlighting existing features and where possible the original front elevation of the building.
- Incorporating sensitive modern interventions to the new entrance facade that enhance the heritage value.

7.2 Summary of heritage led response

The proposals aim to secure the long term future of this heritage asset, preserve its relationship with Irongate Farmhouse and the continued agricultural use of the wider site. The interventions required to safeguard a viable future for this asset, are balanced against the importance to avoid harm to the physical, evidential aspects of the listed building and its setting.

The overarching strategy aims to have a neutral impact upon the setting of the adjacent listed building, preserve the internal openness of the barns and the significance of the existing timber frame in it’s full legible form as it presently exists. Historic map evidence shows the barn was once ‘U’-shaped without visual subdivision. The exterior of the barn will be retained along with its entrances to the courtyard undertaken as complimentary modern interventions.

This philosophy identified the following overarching objectives that form the driver for intervention with the heritage asset:

1. To safeguard the building and its significance from future decay by ensuring a viable, permanent use and implementation of best-practice conservation repair techniques.
2. To preserve the character of the building based on the compatibility of the brief with the building’s heritage.
3. To retain the special character of the building within its setting.
4. To adopt a heritage-led approach to the interventions that seek to enhance and highlight areas of significance.
5. To reverse poor quality repairs to the curtilage listed structure which detract from the significance of the heritage asset.

7.3 Approach

To follow is a detailed critical analysis of the proposed changes to the building in the form of an assessment of each major individual alteration or intervention. The purpose of this analysis is to manage the change methodology as advocated within *BS 7913* and *Historic England Planning Advice Note “Managing Significance in Decision-Taking in the Historic Environment”*, 2015.

Each analysis will be undertaken as follows:

Proposal: brief description of the proposal together with an assessment to establish whether there is enough information to comprehensively understand the impact of the proposals on the character and historic significance of the building.

Impact: consideration of the effects of the proposal on the authenticity and integrity of the heritage values attributed to the building.

Reversibility: whilst the quality of the architecture and specification is intended to last the test of time, this is not always a given. Should the proposal not perform as expected, consideration is given to the ease of reversibility so as not to prejudice alternative future solutions.

Mitigation: consideration of the necessary actions to impact the loss of any element’s historic significance resulting from the proposals, such as recording and archiving.

Compensation: consideration of any consequential conservation based benefits resulting from the proposal.

7.4 Assessment

7.4.1 Change of use to an agricultural education centre

Proposal: New multifunctional seminar and events spaces in association with the new education centre under application ref 25/01141/FP

Impact: Low - whilst the space will no longer be used for agricultural production and storage, it will be part of the wider sites use in association with regenerative agriculture.

Reversibility: High - There is no reason why the structure cannot be reinstated to an agricultural production use.

Mitigation: The new use will disseminate new and historic knowledge related to agriculture and therefore will preserve the memory, partial use and association of the site with site specific agriculture practices and will ensure a sustainable future use and conservation of these structures.

7.4.2 Roof repairs and replacement rainwater goods

Proposal: New (or reclaimed) slates to match existing where replacements are required.

Impact/Mitigation: Low - The existing slates are not original and were installed during the last century, the size and pitch of the existing roof would suggest clay tiles may have existed historically. From a practicality and cost perspective the current roof finish will be made homogeneous rather than patched with alternative materials. The original pattern is of rainwater goods is not known, simple half-round sections for the gutter and circular section for the downpipes are proposed. Extruded aluminium proposed in line with Historic England guidance.

Reversibility: Moderate - the existing slates can be re-tiled.

7.4.3 Repaired and replacement facade weatherboarding

Proposal: The existing weatherboarding will be surveyed repaired and

treated for wet and signs of dry rot. Existing boards that are over 50% decayed or damaged will be replaced with new boards of a similar species and format.

Impact: Low/moderate - many of the existing timbers are already replacements, and the preservation of these timbers and the outer facade as a viable weather resistant surface is key to the conservation of this building. The historic elevation that was once facing the farmyard is suffering from the highest levels of decay requiring over 50% replacement due to damaging infill work over the last century. The methodology to repair, reinstate and safeguard for the future is elaborated within the DAS.

Compensation: The historic elevation will be reinstated and the life of the structure prolonged

7.4.4 Installation of new rooflights

Proposal: The installation of a number of conservation rooflights to the inner (concealed) pitch.

Impact: Low /moderate - in accordance with Historic England best practice guides for rural farmsteads, where rooflights are to be added the proposal is to locate them on the least prominent roof-slope when viewed from a public vantage point. Flush ‘conservation type’ roof lights will be used as these have less impact on the roof surface. The rafters and sarking consist of modern sawn timber.

Reversibility: Low

Mitigation: The requirement for these has arisen due to the infill of the concrete barn and they will provide light and ventilation in the centre of the building where openings would once have existed. Ventilation was a more significant requirement than light in the design of most farm buildings and this proposal aims to increase daylight without compromising the building’s external appearance.

7.4.5 New entrances and glazed doors

Proposal: New corten and timber clad surrounds with glazed door

infills to the existing openings along with associated fenestration and signage.

Impact: Low/ moderate - the entrances being expressed are later additions and as new contemporary elements they will form a new focus on the elevation.

Reversibility: Low

Mitigation: The New openings will be expressed in a modern semi-industrial way without resorting to making them appear ‘historic’ in line with Historic England best practice for agricultural buildings. The New entrance screens will be slightly recessed with a simple vertical emphasis. These interventions do not involve the removal or widening of existing entrances. As an alternative to timber, steel window sections will be used to complement the industrial character the farm buildings. Corten cladding with integrated signage aims to evoke a sense of industrial history and age through its earthy patinated finish.

7.4.6 New internal linings

Proposal: Where services are located and areas where contemporary studwork exists, moisture resistant plasterboard with a clay plastered finish is proposed.

Impact Low / moderate - potential coverage of historic fabric

Reversibility: High

Mitigation: A natural clay plaster finish will be incorporated to sit in a complimentary manner with the existing trusses.

7.4.7 Lead flashings and weathered interfaces with the new extension (subject to planning application 25/01141/FP)

Proposal: New lead flashings will be installed to seal the new roof of the adjacent proposal as part of the application for a new educational centre.

Impact: Moderate - the new flashings will be installed below gutter

level and will conceal elements of historic fabric and involve fixings into the timber facade

Reversibility: High/ moderate

Mitigation: Lead work will be used as a traditional material used for this purpose. The proposals will seal and secure the building from damaging water ingress which is currently present in this area.

Compensation: The building will be safeguarded against future decay.

7.4.8 Replacement windows

Proposal: New timber framed to match existing fenestration to the eastern road facing elevation, double glazed.

Impact: Moderate - the existing windows are deemed beyond reasonable repair, and the new windows will match the style and fenestration of the existing. This results in the loss of some historic fabric and the astragal sections on the new windows will be more substantial aligned with modern standards.

Reversibility: Low

Mitigation: It is proposed that a condition be applied to enable a process of agreeing new windows with the conservation officer.

7.4.9 New glazed partitions internally

Proposal: New glazed metal screens are proposed to separate the spaces internally.

Impact/Mitigation: Low - these internal interventions avoid a hard subdivision of the existing open spaces in particular as this was a large threshing barn. As lightweight interventions with an industrial character they will compliment the existing structure and enable the space to retain its legibility.

Reversibility: High

7.4.10 Timber and steel flitch repairs (as necessary) to the existing roof

Proposal: New ties where missing, new longitudinal racking sections where missing or rotten.

Impact: Moderate, new elements of material and isolated loss of historic fabric in some areas.

Reversibility: Low

Mitigation: Empty mortices are evidence of timbers being re-used from other buildings, however there is evidence of some existing timbers purpose made for the barn. The proposal to undertake ‘honest repairs’ in line with Historic England guidance is considered to be part of the evolution of this building. A light touch is proposed throughout and if required can be subject to a condition with the LPA following a detailed repair schedule during the works.

Compensation: The existing structure will have its lifetime prolonged.

7.4.11 Repairs to the existing concrete floor slab

Proposal: Isolated loose and uneven areas of slab will be grouted in and leveled.

Impact: Low - the existing slab is a 20th century addition carried out over successive periods with varying degrees of quality. This work aims to form an interim part of the project to facilitate level access and may be subject to a later LBC to replace with a new floor. This proposal aims to minimise damage to the existing structure through excavation. Concrete was frequently used as a cheap and easily maintained finish. Although unclear, There is a possibility that earlier floor finishes, such as stable bricks, stone setts or brickwork, survive beneath the concrete.

Reversibility: N/A

7.4.13 New internal electrical and plumbing service routes and fixtures

Proposal: New low level small power routes and plumbing routes formed in a low level duct to the perimeter.

Impact: Low - a new plasterboard framed duct at low level enables services to be run without chasing or cutting historic fabric.

New cabling to light fixtures hung from the ceiling will be exposed or in conduit avoiding the need for intrusive work to install or maintain.

Reversibility: High

Mitigation: The low level duct will be designed to cover the brick plinth and retain the timbers above.

Compensation: The building has modern services to facilitate its future viability.

7.4.14 Conclusion

Following assessment of the proposals, this report determines that the majority of the interventions proposed are of a low impact with moderate to high levels of reversibility and a number of weighted compensation measures and heritage gains. It is determined on an objective basis that the proposals will not only result in less than unacceptable harm but will also provide in a heritage net gain through these proposals and the new use.

8. Relevant Matters

8.1 BNG exemption

In accordance with Regulation 4, the project is subject to the De Minimis Exemption, which stipulates that the applicant’s impact on non-zero distinctiveness habitat must be less than 25 square metres and on hedgerow habitat less than 5 square metres. Furthermore, the project is required to avoid any impact on priority habitat.

The proposal does not impact any area of non-priority habitat. The proposed external ramp is located in an area of existing sealed surface.

Furthermore, the overarching objectives of the Groundschool project is to minimise habitat damage and loss, and to increase biodiversity through it’s programme, regardless of exemption. The project will incorporate:

- New areas of planting in the northern courtyard, using raised planters and droust-resistant gravel-bed planting beds.
- The enhancement of existing on-site habitats, by the working farm and sustainable farming methods on site, will be encouraged.

Source:
Regulation 4 De minimis Exemption: <https://www.legislation.gov.uk/ukxi/2024/47/regulation/4/made>

[https://www.north-herts.gov.uk/biodiversity-net-gain#:~:text=gains%20for%20biodiversity.-,Requirements%20and%20exemptions,\(known%20as%20householder%20applications\)](https://www.north-herts.gov.uk/biodiversity-net-gain#:~:text=gains%20for%20biodiversity.-,Requirements%20and%20exemptions,(known%20as%20householder%20applications))

<https://www.north-herts.gov.uk/submit-planning-application#validation>



8.2 Ecology, environmental & archeology strategy

Access

The proposal increase the overall accessibility of the site. Unifying the floor level in the barn enables better access between the timber barn and the connection concrete barn and new infill building. A new external ramped entrance is also proposed.

Waste

The proposed change of use indicated some change to the overarching volume and nature of waste. However, Groundschool is committed to a very limited waste venue, including segregation of waste, recycling, organic waste and limited main waste. The storage strategy is subject to application 25/01141/FP and it will include: a large bin, which will be incorporated into a shed to the side of the barn, ensuring it remains out of sight from the street.

Environment

This report includes an ecological survey, which confirms the presence of roosting bats through discovery of droppings. Further emergence surveys have since taken place which confirm the historic barn is currently used as a roost for three bat species. For more detail, please refer to the report by the ecological consultant. A mitigation report is to follow.

Habitat

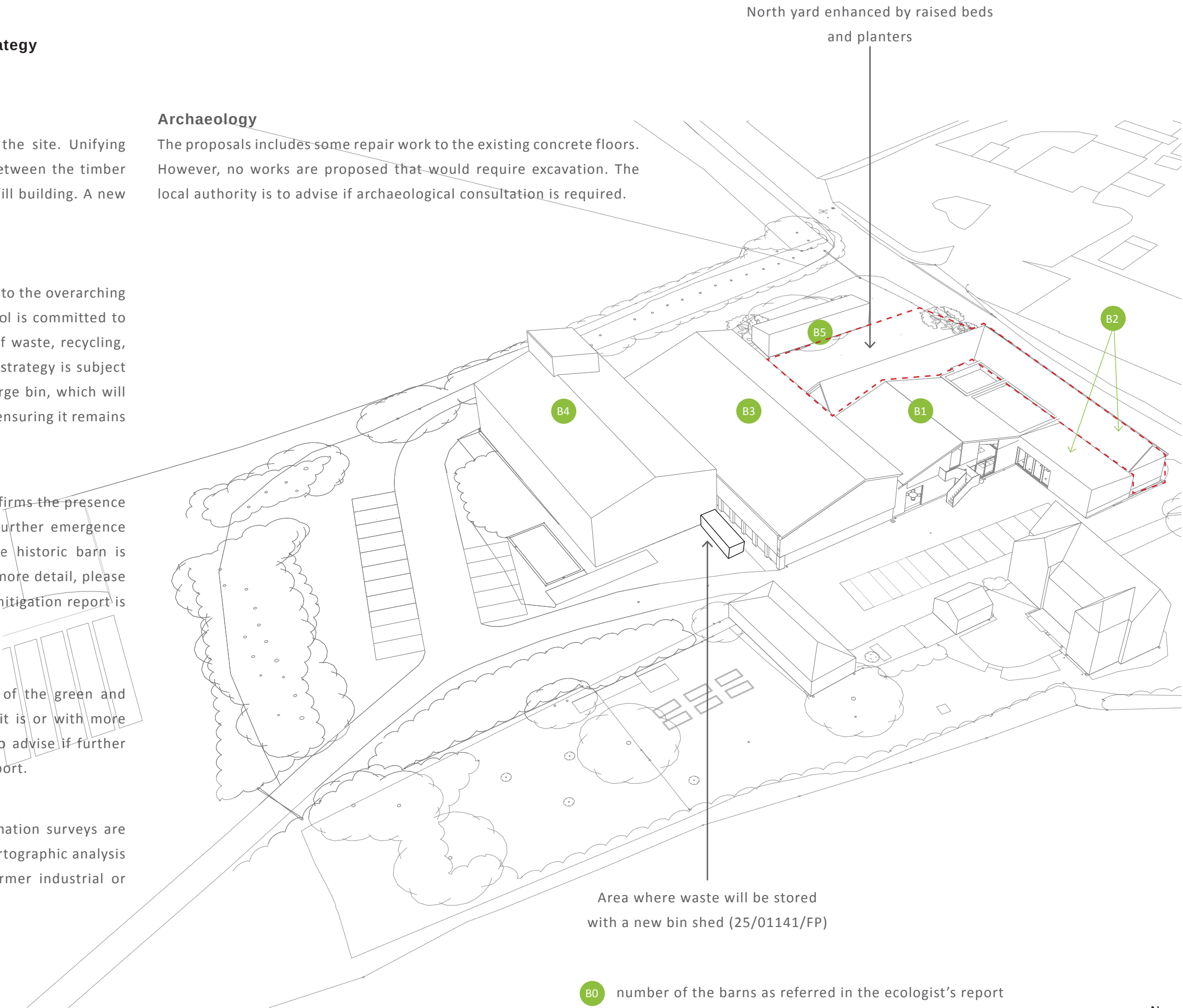
Groundschool project’s goal is to make the most of the green and outdoor space and leave the surrounding area as it is or with more flower beds and plantings. The local authority is to advise if further habitat studies are required after the ecologists’ report.

Contamination

The local authority is to advise if further contamination surveys are required based on council land datasets. Historic cartographic analysis does not indicate that the existing land had a former industrial or extraction use, or the storage of fuels.

Archaeology

The proposals includes some repair work to the existing concrete floors. However, no works are proposed that would require excavation. The local authority is to advise if archaeological consultation is required.



Source:
Environment and bat survey attached

8.3 Energy strategy

The proposals do not seek to convert the historic timber barn into a fully-conditioned building. The aim to is to repair and weatherproof the building to prevent further decay and enable the space to be used as a teaching or lecture area.

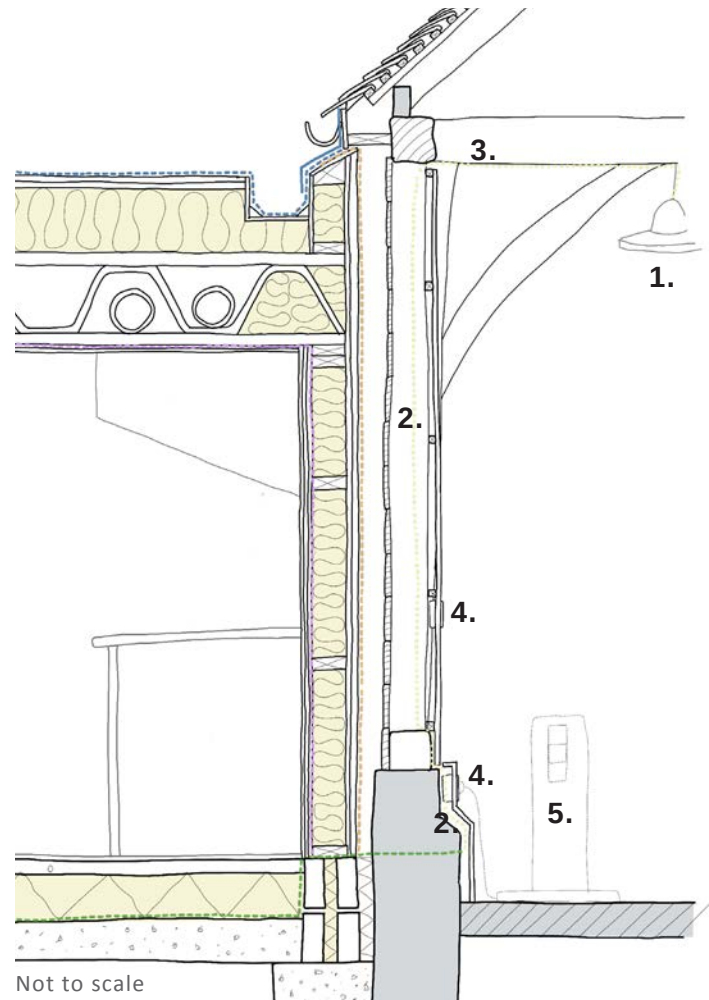
The proposals include new electrical cabling with sockets, lighting and portable electrical heaters. These services will be powered by solar cells, which are subject to 25/01141/FP.

Although without the scope of this application, 25/01141/FP proposes a new ASHP unit near to the historic timber barn. The technologies are located so they do not impact on the conservation setting and are not visible from the ground, or the Grade II* listed farmhouse. The potential noise generation of the ASHP will be assessed during the detailed design stage and will be located with a minimum distance of 1m from this application boundary.

KEY - indicative electrical fixtures

- Pendant light
- LED downlight
- LED bollard downlight
- 240V socket
- Portable electric heater

All external lights will be directed down and <2700K to reduce impact on nocturnal wildlife.



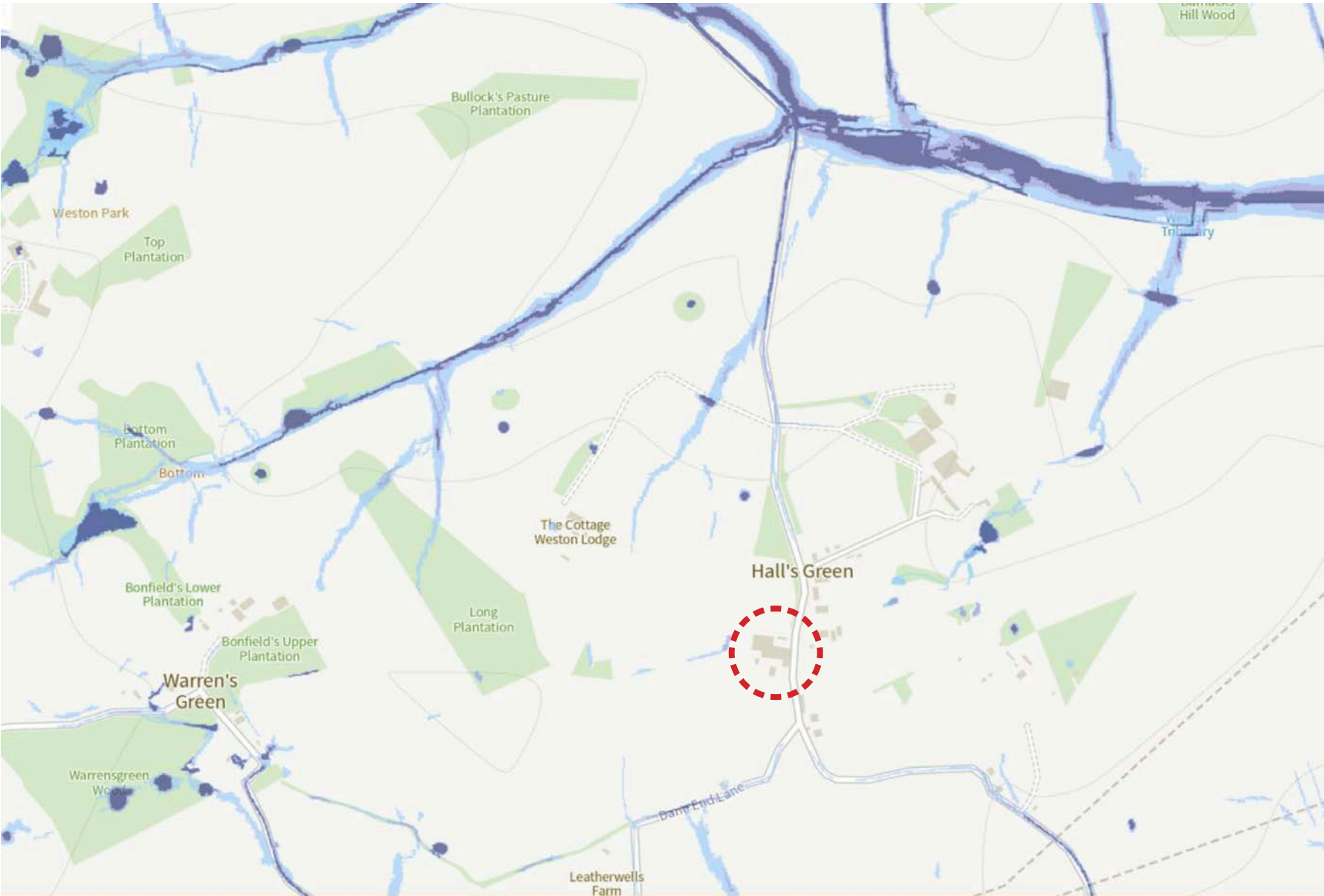
Services section

1. New pendent lights hung from existing timber frame or rafters
2. Services protected behind new linings (plasterboard with clay plaster finish)
3. Exposed cables or in conduit to avoid invasive works
4. Sockets at different levels to flexibly allow for future uses
5. New portable electric heaters when required



8.4 Flood risk

The site is situated within Flood Zone 1 from rivers and other waterways (see adjacent map). The site is not identified as being in close proximity to an area with a high risk of damage to surface flooring. The local authority will provide guidance on the necessity for further flood risk assessments.



Key

Surface water

● Extent

High

More than 3.3% chance each year

Medium

Between 1% and 3.3% chance each year

Low

Between 0.1% and 1% chance each year

Irongate farm site

Irongate Barn, Halls Green, Weston, Hitchin, SG4 7DR

This information tells you the flood risk of an area, not a specific property.

We have [paused updates to information about flood risk](#) from rivers and the sea and surface water while we get ready for new data.

► [How we assess an area's flood risk](#)

Surface water

[More about your surface water flood risk](#)

Yearly chance of flooding

Very low

Low

Medium

High

What surface water is

Surface water flooding is sometimes known as flash flooding. It happens when rainwater cannot drain away through normal drainage systems.

► [Why surface water flooding is a problem](#)

Rivers and the sea

[More about your rivers and sea flood risk](#)

Yearly chance of flooding

Very low

Low

Medium

High

What makes rivers and sea flooding more likely

Low-lying areas that are close to rivers or the sea are more likely to flood when water levels rise.

This information takes into account any flood defences.

► [Why flood defences cannot completely prevent flooding](#)

Other flood risks

[More about groundwater and reservoirs](#)

Groundwater

Flooding from groundwater is unlikely in this area.

Reservoirs

Flooding from reservoirs is unlikely in this area.



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