



PLANNING CONSULTANCY SERVICES

Heritage Statement

Providence Heath, Whitby Road,
Cloughton, Scarborough YO13 0DX

for Mr and Mrs Burnett

21 December 2017

NYMNP

22/12/2017

Heritage statement

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1 Introduction

Fusion 13 have been instructed by the applicant to submit a planning and listed building application in relation to the area outlined in red/blue on the attached location plan. The site address is Providence Heath, Whitby Road, Cloughton, Scarborough, YO13 ODX.

Providence Heath Farmhouse and attached former cowsheds (majority rebuilt) are Grade II listed (1148202).

There is a requirement to submit a Heritage Statement with all applications for listed building consent and with applications for planning permission where these affect a Listed Building and all forms of statutorily designated heritage assets.

This Heritage Statement (also referred to as 'Statements of Significance and Impact') has been produced to describe the significance of the heritage assets affected by the planning and listed building application and to understand the potential impact (positive and negative) or a proposal on their significance.

2 Existing site and context

The application site falls within the parish of Cloughton although located some 2.5 miles north west of Cloughton village in the open countryside. The site is located off the main A171 Scarborough to Whitby road which runs parallel to the east coast.

Providence Heath is situated 180 metres from the main A171 road and access is via a private single-track tarmac road giving access to the application site only. The site is currently made up of two buildings, the main farmhouse and an adjacent outbuilding.

3 Heritage asset

Providence Heath is a Grade II listed building. The property was first listed on 26 November 1985.

Below is the listing description for the property which includes Providence Heath Farmhouse and Attached Cowsheds (List entry no. 1148202).

Heritage listing

Under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest, the description reads:

II Farmhouse and attached cowsheds. Mid C18 with C19 alterations. Cowsheds probably C16. Hammer-dressed sandstone. Pantile roof. Brick stacks. Originally 2-cell, direct-entry plan, with opposed doors. Later outshut added. One-and-a-half-storey, 2-window front, with single-storey, 3-bay cowshed to left. Plank door to left of centre. 2-light horizontal sliding sashes to left and right. Fire window at end right. hammer-dressed lintels to all ground floor openings. Stone sills to all windows. Coped gable walls with plain kneelers. End stacks to house. interior: C19 timber partition in room to left forms later lobby-entry plan. Plank doors and exposed grooved beams to ground floor rooms. Fireplace to room on right demolished but stone

lintel survives. The cowsheds appear to be of earlier construction, as are the lower stone courses to the house. The internal walls to the cowshed, dividing it into 3, are of cob. There is a dovecote to the end wall. The property was unoccupied at the time of re-survey.



Fig. 1. Providence Heath, Cloughton – front elevation as it is today



Fig. 2. Providence Heath, Cloughton – rear elevation as it is today

Understanding the nature of the significance

Providence Heath (main farmhouse) is a traditional North York Moors farmhouse (2 cell-plan). There is evidence of traditional stone outbuildings formally occupying areas to the front of the house, but these appear to have been removed during extensive remodelling of the site in the early 1980's.

The main house appears to date from the mid eighteenth centuries. As a vernacular building there is evidence of an original 2 cell floor plan form however only limited evidence of traditional construction methods (cob), fabric, features and other limited detail remains.

PLAN: Originally 2-cell. Cross passage with direct access through the left-hand side room (RM10). A rear passage has the significance of a long passage but is not thought to be part of the original farmhouse, although wall thickness is dense (RM03). The listing description refers to this as a later outshut. It takes a continuous form i.e. the existing roof is brought down to single storey level.

ELEVATIONS: One and a half storeys, two windows to either floors with fire window (5 in total) although not mentioned the fire window is thought to hold significance. Single storey, 3 bay cowsheds to left have been much altered. Other than occupying a similar footprint the elevations and roof structure have all been lost. Plank doors and door openings presumably serving the cowshed which are referenced in the listing have been removed.

Such changes permitted by the local Authority and probably English Heritage.

Stone cills remain intact but whether these are original is unknown. Brick chimneys and stacks and coped gable walls with plain kneelers remain a prominent feature of the roof and are probably original therefore these features also hold significance.

The front porch is a later addition. Slightly off centre it largely occupies a central proportion of the front elevation. It is disproportionate to the front facade of the main farmhouse and has an overbearing impact on the host building and in turn is thought to de-value the asset. Following Historic England's good practice advice, it is unlikely that such an addition would be allowed under today's strict planning/listed building regime.

To the right, further extensions have been added the 2-cell direct entry plan form. They are sympathetic to the house and are subservient in nature and scale and complement the heritage asset. They are deemed to afford some weight to the overall significance of Providence Heath Farmhouse.

At the rear there is evidence to suggest little of the original architectural structure remains, particularly the roofscape. The list description holds little clue or evidence to suggest why the rear elevation has changed so much. Stonework is new, uniform and more recently pointed than the front elevation. The roofscape appears to have significantly changed probably around the early 1980/90's when alterations to the cowsheds and main house were permitted.

The farmhouse and attached structures are constructed of traditional local stone, varying in dimension, stone depth/width, colour, tooling and pointing. There is evidence that the house has undergone many external alterations. The upper stone courses are of a different type. Roof coverings are a variety of recent and probably reclaimed traditional, non-interlocking red clay pantiles.

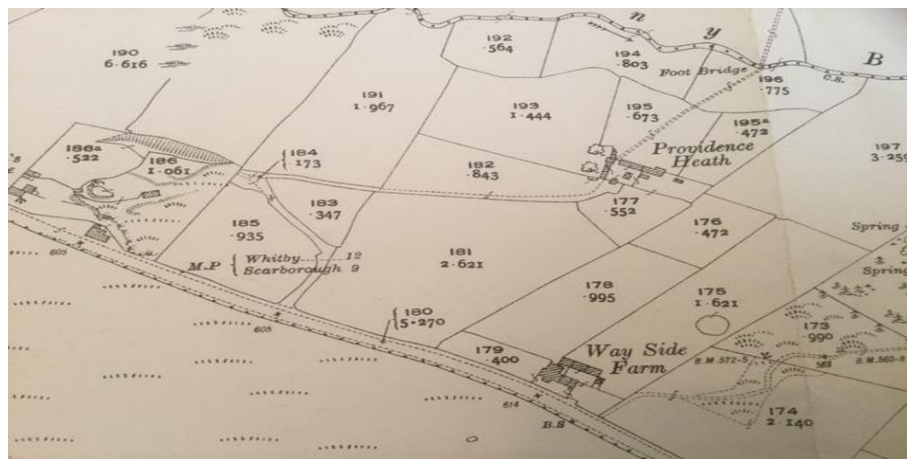


Fig. 3. OS Map Extract – 1928 (approx.)



Fig. 4. Providence Heath, Cloughton – original 2 cell-farmhouse, showing front stone wall enclosure/outbuilding – 1980 approx.



Fig. 5. Providence Heath, Cloughton – rear elevation – 1980 approx.



Fig. 6. Providence Heath, Cloughton – during construction – 1985 approx.



Fig. 7. Providence Heath, Cloughton – during construction – 1985 approx.



Fig. 8. Providence Heath, Cloughton – during construction – 1985 approx.



Fig. 9. Providence Heath, Cloughton – during construction – 1985 approx.



Fig. 10. Providence Heath, Cloughton – post construction – 1985/90 approx.

INTERNALLY: The list description alludes to exposed grooved beams to ground floor rooms. Whilst beams are evident they are slim, varnished and succinctly uniform and are thought to add minimal value or significance.

None of the fireplaces, fire surrounds, fire grates occupying the bases of the original chimney stacks appear to be original. No stone lintel survives to the fireplace on right as mentioned in the list description.

Evidence of the 3 internal walls inside the cowshed being of cob have are not there.

There is no reference to first floor accommodation over the main 2 cell-plan despite 2 no. bedrooms directly over the ground floor rooms.

The main farmhouse and side extensions/additions are currently in use for living accommodation throughout the ground and first floors.

Summary of importance

The above photographs illustrate how the property has cumulatively changed over time. The records provide a detailed analysis of relevant information, exhibiting far more detail than the list description.

They clearly show how the heritage asset has been affected by direct physical change and how the building has changed in its setting as a result.

The photographs have helped us to properly assess the nature, extent, importance and what remains of the significance and to form an understanding of the past. In turn this has helped to inform the future and how the design proposal fits with the context provided for by its surroundings and for improved viability and the prospects for long term conservation.

4 Legislative context

The National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guidance (PPG) sets out the policies concerning the historic environment.

These include; assessing the significance of the heritage asset, using appropriate expertise, historic and environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.

National Planning Policy Framework (NPPF)

Paragraph 188 of the framework advises early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.

Paragraph 17 (bullet 10) states that the 12 overarching roles that the planning system ought to play are (amongst others) to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.

Section 12 of the NPPF states that local planning authorities should take into account: the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 132 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more importance the asset, the greater the weight should be.

Paragraph 134 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of the designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Planning practice guidance

Advice contained in the guidance states that conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in everyday use.

In the case of buildings, the risks of neglects and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation.

Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time.

Local development policies

North York Moors National Park Authority – Core Strategy and Development Policies (2008)

Core Policy G states that the landscape, historic assets and cultural heritage of the North York Moors will be conserved and enhanced. High quality sustainable design will be sought which conserves or enhances the landscape setting, settlement layout and building characteristics of the landscape character areas.

Protection will be given to those elements which contribute to the character and setting of (amongst others) Listed buildings.

Development Policy 3 advises to maintain and enhance the distinctive character of the National Park development will be permitted where the siting, orientation, layout and density preserves or enhances views into and out of the site, spaces about and between buildings and other features that contribute to the character and quality of the environment.

The scale, height, massing, proportion, form, size, materials and design features of the proposal are compatible with surrounding buildings, and will not have an adverse effect upon the amenities of adjoining occupiers.

A high standard of design details is used whether traditional or contemporary, which reflects or complements that of the local vernacular.

Development Policy 5 advises that proposal for the alteration, extension or change of use of a Listed Building or the construction of any structure within its curtilage will only be permitted where they will not have an unacceptable impact on the special historic or architectural interest of the building.

Any development which would have an unacceptable impact on the setting of a Listed Building will not be permitted.

Historic England – Historic Environment Good Practice Advice in Planning Note 2

To be read in conjunction with the relevant legislation, national planning policy and guidance (the NPPF and PPG, as well as Good Practice Advice Note 1 (The Historic Environment in Local Plans) and Good Practice Advice Note 3 (The Setting of Heritage Assets)).

The advice emphasises that the information required in support of applications for planning permission and listed building consent should be no more than is necessary to reach an informed decision, and that activities to conserve or investigate the asset needs to be proportionate to the significance of the heritage assets affected and the impact on that significance.

5 Proposed works to heritage asset

A system of cross referencing has been used throughout all reports as a useful way of linking reports and plans and as a way of directing the reader to a precise location in the house i.e. RM – rooms, W – windows and D - doors. All photographs can be found in the Appendices at the end of this statement.

Schedule of works

RM01	
RM01.1	Existing external door and frame removed, block opening externally with stonework to match existing. New local stone to be coursed into existing and stone lintel over door replaced with matching stonework (see Photo 1).
RM01.2	Internally opening to be infilled with concrete blockwork and finished with plaster/plasterboard and skim to provide flush internal finish (Photo 2).
RM01.3	Wall and floor cupboards together with Belfast sink to be carefully stripped out and all surfaces made good ready for installation of new sanitary fittings (Photo 3).
RM01.4	New wall incorporating new ledge and brace solid oak door & frame to be constructed between RM01 and RM02. Wall to be constructed to same depth in timber frame construction finished both sides with plasterboard & skim (Photo 3).
RM01.5	Existing single glazed windows W10 & W11 to be upgraded with double glazing inserted (Photo 4).
RM02	
RM02.1	All existing kitchen wall units, base units and sink etc. to be removed (Photo 5).
RM02.2	Brick fireplace to be carefully demolished in its entirety. All walls, floor and ceiling to be made good as necessary (Photo 6).
RM02.3	Existing single glazed windows W09, W12 & W13 to be upgraded with double glazing inserted (Photo 7).
RM02.4	Glass door to RM02 to be removed and replaced with new ledge and brace solid oak door (Photo 8).
RM03	
RM03.1	Existing single glazed window W08 to be upgraded with double glazing inserted (Photo 9).

RM04	
RM04.1	Existing fully glazed double doors into room to be removed, opening reduced and new ledge and brace solid oak door & frame installed (Photo 10).
RM04.2	Existing fireplace to be retained with timber fire surround removed and replaced with new contemporary surround, details to be agreed (Photo 11).
RM04.3	Existing windows W14 & W15 to be replaced on an exact like for like basis exclu. internal horn detail (Photo 12).
RM05	
RM05.1	Existing single glazed window W07 to be replaced with new timber sliding sash double glazed window (Photo 13).
RM05.2	2 no. bottom steps of staircase to be modified as indicated on the ground floor plan (see floor plans and Photo 14).
RM05.3	Existing fully glazed door, frame and small section of surrounding wall to be removed (Photo 15).
RM06	
RM06.1	Existing fireplace to be retained with timber fire surround removed and replaced (Photo 16).
RM06.2	Existing window W16 to be replaced on an exact like for like basis exclu. internal horn detail (Photo 17).
RM06.3	Existing door & frame removed and new ledge and brace solid oak door inserted (Photo 18).
RM06.4	New central ledge and brace solid oak door & frame installed (Photo 18).
RM06.5	Existing porch/lobby to be removed in its entirety and external wall made good (Photo 19).
RM06.6	Existing door & frame between RM06 and lobby to be removed and replaced with new traditional fully boarded ledge and brace solid oak door & frame incorporating all necessary draught strips, brushes and weather seals. Door to incorporate small viewing pane (similar to old style door).
RM06.7	New open sided timber porch to be provided where lobby previously removed. Porch design to be in line with North York Moors National Park Design Guide: Part 2 as indicated on proposed elevations. New front door to be full timber boarded with small viewing pane.
RM06.8	Due to damp penetration, existing floor to be taken up and new floor installed fully in accordance with current Building Regulations requirements.

RM06.9	Existing plaster to be removed and walls to be re-plastered to prevent further damp. Agreed with Building Conservation Advisor on site.
RM06.10	Window W16 to be replaced on an exact like for like basis.
RM07	
RM07.1	All existing sanitary fittings to be stripped out.
RM07.2	Existing door & frame removed and opening retained.
RM07.3	New ledge and brace solid oak door & frame installed.
RM07.4	New dividing wall constructed as indicated on the ground floor plan.
RM07.5	New sanitary fittings installed to Clients specification.
RM07.6	Existing double-glazed window W06 to be upgraded (Photo 20).
RM08	
RM08.1	Existing door & frame removed and opening retained.
RM08.2	New ledge and brace solid oak door & frame installed.
RM08.3	New partition walls constructed as indicated on the ground floor plan (Photo 21).
RM08.4	Existing single glazed window W05 to be replaced with new timber sliding sash double glazed window (Photo 22).
RM08.5	New sanitary fittings installed to Clients specification.
RM09	
RM09.1	New partition walls constructed as indicated on the ground floor plan (Photo 23).
RM09.2	New pocket door & frame installed (Photo 23).
RM09.3	New sanitary fitting installed to Clients specification.
RM10	
RM10.1	Existing fireplace to be removed and replaced with new sympathetic brick fireplace with timber mantle and new wood burner. Back boiler to be removed. (Photo 24).
RM10.2	Existing single glazed window (labelled D3) and masonry below carefully removed. New full height double glazed window unit to be inserted as agreed with Conservation Advisor (Photo 25).
RM10.3	Existing single glazed window W17 to be replaced with new timber sliding sash double glazed window (Photo 25).
RM10.4	Internal door to room to be ledge and brace solid oak door.
RM11	
RM11.1	New partition walls constructed as indicated on the ground floor plan.

RM11.2	New ledge and brace solid oak doors & frames installed.
RM11.3	Existing external door & frame removed between RM11 and RM13, new ledge and brace solid oak door & frame installed (Photo 26).
RM11.4	Existing single glazed window W04 to be replaced with new timber sliding sash double glazed window (Photo 27).
RM11.5	Kitchen base units installed to Client specification.
RM12	
RM12.1	New partition walls constructed as indicated on the ground floor plan.
RM12.2	New ledge and brace solid oak door & frame installed.
RM13	
RM13.1	New external porch walls to be constructed in cavity construction with external leaf stonework. Catslide roof constructed over comprising timber rafters with traditional red clay pantile roof (materials re-used from demolition of front porch).
RM13.2	New timber sliding sash double glazed window.
RM13.3	External door to be ledge and brace solid oak stable door & frame installed incorporating all necessary draught strips, brushes and weather seals.
RM13.4	New insulated floor slab to be installed with finished floor level to run through with existing.
RM13.5	Replacement cast iron rainwater goods to be installed on gutter spikes.
RM14	
RM14.1	Existing first floor bedroom, en-suite and access staircase stripped out and all surfaces made good as necessary (Photo 28).
RM14.2	Existing double-glazed windows W01, W02 & W19 (high level) to be upgraded exc. internal horn detail (Photo 29).
RM14.3	Existing single glazed window W18 to be replaced with new timber sliding sash double glazed window to match existing (Photo 29).
RM14.4	Existing single glazed window and masonry below carefully removed. New external timber door & frame installed (labelled D4) incorporating all necessary draught strips, brushes and weather seals (Photo 30).
RM14.5	Existing timber double glazed French doors & side lights removed (labelled D5 & D6). Head height increased to accommodate new floor level with reclaimed timber lintel over. New external timber doors & frame installed with central reclaimed timber mullion (labelled D5 & D6) incorporating all necessary draught strips, brushes and weather seals (Photo 31).

RM14.6	New insulated floor slab to be installed with finished floor level to run through with existing so as to remove the existing damp penetration in this area.
RM14.7	Existing low ceiling to be removed and roof over to be insulated and underdrawn with plasterboard and skim finish to provide vaulted ceiling (Photo 32).
RM14.8	Install new roof window within the vaulted area on the rear elevation as indicated on the floor plan.
RM14.9	Install new kitchen fittings to Client specification.
RM14.10	Aga incorporated into kitchen, includes flue installation travelling vertically & internally up through the roof and terminating before ridge level on the rear elevation to Building Regulatory standard.
RM15	
RM15.1	No alterations other than decoration (Photo 33).
RM15.2	Window W20 replaced on an exact like for like basis excl. internal horn detail.
RM16	
RM16.1	No alterations other than decoration (Photo 34).
RM16.2	Window W21 replaced on an exact like for like basis excl. internal horn detail.

Opportunities to enhance the asset (planning gain)

Sustainable development can involve seeking positive improvements in the quality of the historic environment. During pre-application discussions it was acknowledged that there may be opportunities to enhance the asset.

The proposal involves reintroducing character and value to offset future changes (planning gain) and involves physically removing elements that are seen to detract from the significance of the asset and/or hamper its appreciation.

For example, all windows are to be either upgraded or replaced (5 no. within the central historic core on an exact like for like basis excl. horn detail) with good quality vernacular timber sliding sash heritage 'slim' double glazed windows. Five of which are already double glazed - (indicated on the plans).

Whilst it is appreciated in some instances that double glazed units may not be desirable, in this case, timber windows with double glazed units are already a prevalent existing feature and have been permitted.

The proposed windows alone will comprise an upgrade in appearance as none of the proposed windows will incorporate an internal horn detail.

As a further enhancement the applicant is willing to remove the existing non-traditional oversized porch from the front elevation and replace it with a simple timber open sided canopy.

Other opportunities comprise:

- recycling stone and tiles (if recyclable) from the existing porch to be re-used in the construction of a small domestic porch at the rear,
- opportunities to reinstate original door openings to the former cowshed on the front elevation (D3 and D4) to better reveal and enhance the significance of the asset,
- improve the appearance of the existing patio doors by inserting a reclaimed timber lintel and improving fenestration and a central timber mullion,
- retain and re-using existing materials i.e. stonework where possible thereby conserving significance, and
- removal of plastic roof vents which litter the rear roof slope is a further opportunity for enhancement.

Assessment of impact

To accord with the NPPF, the applicant has undertaken an assessment of the significance to assist in informing the application process, and have used the specialist knowledge of the local planning authority and their conservation advisors to understand any potential impacts. These include positive and negative impacts and have been set against a proportionate level relative to the importance of the asset.

We know the property has been significantly altered over the last 30 years and this has resulted in lost character, functionality and appearance.

The applicant has therefore looked for opportunities to enhance significance as well as seeking to avoid future harmful changes and minimise and mitigate impact in a way that meets the objectives of the NPPF.

The majority of change will take place inside the new parts of the dwelling. They involve stripping out the existing modern kitchen and relocating it to another part of the dwelling. Because these works will take place in the new and rebuilt parts they are considered to have little impact on the historic fabric or architectural significance. All works to strip out the building i.e. kitchen, existing bathrooms, fire surrounds will be carried out by professional conservation tradesman.

The 2 cell-plan central core of the original farmhouse will virtually remain the same, except consolidation of damp walls and floors. The Conservation Advisor has seen sight of this and agreed that work to prevent future damp is necessary (RM06).

Externally, changes proposed to the front elevation will greatly improve the overall appearance and in turn the setting of the asset. This is where interest arises and has led to a better understanding of how adaptable the asset is and the possibilities for reinstating existing features is borne out. Removing the front porch will vastly improve viability and at the heart of the matter the prospects for long term conservation.

At the rear, the house will take a more domestic role, which all traditional farm houses must have. A new porch is to be constructed in material re-used from other parts of the house and has been sympathetically designed to have little impact on the listed building. The work is essential for the continued use of the buildings.

6 Conclusion

The proposal has at its heart the core principles of conservation, design and National Park planning policies and understands the impact of the proposal on heritage significance.

Listing does not mean that no further changes will be allowed. At the heart of the NPPF there is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision taking.

A proportion of weight is given to the heritage assets conservation based on the relative importance of the asset whose fabric has been badly compromised in the past.

Opportunities to enhance the character and appearance of the property are proposed and in turn have been weighed against any harm. This is then finely weighed against the public benefits of the proposal.

It is concluded that an appropriate balance has been reached in terms of putting back features of interest to better reveal historic significance and this is consistent with its relevant conservation.

These enhancements will not only benefit the applicant who wishes to reside in the property and provide a comfortable, warm and welcoming family home but will also be publicly visible and beneficial to the area and area setting and won't go unnoticed.

The use of the listed building is to remain and will not change. Full time residential use of the dwelling to support an operational farm steading will ensure the property continues to survive and thrive to secure its optimum viable use as required by the NPPF.

The applicant has had special regard to the desirability of preserving the building, its setting and any remaining features of special architectural or historic interest.

From time to time it is acknowledged that sympathetic changes are to be made to ensure such heritage assets remain used and valued.

7 Appendices – Photographic survey

RM01



Photo 1 – Doorway to be blocked up (RM01).



Photo 2 – Inside doorway to be blocked up (RM01).



Photos 3a and 3b – Wall and floor cupboards to be removed (RM01).



Photo 4 – W10 and W11 to be upgraded and double glazing inserted (RM01).

RM02



Photo 5 – Kitchen and wall units to be stripped out (RM02).



Photos 6a and 6b – Replica brick range fireplace to be removed in its entirety (RM02).



Photos 7a and 7b – W09, W12, W13 - to be upgraded and double glazing inserted (RM02).



Photo 8 - Glass door to RM02 to be removed and replaced with new ledge and brace solid oak door.

RM03



Photo 9 - Existing single glazed window W08 to be upgraded and double glazing inserted (RM03).

RM04



Photo 10 – Opening (white door) reduced and new ledge and brace solid oak door & frame installed (RM04).



Photo 11 – Existing fireplace to be retained. Timber fire surround to be removed (RM04).



Photo 12 – Existing windows W14, W15 and W20 and W21 to be replaced on an exact like for like basis exclu internal horn detail (RM04).

RM05



Photo 13 – Existing single glazed window W07 to be replaced with timber sliding sash double glazed window (RM05).



Photo 14 – Lower 2 steps of staircase to be modified (RM05).



Photo 15 - Existing fully glazed door, frame and small section of surrounding wall to be removed (RM05).

RM06



Photo 16 - Existing fireplace to be retained. Non-original timber fire surround to be removed and replaced (RM06).



Photo 17 - Existing window W16 to be replaced on an exact like for like basis excl internal horn detail (RM06).

Photos 18a and 18b - Existing doors and frames removed and replaced with ledge and brace solid oak doors (RM06).



Photos 19a,19b, 19c, 19d and 19e – Existing porch to be dismantled and wall made good (RM06).



RM07



Photos 20a and 20b – Bathroom to be stripped out (RM07).

RM08



Photo 21 – Proposed shower room (RM08).



Photo 22 - Existing single glazed window W05 to be replaced with new timber sliding sash double glazed window (RM08).

RM09



Photo 23 – Reconfiguration of spaces off passage, ledge and brace solid oak doors to internal rooms (RM09).

RM10



Photos 24a, 24b and 24c - Existing fireplace to be removed and replaced with new more sympathetic simple brick fireplace with timber mantle and new wood burner (see suggested example below) (RM10).





Photos 25a and 25b - Existing single glazed window (labelled D3) and masonry below carefully removed. New full height double glazed window unit to be inserted (RM10).

RM11 and RM13



Photos 26a, 26b and 26c – Utility area RM11 and RM13.



RM11



Photo 27 - Existing single glazed window W04 to be replaced with new timber sliding sash double glazed window together with rear porch addition (RM11).

RM14



Photos 28a, 28b, 28c and 28d – Existing first floor bedroom, en-suite and access staircase stripped out and all surfaces made good as necessary (RM14).





Photos 29a, 29b and 29c - Existing double-glazed windows W01, W02 and W19 (high level) to be upgraded and double glazing inserted. Existing single glazed window W18 to be replaced with timber sliding sash with double glazing (RM14).



Photo 30 – New external timber door and frame installed (labelled D4) (RM14).



Photo 31 - Head height increased to accommodate new floor level with reclaimed timber lintel. New external timber doors and frame installed with reclaimed timber mullion (labelled D5) (RM14).



Photos 32a and 32b – Low ceiling to be taken down and vaulted ceiling inserted (RM14).



RM15



Photo 33 – First floor bedroom unchanged (RM15).

RM16



Photo 34 – First floor bedroom unchanged. Window to be replaced on a like for like basis (RM16).

Windows

Photos 35 and 36 - Suggested bespoke timber double glazed joiner made window throughout (excludes 5 no. windows in original farmhouse to be replaced on a like for like basis).

Internal view (1)



External view (2)



Doors

Photos 37 – 38 – Suggested ledge and brace solid oak doors

Photo 37 – Internal doors



Photo 38 – Suggestion for Front door



Photo 39 – Suggestion for back door



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