

Conservation Consultancy Advice:

432	Case ref. no:	Y18/1148/FH
Property Address:	Home Farm, Longage Hill, Rhodes Minnis	
Proposals:	Compliance with conditions 3, 4, 5, 6, 8, 9, 11, 12, 13, 16 and 17 of Planning Permission Y17/1310/SH	
Application Type	Discharge of Conditions	
Agent:	Arch-Tech UK Ltd	
General Comments Operative Conditions?	Cond 3 Samples of materials Cond 4 Details of eaves, verges, glazed link junctions, staircase Cond 5 Details of aluminium windows and sliding barn doors Cond 6 Details of roof windows Cond 8 Details of hard and soft landscaping Cond 9 Details of boundary treatments Cond 11 Details of cycle parking Cond 12 Details of desk top study Cond 13 Details of surface water drainage and sewage Cond 16 Details of ecological enhancement strategy Cond 17 Details of water efficiency	
Listing / C/A?	Curtilage Listed (Home Farm Listed)	
Date Consult Received:	19/09/2018	
Date Comments Sent:		

Comments:

1- General & Historic Building Description and Significance:

The farmstead is reached via a farm road extending south-west from Longage Hill, immediately south of Rhodes House. Here there are two existing houses, Home Farm and Home Farm Cottage – both Listed Buildings. Home Farm faces directly across the track towards a farm pond and the farm buildings are arranged in a courtyard also facing towards the farm pond and just to the south-west of it but separated from it by a 2m high brick wall.

The farmyard buildings are separated from the area in front of Home Farm and the pond by a 2m high brick wall and a gated access into the farmyard. Old maps (1871) show the farmyard not subdivided and suggest that the subdividing wall was built towards the end of the c19th.

The track continues onwards towards the south-west and, beyond the farmstead, there is a large rough turning yard area and the Google Earth Images shows this littered with various parked vehicles, a series of sheds and containers and other debris and junk.

This yard area is largely screened by a shelter belt of trees that once extended right along the boundary between the fields and farmstead and the rough outer yard is a more modern, post war, intrusion into the area of agricultural fields.

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2- Development Proposals:

Details submitted to discharge conditions 3, 4, 5, 6, 8, 9, 11, 12, 13, 16 and 17 of Planning Permission Y17/1310/SH.

3- Comments:

Drawing 18.22.502 shows the following construction details:

- Various construction details of eaves and verges
- Details at the glazed link between the barn and cart shed
- Details of glazing of the wind-eyes
- Details of casement windows
- Details of sliding barn doors (but no details of the joinery of these doors are supplied).

The eaves detail shows a twice cut exposed rafter end detail. Traditionally sprockets were used in this situation and this is better simulated by tapering the rafter underside and cutting the ends at 90 degrees to the rafter (see attached sketch). The verge detail is plain, over weatherboarding and is ok. The proposed guttering is shown as an elongated section aluminium guttering and this would be better as traditional half round cast iron.

The fenestration generally is slim profile aluminium framed and in this context is appropriate. These slim profiles are unobtrusive in the main barn door openings. Other windows are set close to the outer face of the masonry, which is appropriate, but the glazing to the wind-eyes is set deeply back so as to be unobtrusive. This detailing is all appropriate. My suggestion is that within the barn the thermal linings are chamfered back from the wind-eye glazing so that they may be better appreciated from within.

I am not convinced by the sliding outer doors for the barn doors. These would originally have been side hung doors hung on stout frames in the masonry openings and my view is that this detail should be reinstated to the original pattern. We also need details of the doors themselves.

The rooflights are shown as velux conservation pattern. The preference here would be for traditional top hung metal rooflights, which give a more traditional appearance. Several suppliers offer this style of window.

The inner glazed lobby is formed up with thin section aluminium frames – a simple and appropriate design. The glazed link between the barn and outbuilding is carefully detailed to appear sheer - a simple glazed link separating the buildings – and as such works well.

The cart shed building has a series of arcade posts – ideally the weatherboarded solid panels between the frame posts should be set back further than shown so as to emphasis the posts. The glazed doors are however fine.

Drawing MHS.199.18-001 shows details of the landscaping around the site, with indicative materials and a detailed planting plan. This shows a simple landscaping scheme as discussed previously at the application stage. Features include:

- Retention of the 2m wall dividing the site from the farm yard to the north-east
- A new flint/brick wall along the north-west boundary to the farm track
- Yellow gravel paving to the yard in front of the barn and cart shed
- Tegular concrete block paving to the area at the rear of the cart shed, by the garage, and along the margins of the barn
- York paving to the rear (south-east) patio

- Hedge planting shows native species Hawthorn away from the buildings and a Yew hedge along and behind the new low wall at the front of the site.

All these details appear to have been carefully thought through, retaining the simplicity of the approved scheme proposals. The paving at the entrance is rather more complex, with a semi-circular area formed using Tegel paving, infilled with York stone and this feature appears rather fussy. The preference would be for a simpler, perhaps wider, margin of Tegel paving right up to the barn building and all along the frontage. This could however be brick paving instead.

Apart from an indication of materials on the drawings, actual samples of materials do not appear to be submitted to discharge condition 3. We need to see samples of the brick and roof tiles in particular.

Conditions 11, 12, 13, 16 and 17 do not concern heritage matters and I therefore leave it to others to comment on these in more detail.

4- Recommendations:

Revert to applicant with comments requesting changes to the velux windows, reconsideration of the barn door design with additional details, reconsideration of the choice of guttering, further consideration of the design of the paving at the front of the barn. Samples of materials also need to be submitted, in particular brick and roof tiles.

In addition, offer the suggestion about the treatment of the wind-eye windows internally (although the detail as submitted would be acceptable).