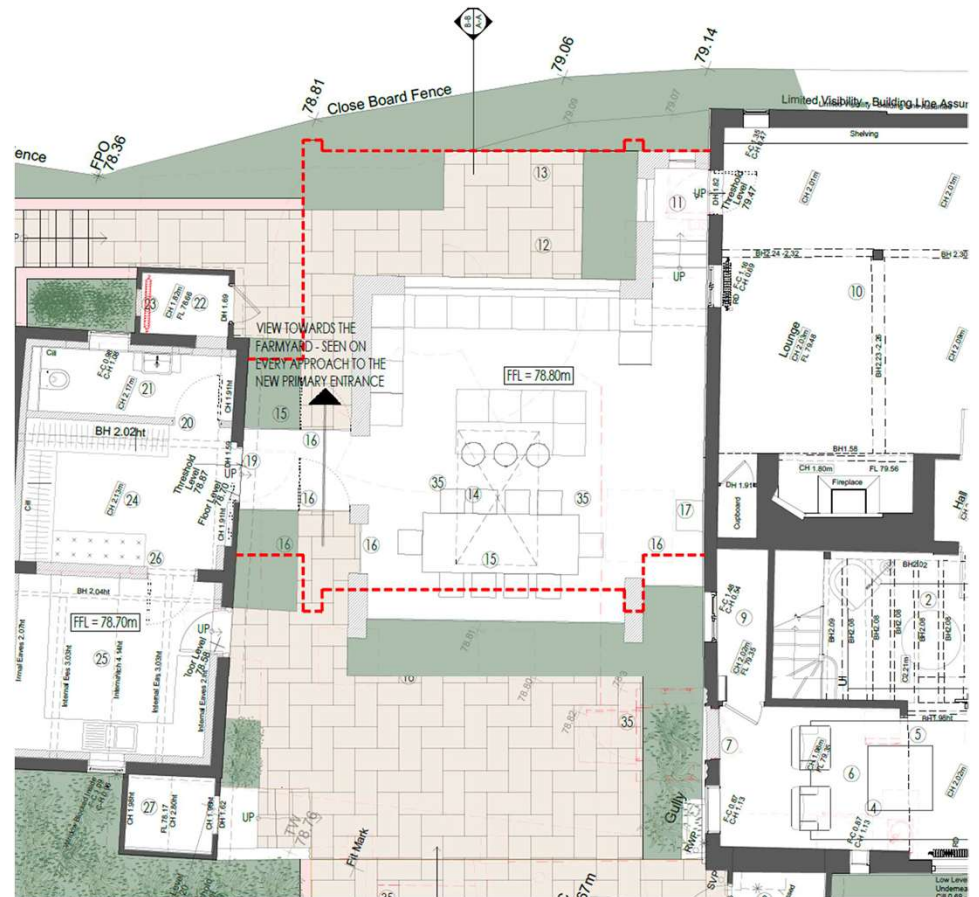


Barlands

Response to queries

Amendments to kitchen extension

- Kitchen extension is now arranged in a simple rectangular form to appear as an extension to the north elevation of the Farmhouse.
- The red dashed outline represents the submitted proposals, with the above drawing illustrating a significant reduction in scale.



Kitchen extension - Materials

- The façade treatment of this will be very much akin to the current proposal, with large areas of full-height glazing, facing brickwork, and a green roof behind its standing-seam zinc fascia.
- The use of stone to its piers, topped with a soldier course of brick, nods to the appearance of the outbuilding beyond.



Kitchen extension - Materials

- *'It is recommended that the new work is matched to the existing in terms of fabric size, however, to take the lead from the building as it has evolved, it is worth considering a contrast in fabric to allow the alteration to remain clearly legible.'*
- In response to this point from Maggie regarding the materials, we note the appearance of the barn immediately to the east of Barlands, which would have once formed a part of its curtilage, see below:



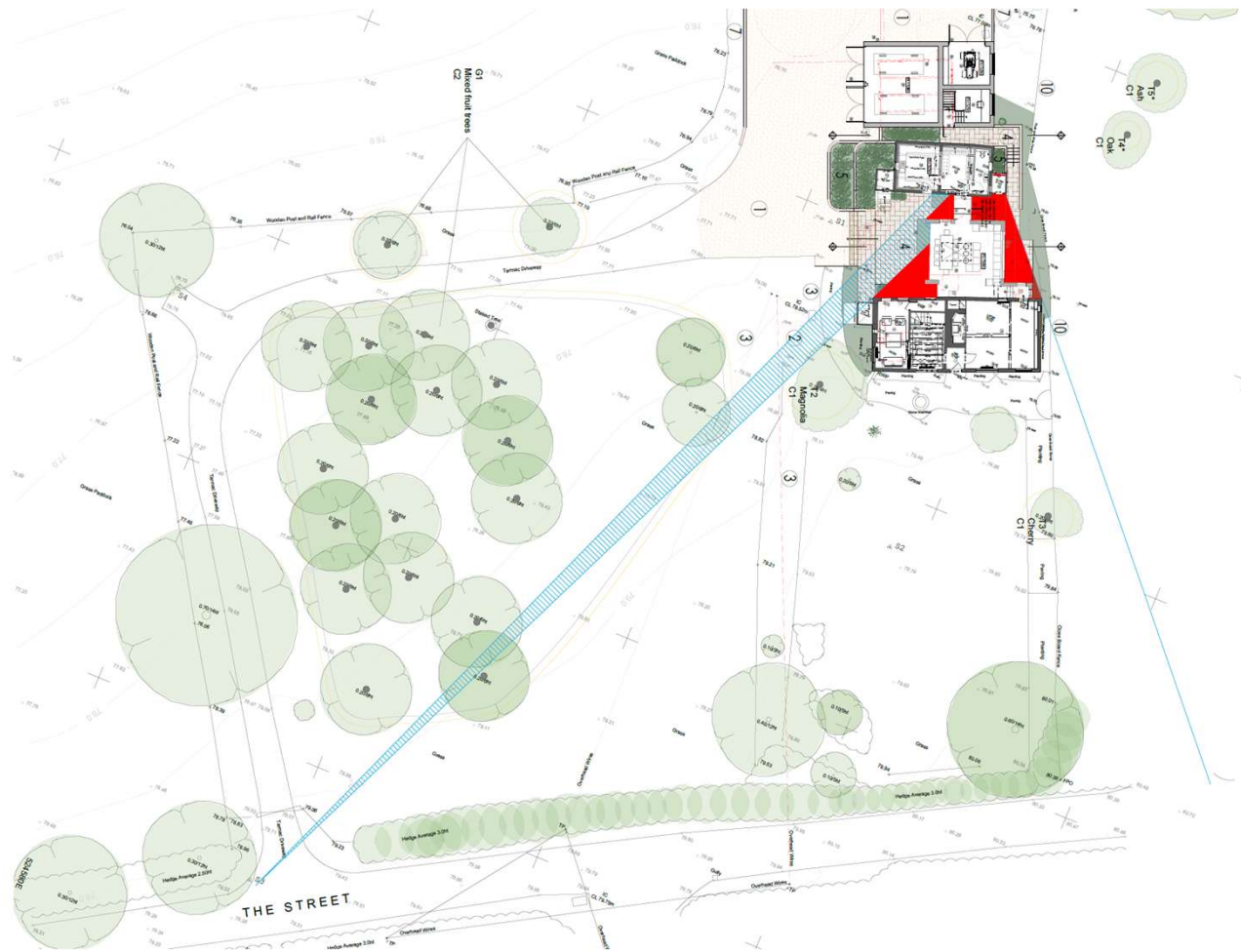
Kitchen extension - Materials

- You will note that the building uses stone to its flank walls, with facing brick to the lower part of its north-facing wall. The north-facing gable is then treated with featheredge timber boards with a dark stain. As this building would once have formed a part of its curtilage, and will be visible through the clerestory glazing to the Kitchen link extension, it is suggested that to adopt its vernacular for the increased height would be appropriate. Much has been made of the relationship between Barlands and its adjacent former farmstead, so we would deem this to be an appropriate, and acceptable, solution.



Extension will not be publicly visible

- The annotated site plan illustrates the visibility of the link extension from the public realm. The blue hatch shows the 'visible' parts, while the red denotes the façade that cannot be seen.



Extension will not be publicly visible

- Even from the public vantage point at the driveway entrance, visibility through the blue-hatched zone Proposed extension not visible through the array of apple trees on lawn, providing the property with privacy and seclusion.
- From the public vantage point along the adjacent farm access track, the link extension will not be visible. Note how little of the existing Stables building is visible also.



Glass link

- The glazed link, which abuts the Stables well beneath its raised eaves line, affords an unobstructed view through to the farmstead beyond.



Glass link

- This view reinforces the relationship between the once combined, since separated, entities, and allows this to be experienced upon the approach to the property, where the glazed link will be visible from the driveway



Stable conversion and restoration

Stables outbuilding is not of merit in terms of the quality of its external appearance, displaying signs of deterioration and of poor quality modifications. In order to justify the input of time, effort, and funds, to undertake the necessary repairs to the building, it is requested that a domestic use be sought for the building such that these efforts are worthwhile, and for the long-term.

Stable conversion and restoration

- Existing building is of poor quality in terms of its external appearance, with poorly-executed brickwork repairs:
- The brickwork varies in colour and bond across the length of the building. Note the RHS of the Privy, where the bricks have spalled to such an extent that this corner will need to be rebuilt as it is beyond economic repair.



Stable roof

- The building has previously been raised in height, as discussed in Maggie Henderson's report:

'The upward extension of the brick walls of the building will reinstate the roof slope c. 0.70 metres above the existing slope, or 1.00 metre above the existing apex of the roof (Plate 10). The new ridge-line remains entirely subordinate to that of the house, ensuring that the hierarchy between the parent grade II listed building and its curtilage listed ancillary building remains intact.'

Stable roof

- There is clear evidence within the ancillary building for raising its height: this is evidenced by the contrast in fabric at the east corner of the building whereby the earlier masonry had been over- built in brick at a later date in response to a change in function for the ancillary range.
- As such, the proposed relocation of the roof-line at Barlands and the raising of the brickwork to the gables over the existing fabric follow in the trajectory of the historic development of the building as evidenced in its own fabric.
- The roof is almost entirely of modern construction, as can be seen in the below photographs:



Stable roof



Stable stall partitions

- In her report, Maggie identifies that:

'The stall partitions are considered to be a comparatively recent part of the alterations to the ancillary range. However, the partitions illustrate the later function and add to the character of the building. It is suggested that at least one of the partitions is retained and incorporated into the new partitions for the building: this could easily be achieved for the west partition as its replacement is in the same location.'

- Our proposals, which involve the incorporation of both existing stall partitions into the proposals, is greater than Maggie's suggestion of retaining 'at least' one.

Stable stall partitions

- Eastern stall partition will be retained in its current position, with a new timber stud and plasterboard-faced wall to sit within the thickness of the oak collar and diagonal brace (see second photo)



Stable stall partitions

- Stall partition to the west does not currently include any through openings, with our proposals seeking to provide a single door-width opening.
- This can be accommodated adjacent to the left hand side brick pier, where the boarding is at its lowest.
- The metal bars will be removed, but the most attractive feature of the panelling will be retained. A timber stud and plasterboard-clad wall will be constructed within the depth of its thickness, as per the opposite stall partition.



Beam – Glass partition installation

- New glazed partition will sit beneath the oak timber beams in the same manner as the proposals recently discussed and agreed at Old Keysford Hall.
- The photographs illustrate that a wall was previously present here, and the proposed partition will leave the existing mortises exposed to identify this.
- Maggie Henderson will be reporting on these items shortly, and a separate response will be issued in this regard.



Reduction of nib in current kitchen

- Minor investigations confirm this is of modern construction, comprising a modern lightweight blockwork wall with a void encased in modern plasterboard.
- The removal of this nib will not therefore result in the loss of any historic building fabric;
- Maggie content once available



Oil tank and electricity pylon

- The proposals include the relocation of the existing bunded oil tank, and also the removal of the existing pylon to bury the electricity and telephone cables below ground. The image shows how these impact upon the setting of the listed dwelling.



Oil tank - Relocation

- The existing oil tank will be relocated to the north of the property, as per the illustrative section, below:



Sewage treatment proposal

- Current septic tank will be replaced with a subterranean aerobic digester unit, located to the north of the property, as per the illustrative section, below:

