DESIGN & ACCESS STATEMENT
(including Heritage Impact Assessment)

For

PROPOSED RE-BUILDING AND EXTENSION OF BARN

At

BROADGATE BARNS
694 BROADGATE
WESTON
SPALDING
LINCOLNSHIRE
PE12 6JA

For

MR GRAHAM BOWATER

HOUSEHOLDER PLANNING AND LISTED BUILDING CONSENT APPLICATION ISSUE

Oglesby & Limb Ltd

Chartered Architect

Suite 1
Market Chambers
12 Market Place
Spalding
Lincolnshire
PE11 1SL
Tel: 01775 761196

www.design@o-l-ltd.co.uk

Director
A.J. Oglesby RIBA

Associate
C.L.Silvester
MCIAT

Company Reg. No.
4419410

Application Summary

- This application seeks to obtain Householder Planning Permission and Listed Building Consent for the demolition and re-building of an existing barn and construction of an extension to the barn on Broadgate near Weston.

- This proposal was originally part of a larger planning application to change the use of and alter 2 buildings into dwellings and extend an existing cottage. In those applications this barn was referred to as 'Building 3'. The original applications were SHDC references H22-0326-16 and H22-0327-16 which were conditionally approved on 13th June 2016. These approvals granted permission to convert and extend this barn to form a new dwelling with detached garage. Subsequent revised proposals for works to this specific building, including the relocation of the proposed garage followed this application but were not implemented (H22-0219-17 and H22-0220-17).

- The Planning Statement for the earliest application for the site stated that the Principal Farmhouse is a grade II listed building and that consequently all other buildings within the farm curtilage that were constructed before 1948 are also listed. The site has since been divided into different ownerships, however the listing for the barn in question must still be considered to be active.

- The barn now being considered is remote from the Principal Farmhouse, however the original heritage impact assessment stressed the importance of its existence, stating that its potential loss would have 'a significant detrimental impact on the setting of the principal Listed Building'.

- Approval has previously been granted for the conversion and extension of this building to form a detached dwelling with outbuilding and this approval is considered to remain live given that the other works within the original application have been implemented. The applicant now seeks approval to demolish, re-build and extend the building in a similar fashion to originally proposed, but for use as additional residential accommodation for the main barn conversion (referred to as Building 2 in the earliest application) which has been completed and is now in use as a dwelling.

- The condition of the barn has deteriorated further since 2016 and has recently been inspected by a structural engineer who has advised that for the barn to made structurally safe the remaining walls should be demolished and rebuilt on a new raft foundation. Any existing foundation is very shallow and not suitable to continue to carry the superstructure, furthermore there is an existing mature sycamore tree immediately north of the barn on the neighbour's property, this tree has caused the north wall to lean out with severe cracking to the west wall and may be in imminent danger of collapse.

- It is therefore proposed that the barn be demolished and re-build to exactly the same footprint on a new raft foundation, the existing bricks will be carefully removed and cleaned and re-used if found suitable. The existing window and door openings in the west, south and east elevations will be replicated to the same positions and sizes with the timber lintels and jamb posts also replicated. A new roof will be constructed using new trusses whose profile has been determined from what remains of the original trusses and a previous structural

report, the roof will be covered with natural slate to match the original slates as closely as possible.

- The walls and roof of the replacement barn will be constructed to current insulation standards.

Index

	Page number
Site Observation & Analysis	5
Site Appraisal	10
Design Statement	11
Access Statement	13
Appendices	
Appendix A – Historic Background and Statement of Significance	15
Appendix B – Heritage Impact Assessment	26

Site observation and analysis

Site observation:

Location:

The site address is 694 Broadgate, Weston, Spalding, Lincolnshire, PE12 6JA. This is located on the west side of Broadgate, approximately 380m south-west of its junction with Begger's Bush Lane and West Cob Gate. The location of the site can also be referred to via the following methods:

Grid reference	-	TF 28288 23864
Easting / Northing	-	528288, 323864
Lat/ Long	-	52º47'50''N, 000º05'55'W
What3Word	-	woodstove.connected.holly

Refer to drawing A1656-01 for the location and extent.

Boundaries:

Referring specifically to the parcel of land in which the barn in question sits:

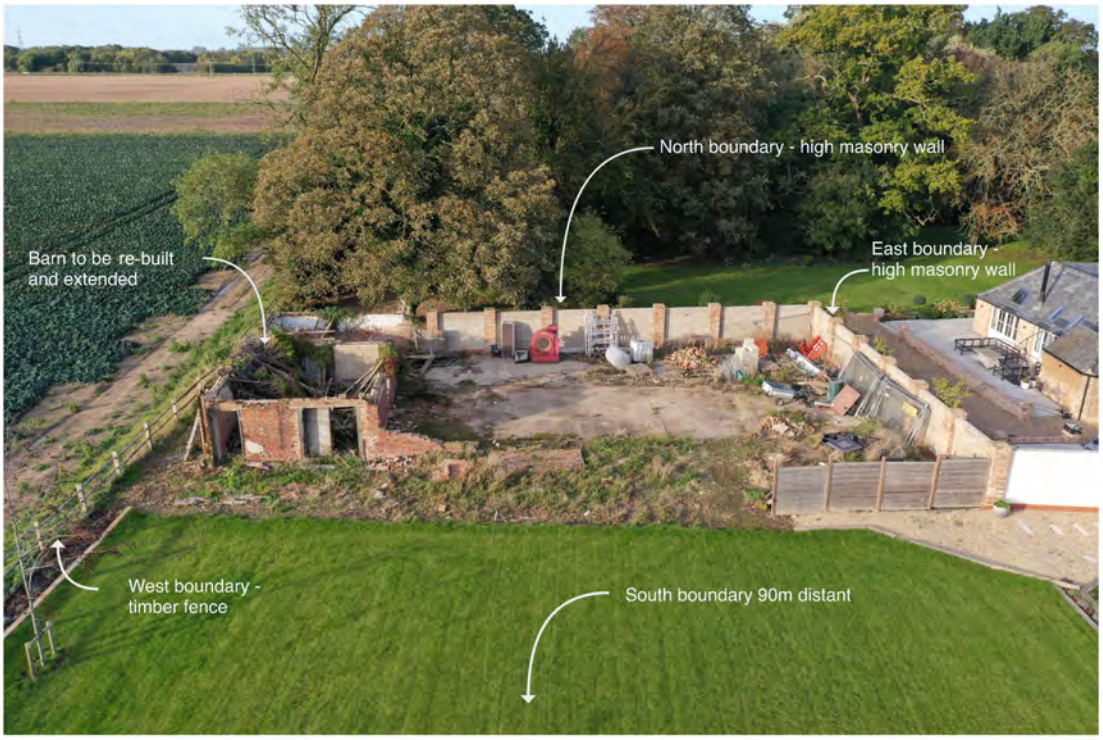

Fig. 01 – Aerial view showing the barn in relation to the various site boundaries.

The east boundary of the site is formed by a modern masonry wall comprising blockwork panels between brickwork piers. This wall stands approximately 2200mm high (fig. 02). Beyond this boundary wall is the rear yard area associated with the adjacent dwelling (the Principal Farmhouse).

The south boundary is effectively open to the rear garden of the host dwelling (fig.03). This lawned garden extends to a thicket. The wider site boundary is some 90m distant, at the far edge of the thicket, beyond which are open fields in agricultural use.

Fig. 02 – East boundary, high boundary wall.

Fig. 03 – South boundary, open to lawn.

The west boundary is defined by a timber post and rail fence approximately 1200mm high (fig. 04). This is set between 2m and 3m from the west elevation of the barn. Beyond this boundary open fields in agricultural use extend over 800m to Swindler's Drove.

The north boundary is formed by the north wall of the existing barn building. To the east of the barn, the boundary is formed by a modern wall of the same construction as that along the east boundary (fig. 05). Beyond the north boundary wall stands the rear garden of the Principal Farmhouse, which contains numerous mature trees.

Fig. 04 – West boundary, timber fence (to left of barn).

Fig. 05 – North boundary, high boundary wall.

Size and topography:

The site for the barn re-build and extension is broadly rectangular in shape with its major axis running east to west. The east to west dimension of the site is approximately 31m, the north to south dimension is approximately 17m. The site is generally level, though it is elevated slightly above the lawn to the south.

Use and development:

Number 694 Broadgate is a large, converted barn that it used as a private family dwelling (by the applicant). The barn forming the focus of this application is located within the

rear garden of the main dwelling. The property immediately to the north is a farmhouse in residential use (the Principal Farmhouse). There are some other dwellings on land to the south, though these are located further east, fronting onto the west side of Broadgate.

Infrastructure and vehicle movements:

The site is located between Weston Hills and Weston approximately 3.8km east, north-east of the Market Place in Spalding. Broadgate has connections to the wider transport network to Spalding and further afield.

Landscaping:

There are mature trees within the ground to the north of the site, all located on neighbouring land rather than within this site. There is a thicket to the south, some 65m or so away. The ground immediately south of the barn is grassed as a private lawn, within which there are some recently planted trees.

Amenities

Spalding is a Market Town that has a full range of amenities and transport facilities within 4km of the site. There are further amenities locally in Weston and at Baytree Garden Centre, the latter of which is approximately 700m north of the site.

Context - general development

In general, development along this section of Broadgate is sparse and dispersed. There are 3 dwellings south of the site, along the west edge of Broadgate, located between 100m and 250m away. There is a further farmstead approximately 400m south of the site. To the immediate north stands the Principal Farmhouse, but beyond this there is no further development until Begger's Bush Lane is reached, some 400m or so away.

The surrounding land is in all in agricultural use.

Architectural context

General development in the vicinity of the site can be seen on the aerial photograph below (fig. 06).

The Principal Farmhouse to the north is of early 18th Century design but has been refaced more recently (believed to have occurred in the 1800s). This is a substantial red brick dwelling with a slate covered pitched roof between raking gables. The principal block faces Broadgate, but there is a substantial wing to the rear sitting perpendicular to the main dwelling.

South of the Principal Farmhouse is a large barn that stands parallel to Broadgate and was converted since 2017 (figs. 07 & 08). This is the private dwelling of the applicant. This retains much of its original brickwork beneath a slate covered pitched roof. The rear of the barn has been re-roofed and features extensive glazing and some more modern, but sympathetic details.

Fig. 06 – Aerial view showing surrounding architectural context.

Fig. 07 – View of larger barn from south-east.

Fig. 08 – View of larger barn from south-west.

South of this barn stands a cottage that was refurbished and extended as part of the wider site development and is now occupied for residential purposes.
The farmyard site originally comprised numerous other large barns and sheds, which were of 20th Century origin. These were demolished as part of the redevelopment and were replaced by landscaped open spaces and a few small-scale outbuildings (garages) faced externally with brick of timber.

The barn here proposed for re-building and extension is rectangular on plan and is of single storey construction (figs 09 & 10). The external walls are constructed of red brick. The roof structure was originally hipped and is known to have had a slate covering. The original covering has however been removed and the timber structure has extensively collapsed. Window and door frames, where extant, are generally of timber construction, though one window on the west elevation is a single glazed, Crittall type steel window.

Fig. 09 – View of barn from west.

Fig. 10 – View of barn south.

A Heritage Impact Assessment is included with this application (see appendices A and B) which considers the proposal barn itself and its relationship to the surrounding buildings.

<u>The Proposal</u>

The proposal seeks approval for the following:

The demolition & re-building and extension of the barn to form additional domestic accommodation for 694 Broadgate in the form of a games room, TV room and general recreational spaces (no bedded accommodation). This will include the re-building of the original walls using as much as possible of the reclaimed original bricks, the replacement of the timber roof structure and the reinstatement of traditional slate roofing materials.

Site Appraisal

Details of the site and general context have been described above. From those findings the following statements relative to the site are believed true.

1. Although this barn has been separated off from the Principal Farmhouse, it is still considered to be Grade II Listed as it was originally within the wider curtilage.

2. The barn remains significant in that it formed part of the wider farmstead context and has an important part to play in the setting of a listed farmhouse. The loss of this barn would be of significant detriment to that historic setting and would cause harm to the larger Heritage Asset.

3. The building was in poor repair in 2016 and its continued exposure to the elements has caused its roof to deteriorate further. It has reached a point where intervention is required to arrest its deterioration and ensure its long-term survival.

4. The location of the barn and its relationship to surrounding buildings is such that its use for residential purpose is appropriate and the previous approvals granted for the site in 2016 recognize this.

Design Statement

The following statements are given to describe the proposal and relate back the elements of the proposal to the comments made in the foregoing appraisal.

Statement 1.
It is proposed that the barn walls be demolished and re-built on a suitable foundation and provided with a new timber roof structure with appropriate slate roof covering. It is proposed that all existing external openings be recreated in their original positions, and new timber windows and doors be installed in those openings.

Justification:
These works will return the building to weather-tight state using materials and techniques appropriate to the original structure. These works are fundamental to ensuring the long-term survival of the building.

Statement 2:
The external fabric of the barn will be constructed to modern thermal standards and will have appropriate utility services installed.

Justification:
To ensure the long-term survival of the building it must be given a suitable use. The installation of new building services can be achieved without impacting upon the external appearance of the building. The installation of insulation and services will allow modern living standards to be achieved and will encourage appropriate use including heating, ventilation, and general maintenance. This reflects the type and extent of work that would have been required under the 2016 approvals.

Statement 3:
It is proposed that the building be extended to the east, but a partially transparent glazed link be provided between the two elements of the building.

Justification:
The barn was once more extensive in footprint and there remains evidence on the ground to indicate the location and approximate extent of this. Constructing built footprint in the original positions, in a sensitive manner will aid the reconstruction of the wider setting. The introduction of a glazed link at the point of intersection with the existing barn will allow it to be appreciated in isolation and will provide clear distinction between the original building and the extension.

Statement 4:
It is proposed that the ridge of the roof to the extension along the north side of the site be lower than that of the existing barn.

Justification:
It is known that this was historically the case. Additionally, it will ensure that the new roof does not visually obscure the existing.

Statement 5:
It is proposed that the existing barn and extension be largely open plan in form.

Justification:
This will allow the internal space and structure to be appreciated and will assist in retaining a ‘barn-like’ character. This will require that one existing internal wall is not

rebuilt, however on balance it is believed that this loss is outweighed by the positive benefit of bringing the building back into use.

The following section demonstrates how the conceptual approach has taken account of the identified physical, social and economic context set against development plan policies for design.

Use

The building is currently disused and is in danger of being lost. There is an extant approval for its use as a private residential dwelling which indicates that such use is considered appropriate both for this building and location. The current proposal seeks approval for its use as residential accommodation directly associated with 694 Broadgate. As such it is considered that this remains appropriate for this site.

Amount

The proposal seeks approval to re-build the extant barn and create an extension to the east side. An approval granted in May 2017 (H22-0217-17) permitted an extension abutting the east wall of the barn, extending along the north side of the site. That same approval allowed the construction of a further detached block (a garage) to the east. Overall, it is considered that the current proposal is similar to that previously approved and would remain appropriate for this location.

Layout

The proposed north extension replicates part of a range of buildings that once continued east to join the rear of the Principal Farmhouse. This broadly follows the line of historic development. The east block sits perpendicular to this line but recognizes that the boundary line has since changed. The low density of accommodation proposed within the building ensures that it is not sub-divided unnecessarily and will therefore retain an open plan feel as is characteristic of barn buildings.

Scale

The north block will be similar in plan depth to the building that previously stood in this location. This will ensure that the ridge line is below that of the existing barn. The east block will be higher than the north block but will be lower than the historic west barn. This is considered appropriate as the new blocks will remain subservient to the extant building.

Landscaping

The proposals have no impact in terms of landscaping. The full site area to be developed has been previously developed or is hard surfaced. It will not be necessary to remove any trees.

Appearance

The re-building works to the original barn would be carried out using sympathetic, traditional materials and techniques. This would ensure that the overall appearance of the barn is true to what would have originally existed. The extensions would be constructed using similar materials, but with larger areas of glazing to provide transparency and provide a clear delineation between new and historic.

Access Statement:

It is proposed that as far as is practically possible that the barn and extension will be as accessible as possible. The works will be on a single level without internal steps. The internal spaces will be open plan to avoid restrictions to movement.

Appendices

Appendix A
Historic Background and Heritage Statement of Significance.

The findings of a search of the Heritage Gateway are provided below.

Statutory Data
The National Heritage List for England – 1 entry

National Designation Decisions
No entries

Non-Statutory National Data
Historic England research records – 1 entry (but when reviewed actually relates to a site in Leicestershire with a similar name (Bradgate)).
All other categories – no entries

Local Records
Lincolnshire HER – 2 entries of which 1 is for Beech House, Broadgate and the other is for this specific site.

National Image Collections
No entries

The National Heritage List for England

Relating to the Principal Farmhouse (Broadgate House Farmhouse), This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest. The listing details do not specifically describe other structures within the original curtilage, though the importance of these curtilage buildings, including the barn in question, has been established by previous applications. The details of the listing for Broadgate House Farmhouse are as follows:

Listing Text

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1308515
Date first listed:	07-Feb-1967
Date of most recent amendment:	07-Dec-1987
List Entry Name:	BROADGATE HOUSE FARMHOUSE
Statutory Address 1:	BROADGATE HOUSE FARMHOUSE, BROADGATE

Location

Statutory Address:	BROADGATE HOUSE FARMHOUSE, BROADGATE
County:	Lincolnshire
District:	South Holland (District Authority)
Parish:	Weston
National Grid Reference:	TF 28350 23872

Details
WESTON BROADGATE TF 22 SE (west side)
8/117 Broadgate House Farmhouse (formerly listed as Broadgate 7.2.67 House)
II

Farmhouse. Early C18, refronted c.1800, mid C19. Red brick, some colourwashed render. Slate roof with stone coped gables and 2 gable stacks, that to the left projecting and with flat band. Z storeys with attic, 3 bay front with chamfered plinth. Central doorway with open porch with semi-circular hood supported on slender columns; moulded doorcase with pilastered doorcase, imposts, traceried fanlight and panelled reveal and door. Doorway flanked by small canted bay windows with tripartite plain sashes and moulded entablatures. Above doorway is a semi- circular headed plain sash flanked by single tripartite plain sashes with flush wedge lintels and painted ashlar keystones. 2 segmental headed dormers with plain sashes. Long low early C18 range, single storey with attic, to rear.

Listing NGR: TF2835023872

Local Records – Lincolnshire HER

Under the Local Records category, the following information is provided:

Name:	Broadgate House Farmhouse, Weston
HER Number:	MLI94548
Type of record:	Building

Summary
Broadgate House Farmhouse, Weston

Grid Reference:	TF 283 238
Map Sheet:	TF22SE
Parish:	WESTON, SOUTH HOLLAND, LINCOLNSHIRE

Full description
Grade II listed farmhouse, dating from the early 18th century, refront in about 1800 and altered in the mid 19th century. It is red brick with some colourwashed render and has a slate roof with stone coped gables and two gable stacks. For the full description of this listed building please refer to the National Heritage List for England.

Unnamed farmstead (Broadgate House), Weston. Partially extant 18th century farmstead. Regular courtyard with multiple regular yards. The farmhouse is attached to a range of working buildings. There has been significant loss (greater than 50%) of traditional buildings. Isolated location. Large modern sheds are located on the site.

Regressive map study:

Map Surveyed and Published in 1887

Ordnance Survey published a plan of the area in 1887 (fig. 11). This confirms that the farmstead was very significantly developed by that time. Broadgate House Farmhouse is extant and is labelled as 'Broadgate House'. The range attached to the west elevation of Broadgate House exists and extends to the very west boundary of the developed area, terminating in a perpendicular block that is believed to be the barn that forms the focus of this application. The image clearly shows development connecting this barn through as far as Broadgate House. The image also indicates a series of enclosed yards on the south side of the range. There is a further large barn and yard south-west of Broadgate House. There are also two shaded blue areas close by, which are assumed to be water.

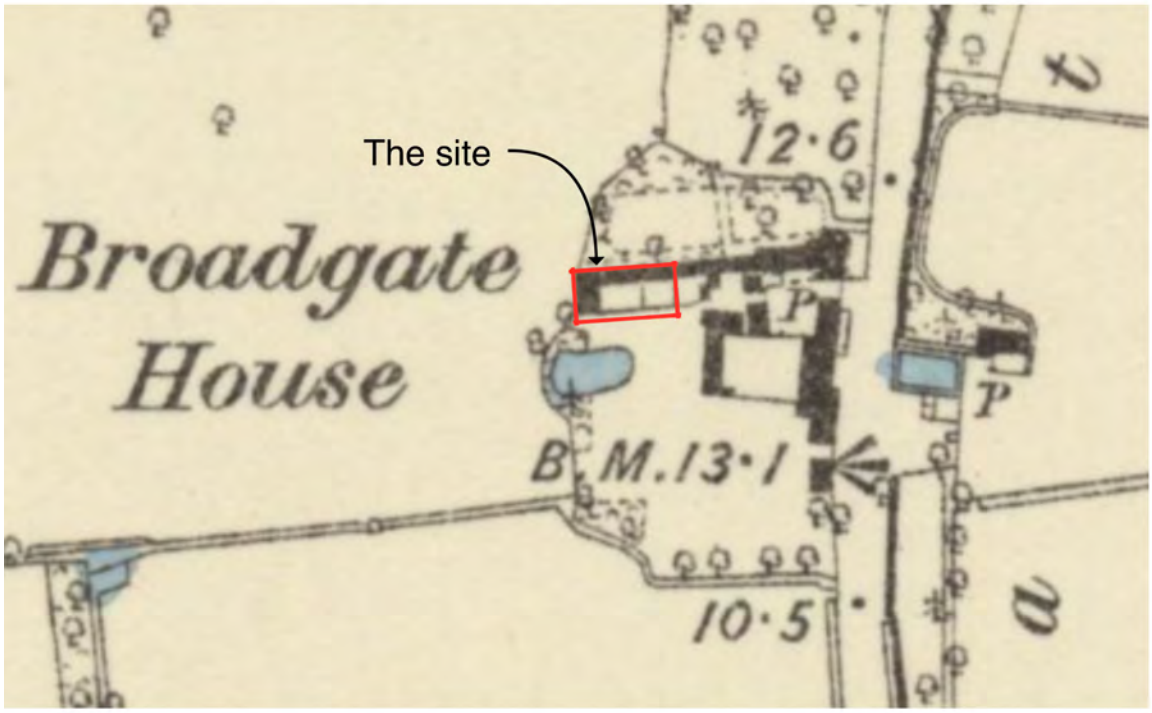

Fig. 11 – Extract from the Ordnance Survey plan published in 1887.

Map revised in 1903 and published in 1906

Ordnance Survey revised their map in 1903 and published it in 1906 (fig. 12). The key changes indicated to have occurred between the publishing dates of 1887 and 1906 are as follows:

a. There appears to be further development on the site here considered, with extensions projecting south from the earlier north range. These areas of development appear to be within the centre and east areas of the site in question. It should be noted however that these are represented differently on the subsequent maps.

b. The west boundary of the wider site has been straightened off and the shaded blue area in this location is no longer shown.

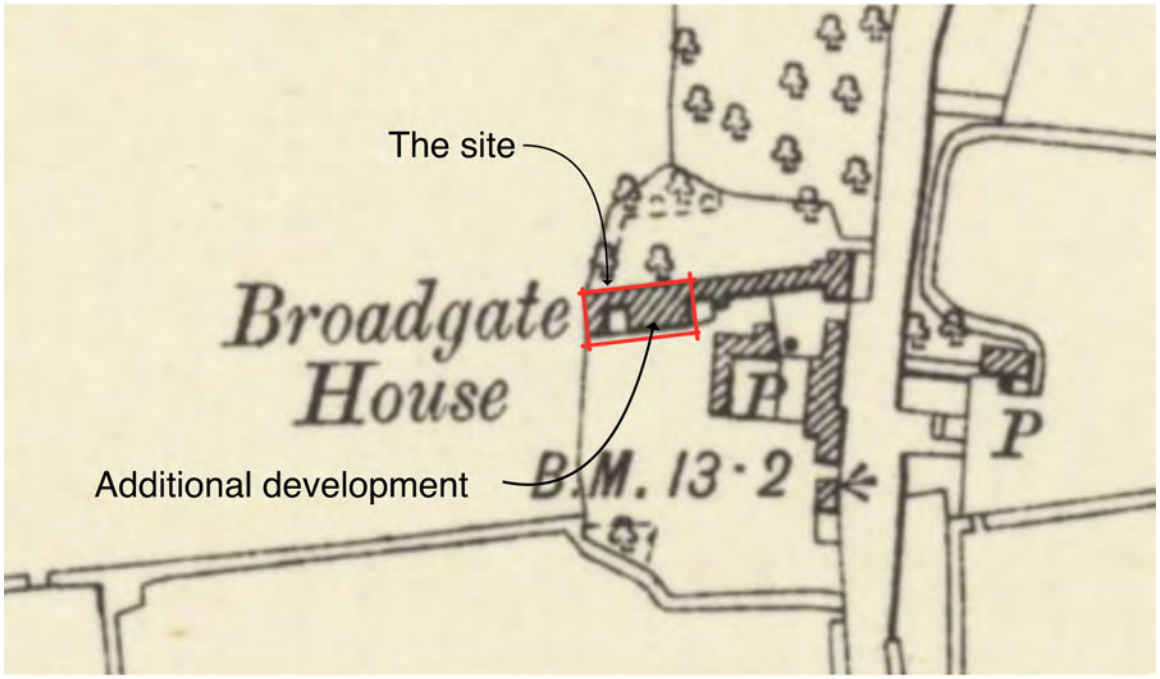

Fig. 12 – Extract from the Ordnance Survey plan revised 1903 and published in 1906.

Map revised in 1929 and published in 1932

Ordnance Survey revised their map again in 1929 and published it in 1932 (fig. 13). The key changes indicated to have occurred between the publishing dates of 1906 and 1932 are as follows:

a. The areas of additional development indicated on the 1906 map are now shown simply as enclosed yard areas.
b. The footprint of the north range abutting Broadgate House is shown much simplified.
c. The cottage to the south-east of the site has been significantly extended on its rear (west) side.
d. The building and enclosed yard to the south-west of Broadgate House are no longer shown.

The simpler nature and lesser degree of detail on this map leave questions in relation to its accuracy and do not clarify the nature of the additional development indicated on the 1906 map.

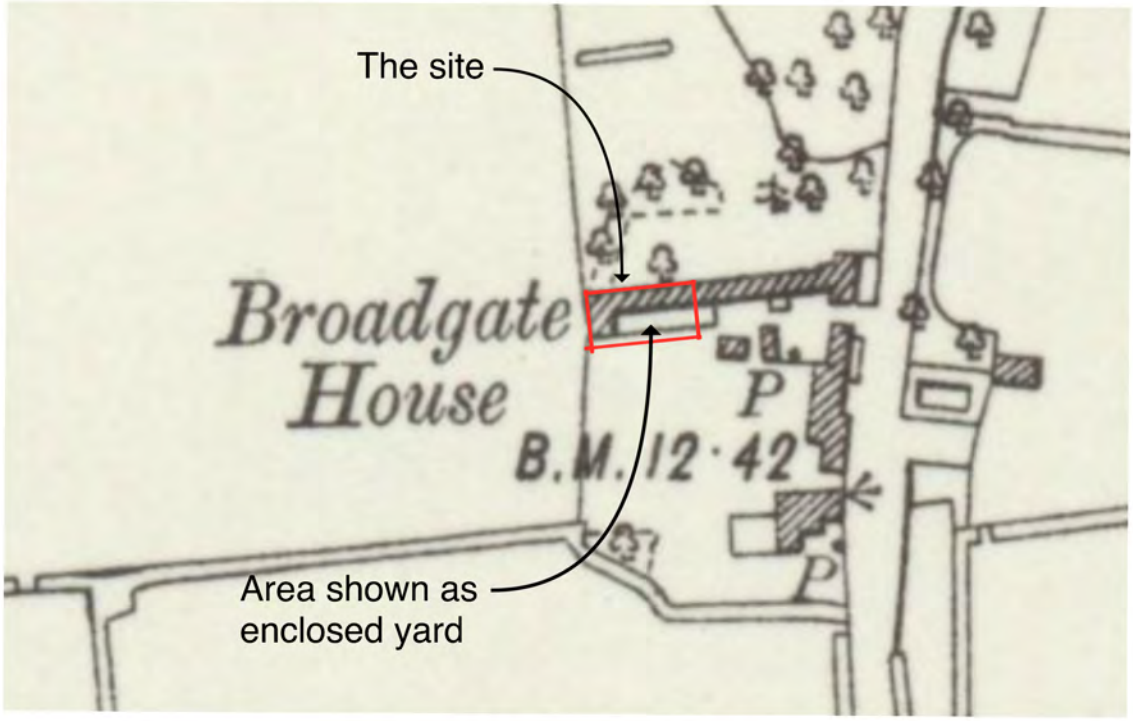

Fig. 13 – Extract from the Ordnance Survey plan revised 1929 and published in 1932.

Maps revised in 1929 and published in 1937 and 1939

Ordnance Survey published further maps in 1937 and 1939, though the details shown remain unchanged from the 1932 publication.

Map revised in 1938 and published in 1949

Ordnance Survey revised their map again in 1938 and published it in 1949. There are again no notable changes between these dates.

Map revised in 1950 and published in 1951

Ordnance Survey revised their map again in 1950 and published it in 1951. There are again no notable changes between these dates.

Photographic Evidence

Aerial photography illustrates evolution on the site since 1950.

Aerial image of 1999

The image from 1999 (fig. 14) clearly indicates much more dense development of the area of the site to the south-west of Broadgate House. The site now features numerous C20 buildings. At this time the roof of the barn in question can clearly be identified but most of the range across the north of the site appears to have lost its roof by this date. It is clear that there is a yard area south of the north range, that is hard surfaced and partially enclosed.

Fig. 14 – Aerial image from 1999.

Aerial image of 2016

The image from 2016 (fig. 15) is largely unchanged from the 1999 image. There appear to be signs of general deterioration, possibly associated with reduced maintenance. The site was sold shortly after this image was taken so it is suspected that its life as a working farm had either greatly reduced, or ceased.

Fig. 15 – Aerial image from 2016.

Aerial image of 2018

The image from 2018 (fig. 16) is significantly different from the 2016 image. In the intervening period, most of the C20 buildings have been demolished and the site has been extensively cleared. The cottage at the south-east corner of the site has been restored and has been set within its own curtilage. The area of the proposed works appears to have been used to store items and appears unmaintained.

Fig. 16 – Aerial image from 2018.

Aerial image of 2023

The image from 2023 (fig. 17) is significantly different from the 2018 image. In the intervening period, the main barn fronting on to Broadgate has been converted to a dwelling and the central areas of the site have been extensively landscaped. The garage block associated with the main barn has been completed (in construction in the previous image). The roof over the barn in question has collapsed and much of the debris east of it has been cleared. A new boundary wall separating this area off from Broadgate House has been constructed east of the proposal site.

Fig. 17 – Aerial image from 2023.

Photographic Evidence

The Planning Statement prepared by Robert Doughty Consultancy in 2016 provided a photograph of the barn as it existed at that date (referred to as Building 3). It had an intact roof with a corrugated sheet covering to the east slope. The photograph does not however show the broader context of the site.

Figure 4 earlier in this report was taken earlier in 2023 and shows what remained of the roof structure prior to its collapse later in 2023.

Miscellaneous Evidence

It is noted that structural drawings and a report prepared by White Structural Consulting Limited were submitted as part of the 2016 application. White Consulting's report provides a good description of the barns condition in 2016 and provides further material evidence of the previous existence of the range which abutted this barn on its east side. The current condition appears consistent with this earlier report, except that the roof structure has since collapsed inward.

Appendix B
Heritage Impact Assessment

Heritage evaluation

The proposed works comprise the following:

The repair of the external brick walls of the barn to include any structural remediation.
The reconstruction of the timber roof structure.
The installation of traditional slate roof coverings.
The installation of timber doors and windows within the extant openings.
The removal of one structurally unbonded internal wall.
The installation of internal linings to thermally upgrade the building.
The installation of appropriate building services.
The construction of an extension that will be located in the line of the historic north range but will have an east block which projects further south to recognize the changed curtilage line.

Considering Architectural and Historic Value of the Barn

The barn retains its original external walls in solid brick and the historic footprint of the building is therefore extant. The mortar joints have in places eroded, as have some of the brick faces, but overall, the form of all walls is extant. The north wall has suffered subsidence and has rotated away such that this section leans out. There are numerous openings in the brickwork and in general the threshold / cill and jambs of the openings remain intact. The collapse of the roof has damaged the heads of the openings, though some evidence of the original timber lintels remains. Overall, therefore there is remaining historic and architectural value in the walls and in the pattern of openings etc.

Unfortunately, the barn roof is in a poor state of repair. The original roof coverings appear to have been removed long ago, at least from the north, east and south slopes. The roof structure collapsed in 2023 and is unlikely to be salvageable. There are remnants of the original cast iron rainwater goods on site together with evidence of the gutter support system (traditional rise-and-fall brackets). In terms of historic fabric, there is little of the roof that can be reused, however the information remains that would allow this element to be reconstructed in a manner that would be faithful to the original.

Internally the barn is very simple and has no applied finishes or fittings. As such the interior retains nothing of significant value other than is basic utilitarian nature.

Considering Architectural and Historic Value of the Barn to the wider setting

The barn once formed the stop end of a range that extended to the east as far as the rear wall of Broadgate House Farmhouse. It also enclosed open yard areas and defined the very edge of the farmstead buildings. In this respect the barn plays a significant role in preserving the setting of the main listed building and in illustrating how the farmstead sat within the wider landscape. There remains evidence of part of the north range, and it is therefore possible to establish where the now demolished buildings would have been.

Considering the impact of the works to the Barn

The proposed works to the existing barn comprise structural repair of the external walls, the installation of new doors and windows in existing openings, and the reconstruction of the roof. The works to the walls would not be detrimental in that they would be implemented using traditional materials and techniques. The footprint would remain unaltered. The reconstruction of the roof would be of positive benefit, both in weather

protecting the barn and also in restoring its original appearance. The corrugated sheet roof coverings would be disposed of in favour of a return to a slate covering that is known to have originally existed. This would offer a clear architectural benefit for the building.

Internally, the works would require the clearing out of all building debris. It would be necessary to remove one internal wall, though this wall is not considered to be of architectural importance and would be more than balanced by the other improvement works.

The proposed extension works would clearly have an impact on the barn, however it is considered that this can be achieved in a sensitive way. The impact at the connection between the two can be lessened by introducing a glazed strip on the south side. This would allow the original fabric to be seen in isolation for the new construction. The new extension roof would be set with the ridge lower than that of the existing barn to ensure that it remains subservient as was historically the case.

Considering the impact of the works to the Barn on the wider setting

Previous reference has been made to the importance to the form and positioning of the barn and the part that it played as the terminal block for the north range. The reconstruction of part of the north range would assist in redefining the development as was the case historically, and would partially repair a large gap that has been created in the built form. Provided the extension is sympathetic there is no reason why the setting of the listing building would not benefit from this addition.

Summary

In summary, the remaining value of the barn itself could be considered to be embedded in the extant external walls. Beyond this, the barn plays a significant part in enclosing and defining space and providing part of the wider farmstead setting of Broadgate House Farmhouse. The loss of virtually all of the north element of the original range is regrettable, though this proposal would repair a void in the development and consequently is considered to be of positive benefit to the setting of the listed building.

Conclusion

In conclusion it is therefore considered that the restoration and extension works to the barn will be of positive benefit to both the barn and the wider site. The works will ensure the survival of the barn structure whilst still retaining the external walls and general footprint, and the roof will be reconstructed to its original form with a traditional slate covering. The extension works will be sympathetic with the barn and will be separated from it by glazing to provide delineation between historic and new. The location, form and general appearance of the barn will help to reinstate some of the setting of the listed building that has been lost over time. The south elevation of the north extension will be largely glazed which will reflect the ‘open nature’ of the structure that is believed to have existed there historically.

END