



JUSTIFICATION STATEMENT

In support of application to North Lincolnshire District Council,
On behalf of Mrs V Branson

ALTERATIONS TO EXISTING DWELLING

**OLD BARFF FARM, BRIGG ROAD,
HOWSHAM, MARKET RASEN, LINCS.**

March 2009

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INTRODUCTION

Old Barff Farm is a traditional farmhouse located on Brigg Road, Howsham, Market Rasen, Lincolnshire, LN7 6LF.

Following an initial meeting between my client, Hardy Brothers and the Conservation Officer it was identified that the building is listed and works associated with the desired internal alterations would most likely require a Listed Building Application, due to structural and aesthetic alteration works.

As a result of the above, were appointed by Mrs Branson to prepare and submit a Listed Building Application to North Lincolnshire Council.

Works undertaken over time have created a number of inter-linked utility rooms which feel cramped, dark and uninviting. The rear entrance of the property (used as the principal entrance for day to day use by my client) has been treated with poor modern alterations which do not enhance the property in any way.

Our brief is to create a more visually appealing treatment to the rear entrance of the property and create a more open, light and airy feel to the utility/ kitchen area.

JUSTIFICATION

Preliminary proposals drawings were subsequently prepared & agreed, upon which informal comments have been applied for and received from Mr E Rychlak (Conservation Officer) North Lincolnshire Council. A copy of which has been included within this document.

In an effort to ensure that the works acknowledge and respect the architectural and historic importance of the building, our proposals plans have been amended to retain/ rebuild 3 piers of masonry.

An archway will be formed on one wall retaining / building 2 piers to give symmetry and leaving a reasonably substantial return on the other wall. In this way the original layout can still be seen and preserved as historic record for the future.

We propose to carry out localized enabling works to the existing ceilings to expose the existing structure & loadbearing elements with a view to engaging a structural engineer to design new steel beam supports to elements of structure removed.

Every effort has been made in the design process to respect the historical value of the building and all on-site works will reflect this ethos.

CONSERVATION OFFIICERS COMMENTS

In principal there is no objection to the scheme with certain alterations.

The archway is seen as acceptable as it is replacing poor modern alterations and will enhance the building.

There are some reservations about the removal of the internal walls as this would alter the original form.

However there would be less objection to a scheme with less impact, for instance the use of an archway for one wall and leaving a reasonably substantial return on the other wall that is proposed to be removed. In this way the the original layout can still be seen and preserved as historic record for the future.

These comments do not prejudice the outcome of a formal application which in this case will be a listed building consent a planning permission is not required.

I would also recommend that you contact the building control department to see if a buildings regs application is required.

Regards Eddie Rychlak

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