

APPLICATION REFERENCE: PF/23/2048
and LA/23/2049

LOCATION: Manor Farm, 44 Fakenham
Road, Briston, Melton Constable, Norfolk,
NR24 2HJ

PROPOSAL: Development of existing barn
complex to form 11no dwellings with
associated car parking and landscaping,
including ground mounted PV Array



NORTH
NORFOLK
DISTRICT
COUNCIL

north-norfolk.gov.uk

19th September 2024

Site location plan and aerial



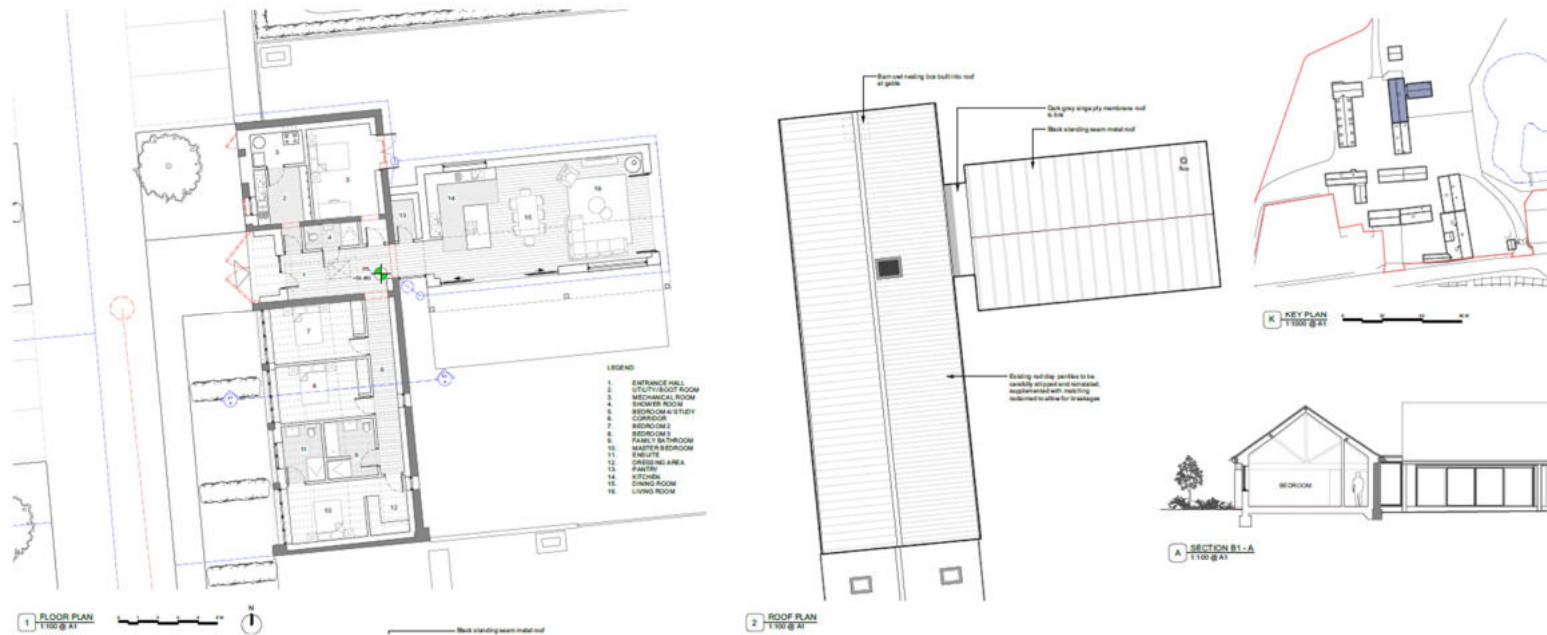
Existing and proposed site plans



Barn 1 proposals



Barn 1 floor plan and site plan



Barn 2 Proposals



4 WEST ELEVATION
1:100 @ A1

Batten and board timber cladding to all panels. Will provide structure behind brickwork to give deep reveals, allowing the brick to remain dominant and also provide continuity of insulation behind.



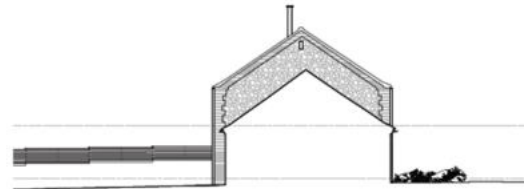
5 SOUTH ELEVATION
1:100 @ A1

Existing window opening enlarged to allow for framed opening doors and sub-labourary



6 EAST ELEVATION
1:100 @ A1

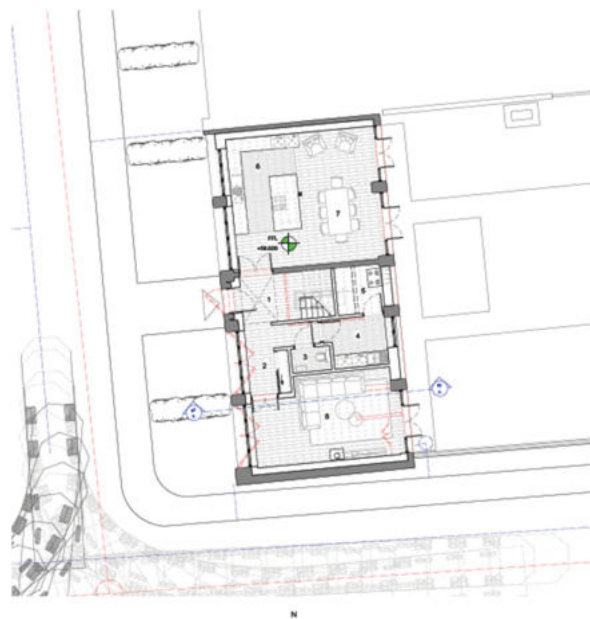
MFR extract and intake vents. Existing arched head openings have been locked up to be re-opened, with new MFR and doors installed, to allow brick glass to remain dominant



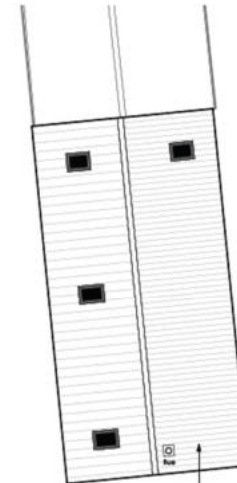
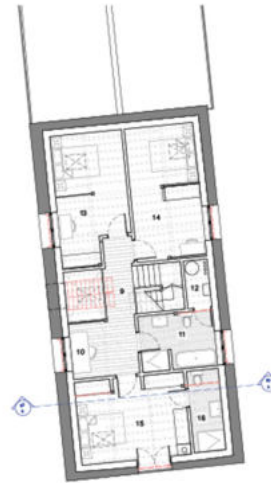
7 NORTH ELEVATION
1:100 @ A1



Barn 2 floor plan and site plan



- LEGEND
1. ENTRANCE HALL (VOID OVER)
 2. CORRIDOR WITH STORAGE
 3. WC
 4. UTILITY ROOM
 5. MECHANICAL'S STORAGE CIB
 6. KITCHEN
 7. DINING ROOM
 8. LIVING ROOM
 9. LANDING (WITH VOID)
 10. STUDY AREA
 11. FAMILY BATHROOM
 12. MECHANICAL CIB
 13. BEDROOM 3
 14. BEDROOM 2
 15. MASTER BEDROOM
 16. ENSUITE



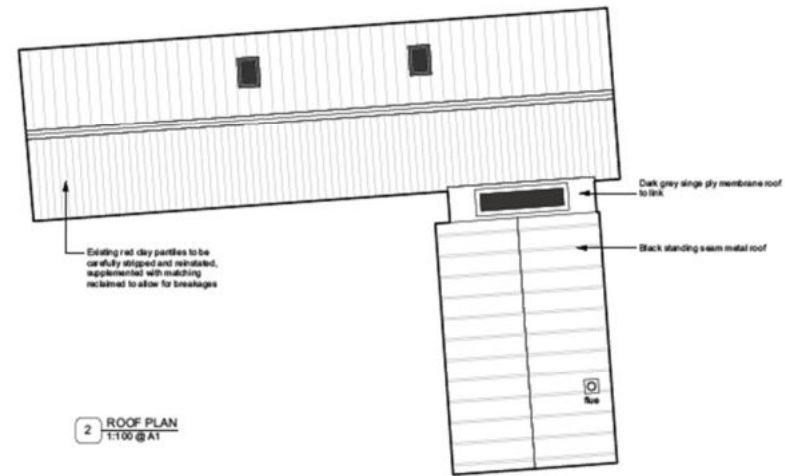
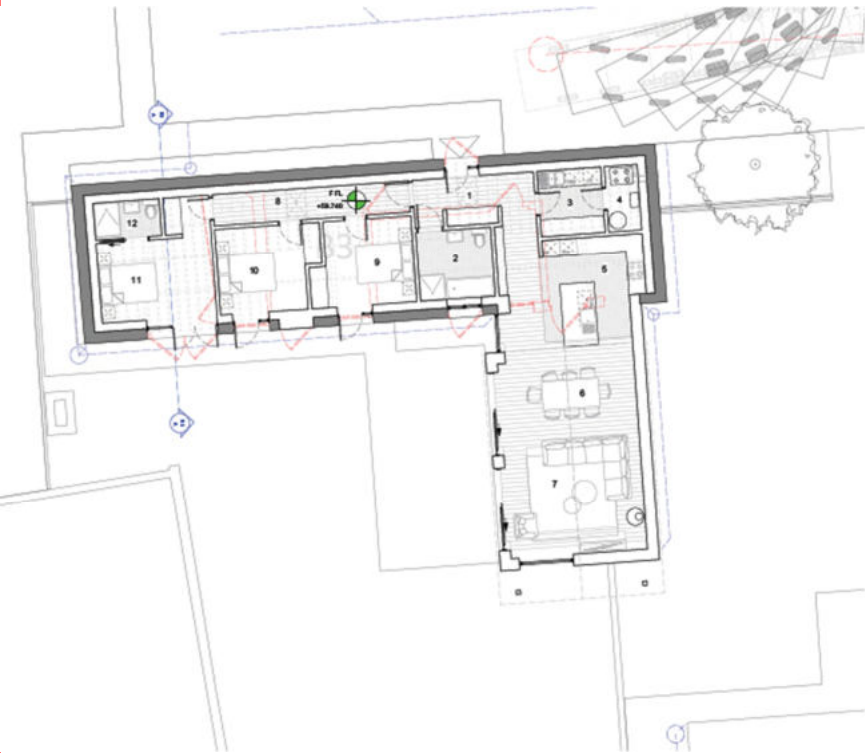
Existing dry panes to be carefully stripped and removed, supplemented with boarding retained to allow for breakages



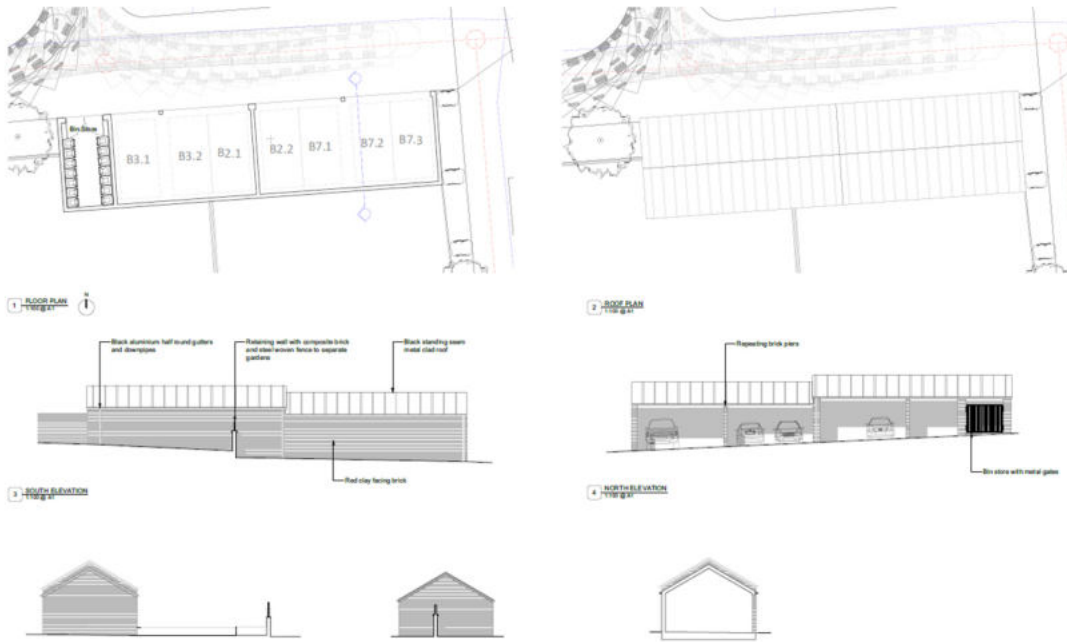
Barn 3 Proposals



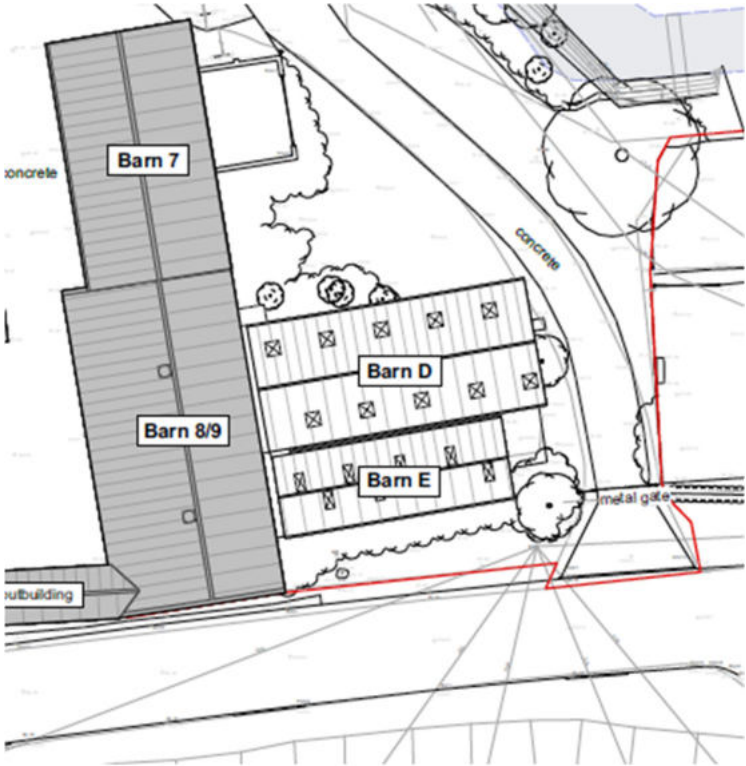
Barn 3 floor and site plans



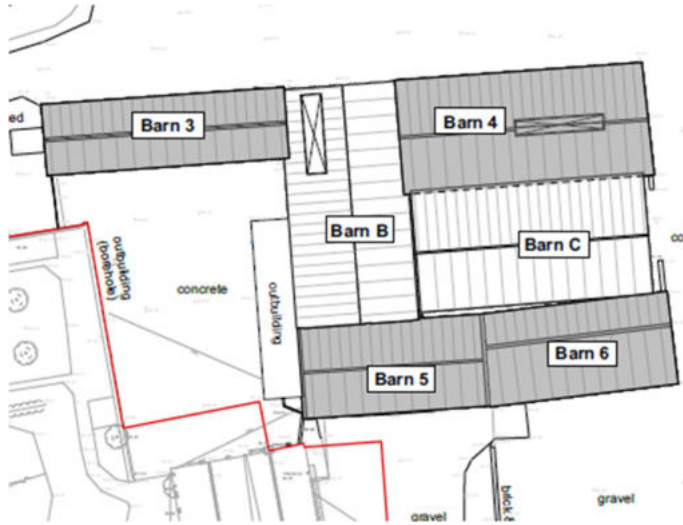
Barn 4 Proposals (replacement carport)



Demolition Barn D and E from Barn 8 / 9



Demolition Barn B and C



Barn 5 Proposals



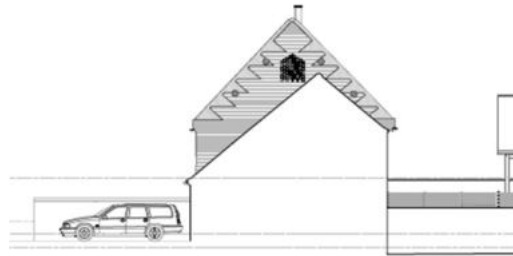
4 SOUTH ELEVATION
1:100 @ A1

Existing sliding barn doors and back to be removed; repaired and retained, with doors in 'open' position.

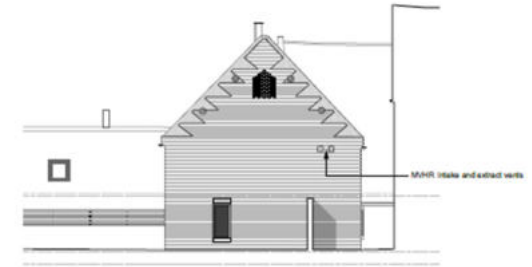
removed and reinstated, with reinforced matching line supplemented for brastages

Existing blocked up openings to be reinstated, with sills dropped to provide views out from within. Upper section of window to be blank due to first floor level.

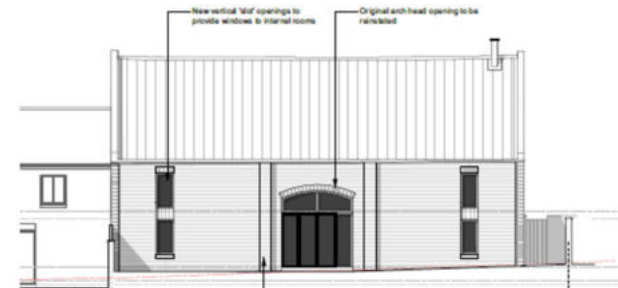
Existing brickwork to be repaired and repointed as needed in lime mortar.



6 WEST ELEVATION
1:100 @ A1



5 EAST ELEVATION
1:100 @ A1



7 NORTH ELEVATION
1:100 @ A1

New vertical 'loaf' openings to provide windows to internal rooms.

Original arch head opening to be reinstated.

Existing cement render to bottom half of brickwork to be removed, joint at upper level to be stripped off and wall to be repaired and repointed as needed in lime mortar.

Barn 5 Floor plans and site plan



Barn 6 proposals



Barn 6 floor plans and site plan

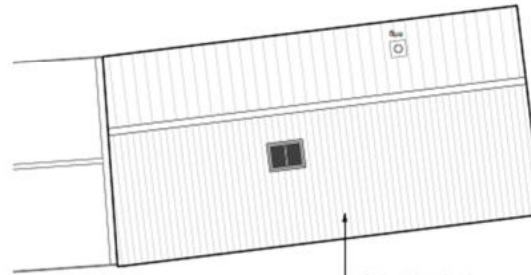


NO FLOOR PLAN
A1

- LEGEND
1. ENTRANCE HALL (VOID OVER)
 2. BOOTROOM
 3. SHOWER ROOM
 4. BEDROOM 4/ STUDY
 5. LIVING ROOM
 6. DINING ROOM
 7. KITCHEN
 8. UTILITY ROOM
 9. MECHANICAL ROOM
 10. LANDING
 11. BEDROOM 2
 12. BEDROOM 3
 13. BATHROOM
 14. MASTER BEDROOM
 15. ENSUITE



2 FIRST FLOOR PLAN
1:100 @ A1

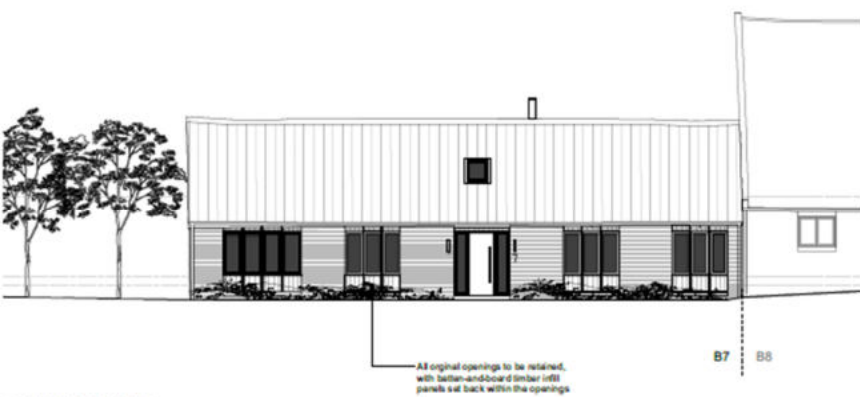


3 ROOF PLAN
1:100 @ A1

Existing skylights to be carefully stripped and replaced, supplemented with matching replacement to allow for breakages



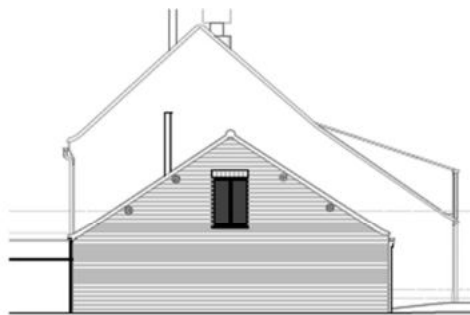
Barn 7 proposals



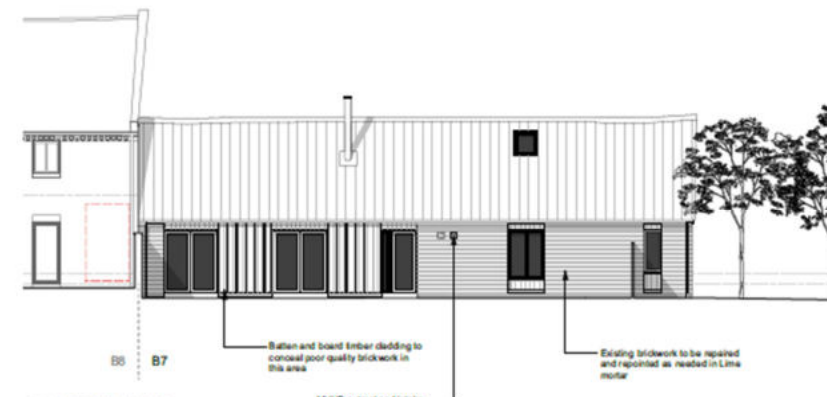
All original openings to be retained, with batten-and-board timber infill panels set back within the openings

B7 B8

7 WEST ELEVATION
1:100 @ A1



8 NORTH ELEVATION
1:100 @ A1



Batten and board timber cladding to conceal poor quality brickwork in this area

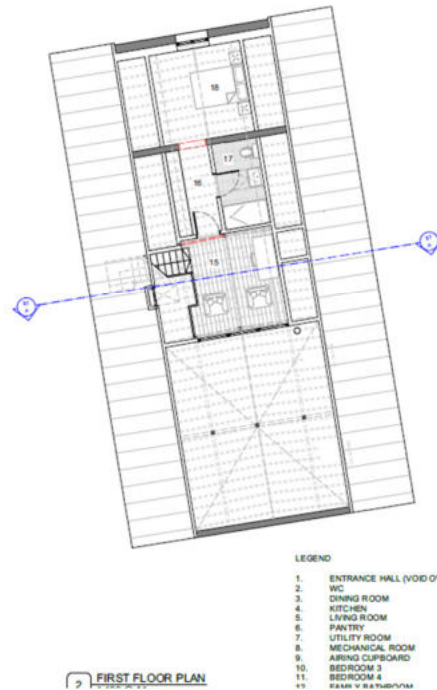
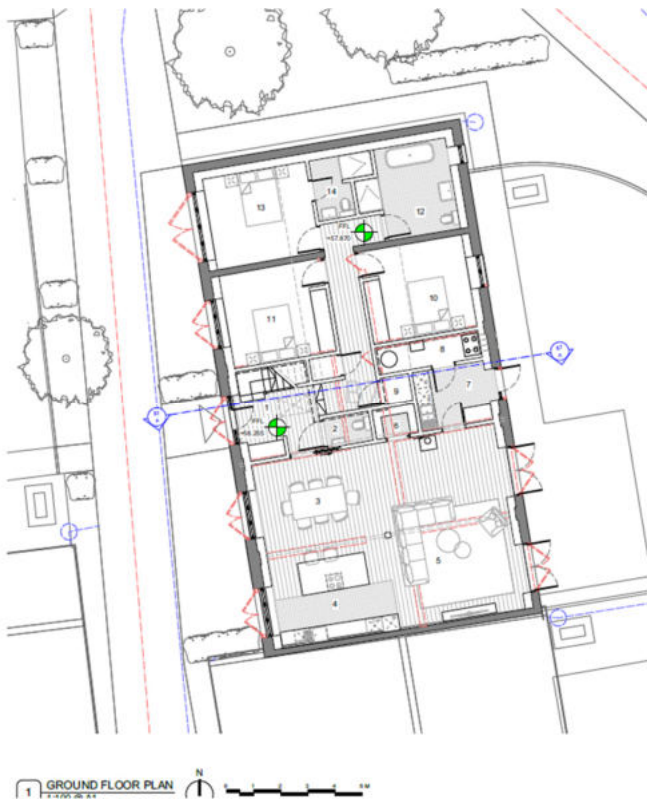
Existing brickwork to be repaired and repointed as needed in Lime mortar

MVR extract and intake vents

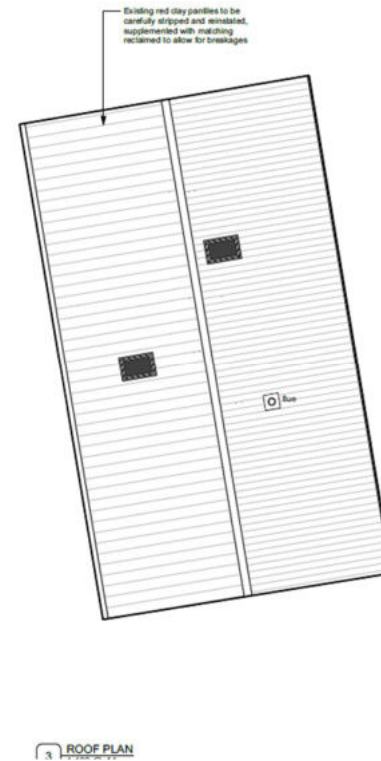
B6 B7

4 EAST ELEVATION
1:100 @ A1

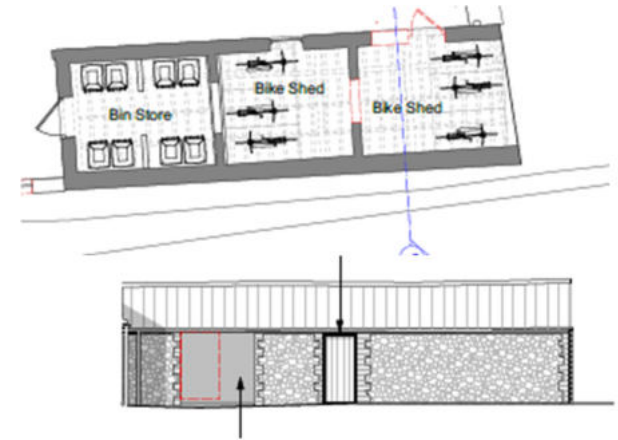
Barn 7 floor plans and site plan



- LEGEND
1. ENTRANCE HALL (VOID OVER)
 2. WC
 3. DINING ROOM
 4. KITCHEN
 5. LIVING ROOM
 6. PANTRY
 7. UTILITY ROOM
 8. MECHANICAL ROOM
 9. AIRING CUPBOARD
 10. BEDROOM 3
 11. BEDROOM 4
 12. BATHROOM



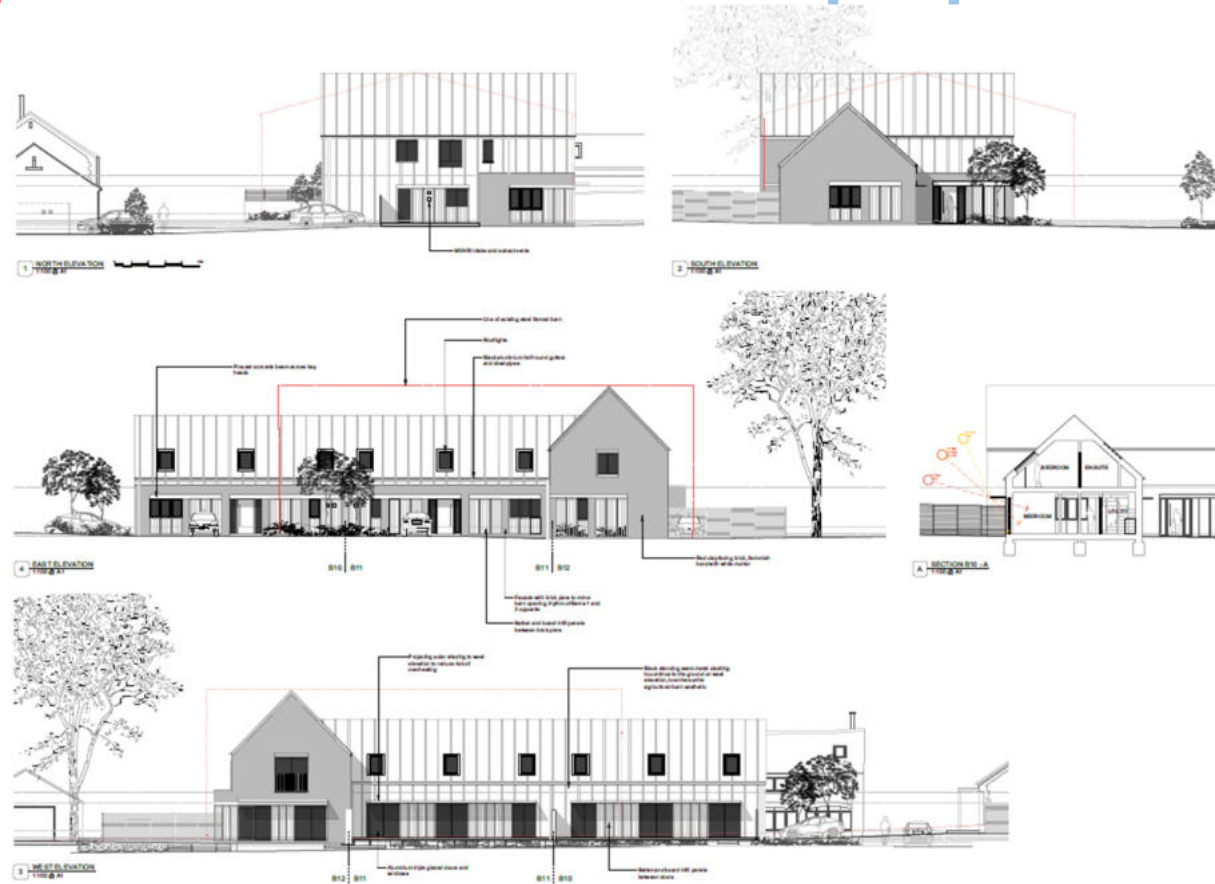
Barn 8/9 Proposals



Barn 8/9 floor plans and site plan



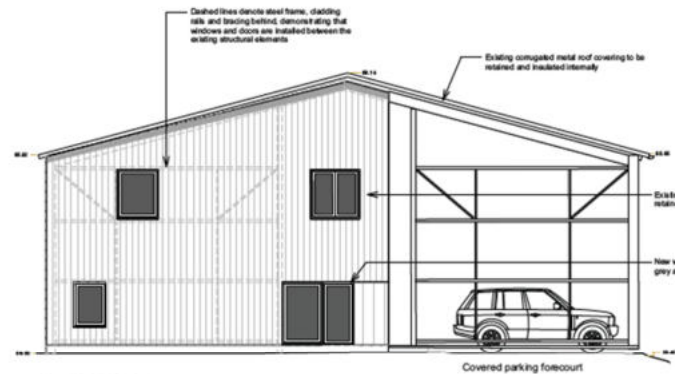
Photo of ex barn and proposed replacement units 10,11, 12



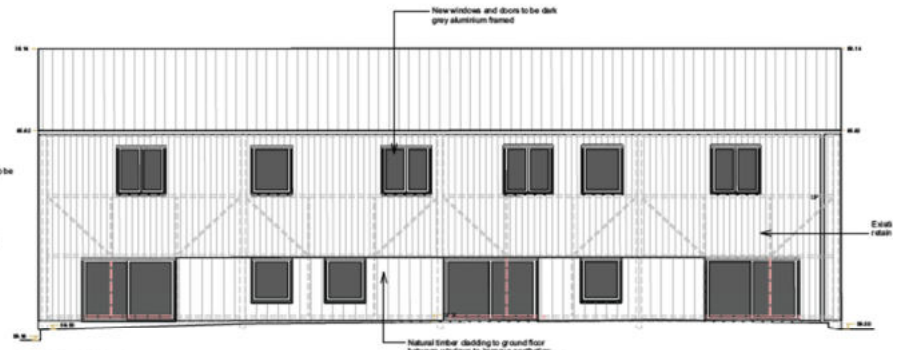
Proposed replacement floor plans units 10,11, 12



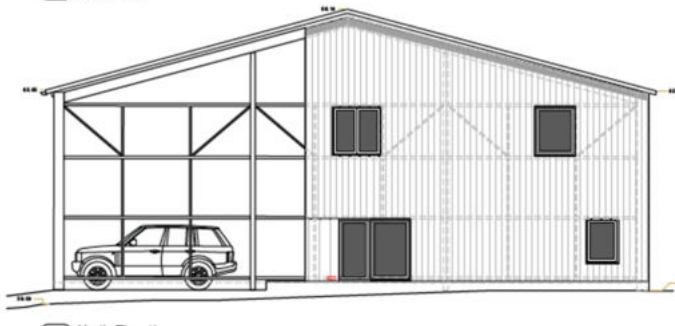
Class Q fallback PU/23/1033



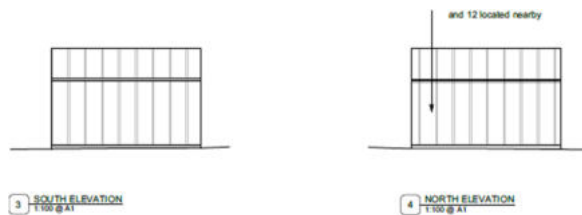
5 South Elevation
Scale: 1:100



6 West Elevation
Scale: 1:100



Battery store and site materials



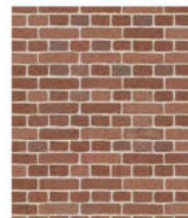
MAIN MATERIALS (NEW BUILD)



Black Standing seam metal roof
The contrast of the existing soft red pantiles with the black metal is proposed to be a contemporary mirroring of the combination of red and black pantiles on the Farmhouse.



Mid stained thermally modified wood cladding
The addition of timber cladding detailing and in-fills to the barns is intended to reflect the timber doors which are currently present in many openings. Thermally modified timber cladding will be a more stable and low-maintenance option than unmodified timber.



Soft red facing brick
The new additions are proposed to be constructed in a soft red facing brick, Flemish bond, with a light/ white mortar. This is not intended to match the existing bricks, but rather to compliment them.

ACCENTS/ DETAILS



Black rainwater goods
The gutters and downpipes will be black powder coated aluminium throughout.



Precast concrete decorative lintels
Many of the barns have expressed precast concrete lintels, a functional and low cost aesthetic common in agricultural buildings. This has led to the proposal for this language to be continued. These are proposed to be a soft sand/ brown colour, and provide a contemporary alternative to the use of soldier courses above openings. This also helps retain an element of 'agricultural' language.



Beige/ Grey windows/ doors
The new windows and doors across the development are proposed to be aluminium framed, retaining the agricultural theme. The colour proposed is RAL 7006, Beige/Grey, which compliments the other colours. This colour is also very subtle, allowing it to recede into the background, rather than being too visibly dominant.

Visualisations (revisions subsequently made)





KEY ISSUES

- Principle of development
- Impact on associated heritage assets, character and design
- Viability considerations
- Public benefits from the proposals
- amenity
- Highways and parking
- Landscape
- Energy efficiency and sustainability
- Ecology and nutrient neutrality

PF/23/2048 RECOMMENDATION

APPROVAL subject to conditions relating to the following matters:

- **Subject to the signing of a S106 Obligation to contributions, and nutrient neutrality mitigation**
- **Subject to the imposition of appropriate conditions including materials, landscaping and pond management, accordance AMS, EPSL, ecological mitigations and enhancements, CEMP, parking and secure cycle storage, highways access and visibility, stopping up order, plant details, refuse and recycling, PD restrictions**

Final wording of conditions and any others considered necessary to be delegated to the Assistant Director – Planning

LA/23/2049 RECOMMENDATION

APPROVAL subject to conditions relating to the following matters:

- **Subject to the imposition of appropriate conditions including Materials and joinery details, Reuse of clay pantiles (any shortfall made up from compatible materials), Details and samples of the brocks and wall copings, Rooflights flush-fitting conservation examples, Flues to be matt black or grey finish**

Final wording of conditions and any others considered necessary to be delegated to the Assistant Director – Planning