

68477 – Dry Gap Farm, Bury Old Road

Two Storey Extension at Side

The proposed extension will have a level of historicism in its design and materials that gives an acknowledgement to the design and materials of the original dwelling. The proposal would replace the existing single storey extension constructed around 1900 and not part of the original construction of the dwellinghouse. The contemporary glazing design in what would be the new south gable end would give it a contemporary feel and as such it would not be read as a pastiche of the original dwelling challenging its architectural value. Therefore there would no loss of heritage significance of the dwellinghouse (farm house).

The nearby grade II listed barn derives its significance in the main from its cruck truss construction and use of vernacular materials and construction techniques dating back to the 17th century.

The issue to assess is the impact of the proposed extension to the farmhouse on the setting of the grade II listed barn and if any identified harm to its setting causes an unacceptable loss of heritage significance of the barn.

It is considered the proposal will not cause harm to the setting of the adjacent listed barn and as such it would not have an unacceptable impact on or cause a loss of its significance.

The setting of the listed barn is restricted to shorter views by virtue of it being part of the original farmstead and later development being outbuildings and the riding school. The setting in how the building is experienced would be little altered, the main impact on its setting being the existing later outbuildings. Views from the south east of the site as referenced by Viewpoint 3 of the visual assessment in the submitted heritage statement of the site would see the proposal obscure a small part of the roofline of the barn but would not harm the setting to a degree so as to cause a loss of significance.

In conclusion the proposal would not cause harm to the setting of the listed barn and therefore there would be no harm caused to the way the barn is experienced, its legibility or the understanding its significance.

Mark Kilby PGDip (Building Conservation & Adaptation)

Conservation Officer

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