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10/10/25

Audley Barns – Additional Details Required for DoC (25/80187/COND and 25/801189/COND)

Site Address:

Audley Barns
East Street
Great Gransden
Sandy
SG19 3AB

FL3/LBC3 – Existing and Proposed Elevations, Existing Sections

Revised Elevations

"Audley Barns – Existing Elevations 1 v2" and "Audley Barns – Existing Elevations 3 v2", "IMG_6103" submitted 13/10/25, accuracy confirmed 30/10/25.

Slate Replacement

Context and Existing Condition:

- A detailed inspection of the existing roof structure and coverings has identified that the existing slates are in poor condition and beyond reasonable repair since they have already been reused and cannot be reused again. Many are fractured, delaminated, or slipping due to corrosion of the original fixings and degradation of the nail holes. There is also evidence of water ingress, leading to localised timber decay within the rafters and battens.
- Retaining the existing slates in their current state would risk further water penetration, damage to the historic fabric below, and compromise the building's structural integrity. Furthermore, they must be removed in order to install appropriate vapour barriers etc.
- This proposal to replace the roof slates has been developed in line with Historic England guidance ("*Conservation Principles, Policies and Guidance*", and "*Roofs: A Guide to the Repair of Historic Buildings*").

Justification for Replacement of Tiles:

- Material failure: The extent of deterioration exceeds what can be achieved through selective patch repair; widespread nail fatigue ("nail sickness") and slate delamination make re-use impractical.
- Weatherproofing necessity: The roof is no longer watertight, and ongoing water ingress threatens the structural timbers and internal finishes.
- Longevity and sustainability: Replacement with high-quality natural slate will provide a long-term, durable solution while maintaining the traditional appearance.
- All the slates have already been re-used once and cannot be used again.
- In order to maintain views of the existing timber boarding and rafters from the underside of the roof from the inside of the buildings, it is proposed that the necessary insulation is installed on top of the existing roof. This will require the existing slates to be taken off.

Proposed Replacement Materials:

It is proposed to use CUPA 50 (500x300) natural slates that match the original in:

- Colour (grey/blue tone consistent with existing)
- Thickness and texture
- Size, gauge, lap and coursing pattern
- Edge finish (hand-dressed, not machine-cut)
- See attached/submitted "CUPA50"

The replacements will be sourced to match as closely as possible to the existing in both aesthetic and physical properties.

Heritage Impact:
The replacement will have a neutral or beneficial impact on the building's significance:

- The visual character, roof pitch, and detailing will remain unchanged.
- The new slates will enhance the overall integrity and longevity of the heritage asset.
- The intervention is reversible.

The works therefore preserve the character and appearance of the building and are fully consistent with Policy NPPF 199 (Great weight to conservation of heritage assets) and local plan policies on heritage preservation.

Summary:
In summary, the replacement of the roof slates is:

- Necessary to protect the historic structure and prevent further decay.
- Designed to match the original material and appearance.
- Consistent with national and local heritage conservation guidance.
- A proportionate and sensitive intervention ensuring the long-term preservation of the building.

<u>Details of Proposed New Openings</u>
Materials & Tools:

- Hand tools (chisels, masonry saws, small breakers with vibration control)
- Lime mortar compatible with existing masonry
- Matching bricks (sourced from openings created)
- Stainless steel ties (where required)
- Dust suppression and protection materials (e.g. sheeting, barriers)

Method of Work:

- Marking Out
  - Precisely mark the new opening on the wall using approved dimensions from drawings.
  - Avoid cutting through key structural or historic features (e.g. original beams, quoins).
- Forming the Opening
  - Install temporary supports (needles or props) as advised by the structural engineer.
  - Carefully remove masonry by hand, working from the centre outwards to minimise vibration.
  - Retain any reusable original materials for reinstatement or reuse.
- Lintels
  - Existing lintels are a combination of brick arches and timber.
  - New lintels are to be brick arches to match existing.
- Sills
  - Existing sills are oak.
  - New sills are to be oak to match existing.

- Finish and Repair
  - Make good all reveals with bricks from openings create and lime mortar to match the existing texture and colour.
  - Insert new frame or fitting (window/door) using reversible fixings.

FL4/LBC4 – Details of Works to Cart Lodge

Works, Methods and Materials

Background and Significance:

The subject building is a curtilage listed. The structure retains minor historic fabric and does not significantly contribute to the character and historic integrity of the site and wider setting. The primary timbers and stick frame represents little of importance in architectural and historic terms.

Condition Assessment:

A detailed structural and condition survey undertaken by GAWN Associates has identified that several principal and all secondary timbers exhibit:

- Severe decay due to long-term water ingress and insect attack (notably common furniture beetle and fungal rot).
- Loss of structural integrity, with evidence of deflection, splitting, and compression failures.
- Deficient cross-sectional dimensions to take both current and future imposed loads.
- Inadequate bearing at key load points, posing a potential safety risk and compromising the stability of the roof and wall frames.

In several locations, the extent of deterioration is such that conservation repair techniques (e.g. splicing, resin consolidation, or localized repairs) are not structurally viable or would fail to ensure the longevity of the structure.

Principle of Intervention:

The proposed works are guided by the conservation principles set out in the National Planning Policy Framework (NPPF, 2023) and Historic England's guidance, notably:

- *Conservation Principles, Policies and Guidance (2008)*
- *HEAN 2: Making Changes to Heritage Assets*
- *HEAN 9: The Repair of Historic Timber Structures*

These recommend that historic fabric should be retained and repaired wherever possible, but replacement is acceptable where elements are beyond practical repair and where necessary to ensure the continued survival of the heritage asset.

Justification for Replacement:

The proposed removal and replacement of identified structural timbers is justified on the following grounds:

- Structural necessity: Retention of decayed timbers would risk further movement and potential collapse of the roof and frame.
- Limited scope of replacement: Only those elements demonstrated to be beyond viable repair are proposed for removal. All sound or reparable timbers will be retained.
- Like-for-like approach: Replacement timbers will match the existing in species, dimensions (where appropriate), section profiles (where appropriate), and carpentry details, following traditional jointing and fixing methods.

- Reversibility and legibility: New work will be subtly distinguishable on close inspection (e.g. discreet date marking), ensuring transparency of intervention while maintaining visual coherence.
- Long-term preservation: The intervention will secure the structural stability and safeguard the building's historic character and use for future generations.

Impact Assessment:
The proposed works will result in the loss of a limited amount of historic fabric, but this is considered to constitute less than substantial harm under NPPF Paragraph 208. The works are essential to the building's conservation and represent an appropriate balance between preservation of historic fabric and ensuring ongoing structural integrity.

Conclusion:
The removal and replacement of the decayed structural timbers is a necessary and proportionate conservation intervention. The works have been designed in accordance with best conservation practice and will preserve the significance, character, and appearance of the listed barn while ensuring its continued survival and use.

Detailed Drawings
Please see attached "Audley Barns – Cart Lodge Survey"

FL5/LBC5 – Details and Schedule of Works to the West Barn (Units 1 and 2)

Introduction of Services to Buildings

Design Principles:

- Use existing routes where possible (e.g., redundant chimneys, service ducts, or voids).
- Avoid chasing into historic masonry or plaster.
- Minimise penetrations through walls, floors, and ceilings.
- Use non-invasive fixing methods (e.g., existing joints, mortar lines, or secondary timber structures).
- Design for reversibility — all new works should be capable of removal without permanent damage.

See attached/submitted "Audley Barns – Approved Floor Plans with Service Entry Points and Bin Store"

Installation Method:

- Service Entry Point
  - Through/under existing openings and non-original walls, selected for the least visually and physically intrusive locations.
  - All penetrations to be carefully made good with compatible materials.
- Routing Internally
  - Via duct work through new concrete oversite.
- Fixtures and Fittings
  - Use discrete fittings in sympathetic finishes (e.g., brass, blackened steel, painted to match backgrounds).
  - Avoid plastic trunking unless concealed.
  - Where visible, ensure alignment and finish are architecturally coherent.
- Reversibility and Labelling
  - Ensure all new service routes are clearly labelled and documented for future maintenance.
  - All works should be reversible without loss of historic fabric.
- Protection and Monitoring
  - Protect adjacent historic fabric with temporary coverings (e.g., polythene, Correx, felt).
  - Maintain a watching brief by a heritage consultant or conservation-accredited contractor during invasive works.
  - Document all discoveries or unforeseen conditions (e.g., hidden features) and consult the LPA if adjustments are required.
- Materials and Workmanship
  - Employ specialist contractors experienced in listed buildings.
  - Use lime mortars, traditional materials, and compatible fixings.
  - Avoid chemical chases, mechanical cutting, or adhesive-based fixings on historic surfaces.

New Walls Protecting Original Walls/Dry Lining/Proposed New Ceilings and Floors/Fixing to Existing Building

Objective/s:

To introduce new internal structures, including partitions, internal walls (to inside of existing external walls), floors, ceiling and party walls in a reversible, non-invasive manner that safeguards and preserves the existing historic walls and finishes in full compliance with listed building conservation principles (NPPF paragraphs 199–208; Historic England guidance).

Method of Construction and Fixing:

- New Independent Oak Frame Structure: Concrete pad foundations will be installed directly below prescribed oak post locations. This enables the construction of a free-standing, independent oak frame structure, with diagonal bracing that adds no additional loading the existing structure. Bracing, in conjunction with new timber joists, provides lateral stability, prevents scissoring and enables existing brick walls to be secured and structurally supported by the new oak frame.
- Non-Invasive Fixings: Where stability (of the existing external walls) requires connection, only minimal, non-invasive fixings (e.g., into joints rather than masonry faces, or using compression fittings) will be used. No permanent adhesives or cementitious materials will be applied to historic surfaces.
- New Independent Floating Floor: Concrete oversite to be installed across internal ground floor areas with 20mm foam insulation/expansion band around perimeter to avoid damage to existing structure. PIR insulation to be installed under 22mm chipboard floating floor, again avoiding need to tie into existing structure.
- New Timber Floor Joists: Timber joists to be installed over, and fixed to, new independent oak frame. This avoids the need to fix into existing walls. The ends of joists, where they meet existing walls, to be foam padded to avoid direct contact and allow for natural expansion/contraction. Plasterboard to be installed on underside of joists following first fix electric and plumbing.
- New Internal Timber Stud walls (to inside of external walls and stud partitions): Soul plate to be fixed to floating chipboard floor and wall plate to underside of new timber joists so avoiding direct fixing to existing walls (no reliance or tie-in to existing walls). These are themselves to be plaster-boarded therefore avoiding the need to fix directly to the existing walls (no ‘dot and dab’).
- Underside of Existing Roof Structure: This will be left as existing and visible from inside finished properties through insulation systems being installed over the top of the existing structure.
- Protection Layer: A protective membrane or isolation layer (e.g., breathable geotextile or cork buffer) will be placed between the new frame and the existing wall to prevent abrasion, condensation trapping, or salt migration.

Moisture and Breathability Considerations:

- The wall design will use breathable membrane and insulation build ups (vapour-permeable linings) to ensure no interruption to the existing building’s moisture balance.

- A small air gap (typically 25–50 mm) will be maintained between the new and existing wall to prevent condensation and to allow air circulation.
- No impermeable membranes or foams will be used that could trap moisture against historic masonry.

Structural Independence:
- Structural loading from the new internal walls and partitions will be carried entirely by new floors or independent supports, avoiding any transfer of weight or vibration to existing walls.

Reversibility and Record-Keeping:
- The installation will be fully reversible. Should future conservation needs arise, the partitions can be removed without harm or loss to the curtilage-listed fabric.

Conservation Benefit Summary:
Installing new independent structures will –
- Preserve the original wall surfaces by removing them from active use or contact.
- Prevent physical wear from furniture, fixtures, and daily use.
- Improve environmental stability (temperature and humidity) near sensitive surfaces.
- Provide reversibility, aligning with Historic England's best practice for modern interventions in historic buildings.

<u>Installation of Rooflights:</u>
Form and Appearance:
- Velux Conservation roof windows are designed to work in harmony with historical façade aesthetics (low-profile, black-painted frames, flush-fitting).
- Avoids use of modern projecting types that sit proud of the roof plane.
- Use slim glazing bars and a single pane of glass.
- See attached/submitted "Velux Conservation Window 1" and "Velux Conservation Window 2"

Roof Structure and Opening:
- Survey existing structure and select exact locations (nearest to those defined by the approved plans) between existing rafters where possible to avoid structural alteration.
- Avoid removal of principle structural element (purlins) and other historic timbers.
- Where rafters must be trimmed:
  - Install double softwood trimmers either side of the opening to match existing.
  - Install softwood head and sill trim to match existing.
  - Maintain structural integrity using structural-grade timber and approved fixings.
- Use manual/and tools only to minimise vibration and disturbance.

- Fix rooflights to new batten/counter batten (not existing timbers) using non-corrosive fixing to rooflight manufacturers detail.
- Install timber reveals to match look and texture of existing over-boarding.

Weatherproofing and Integration:
- Install flashing kits suitable for the existing roof covering (slate, tile, lead, etc.).
- Ensure flush installation — the top of the rooflight should sit close to the roof surface.
- Maintain drainage paths around the frame to prevent water ingress.
- Leadwork must conform to Lead Sheet Association (LSA) standards.

Thermal and Acoustic Considerations:
- Use low-emissivity glass to meet building performance standards while respecting heritage limits.
- Insulate around the frame with breathable insulation materials to prevent condensation.
- Avoid foil-backed insulation or sealed membranes that can trap moisture in historic roofs.

<u>Alterations to Fanlights (Lights/Fixed Glazing) Above Doors, Windows and Openings:</u>
Design and Proportion:
The fanlight (lights/fixed glazing) will follow the original proportions of the door/windows openings as defined by the Approved Plans and Elevations.

Materials and Detailing:
Installation of aluminium clad, timber frames, painted black, with narrow profile glazing is in-keeping with the original farmyard aesthetic. They are also very durable and low maintenance extending the lifetime of the fenestration – this decreases the need for repair work or replacement in the future, which reduces the impact on the existing structure.

Original Fabric:
- New doors and windows to be installed in existing openings to be 10mm smaller in both horizontal and vertical planes and fixed to new internal wall timbers (inside of existing external wall) using extended window straps to avoid impacting existing fabric of the buildings.
- New openings will be precisely marked based on Approved Plans and Elevations. Exact locations (nearest to those defined by the Approved Plans and Elevation) between existing primary timbers and structural features where possible to avoid structural alteration. Original retained materials will be used to make good.
- Temporary supports will be used where necessary and masonry/timber will be carefully removed by hand using hand tools, working for the centre out, to minimise vibration and impact on the surrounding original structure. Materials removed in creating openings to be retained and re-used.

Installation:
All new fenestration and doors to be set back to match that of existing frames.

New Openings in Walls
Location and Justification:
- Avoid cutting through key architectural features.

Construction Technique:
- Carefully remove masonry with hand tools, retaining as much surrounding fabric as possible.
- Use salvaged or matching materials for reveals and lintels.

Structural Integrity:
- Ensure structural interventions (e.g. steel lintels) are concealed and reversible where possible.

Finishes:
- Reuse existing materials (bricks, stone, plaster) for making good.
- Avoid modern cement mortars; use lime-based mortars compatible with the original.

FL6/LBC6 – Hard and Soft Landscaping
Please see attached/submitted "Audley Barns – Hard and Soft Landscaping Detail v2"

FL7/LBC8 – Scale Elevations and Sections at 1:10 of Glazed Screen to Unit 3
Please see attached/submitted – to follow but it is believed the issue is that the elevations and sections were 'indicative'. They are no longer indicative and glazed screen will be built as per the drawings.

LBC7 – Roof Repairs and Alterations

Installation of Rooflights:

Form and Appearance:

- Velux Conservation roof windows are designed to work in harmony with historical façade aesthetics (low-profile, black-painted frames, flush-fitting).
- Avoids use of modern projecting types that sit proud of the roof plane.
- Use slim glazing bars and a single pane of glass.
- See attached/submitted "Velux Conservation Window 1" and "Velux Conservation Window 2"

Roof Structure and Opening:

- Survey existing structure and select exact locations (nearest to those defined by the approved plans) between existing rafters where possible to avoid structural alteration.
- Avoid removal of principle structural element (purlins) and other historic timbers.
- Where rafters must be trimmed:
  - Install double softwood trimmers either side of the opening to match existing.
  - Install softwood head and sill trim to match existing.
  - Maintain structural integrity using structural-grade timber and approved fixings.
- Use manual/and tools only to minimise vibration and disturbance.
- Fix rooflights to new batten/counter batten (not existing timbers) using non-corrosive fixing to rooflight manufacturers detail.
- Install timber reveals to match look and texture of existing over-boarding.

Weatherproofing and Integration:

- Install flashing kits suitable for the existing roof covering (slate, tile, lead, etc.).
- Ensure flush installation — the top of the rooflight should sit close to the roof surface.
- Maintain drainage paths around the frame to prevent water ingress.
- Leadwork must conform to Lead Sheet Association (LSA) standards.

Thermal and Acoustic Considerations:

- Use low-emissivity glass to meet building performance standards while respecting heritage limits.
- Insulate around the frame with breathable insulation materials to prevent condensation.

Avoid foil-backed insulation or sealed membranes that can trap moisture in historic roofs.

Details of Proposed Works

Roof Covering:

- See 'Justification for Slate Replacement' above.
- Fix new and reused slates/tiles with non-ferrous nails (copper or stainless steel).

- Maintain existing gauge and lap.

Leadwork:
- Use code 5–7 lead to BS EN 12588 standard.
- Install using Lead Sheet Association (LSA) guidelines, with correct laps and expansion joints.
- Reuse any historically significant leadwork where feasible.

Roof Structure:
- Survey of the roofs confirm the existing timberwork is in good structural condition and can be retained without remedial works.
- Some braces in the West Barn have been removed at some point in the past, but retained on site, and these will be reinstated using traditional methods (mortice and tenon matched and oak drawbore pegs used to fix in place).
- Treat any minor biological decay with conservation-grade boron treatment.
- Existing over-boarding and rafters to be retained in-situ with breathable insulations system on top to maintain original views in finished buildings.

Rainwater Goods:
- Replace existing plastic gutters and downpipes with black cast aluminium downpipes and gutters and with matched profiles.

Protection and Site Management:
- Protect internal areas from water ingress during works (temporary sheeting/scaffold roof).
- Avoid damage to parapets, chimneys, and adjacent masonry.
- No mechanical cutting on site; use hand tools only near historic fabric.

FL8 & LBC9 – Details of Works to Modern Lean-to

Description of Existing Structure:

- Type: Single-storey modern lean-to constructed of high-density concrete blocks with metal windows, timber doors, a corrugated white chrysotile roof and concrete oversite.
- Attachment: Abutting (not mechanically attached) the red brick faced courtyard-side elevation of the Retained Barn. Concrete oversite abutted to original face bricks (concrete oversite is not contiguous with original floor).
- Age/Character: Added between 1920s and 1970s
- Condition: Structurally independent; visually and materially incongruous with historic fabric.

Method Statement for Demolition:
Site Preparation

- Erect protective barriers and signage.
- Disconnect and safely cap all services (electric, water, drainage).
- Ensure all waste disposal routes are compliant with environmental regulations.

Controlled Manual Dismantling

- Demolition by hand tools only near the original structure (no mechanical demolition touching historic fabric).
- Remove chrysotile sheeting first, using an approved asbestos contractor, followed by walls and concrete oversite.
- Avoid vibration or impact to the historic wall.
- Block-work of modern lean-to is abutted to original fabric of the Retained Barn so can be carefully removed without impact.
- Where lean-to roof is flashed into the listed wall, carefully remove flashings, noting any fixings or mortar interaction, repoint brickwork or replace with retained bricks from the site (where too damaged by the installation of the flashing to repoint) using lime-rich mortar to match colour and consistency.

Inspection & Cleaning

- Once detached, clean the exposed historic wall of any modern sealants, cementitious mortars, or debris using appropriate conservation methods (e.g., hand tools, no abrasive cleaning).
- Retain evidence of historic openings or scars if archaeologically informative.

Making Good:

- Mortar: Lime-based (NHL 2 or 3.5), matching existing in colour, texture, and aggregate.
- Brick Repair: Match existing materials in size, type, tooling, and coursing.
- Repointing: Repoint open joints with compatible lime mortar.
- Repair: Replace any damaged masonry units only where necessary, with minimal intervention.
- Weatherproofing:

- Install lead flashing, drip edge, or lime render fillet if required to prevent water ingress.
- Ensure junctions shed water effectively while maintaining historic integrity.

LBC 10 – Windows and Doors re Works, Repairs and Alterations to Existing Doors, Fanlights, Ventilation etc

Design and Proportion:
The fanlight (lights/fixed glazing) will follow the original proportions of the door/windows openings as defined by the Approved Plans and Elevations.

Materials and Detailing:
Installation of aluminium clad, timber frames, painted black, with narrow profile glazing is in-keeping with the original farmyard aesthetic. They are also very durable and low maintenance extending the lifetime of the fenestration – this decreases the need for repair work or replacement in the future, which reduces the impact on the existing structure.

Original Fabric:
- New doors and windows to be installed in existing openings to be 10mm smaller in both horizontal and vertical planes and fixed to new internal wall timbers (inside of existing external wall) using extended window straps to avoid impacting existing fabric of the buildings.
- New openings will be precisely marked based on Approved Plans and Elevations. Exact locations (nearest to those defined by the Approved Plans and Elevation) between existing primary timbers and structural features where possible to avoid structural alteration. Original retained materials will be used to make good.
- Temporary supports will be used where necessary and masonry/timber will be carefully removed by hand using hand tools, working for the centre out, to minimise vibration and impact on the surrounding original structure. Materials removed in creating openings to be retained and re-used.

Installation:
All new fenestration and doors to be set back to match that of existing frames.

FL9/LBC11 – Details of Windows and Doors

Details of Proposed New Openings

Materials & Tools:

- Hand tools (chisels, masonry saws, small breakers with vibration control)
- Lime mortar compatible with existing masonry
- Matching bricks (sourced from openings created)
- Stainless steel ties (where required)
- Dust suppression and protection materials (e.g. sheeting, barriers)

Method of Work:

- Marking Out
  - Precisely mark the new opening on the wall using approved dimensions from drawings.
  - Avoid cutting through key structural or historic features (e.g. original beams, quoins).
- Forming the Opening
  - Install temporary supports (needles or props) as advised by the structural engineer.
  - Carefully remove masonry by hand, working from the centre outwards to minimise vibration.
  - Retain any reusable original materials for reinstatement or reuse.
- Lintels
  - Existing lintels are a combination of brick arches and timber.
  - New lintels are to be brick arches to match existing.
- Sills
  - Existing sills are oak.
  - New sills are to be oak to match existing.
- Finish and Repair
  - Make good all reveals with bricks from openings create and lime mortar to match the existing texture and colour.
  - Insert new frame or fitting (window/door) using reversible fixings.

Alterations to Fanlights (Lights/Fixed Glazing) Above Doors, Windows and Openings:

Design and Proportion:

The fanlight (lights/fixed glazing) will follow the original proportions of the door/windows openings as defined by the Approved Plans and Elevations.

Materials and Detailing:

Installation of aluminium clad, timber frames, painted black, with narrow profile glazing is in-keeping with the original farmyard aesthetic. They are also very durable and low maintenance extending the lifetime of the fenestration – this decreases the need for repair work or replacement in the future, which reduces the impact on the existing structure.

Original Fabric:

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- New openings will be precisely marked based on Approved Plans and Elevations. Exact locations (nearest to those defined by the Approved Plans and Elevation) between existing primary timbers and structural features where possible to avoid structural alteration. Original retained materials will be used to make good.
- Temporary supports will be used where necessary and masonry/timber will be carefully removed by hand using hand tools, working for the centre out, to minimise vibration and impact on the surrounding original structure. Materials removed in creating openings to be retained and re-used.

Installation:
All new fenestration and doors to be set back to match that of existing frames.

<u>New Openings in Walls</u>
Location and Justification:
- Avoid cutting through key architectural features.

Construction Technique:
- Carefully remove masonry with hand tools, retaining as much surrounding fabric as possible.
- Use salvaged or matching materials for reveals and lintels.

Structural Integrity:
- Ensure structural interventions (e.g. steel lintels) are concealed and reversible where possible.

Finishes:
- Reuse existing materials (bricks, stone, plaster) for making good.
- Avoid modern cement mortars; use lime-based mortars compatible with the original.

FL10/LBC12 – Rooflights

Manufacturer:

- Velux Conservation roof windows are designed to work in harmony with historical façade aesthetics (low-profile, black-painted frames, flush-fitting).

Installation of Rooflights:

Form and Appearance:

- Velux Conservation roof windows are designed to work in harmony with historical façade aesthetics (low-profile, black-painted frames, flush-fitting).
- Avoids use of modern projecting types that sit proud of the roof plane.
- Use slim glazing bars and a single pane of glass.
- See attached/submitted “Velux Conservation Window 1” and “Velux Conservation Window 2”

Roof Structure and Opening:

- Survey existing structure and select exact locations (nearest to those defined by the approved plans) between existing rafters where possible to avoid structural alteration.
- Avoid removal of principle structural element (purlins) and other historic timbers.
- Where rafters must be trimmed:
  - Install double softwood trimmers either side of the opening to match existing.
  - Install softwood head and sill trim to match existing.
  - Maintain structural integrity using structural-grade timber and approved fixings.
- Use manual/and tools only to minimise vibration and disturbance.
- Fix rooflights to new batten/counter batten (not existing timbers) using non-corrosive fixing to rooflight manufacturers detail.
- Install timber reveals to match look and texture of existing over-boarding.

Weatherproofing and Integration:

- Install flashing kits suitable for the existing roof covering (slate, tile, lead, etc.).
- Ensure flush installation — the top of the rooflight should sit close to the roof surface.
- Maintain drainage paths around the frame to prevent water ingress.
- Leadwork must conform to Lead Sheet Association (LSA) standards.

Thermal and Acoustic Considerations:

- Use low-emissivity glass to meet building performance standards while respecting heritage limits.
- Insulate around the frame with breathable insulation materials to prevent condensation.

Avoid foil-backed insulation or sealed membranes that can trap moisture in historic roofs.

LBC13 – Bin Store Provision
There is nowhere else to site the bin store. Please review site plan (already submitted as part of the original application and resubmitted as part of this DoC application).

It is proposed that hit and miss fencing is installed on front elevation of the bin store to screen the bins.

See attached/submitted “Audley Barns – Approved Floor Plans with Service Entry Points and Bin Store”