



Carrow Works, Norwich

DESIGN & ACCESS STATEMENT:

Carrow Abbey and Lodge, Gardener's Cottage and Former Cart Shed
June 2022

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Chartered Architects and Historic Building Consultants



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1.0 Summary of Design and Access Statement

1.1 Introduction

Donald Insall Associates was commissioned as conservation and design architects by Fuel Properties in May 2022 to develop proposals for Carrow Abbey and the Lodge, Gardener's Cottage and Former Cart Shed at Carrow Works, Bracondale, Norwich NR1 2DD. This Design and Access statement has been prepared in support of an application for planning permission and listed building consent for the conversion of these listed buildings into residential accommodation, as part of the wider Carrow Work site redevelopment.

Iceni are Heritage Consultants, and this document should be read alongside Iceni documentation.

The design process has been informed by an assessment of the site's significance, based on historical research (by others as noted above) and a site inspection. Section 2 includes a brief history of the study, whilst Section 3 includes site survey description. Section 4 includes a concise Assessment of Significance, based on information prepared by Iceni (refer to Iceni documentation for further details). This understanding has informed the development of proposals for change to the buildings which are outlined in Sections 5 and 6. Matters relating to access and other aspects such as parking, highways, sustainability and conservation uplift are included in Section 8. Commentary and justification of the proposals are included separately in Iceni documentation (Heritage Consultants).

1.2 The Buildings, their Legal Status and Policy Context

This Design Access statement relates specifically to the following listed buildings on site:

- Carrow Abbey is a Grade I listed building (listed in 1954) located in the Bracondale Conservation Area in Norwich City Council. It is in the setting of other listed buildings as well as being within Carrow Priory (ruined portions) a Scheduled Monument.
- Lodge, Gardener's Cottage and Former Cart Shed is a Grade II listed collection of buildings (listed in Dec 2021), located to the southwest of Carrow Abbey.

The buildings are set within Carrow Priority (ruined portions), a Scheduled Monument. Alterations to a listed building generally require listed building consent; development in conservation areas or within the setting of a listed building or conservation area requires local authorities to assess the implications of proposals on built heritage. The statutory list description of the listed building is included in Appendix I.

There are additional listed structures nearby:

- Walls, steps and paved surfaces of the sunken garden near Carrow Abbey (Grade II)
- Flint wall and 19 attached pet tombs (Grade II)

There are also non-designated heritage assets nearby, please refer to Iceni documentation.

The Planning (Listed Buildings and Conservation Areas) Act 1990 is the legislative basis for decision-making on applications that relate to the historic environment. Sections 16, 66 and 72 of the Act impose statutory duties upon local planning authorities which, with regard to listed buildings, require the planning authority to have 'special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses' and, in respect of conservation areas, that 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'.

The key message of the NPPF is the concept of 'sustainable development' which for the historic environment means that heritage assets 'should be conserved in a manner appropriate to their significance'. The NPPF recognises that, in some cases, the significance of a designated heritage asset can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. The NPPF therefore states that any harm or loss to a designated heritage asset 'should require clear and convincing justification' and that any 'less than substantial' harm caused to the significance of a designated heritage asset should be weighed against the benefits of the proposal including, where appropriate, securing its optimum viable use. A designated heritage asset is defined as a World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.

The NPPF para 194 requires ... *local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.* Sections 2, 3 and 4 of this document seeks to fulfil this and should be read in conjunction with other heritage and archaeological information provided as part of the wider project.

1.3 Summary of Project Brief

The client brief for the works to these listed structures should be viewed in context of the much larger brownfield development of the Carrow Works site, which seeks to deliver a large-scale mixed-use development. As part of the main site application, redevelopment of the listed buildings were required in greater detail.

The function of the listed buildings was tied heavily to the use of the Carrow Works site, being used as Britvic industrial site. With the site no longer to be used as an industrial site, the client brief calls for the change of use of both Carrow Abbey (Grade I) and the Lodge, Gardener's Cottage and Former Cart Shed (Grade II) to be converted to residential use. Carrow Abbey is to be converted to 3 separate dwelling units, with the Lodge, Gardner's Cottage and Former Cart Shed being converted to dwelling units as well.

This report will deal with the listed structures buildings under separate headings for clarity.

1.4 Summary Assessment of Significance

Carrow Abbey

From Icení's 'Carrow Works Norwich Baseline Heritage Assessment (May 2021)':

Carrow Abbey is of the highest significance, thus meriting its Grade I listing. Much of the original 16th-century building, including original, high-quality oak panelling, survives. In addition, as the CgMs Heritage Assessment points out, late medieval religious houses built for women are rare, further bolstering the building's significance.

The highest significance attached to this building is valid on several criteria – socially, as an example of medieval religious, unusually for women; confirmed by its proximity to the Scheduled Monument and also more recently as residence for the family of an industrial magnate during the Victorian period. The architectural value is self-evident in the medieval fabric but also in the quality of design and workmanship of the Colman period (under the auspices of Norwich architect Edward Boardman). Internally there is a range of significance throughout the house, and this is dealt with separately in the Heritage report.

There will also be archaeological evidence given the proximity of the Scheduled Monument, and this is dealt with separately as part of the wider project submission documentation.

Lodge, Gardener's Cottage and Former Cart Shed

From Icení's 'Carrow Works Norwich Baseline Heritage Assessment (May 2021)':

The buildings exemplify the English vernacular revival style, which was popular in the second half of the nineteenth century. They have additional historic interest, as they show the evolution of Carrow Abbey in the nineteenth century due to the ownership of the Colman family. Their setting in the immediate vicinity of the Prioress's Lodging greatly enhances their significance. Because they enhance the setting of Carrow Abbey, their significance is medium-high.

The main significance of this collection of buildings is their enhancement of the setting of the Grade I listed Carrow Abbey, having been built as ancillary service and accommodation buildings when the Colman family lived in the Abbey. The buildings, together with the sunken garden (Grade II) and pet cemetery (Grade II) provide historical evidence of the lives of the wealthy industrial class society during this period. There is also architectural and aesthetic significance to the arrangement of the buildings, in the architectural execution of the buildings referencing the Tudor Abbey but stylistically picturesque revival style, as was common in the later 19th century.

1.5 Summary of Proposals with Respect to Design and Access

Summary of key stages of design development:

The design process has included interdisciplinary work within the consultant team and pre-application consultation with both Norwich City Council and Historic England. The proposals to the Abbey and Lodge have been undertaken both on a macro and micro scale – macro being the wider context of site and setting; and the micro concentrating on the building itself – both layout and fabric.

Carrow Abbey

Summary of the proposals:

The brief was to partition the building to achieve, ideally, three residential units, as its size and location as well as the arrangement of rooms makes it unsuitable for today's market expectations. The subdivision has taken place in response to the character of the Abbey whilst balancing an optimal design outcome for 3 new houses.

Conservation Design Considerations:

The building was in residential use for much of its life with its use initially as the Prioress' House and thereafter for the Colman family. It has more recently been in a commercial use, as still in use as a conference centre.

Despite the prolonged single occupancy use, it may have had a nuanced use beyond our current understanding – one which is likely to have required separate but parallel and mutually supporting occupation in different parts of the house (e.g. Prioress and more junior members; Colman family and staff and more lately different groups occupying different areas of the building in the conference centre). The building's layout, hierarchy of space and circulation illustrate the historic changes, evident from the three staircases, surviving late medieval fabric juxtaposed against late 19th-century alterations; extensions; as well as 20th-century changes, including a mid-20th-century wing to the south and the late 20th century dining hall to the north. In short, the building has been adapted sometimes with subtlety; at other times more invasively and adventurously.

Lodge, Gardener's Cottage and Former Cart Shed

Summary of the proposals:

The brief was to achieve three residential units. This collection of ancillary group of buildings had three distinct uses and the proposal sought to respond to the existing character, quality and layout to propose and develop three houses.

Conservation Design Considerations:

The lodge was originally a residential building and therefore lent itself well to adaption – although some internal change was still required to make it suitable for modern living. The other buildings have previously undergone change, and this proposal seeks to improve these underused building to provide a new lease of life. The key conservation undertaking was to retain the external appearance, scale and proportion of this group of buildings – together as a group, and also as a collection of ancillary buildings originally in service to the Abbey.

1.6 Conclusion

The proposals to the listed buildings seek to re-use them as residential dwellings, as part of the wider Carrow Works site redevelopment. The proposals contained within this document (and drawings referenced alongside) outline the proposal to accommodate this change:

Carrow Abbey

Proposals to this Grade I listed building outline the provision of 3 individual houses, in response to the varied and special character of the Abbey. Larger scale demolition of modern detractors, in the form of the dining hall to the north and bungalow to the south, would better reveal the building and improve its setting. However, other undertakings have been measured with the internal plan form retained and original layout very much recognisable to all floors. There is some minimal demolition and inclusion of new walls, but these are limited to the southern range (Victorian). New 'toilet/shower pods' are included to the northern range, but in an understated, simple and reversible manner. The new two storey extension to the north of the building has been designed in response to the northern ranges of the Abbey, in order to provide adequate space for a new kitchen thus allowing the house to work with minimal impact to the original fabric.

Lodge, Gardener's Cottage and Former Cart Shed

These buildings each have their own character, layout and use – the proposals capitalise on these distinctions to provide 3 highly individualised houses of varying size and layout. The lodge, which has more original fabric, retains its plan form in the main, and has some demolition and new walls to maintain and provide a house with a traditional layout. The gardener's cottage has a greater level of intervention, although seeking to retain its larger open plan layout. The existing glazed roof is to be replaced to provide a working roof and improved thermal performance. The former cart shed has some minor internal changes with the bulk of change being reserved to the internal courtyard elevation – in order to improve the appearance to be in keeping with the collection of these three buildings. The new houses are developed to maintain their collective group value to themselves and as ancillary buildings to the Abbey, for which they were originally designed.

We would ask for Planning and Listed Building Consent to be granted for the proposals as outlined in this submission, as part of the site wide redevelopment scheme.

2.0 Brief Historical Background

Please refer to Icen Heritage reports for further detailed information.

2.1 Site and Context

The site has a long and varied history and its importance to Norwich substantial and highly significant. Its early founding as a religious house and thereafter as an industrial complex is proof of the wealth, stature and ingenuity of Norwich community – even though, interestingly, the site itself lies outside of Norwich City walls.

The buildings are sited within Carrow Priory Character Area and the following brief description is taken from Icen's 'Carrow Works Norwich Baseline Heritage Assessment (May 2021)':

This character area is located at the centre of the Site and is largely defined by its connection with Carrow Priory. The character area contains some of the most significant buildings within the Site, including Carrow Priory itself (Listed Grade I) and Carrow Priory Remains (scheduled Ancient Monument). The uses of this character area have varied over time and through the changing occupation of the Site. However, it is primarily comprised of residential uses. Building heights are low, between one and two storeys, and there is a much finer grain than the industrial surroundings. The Area is fairly isolated due to mature tree coverage and steep drop in the landscape to the north, towards the industrial portion of the Site

Stylistically, the buildings vary widely, ranging from the 16th century architecture of the Priory, Arts and Crafts style Stable Cottages, Gothic detailing on The Lodge & Garage / Gardener's Cottage and modernist design of Abbey Dining Room.

2.2 Carrow Abbey

The original building would have been constructed in the early C16 and began life as a Prioress' Lodge. It was substantially altered in the 19th and mid-20th centuries after having changed hands several times in the intervening period. Under the ownership of J J Colman, the building was restored, and enlarged to the south between 1899-1909 by Norwich architect Edward Boardman. The house was occupied by the Colman family until 1948, and thereafter converted into company offices. A southern single storey extension, known as the bungalow, was added between 1948-1956. The large modern dining hall was built to the north of the Abbey in the 1970s, with a single storey link extension connecting to the north gable end of Carrow Abbey.

Since 1995 the Abbey has been in use as a Conference Centre for Unilever UK Ltd and Britvic Soft Drinks Ltd.

2.3 Lodge, Gardener's Cottage and Former Cart Shed

This collection of three buildings were built as ancillary service outbuilding to Carrow Abbey in 1880-1881, when the Abbey was occupied by the Colman family. Historical map research shows that the layout of the central building (Gardener's Cottage) has had some degree of change and the changes to the Cart Shed are visible with the inclusion of modern up-and-over, amongst other works.

The Lodge is vacant, as is the Gardener's Cottage. However, the former cart shed is used by the ground staff for storing maintenance equipment.

2.4 Sources and Bibliography

Norwich City Council, *Bracondale Conservation Area Appraisal Number 2 (March 2011)*, (accessed online at https://www.broads-authority.gov.uk/_data/assets/pdf_file/0016/304045/Norwich-Bracondale-Conservation-Area-Appraisal-2011.pdf)

Icen Projects, *Carrow Works, Norwich: Baseline Heritage Assessment on behalf of Fuel Properties (Norwich) Ltd* (2021)



2.1 1886 OS Map (NLS)



2.2 1899 OS Map (NLS)



2.3 1914 OS Map (NLS)



2.4 1947 OS Map (NLS)



2.5 1970 OS Map (NLS)

3.0 Site Survey Descriptions: Carrow Abbey

3.1 The Setting of the Building and the Conservation Area Context

The buildings are sited within the Carrow Priory (ruined portions), a Scheduled Monument, nearby to other listed structures and non-designated heritage assets including the locally listed Stables Cottage to the southeast of Carrow Abbey. The buildings are also located within the Bracondale Conservation Area. Nearby listed structures include the walls steps and paved surfaces of the sunken garden near Carrow Abbey (Grade II) and the flint wall and 19 attached pet tombs (Grade II).

Some of the non-designated heritage assets include the Rustic Summerhouse and Reader House, which are noted in the Icen's Baseline Heritage Assessment. The Reader House looks on to Carrow Abbey and is in good condition, but the Rustic House is in very poor condition, with the roof caving in and the structure overgrown with vegetation. These structures are mentioned here because they contribute to the historical development of the site, as a large family home of notable occupants, but beyond this their architectural execution is limited. A similar consideration could be extended to the Glasshouses (1886-1907) in this case the connection to both Carrow Abbey and Carrow Works, although it should be stated that the glasshouses, located to the southeast of Carrow Abbey are in extremely poor condition being derelict and overgrown with vegetation.



3.1 View of Lodge, Cottage and Cart Shed in front of Abbey



3.2 Approach to Abbey with former cart shed in front



3.3 (West elevation) View of Abbey from the sunken garden (Grade II)



3.4 (East elevation) View of Abbey from Schedule Monument



3.5 Dining Hall to north of Abbey (east elevation)



3.6 Dining Hall to north of Abbey (west elevation)



3.7 Rustic Summer House (non-designated) in extremely poor condition



3.8 Reader House



3.9 Greenhouses in ruinous state

3.2 Carrow Abbey

Please refer to the following Donald Insall Associates existing drawings:

- 1010 Carrow Abbey: All Floors Existing
- 1011 Carrow Abbey: Ground Floor Existing
- 1012 Carrow Abbey: First Floor Existing
- 1013 Carrow Abbey: Second Floor Existing
- 1014 Carrow Abbey: Roof Plan Existing
- 1100 Carrow Abbey: Sections Existing
- 1200 Carrow Abbey: West and East Elevations Existing
- 1201 Carrow Abbey: South and North Elevations Existing

From Icenis 'Carrow Works Norwich Baseline Heritage Assessment (May 2021)':

The original building is oriented north-south, and is of two storeys, with knapped flint and galleting, and a stair turret on the eastern elevation. The Victorian and Edwardian additions, two storeys with an attic level, are to the south. The bungalow, built south of these additions, housed the occupational health service of Carrow Works until production ceased.

3.2.1 Carrow Abbey: The Building Externally

The main building is recognisable as three ranges in a north-south orientation with the overall height of the building stepping up toward the south. The west elevation presents a clear façade of wall and steep roofs, although the southern range has a number of dormers which break the uncluttered roof rhythm of the northern ranges. The east elevation breaks this rhythm even further with two prominent gable ends, again limited to the southern range. The red-brick bungalow at the southernmost end, sited perpendicular to the main Abbey building, is of plain appearance and execution, and for this reason sits in rather stark contrast to the rich, tapestried elevations of the main building, particularly so for its immediate neighbour (Victorian three storey extension). The dining hall to the north, bolder in execution than the bungalow, is comparatively more elegant in proportion and appearance presenting an altogether more nuanced contrast to the Abbey.

The northern ranges are simpler in form with larger windows to the central range, and with exceptional flintwork and simple red brick surrounds and steeply pitched tiled roofs. The southern range, by contrast, is more complex and ornamental in form and material and more dramatic set against its northern neighbour, reflective of its Victorian beginning. Flint and brickwork remain predominant materials, but the diaper brickwork; stone mullioned bay windows; copper roofs, brick chimneys (both simple and Tudoresque) and dormer windows make the composition much busier than the northern ranges.

The external ground level and finish has been brought up, usually, to the building edge, and in the case of the east elevation the ground level has been raised in certain cases.



3.10 West elevation of Abbey



3.11 Bungalow south of Abbey



3.12 East elevation of Abbey with Dining Hall in background



3.13 East elevation of C19 southern range with gable fronts



3.14 View to north elevation of Abbey



3.15 Main entrance porch



3.16 Wall finish flint and brick 1



3.17 Wall finish flint and brick 2



3.18 Wall finish flint and brick 3

3.2.2 Carrow Abbey: The Building Internally

The internal character of the building varies considerably between the three ranges, in a manner similar to the exterior. The two northern ranges are most similar in character and layout, with interconnected larger rooms and exquisite panelling whilst the southern range has smaller spaces on all floors and of a more recent plan form arrangement.

The northern range is two storeys, with two rooms on each floor and the staircase located to the north of the building. This is noted as having been the Prioress' bedroom and is characterised with wonderful panelling, fireplaces and leaded windows. Some of the medieval joinery has been repurposed in the ground floor rooms and the plan form has been altered highlighting the degree of change the building has been subjected to.

The central range is imposing with a large, panelled Hall of double height space and medieval timber framed roof. There is a small mezzanine gallery (Victorian) with carved timber balustrade and a wall painting on the southern wall. Large medieval windows on the east and west elevation confirm the exceptional significance of this room. The hall can be accessed through both the north and south ranges, with the southern access via a panelled entrance hall which forms part of the southern range.

The southern range is arranged over three storeys with a principal room, with a bay window, looking east and broadly speaking the other rooms tend to be kitchens and other service spaces on the ground floor; bedrooms on the first with the attic most likely having been servants' quarters. This southern range has a central corridor with rooms on both sides in contrast to the northern ranges, where the rooms are interconnected on the ground floor. It is worth noting that the northern range first floor has a small corridor to the west, most likely a Victorian addition.

The circulation of the building is via three staircases, arranged distinctly to service the three ranges, with an additional stair turret to the northern range. The northern range is discrete from its southern counterparts, whilst the other two ranges are connected. There is a step between the middle and southern range at both the ground and first floors,

Spatially the two northern ranges are grander, with exceptional timber panelling to a number of the rooms. There is a medley of Medieval and Victorian panelling, some of which has been re-used in these two ranges. The southern range is much simpler in comparison but with plasterwork to ceilings of note and a collection of colourful wall tiles to some of the washrooms and kitchen. Modern carpet in the southern wing.



3.20 Basement Room B.09



3.23 Ground Floor G.04



3.21 Ground Floor G.01



3.24 Ground Floor G.04



3.22 Ground Floor G.01



3.25 Ground Floor G.04



3.26 Ground Floor G.05



3.27 Ground Floor G.05



3.28 Ground Floor G.05



3.29 Ground Floor G.06



3.30 Ground Floor G.06



3.31 Ground Floor G.13



3.32 Ground Floor G.13



3.34 Ground Floor G.23



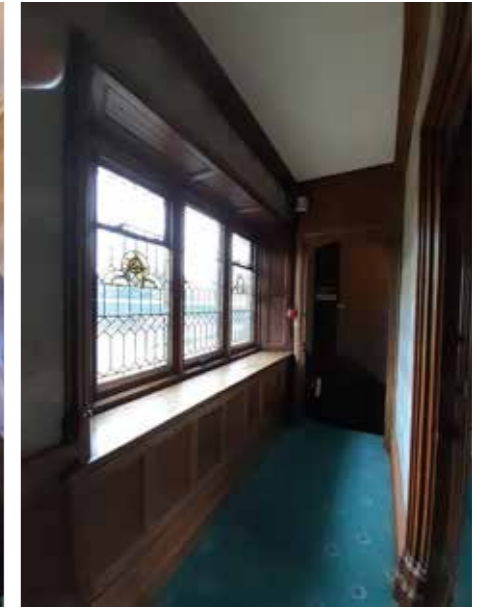
3.35 Ground Floor G.24



3.36 Ground Floor G.27



3.39 First Floor F.01



3.40 First Floor F.02



3.41 First Floor F.03



3.42 First Floor F.06



3.43 First Floor F.06



3.44 First Floor F.06



3.45 First Floor F.06



3.46 First Floor F.08



3.47 First Floor F.11



3.48 First Floor F.12



3.49 First Floor F.12



3.50 First Floor F.15



3.51 First Floor F.16



3.52 First Floor F.19



3.53 First Floor F.22



3.54 First Floor F.23



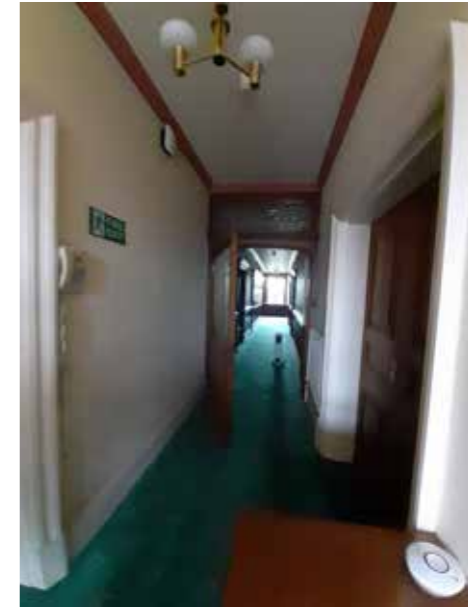
3.55 First Floor F.27



3.56 First Floor F.28



3.57 First Floor F.29



3.58 First Floor F.26



3.59 First Floor Stair F.25



3.60 Second Floor S.02



3.61 Second Floor S.03



3.62 Second Floor S.09



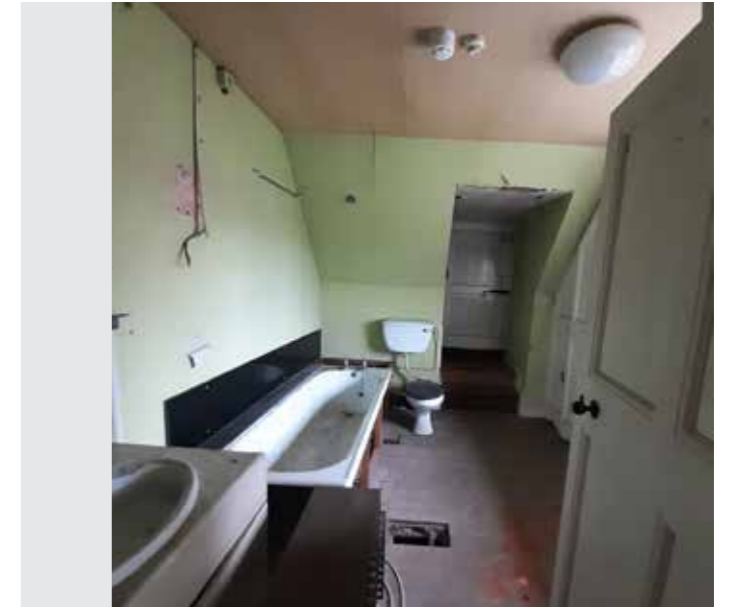
3.63 Second Floor S.08



3.64 Second Floor S.05



3.65 Second Floor S.07



3.66 Second Floor S.06

4.0 Site Survey Descriptions: Lodge, Gardener's Cottage and Former Cart Shed

4.1 Lodge, Gardener's Shed and Former Cart Shed

Please refer to the following Donald Insall Associates existing drawings:

- 1050 Lodge: All Floors Existing
- 1051 Lodge: Basement Existing and Site Plan
- 1052 Lodge: Ground Floor Existing
- 1053 Lodge: First Floor Existing
- 1054 Lodge: Roof Existing
- 1150 Lodge: Section Existing
- 1250 Lodge: All Elevations Existing
- 1251 Lodge: North & South Elevation Existing
- 1252 Lodge: East & West Elevation Existing
- 1253 Lodge: Courtyard Elevations Existing

From Icení's 'Carrow Works Norwich Baseline Heritage Assessment (May 2021)':

The Lodge is a single storey building with an attic. It is built of red brick, with Gothic detailing and a hipped plain tile roof. Decorative details include painted timber barge boards to the gables, ridge tile cresting and finials to the roof, and hood moulds above the windows on the north and south elevations. East of the Lodge is a large cart shed, now garage, faced in flint with brick dressings. A rubble flint wall runs from the garage to the gardener's cottage. This is a single storey building of rubble with brick dressings, which picks up the decorative motifs found on the Lodge exterior. When built, they would have been surrounded by parkland to the south and west, but the factory increasingly encroached on this land, and as a result, these three buildings enclose the principal setting of the Prioress's Lodging. They also effectively screen it from a 1980s car park directly to the south.



4.1 South elevation to buildings with Abbey in background



4.2 North elevation of lodge, gardener's cottage and former cart shed



4.3 South elevation of lodge and gardener's cottage



4.4 South elevation of gardener's cottage and former cart shed

4.2 The Buildings Externally

This collection of three buildings, two of which appear to be connected are, in fact, wholly separate (lodge and gardener's cottage). The buildings are arranged in an east-west orientation, located to the southwest of Carrow Abbey, on the approach route towards the Abbey. The lodge is on the west, with the gardener's cottage in the middle and the former cart shed on the east. The southern elevation of the buildings is balanced by the presence of a flint wall to the east of the approach route to the Abbey. All three buildings are of a similar style externally – English Vernacular – with flint, red brick and plain tile roofs, prominent chimneys, decorative painted bargeboards and small multi-pane windows. Together the buildings form a distinct and recognisable landmark on the site, of modest size and proportion and highly decorated for its original ancillary use.

Lodge: This has been described above (within Icení Baseline Heritage Assessment), although it is worth adding that the lodge also has a small basement storey. The lodge is located to the east of this collection of buildings.

Gardener's Cottage: is of two structures – a single storey and attic building, of flint and red brick, and to the west of this a shorter single storey structure with a fully glazed roof, likely to have housed carts or cars. A central open courtyard paved in setts separates the gardener's cottage from the former cart shed.

Cart Shed: This is a single storey flint and red brick building with a steep pitched roof (with gablet roofs), with decorative details similar to the lodge used on the north, east and southern elevation. The west elevation (facing inwards to the courtyard) is much plainer and altered with evidence of modern extension and three modern gates.



4.5 West elevation Lodge



4.6 South elevation Lodge (gardner's cottage to right)



4.7 North elevation Lodge and gardener's cottage



4.8 North elevation gardener's cottage



4.9 East elevation gardener's cottage



4.10 South elevation former cart shed



4.11 East elevation former cart shed



4.12 North elevation former cart shed



4.13 West elevation former cart shed



4.14 View into courtyard (looking south)



4.15 View out of courtyard (looking north)

4.3 The Buildings Internally

The buildings each have their own access and highly individual internal organisation.

Lodge: The Lodge has a traditional plan form with the main entrance on the west elevation, leading into a central entrance hall with a staircase up to the attic/first floor. The principal ground floor rooms are located either side of the entrance hall and are spacious, each with a bay window of different size and shape. These rooms have decorative panelling, joinery and mouldings elevating these rooms, compared with the much simpler detail to the rear south room. The southern wall to the two southern rooms is experiencing problems with damp/water ingress with some of the plaster removed. The central kitchen is small, plain and utilitarian and leads out to the small courtyard which has an outside toilet and stairs down to the basement. The courtyard has access via a door in the outside wall to the parking area to the north of these buildings.

The attic floor has a single large room and a long narrow bathroom. The general condition on this floor is somewhat poor, with ceilings removed and the back of roof tiles plainly visible, as there is no felt – so it is likely to let in driving rain.

Gardener's Cottage: This building is accessed from the shared courtyard. The large open ground floor area is broken up into two distinct spaces. The space nearest the entrance has a later glazed roof (single glazed, very poor condition) and is separated from the plain rear space by 2 decorative columns. There is a modern block work dividing the ground floor providing separate entrance to the attic, accessible via a small timber staircase to the south of the building. The attic itself is a long space with three dormer windows overlooking the shared courtyard.

Former Cart Shed: This is a single storey building with a steep pitched roof, internally expressed as double height space. The plain interior has a large space with three garage doors and a couple of rooms to the south (not accessed). The main garage has trussed roof and concrete floor.



4.17 Lodge ground floor G.03



4.16 Lodge ground floor G.01



4.18 Lodge ground floor G.04



4.19 Lodge ground floor G.05



4.20 Lodge ground floor G.02



4.21 Lodge ground floor G.01 bay window



4.22 Lodge first floor F.01



4.23 Lodge first floor F.03



4.24 Lodge first floor F.03



4.25 Lodge first floor F.06



4.26 Lodge first floor F.04 roof (showing underside of tiles)



4.27 Gardener's cottage ground floor looking south G.14



4.28 Gardener's cottage ground floor looking north G.14 and G.13



4.29 Gardener's cottage ground floor partitioned area to south G.15



4.30 Gardener's cottage ground floor stair G.16



4.31 Gardener's cottage first floor stair



4.32 Gardener's cottage first floor F.11



4.33 Gardener's cottage first floor north F.10



4.34 Gardener's cottage first floor looking south F.10



4.35 Gardener's cottage first floor middle dormer F.10



4.36 Gardener's cottage first floor south dormer F.10



4.37 Former cart shed looking north G.22



4.29 Gardener's cottage ground floor partitioned area to south G.15

5.0 Assessment of Significance

Please refer to Icení reports for further detailed information.

5.1 Carrow Abbey

From Icení's 'Carrow Works Norwich Baseline Heritage Assessment (May 2021)':

Carrow Abbey is of the highest significance, thus meriting its Grade I listing. Much of the original 16th-century building, including original, high-quality oak panelling, survives. In addition, as the CgMs Heritage Assessment points out, late medieval religious houses built for women are rare, further bolstering the building's significance.

The highest significance attached to this building is valid on a number of criteria – socially, as an example of medieval religious, unusually for women; confirmed by its proximity to the Scheduled Monument and also more recently as residence for the family of a Victorian industrial magnate. The architectural value is self-evident in the medieval fabric but also in the quality of design and workmanship of the Colman period (under the auspices of Norwich architect Edward Boardman). Internally there is a range of significance throughout the house and this is dealt with in detail in the Heritage report.

There will also be archaeological evidence given the proximity of the Scheduled Monument. Please refer to separate documentation as part of the wider project.

5.1 Lodge, Gardener's Cottage and Former Cart Shed

From Icení's 'Carrow Works Norwich Baseline Heritage Assessment (May 2021)':

The buildings exemplify the English vernacular revival style, which was popular in the second half of the nineteenth century. They have additional historic interest, as they show the evolution of Carrow Abbey in the nineteenth century due to the ownership of the Colman family. Their setting in the immediate vicinity of the Prioress's Lodging greatly enhances their significance. Because they enhance the setting of Carrow Abbey, their significance is medium-high.

The main significance of this collection of buildings is the group value to the Grade I listed Carrow Abbey, having been built as ancillary service and accommodation buildings when the Colman family lived in the Abbey. The buildings, together with the sunken garden (Grade II) and pet cemetery (Grade II) provide historical evidence of the lives of the wealthy industrial class society during this period. There is also architectural and aesthetic significance to the arrangement of the buildings, in the architectural execution of the buildings referencing the Tudor Abbey but stylistically picturesque revival style, as was common in the later 19th century.

6.0 Client Brief and Design Development: Carrow Abbey

Section 6 and 7 are set out in line with the document Guidance on Information Requirement and Validation, 2010 (Department for Communities and Local Government) to note the design principles and concepts which have been applied to the proposed development with reference to particular aspects of the proposals; namely Amount, Layout, Scale and Appearance. The Landscaping element is dealt by others as part of the wider project development. Additional aspects are noted in Section 8.

This work forms part of the wider Carrow Works site redevelopment.

6.1 Understanding the Brief and Design Development

Our brief was to partition the building to achieve, ideally, three residential units, as its size and location as well as the arrangement of rooms makes it unsuitable for today's market expectations.

Key considerations were

Return Abbey to residential use in keeping with the wider project brief

Maintain the principal volumes of the three ranges (external)

Avoid intervention to the principal west and east elevations (external)

Maintain the difference in spatial arrangement, as this is a key item showcasing the historic development of the building and contributes significantly to the character of the building (internal)

Remove/improve those items considered to be of a detrimental nature, be it aesthetic and/or for safeguarding fabric (external and internal)

Ensure that the scale, layout, proportion and use of materials respond to the Abbey

All schemes include the removal of the 1970s Dining Hall building to the north; this was relevant to both the listed building and also the site wide residential offering.

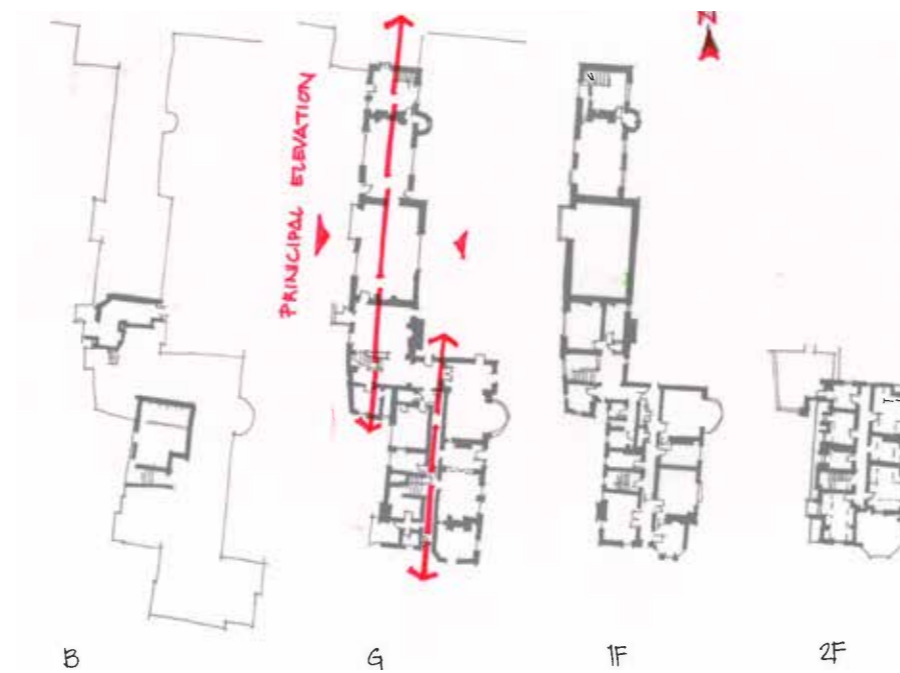
6.2 Feasibility Studies

The design process began by understanding the building initially by focussing on the internal layout, circulation and spatial character. The aim was to understand the structural framework of the buildings so that the subdivision could be made along existing line/s, sometimes obvious, and in other cases more subtle. Thereafter, a more detailed design development took place to ensure the proposals providing appropriate family accommodation.

Some of these feasibility studies are included below.



6.1 Abbey character and architectural features study, May 2022



6.2 Abbey orientation and principal elevations study, May 2022



6.3 Abbey spatial layout and circulation study, May 2022

6.3 Feasibility Options and Design Development

Early feasibility options subdivided the building into the 3 ranges, with some overlap at the junction of the middle range and southern range – resulting in a flying freehold. This arrangement was developed further to ensure a clear vertical delineation, both for spatial arrangement and fire compartmentation, with the resulting scheme avoiding the complications of a flying freehold to the scheme.

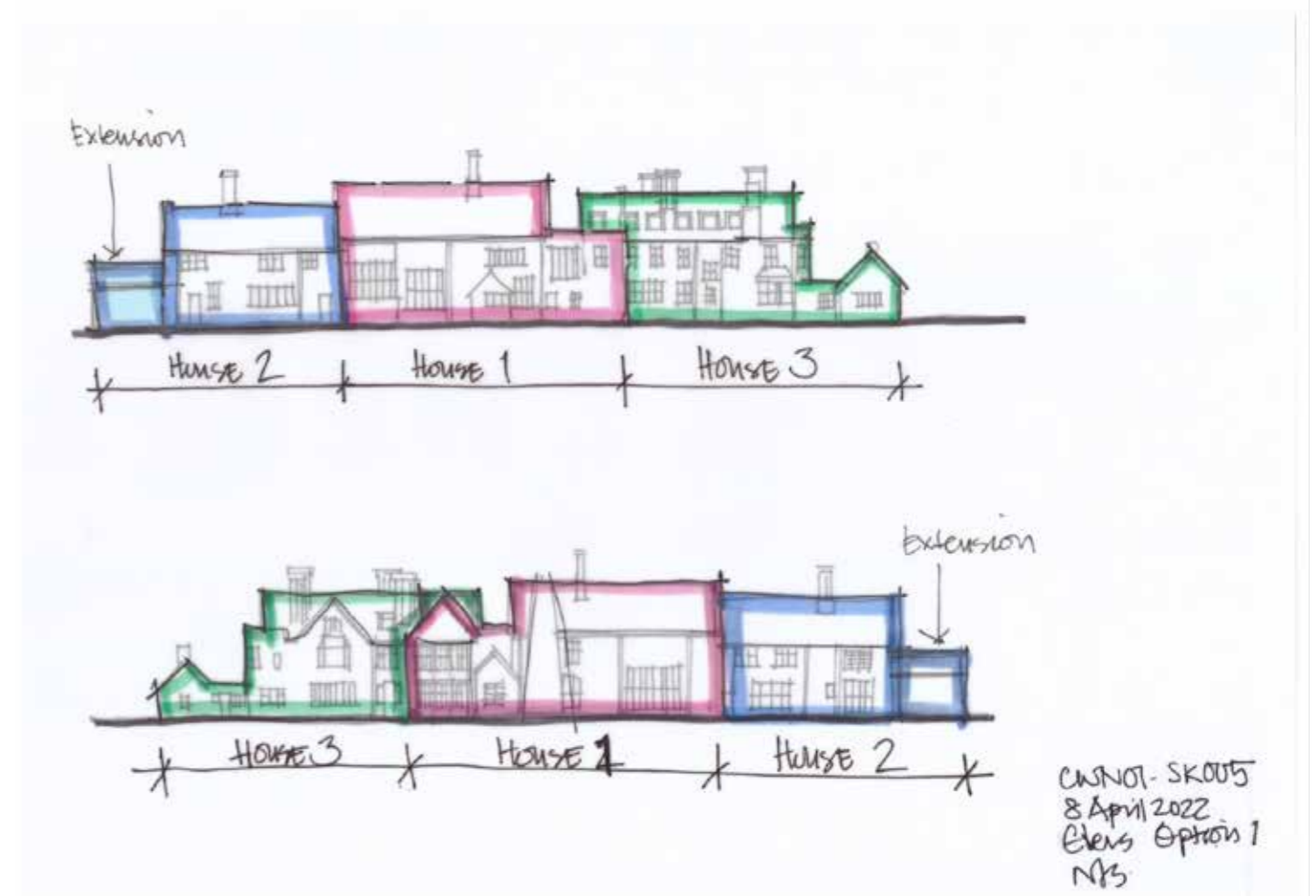
These early feasibility sketches are shown below and were discussed with Norwich City Council and Historic England.

Providing adequate kitchen and toilet provision was another consideration; with an individual response to each house sought, and these were based on the internal layout was developed from the early feasibility studies. In the case of the northern house – an extension to the existing footprint of the existing link building was included to house the kitchen as it would not have been appropriate to have it in the panelled rooms of exceptional significance. Similarly, with the middle house, the kitchen was placed centrally in the southern range (Victorian) to provide a better layout able to connect the kitchen and dining room, in order to respond to the needs of modern family life.

The scheme's design development sought to achieve meaningful conservation benefit to the Abbey, and efforts were made to improve the internal plan layout so that the southern bungalow could be removed. The removal of the bungalow would allow the bay window to be reinstated at the ground floor – which would considerably improve this southern elevation.



6.4 Abbey feasibility sketch plans option 1, May 2022



6.5 Abbey feasibility sketch elevations option 1, May 2022



6.6 Abbey feasibility sketch plans option 2, May 2022



6.7 Abbey feasibility sketch elevations option 2, May 2022

6.4 The Proposal

During the design development phase, the house numbers were reconfigured to run in numeric order from north to south to provide the following

- House 1: North Range: 3 bed house
- House 2: Middle Range: 5 bed house
- House 3: South Range: 5 bed house

Please refer to the following Donald Insall Associates Proposed drawings:

- 2010 Carrow Abbey: All Floors Proposed
- 2011 Carrow Abbey: Basement Proposed
- 2012 Carrow Abbey: Ground Floor Proposed
- 2013 Carrow Abbey: First Floor Proposed
- 2014 Carrow Abbey: Second Floor Proposed
- 2015 Carrow Abbey: Roof Plan Proposed

- 2100 Carrow Abbey: Section Proposed
- 2200 Carrow Abbey: West and East Elevation Proposed
- 2201 Carrow Abbey: North and South Elevation Proposed

Please refer to series 5000 for demolition drawings. The existing Dining Hall and link extension are to be removed, along with the southern 20th century bungalow, as mentioned above.



Amount

The Abbey will provide 3 new houses: a 3-bedroom house and two 5-bedroom houses.

Parking is provided to the south of the building within the current parking zone behind mature hedges; an allowance for storage sheds has also been included here as well.

Layout

The existing staircases will be retained to provide vertical circulation for each house and delineation taking place along recognisable 'break' points leading on from the feasibility studies. Where possible, the private living space is located on the east (Abbey gardens), this being a more private setting.

House 1 (north range):

See drawings 2012 and 2013

This house will be separated at the wall between the north and middle ranges between rooms G.04 and G.05. These ranges are only connected on the ground floor and these double doors will be retained in a closed position and a new timber frame construction providing fire compartmentation will be installed within the depth of the door opening. New panelling to House 2 (south side of existing opening) will match the exiting panelling to G.05.

G.01 will provide a spacious entrance hall with stairs leading up to the first floor. The living/dining room will be on the ground floor in Room G.04. A new two-storey extension is proposed to the north to house a kitchen and WC on the ground floor, with an en-suite bedroom on the first floor. The extension's proportions and styling will be resonant with the existing building.

The first-floor rooms will be retained in the current format, with new en-suites included as 'pods' within the rooms. These pods will stop short of the ceilings, the simple interventions being minimal and contemporary and, crucially, reversible.

The proposals retain the existing plan form on the ground and first floors with minimal interventions in the form of toilet 'pods', with the extension providing additional space adequate to ensure accommodation to suit modern living.

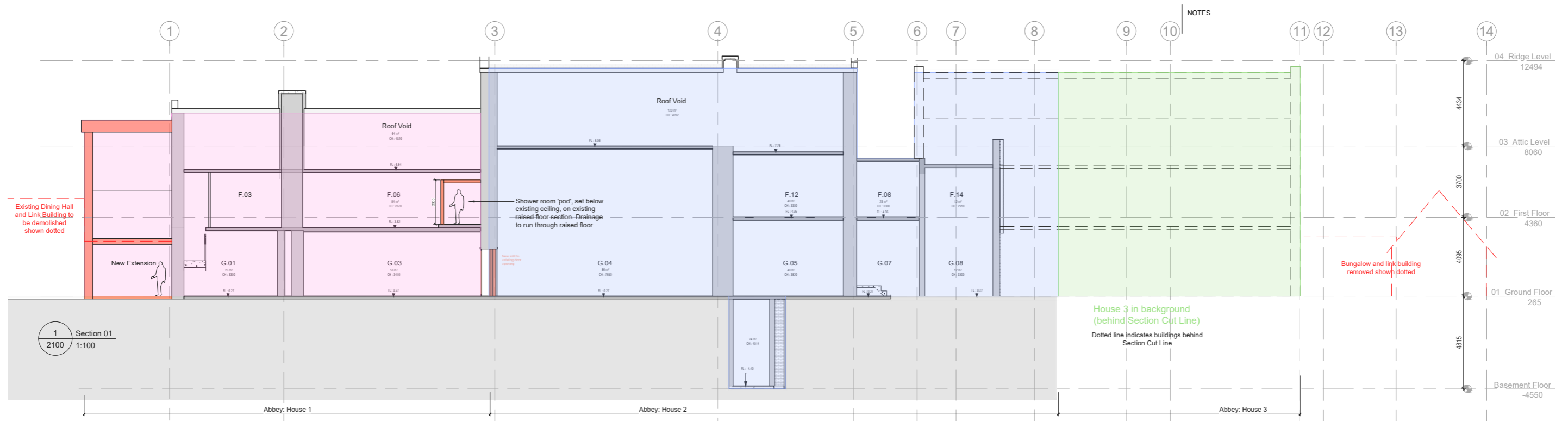
House 2 (middle range)

See drawings 2011, 2012, 2013 and 2014

This house straddles the middle range and southern range – this has been done to provide an appropriate balance of space (bedrooms and ancillary accommodation) to support the main double-height Hall G.05.

Separated at the north from House 1 as noted above; it is separated from House 3 at the southern end along Grid 8 on the ground, first and second floors. The dining room and kitchen are accommodated in the southern range (Victorian) with a new secondary external door in G.11 accessing the kitchen (G.16) which leads through to the dining room in G.13. This new door is on the southern elevation, discretely located at an internal corner of the southern range. On the first floor there are two en-suite bedrooms along with a family bathroom. A service stair is included in the southern range F.13 to access two further bedrooms on the second floor. Panelled storage is retained where possible or in some cases (F.21) moved to new bedroom (F.22).

The ground and first-floor plan form is little altered from the current layout – with some demolition on the ground floor followed by the insertion of new walls (all short sections) to connect the kitchen and dining room; and on the first floor WC cubicles joined to form a family bathroom and some demolition and new walls (all short sections) to provide a better internal layout for the house.



6.9 Abbey Proposed (Long) Section, June 2022

House 3 (south range)

See drawings 2011, 2012, 2013 and 2014

This house is the 'youngest' part of Carrow Abbey, and dates from the late 19th century. The proposal allows for the removal of south bungalow and flat roof link, in order to restore the prominent south elevation of the Abbey.

Being arranged over 3 floors, it has a vertical emphasis, with the kitchen, living and dining rooms located on the ground floor (G.22, G.23 and G.24) re-using the existing door as an entrance from the south. The basement will provide additional storage and a family/ snug. The first floor will have a master bedroom and ensuite, with additional bedrooms and a family bathroom. The second floor will have additional bedrooms and a shared bathroom.

All floors retain the existing plan form and proportions, in the main, with some openings blocked and modern walls removed by the second floor staircase to ensure a more domestic appearance.

Scale

The majority of the development is within the building envelope and therefore considered to be of an appropriate scale. The extension to the north was initially designed as single storey but the resulting squat proportions were not in keeping with the elegant vertical proportions of the Abbey, and additional bedroom accommodation was thought appropriate to the size and setting of the main rooms. For this reason, a two-storey extension is included, stepping down to the north, mimicking the height difference between the north and central range.

Appearance

The proposal has sought to reinforce the principal east and west elevations by orienting the extension in a north-south orientation. The aim is to respond contextually and sensitively to the northern ranges of the Abbey, in form, scale and proportion whilst ensuring the extension is recognisable as a contemporary extension – the use of high-quality materials and quality craftsmanship will be key. The following materials are considered appropriate to the extension:

Walls - flint and red brick with knapped flint to provide an even finish to provide a background to the principal elevation of the Abbey (thereby not competing). Norfolk is known for chequered and flushwork and this could be a starting point (see images below), with the key being to have a uniform finish, of high quality and detail which is subservient to the northern range.*

Roof – tiles to match existing

Windows - bronze casement in order to have slim frames (thermally broken double glazed)

Doors – timber (oak) plank style, similar to existing

Rainwater goods – metal painted black

*Sample panels for the extension flint/brick walls should be undertaken to ensure an appropriate palette and finish.

Restoring the south elevation which is directly on the approach to the immediate Abbey site will also improve the appearance of the building and improve the setting of the building, and conservation area.



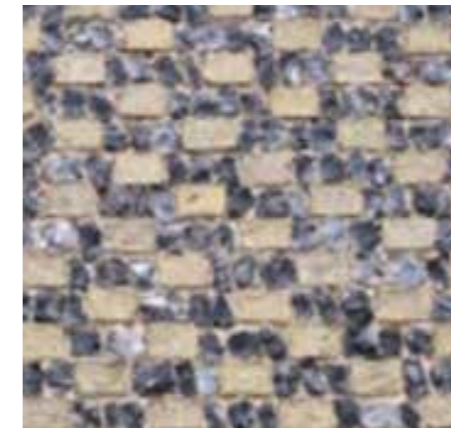
6.10 Abbey Proposed South Elevation, June 2022



6.11 Chequered flint stone and brick



6.14 Chequered flint and stone



6.12 Chequered flint and brick



6.13 Flushwork flint cobble and stone



6.14 Cobbled finish of even colour, laid randomly with coursed flint



6.15 Knapped flint squared and coursed



6.16 Bronze window (external view)



6.18 Use of appropriate Ironmongery

7.0 Client Brief and Design Development: Lodge, Gardener's Cottage and Former Cart Shed

This work to forms part of the wider Carrow Works site redevelopment.

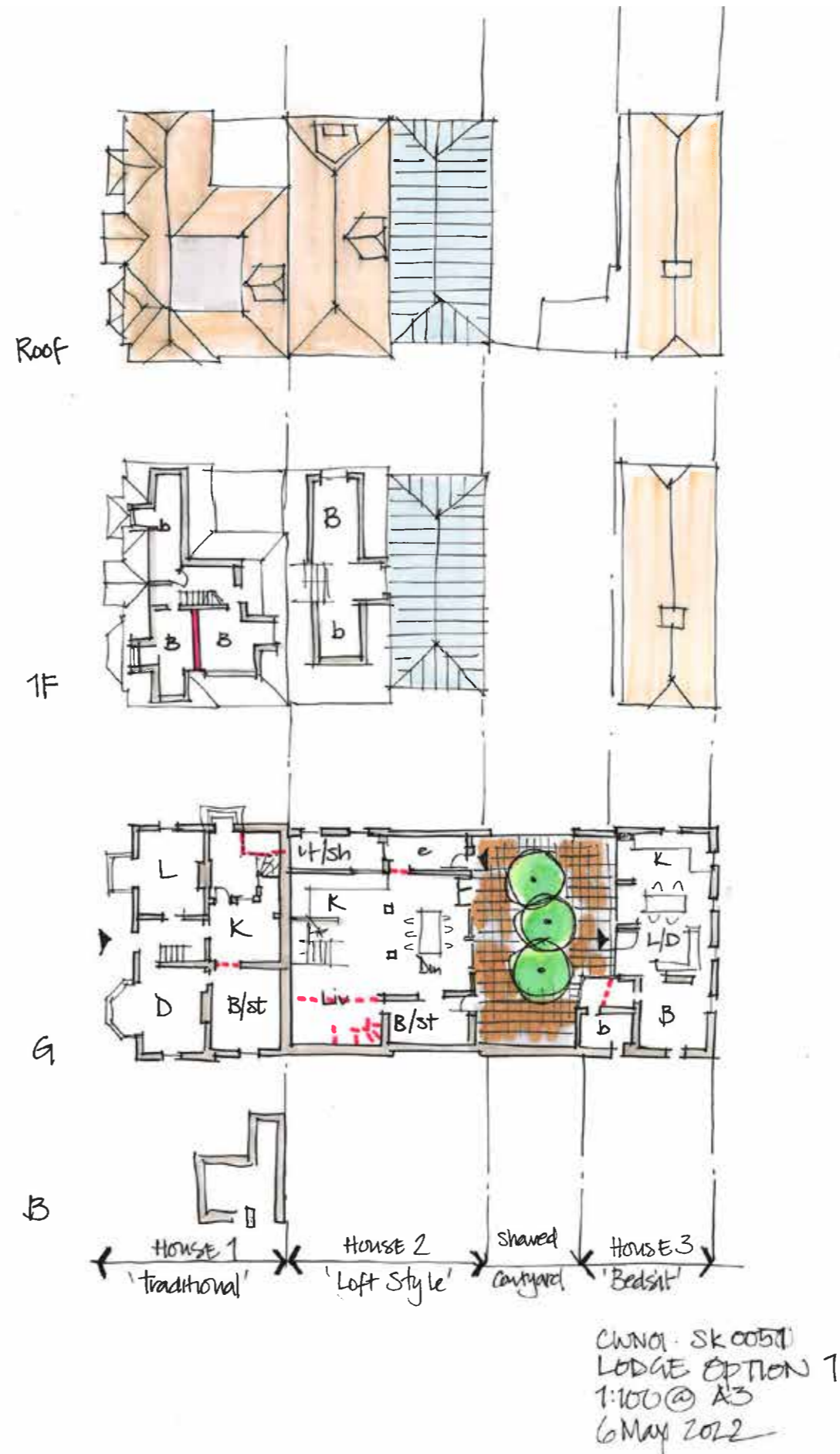
7.1 Understanding the Brief, Design Development

Initial design studies focused on understanding the buildings and this, along with the analysis of significance, was able to reveal specific 'characters' to each of the three buildings – and thus inform the changes necessary for adaptation to residential units. In broad terms, the lodge was a 'Traditional' type of house; the gardener's cottage a 'Loft Style' due mainly to the large open plan ground floor with decorative columns and large glazed roof and smaller attic floor area (mezzanine); the former cart shed being a 'Bedsit/Studio' because of its smaller footprint and internal floor area. These character qualities were then further developed to ensure a variety of accommodation types were on offer.

7.2 Feasibility

As with the Abbey, the design process began by understanding the internal layout and spatial character of each building. The aim was to understand the structural framework of the buildings so that the adaptations and interventions could be made whilst maintaining the character of each buildings. Thereafter, a more detailed design development took place to ensure the proposals providing appropriate residential accommodation.

Some of these feasibility studies are included below.



7.3 The Proposal

The proposal for three residential units is as follows:

House 1: Lodge: 3 bed house

House 2: Gardener's Cottage: 4 bed house

House 3: Former Cart Shed: 1 bed house

Please refer to the following Donald Insall Associates **proposed** drawings

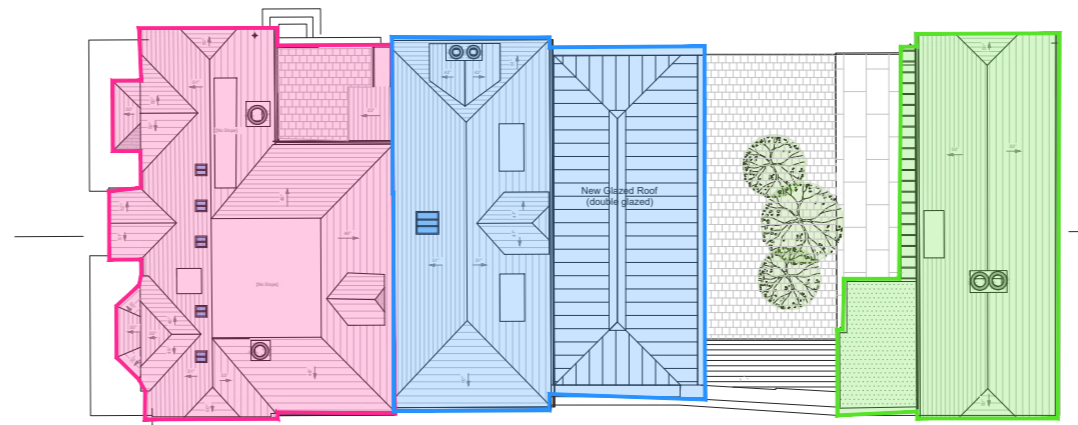
2050 Lodge: All Floors Proposed

2051 Lodge: Basement Proposed and Site Plan

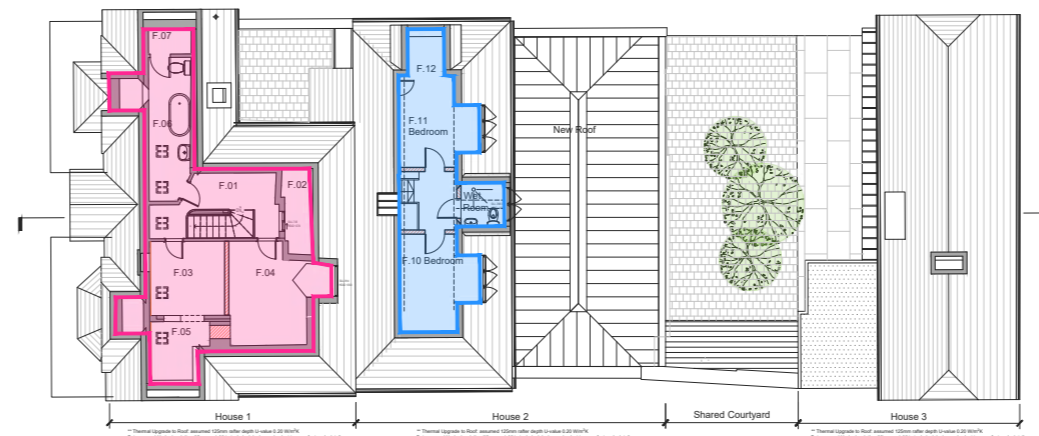
2052 Lodge: Ground Floor Proposed

2053 Lodge: First Floor Proposed

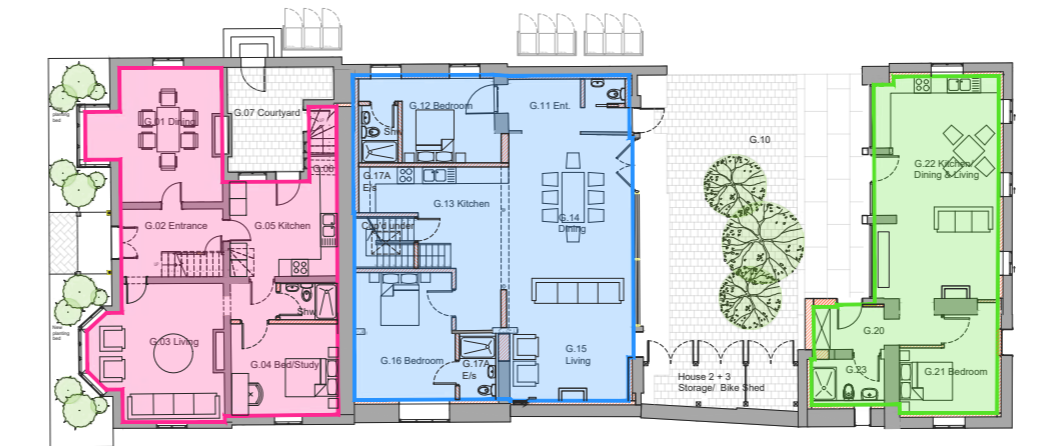
2054 Lodge: Roof Plan Proposed



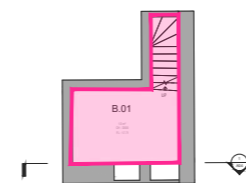
4 Roof
2050 1:100



3 First Floor
2050 1:100



2 Ground Floor
2050 1:100



KEY	
	Existing
	Existing demolished/ removed (wall, door & windows)
	New Construction (wall, door infill, boxing out)
	House 1
	House 2
	House 3

Amount

There are 3 residential units proposed, housed entirely within the existing footprint of this Grade II listed building group. Each ancillary use building will form a new residential unit.

Layout

The proposal seeks to consolidate the location, position and significance of the existing buildings. The principle has been to be led by the existing internal layout of each building and respond individually to each building in its own right - in order to preserve as much *historic fabric* as possible. However, demolition of some fabric (usually of lesser significance) is necessary to facilitate the reconfiguration, and this is set out in the demolition drawings (5000-series, Donald Insall Associates drawings).

Lodge:

The ground floor retains the traditional plan form, with change focussed on the rear room and kitchen (of lesser significance). There is a new opening from the kitchen to the rear room to provide access to a shower/ WC and a downstairs bedroom. The new shower/WC is also accessible from the living room. The existing outdoor WC is removed to provide better outdoor courtyard amenity space – thus improving this area which is currently dark and crowded. The single room on the attic floor is subdivided to provide 2 modest bedrooms, and the existing bathroom is modernised and upgraded. Additional rooflights provide additional light.

The proposed reconfiguration provides an improved layout to provide a new modest family house, suitable for modern living, which retains the character and detail of the original late 19th century building.

The gardener's cottage and former cart shed will be accessed via the courtyard, which will provide shared amenity space and included for external storage on the southern wall (see drawings). Joinery to this is to be in keeping and influenced by the current gardener's cottage doors.

Gardener's Cottage:

The ground floor provides an open plan living and dining room arrangement, with a large kitchen nestled close by. The existing timber stair is removed – to be relocated centrally to allow better use of the attic floor. A section of the attic floor will need to be removed and some structural works required to facilitate this. Given the domestic loading, much of this work will be in timber and the intention is to reuse as much of the existing timber as possible. This then allows two additional bedrooms to be provided on the ground floor making use of existing windows.

Some of the walls are removed to improve the internal reconfiguration required. The existing glazed roof will also be removed – to be replaced with a patent glazing system type of roof with double glazed units, with solar heat gain treatment, in order to reduced overheating in this space, opening vents will also be provided for ventilation. A new conservation rooflight is included to the new staircase to draw in natural light to the middle of the house.

The internal reconfiguration removes some less significant partitions and provides an unusual Loft Style family house in this listed property, having retained and capitalised on the character of the original late 19th century ancillary service building.

Former Cart Shed:

The existing entrance is partly demolished, to ensure a more comfortable new entrance hall. The internal layout is a single bedroom, shower room and an open plan living, dining and kitchen. There is a level difference between the existing southern rooms and the current storage area – the proposal allows to raise the storage area floor (and lowering the rooms at the southern end. This is to ensure the windows to the new living accommodation (overlooking the courtyard) can be of better proportions to be in keeping with the gardener's cottage. The existing flat roof to the garage door outcrop is to be replaced with a lead roof to improve appearance.

This building has some changes to ensure a better internal layout. The external changes aim to ensure the appearance of this building is recognisable as a part of the collection of 19th century ancillary service buildings, thereby preserving and enhancing their group value.

Scale

As the proposals are within the footprint and volume of existing buildings, the scale is appropriate to and in keeping with the existing building.

Appearance

Lodge:

The external appearance is largely unchanged; changes include some roof-lights to the west elevation and the removal of the external WC. Internally, the appearance will retain the character, with traditional joinery and detail elements retained to the principal front rooms.

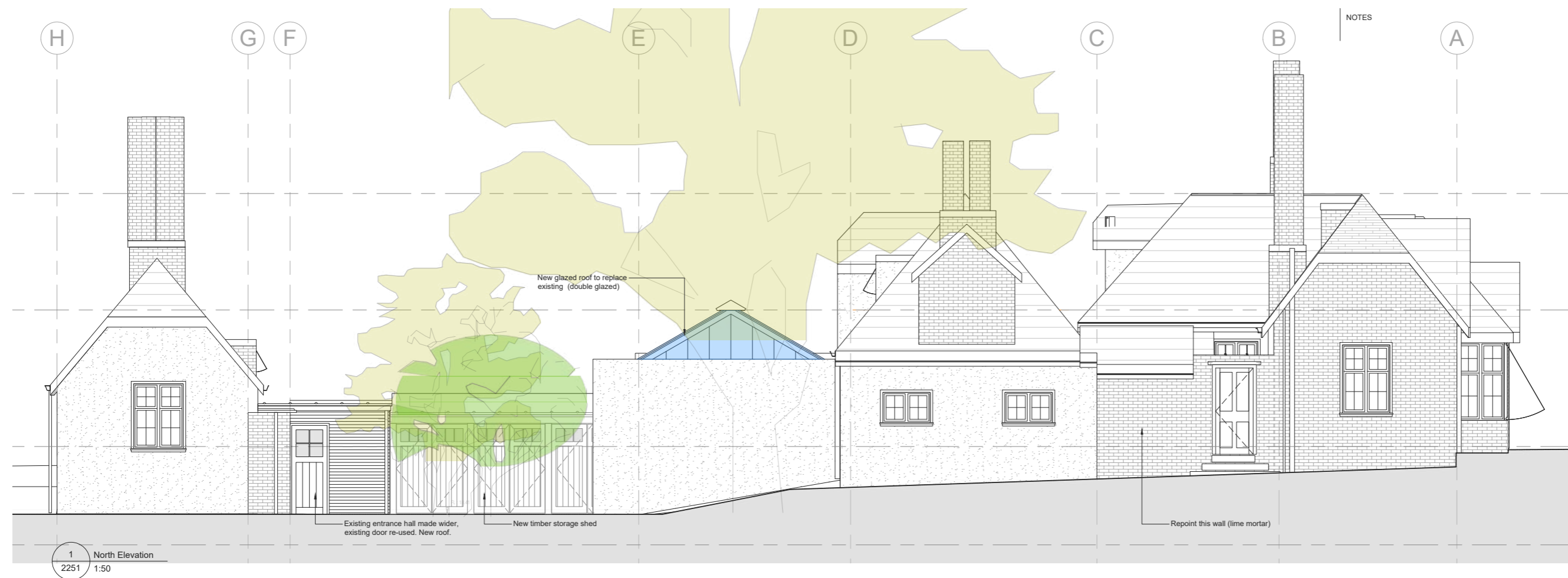
Gardener's Cottage:

A change in appearance of the glazed roof will be noticeable but given that the condition of the existing roof is poor, this is considered to be an improvement and enhancement to the listed building. Replacing the whole roof will also ensure the existing intent is respected – thus reducing the changes to the setting of this collection of buildings as also to the Grade I listed Abbey.

Former Cart Shed:

This will constitute a greater change to the appearance of the building, concentrated on the internal courtyard elevation (west elevation) with the removal of modern garage doors and replacement with domestic scale and appearance windows and doors, influenced by the gardener's cottage east elevation doors.

It is recommended that a more suitable (subtle) colour is chosen to replace the current scheme of pink to barge boards and doors – a historic paint analysis could be carried out to evidence the provenance of the colour scheme.



7.3 North Elevation Proposed (facing Abbey), June 2022

8.0 Further Design Considerations including Access

8.1 Carrow Abbey

8.1.1 Access

Existing doors and entrances have been used; with the extension having a new door on the east elevation. The extension will have level access to the existing north range of the Abbey. The existing floor levels have been retained, and only House 2 has a level difference within the ground floor.

8.1.2 Sustainability

Options for improvements to thermal insulation are limited, due mainly to the extent and detail of wall panelling. Some thermal improvement may be possible as follows:

Between and under insulation to the second-floor attic spaces, following the existing ceiling profile; this may be between the rafters.

Adding more insulation at ceiling joist line to the central range (there is some here already)

Constructing the extension to current Building Regulations with increased levels of insulation to floor, walls and roof.

In general terms, the provision of heating using renewable sources has not been included here due to the limited outdoor space and highly sensitive aspect and location adjacent to the Grade I listed Abbey and Scheduled Monument.

Ground- or Air-source heat pump options can be developed for consideration across the wider site.

8.1.3 Highways

The existing highways arrangement around the building remains largely unaltered. See documentation to wider site for further details.

8.1.4 Parking

The wider scheme is a low car scheme, with 1 space per unit being the normal provision. The proposal for the listed buildings complies with this sentiment and the following has been included:

1 parking space per house to the south of Abbey (in current parking position to east of former cart shed)



8.1 Parking arrangement similar to existing (Google maps)

8.1.5 Drainage

The drainage connection for room F.06 will be taken through the existing raised floor section and the drainage connection will run along on the east elevation up to the extension at the north, where it will connect to the existing drainage system. The shower pod to room F.03 will connect to the new bedroom en-suite (in new extension). The drainage connection to room F.11 will follow the same principle as room F.06, running below ground along the east elevation.

The drainage connections to the southern range will connect to the existing drainage on either side of the building (east and west elevations).

8.1.6 Fire Compartmentation

Compartmentation is noted indicatively on drawings DR-2010 and the intention has been to provide vertical separation of the houses. Details will be developed together with appropriate fire consultant input.

8.1.7 Conservation uplift

The proposal calls for the removal/cutting back of the existing asphalt road from the building edge (currently runs up against the building) and seeks to include a gravel border around the building edge (ideally with a French drain system) in order to encourage the shedding of water away from the building.

Also included in the scheme are sections of external wall repairs and re-pointing to secure and safeguard the fabric.

However the greatest conservation benefit would be the removal of current modern buildings which are detractors to the Grade I listed Abbey, namely the dining hall and south bungalow.

8.2 Lodge, Gardener's Cottage and Former Cart Shed

8.2.1 Access

Lodge:

Once inside the building the ground floor is level access. However, there is a step at the main entrance. It is possible to provide level access within the step at the entrance porch (via small ramp/inclined section) without detriment to the significance of the listed building. Making the building more accessible will be a positive contribution to the listed building. A bedroom and small shower have been provided on the ground floor. The existing staircase will remain unaltered. See image.

Gardener's Cottage:

There is currently level access at the entrances to the doors (stone slabs on slight incline towards door threshold), and the proposal aims to keep the current arrangement of levels. Once inside the new scheme will have an open plan arrangement with bedrooms and en-suite showers on the ground floor. A new staircase is included in the scheme. See image.

Former Cart Shed:

There is a considerable level difference between the two sections in this building and the proposal seeks to make this building have level access throughout. However, the entrance will be approximately 150mm above the courtyard and a small ramp/incline will need to be provided at the main entrance door; the central door will have a step.

8.2.2 Sustainability

The proposal seeks to provide as much thermal improvement where possible without adversely affecting the significance of the designated heritage asset, and the following principles have been set out for each of the buildings below.

In general terms, the provision of renewable heating has not been included here due to the limited outdoor space and challenging aspect with much of the outside directly facing or near to primary views in close proximity of the Grade I listed Abbey. The inclusion of solar PV was also not considered due to the complicated roof form providing limited area and challenging installation and ongoing maintenance concerns.

Lodge:

To preserve the external appearance of the building, any thermal upgrades will need to take place internally. Due to the joinery detail on the ground floor, the proposal does not include internal wall insulation to the principal ground floor rooms. However, in the attic first floor, given that this area is already stripped back in many of the rooms with internal linings being in poor condition, the proposal seeks to include internal wall insulation. The roof will also be thermally upgraded with between and under rafter insulation.

New conservation rooflights will be double glazed. Secondary glazing will form part of the proposal, with suitable systems to allow the operation of existing windows.

Gardener's Cottage:

Internal wall insulation has been allowed to all external walls on the ground floor and the walls within the attic space. Between and under rafter insulation has been allowed to the roof.

The existing large doors will be retained with new, internal sliding glazed doors installed on the inside to improve thermal performance. New conservation rooflights will be double glazed. Secondary glazing will form part of the proposal, with suitable systems to allow the operation of existing windows.

Former Cart Shed:

Internal wall insulation has been allowed to all external walls on the ground floor and up to the roofline. Between and under rafter insulation has been allowed to the roof.

New windows will have slimline double glazed units. New conservation rooflights will be double glazed. Secondary glazing will form part of the proposal, with suitable systems to allow the operation of existing windows.



8.2 Level access to lodge main entrance can be provided without detriment to significance



8.3 Level access to gardeners cottage to be maintained

8.2.3 Highways

The existing highways arrangement around the building remains largely unaltered. See documentation to wider site for further details.

8.2.4 Parking

The wider scheme is a low car scheme, with 1 space per unit being the normal provision. The proposal for the listed buildings complies with this sentiment and the following has been included:

Lodge – 1 parking space to the north of the building (similar to current parking arrangement)

Gardener's Cottage – 1 parking space to the north of the building (similar to current parking arrangement)

Former Cart Shed – 1 parking space near flint wall east of building (next to Abbey proposed parking spaces)



8.4 Parking to north of lodge and gardener's cottage as existing

8.2.5 Drainage

The drainage connections have been located to the north and south extremities of the buildings (tarmac roads around this building) and will be routed to connect to existing routes where possible..

8.2.6 Fire Compartmentation

Compartmentation will be along existing lines of building separation.

8.2.7 Conservation Uplift

The proposal calls for the removal/cutting back of the existing asphalt road from the building edge (currently runs up against the building) and seeks to include a gravel border around the building edge (ideally with a French drain system) in order to encourage the shedding of water away from the building.

Also included in the scheme are sections of external wall repairs and re-pointing to secure and safeguard the fabric.

An allowance has been made to increase the size of existing valley gutters and review and improve junction details to the buildings. This has been done given the complicated design of the existing roof as well as the increased rainfall expectancy given the ongoing climate change, where heavier rainfalls are being experienced.

9.0 Impact on Heritage Assets

9.1 Impact on the Listed Buildings and Conservation Area

Please refer to Iceni Heritage documentation.

10.0 Conclusion

The proposals to the listed buildings seek to re-use them as residential dwellings, as part of the wider Carrow Works site redevelopment. The proposals contained within this document (and drawings referenced alongside) outline the proposal to accommodate this change:

Carrow Abbey

Proposals to this Grade I listed building outline the provision of 3 individual houses, in response to the varied and special character of the Abbey. Larger scale demolition of modern detractors, in the form of the dining hall to the north and bungalow to the south, would better reveal the building and improve its setting. However, other undertakings have been measured with the internal plan form retained and original layout very much recognisable to all floors. There is some minimal demolition and inclusion of new walls, but these are limited to the southern range (Victorian). New 'toilet/shower pods' are included to the northern range, but in an understated, simple and reversible manner. The new two storey extension to the north of the building has been designed in response to the northern ranges of the Abbey, in order to provide adequate space for a new kitchen thus allowing the house to work with minimal impact to the original fabric.

Lodge, Gardener's Cottage and Former Cart Shed

These buildings each have their own character, layout and use – the proposals capitalise on these distinctions to provide 3 highly individualised houses of varying size and layout. The lodge, which has more original fabric, retains its plan form in the main, and has some demolition and new walls to maintain and provide a house with a traditional layout. The gardener's cottage has a greater level of intervention, although seeking to retain its larger open plan layout. The existing glazed roof is to be replaced to provide a working roof and improved thermal performance. The former cart shed has some minor internal changes with the bulk of change being reserved to the internal courtyard elevation – in order to improve the appearance to be in keeping with the collection of these three buildings. The new houses are developed to maintain their collective group value to themselves and as ancillary buildings to the Abbey, for which they were originally designed.

We would ask for Planning and Listed Building Consent to be granted for the proposals as outlined in this submission, as part of the site wide redevelopment scheme.

Appendix I - Statutory List Description

Heritage Category: Listed Building

Grade: I

List Entry Number: 1205742

Date first listed: 26-May-1954

Date of most recent amendment:20-Dec-2021

Statutory Address 1:Carrow Works, Bracondale, Norwich, NR1 2DD

Location

Statutory Address: Carrow Works, Bracondale, Norwich, NR1 2DD

The building or site itself may lie within the boundary of more than one authority.

County: Norfolk

District: Norwich (District Authority)

Parish: Non Civil Parish

National Grid Reference: TG2421707399

Summary

The C16 prioress's residence of Carrow Priory, used as a gentry home from 1538 and restored and extended by Edward Boardman in the late-C19 and early C20 as a private home and later offices for the Colman family and their business.

Reasons for Designation

Carrow Abbey, a multi-phased former C16 conventual building altered and extended in the late C19 and early C20 as the private home and later offices of the Colman family and their business, is listed at Grade I for the following principal reasons:

Architectural interest:

* for the remnants of the C16 prioresses accommodation which remain legible within the later fabric; * for the high degree of survival found in the late-Victorian and Edwardian fabric and plan form; * as the work of Edward Boardman, an important architect with strong associations to the Colman family and to the city of Norwich; * for the very high quality of its craftsmanship and detail, including the brick and flint walling of the exterior, the joinery and carpentry internally, and the stained glass of the windows.

Historic interest:

* as a rare survival of a prioress's house from a pre-Reformation Benedictine convent; * for the later history of the house as the home and later offices of the Colman family and their business.

Group value:

* for its relationship with other designated heritage assets associated in close proximity, most especially Carrow Priory, the scheduled remains of the ruined portions of the priory.

History

'Carrow Abbey' now refers to the prioress's house that once formed part of a priory established in 1146. King Stephen granted the land for the site to two Benedictine nuns, Seyna and Lescelina, and the convent was dedicated to St Mary and St John of Norwich. Religious houses for women were unusual in medieval England, only around 153 are known to have existed, and very few enjoyed substantial endowments or royal patronage. Carrow was therefore unusual as a significant institution with a church second in size only to the city's cathedral during the Norman period.

The institution is relatively well documented in visitation records, which generally show between 10 and 20 nuns living at Carrow. The Prioresses of Carrow were powerful landowning women and, as such, they have an unusually high degree of visibility in the historic record, with figures such as Edith Wilton (d 1430) and Margaret Pygot (. 1474) featuring in the Oxford Dictionary of National Biography. The C14 mystic Julian of Norwich, the first female author of a surviving book in the English language, may have been educated at Carrow. Under visitation in the early C16 the greatest complaints from amongst the sisterhood were the lack of a clock, the speedy recitation of offices, and the weakness of the beer.

The Prioress's House was an important feature of the monastic complex, providing a secular architectural focal point similar to the great hall of an aristocratic estate. It advertised the status of the prioress as a person of importance, and was a gateway between the secular world beyond, and the cloistered life within the heart of the convent. It was rebuilt between around 1502 and 1514 during the tenure of the penultimate prioress, Isobell Wygun. The foundation was suppressed under Henry VIII in 1538 and the estate given to Sir John Shelton.

Shelton, a courtier and Anne Boleyn's uncle by marriage, was a significant figure in Norwich. While he retained the prioress's residence, the rest of the complex was ultimately robbed of its materials and allowed to fall into ruin. Over the next three centuries the house and grounds passed through a series of owners.

During that time the site's prominent position above the River Wensum and the Romanic quality of its ruins attracted some local interest. The house was painted in a derelict condition in 1805 by John Crome, a founding figure of the 'Norwich School' of artists.

In 1811 Carrow Abbey was acquired by Philip Martineau, a local physician and landowner, who rented the house to a series of tenants. Images from Martineau's period of ownership suggest that the present hall (the original strangers' hall, where guests would be received) had two storeys in 1811. A single storey post-medieval projection to the rear of the C19 entrance hall is shown on historic maps and images, though by the late C19 it had been demolished.

In 1850, land immediately to the north of the Carrow Abbey estate was purchased by the successful mustard, flour and starch milling business of J and J Colman Ltd from the Norfolk Railway Company. The Colman's business had begun in 1804 when Jeremiah Colman (1777-1851) milled flour and mustard at a smock mill outside Magdalen Gate. In 1814, the business moved to a larger mill at Stoke Holy Cross, four miles south of Norwich, with Jeremiah taking his nephew James Colman (1802-1854) into partnership in 1823, the firm becoming J and J Colman Ltd. James's eldest son, Jeremiah James (1830-1898), joined the partnership in 1851, and went on to play a significant role in the expansion of the business at Carrow. Jeremiah James Colman was Martineau's last tenant and lived at the abbey whilst Carrow House was being enlarged as the family residence. By 1878 Colman and his firm owned most of the surrounding land and finally bought Carrow Abbey, originally using it to house Jeremiah's large library. The building underwent thorough restoration during this new ownership. Much of the work has been attributed to Norwich architect Edward Boardman, who also designed a range of ancillary buildings serving the abbey. The building's present (2021) configuration is largely Boardman's work.

Edward Boardman (1833-1910) was a prominent local architect whose lengthy career included civic, ecclesiastical and domestic projects, many of which are now listed. His varied output includes work to Norwich Castle (scheduled); additions to Earlham Hall and Whitlingham Hospital (both Grade II*); alterations to the United Reformed Church in Lowestoft, for which the foundation stone was laid by JJ Colman (Grade II); and the extension of Trowse Primary School, largely funded by JJ Colman (Grade II).

In 1890 Colman's son in law, Rt Hon James Stuart PC MP, moved into the Abbey. Between 1899 and 1909 they commissioned Boardman to extend and further restore the house, including the addition of the large southern wing. During their occupancy the the excavated (1881) ruins of the priory were conserved as a feature of the grounds.

The last resident family member was Helen Colman, who died in 1948. After that date the building was used entirely as company offices and as a conference facility. A single storey Edwardian extension with a rooftop conservatory was demolished between 1948 and 1956 and replaced with a building called 'the bungalow', latterly used as an occupational health centre. In 1968 a large single storey modernist canteen (the Abbey Dining Room) was built covering the west end of the nave of the priory church, linking to the north gable of the house.

The firm continued to expand in the C20, acquiring rival mustard maker Keen Robinson in 1903, and merging with Reckitt and Sons Ltd in 1938. The site grew to cover some 50 acres of land at Carrow, with a river frontage nearly a mile long. In 1995, the mustard and condiment side of Reckitt and Colman Ltd was sold to Unilever, while Robinson's was acquired by Britvic. In 2017, Britvic announced it would close its Carrow Works factory in 2019, prompting Unilever to review its own future on the site, which led to a decision to cease production in 2020.

Details

The C16 prioress's residence of Carrow Priory, used as a gentry home from 1538 and restored and extended in the late-C19 and early C20.

MATERIALS: structural walls are a principally constructed of flint and brick with brick quoins, and the roofs are covered in plain tiles.

PLAN: the house has three north-south ranges slightly offset from each other, the southernmost joined by a canted stair hall. The northern ranges contain the C16 core, including the strangers' hall / C19 library, and the panelled prioress's parlour.

EXTERIOR: the long west elevation can be understood as three principal ranges, all of two storeys with uncoursed flint walling and brick dressings. To the left is a four bay range with two entrance doors, and an oriel window at first floor. It adjoins the taller open hall range of four bays, the first of which has a large two-storey oriel window. A wide, partially glazed porch stands to the right of the hall with a flushwork flint base and a timber framed roof. The third range of seven bays is set back on the right hand side and connects to the hall range by a canted stair hall. The stair hall incorporates older flintwork at the base, and diaper brick patterns into the flint at first floor. The diaperwork parapet has moulded brick finials. The first floor diaperwork continues around the 1899 range on the right hand side, where dormer windows run across the attic roof. The final bay on the right hand side has a projecting bay window and a curving copper roof.

The north elevation of the northern most range is a blank gable wall of flint, brick and clunch rubble with quoins, it may have been reconstructed. At ground floor there is a C20 entrance connecting to the Abbey Dining Rooms. Set back to the south the 1900 range connects to the more historic range by a single storey extension at ground floor, with an independent pitched roof. There is a doorway with carved spandrels, and a semi-circular oriel window. At first floor, behind the extension, the diaperwork continues across a pair of joined gables.

The long east elevation shows again three principal ranges. Notable features include the rendered stair turret connecting the prioress's parlour to the rooms above, the large window lighting the strangers' hall and the partially reconstructed brick chimney stack perpendicular to the entrance hall. To the left the late Victorian range is elaborately detailed, with highly decorative diaperwork. A pair of gabled cross wings stand either side of an entrance bay. On the right is a two-storey pentagonal bay window with bath stone dressings dated 1899 and marked with scallop shells and the letter "S" (for James Stuart). On the left at first floor is an oriel window with very finely cut and rubbed brickwork. Between the bay window and the glazed entrance surround is an ornate wrought iron Arts and Crafts bell.

The south elevation has a gable with diaper pattern brick set into flint walling, a canted bay window at first floor with a crenellated parapet, and a first floor doorway which formerly provided rooftop access to a first floor conservatory.

Attached to the southern elevation is 'the bungalow', latterly used as an occupational health clinic. It is made of narrow red bricklaid in Flemish bond. It has a pitched plain-tiled roof attached to the house via a flat-roofed link. It has Crittal windows and retains its original entrance doors.

External features of particular interest include: the varied range of chimney stacks, some highly decorative; the wide variety of flint and brickwork, including areas to the hall and parlour ranges where changes to the fabric are shown; oak entrance doors with carved spandrels; and timber windows with leaded (and sometimes stained) glass.

INTERIOR: the interiors retain high quality materials and detailing throughout, including joinery, plasterwork, ironwork, stonework and glass. Much of this dates to the 1870s remodelling carried out for Jeremiah James Colman, or to the 1899 extension of the house for James Stuart.

The strangers hall' and prioress's parlour are the principal spaces surviving from the C16. The hall is an open two-storey volume retaining heavily moulded C16 timber ceiling beams. The rest of the hall is of a late C19 character, with high quality Gothic bookcases and a minstrels gallery possibly designed by Edward Boardman, and a mural showing the Fruits of the Spirit on the south wall. The mural bears the signature 'G A R and F H H, 1906', and its subject is similar to that of the stained glass on the east elevation of Norwich's Royal Arcade (George Skipper, 1899). Beneath the minstrels gallery is a gothic fireplace with relief tiles. C19 wall decoration survives beneath later wallpaper.

The parlour has a variety of different panelling, some of which dates to the early C16, including the four-centred arch surrounding the fireplace which contains the rebus of Prioress Isobel Wygun in each spandrel (the letter "Y" and a Gun indicating her surname). Other parts of the panelling have evidently been reused from elsewhere and are of C18 or C19 date. The spiral stairs in the turret at the north-east of the parlour were rebuilt in the late C19 and the walls retain their Victorian decoration. In the chambers above the parlour thick, heavily moulded C16 timbers support the ceilings.

Fireplaces survive well throughout the interior. These include a large French-Renaissance revival fire surround and overmantle in the entrance hall, with a strapwork cartouche dated 1900. The parlour range includes several finely detailed fireplaces possibly designed by Boardman in the 1870s.

Two elaborately detailed staircases survive. At the north end of the parlour range is a delicately detailed neo-Gothic staircase with a traceried balustrade and a carved lion newel post, possibly designed by Boardman in the 1870s. The (1900) stair compartment flowing from the entrance hall has a grand open-well staircase Jacobean inspired newel posts and strapwork.

Jacobean detailing is a recurring motif throughout the southern range constructed around 1900 for James Stuart (aptly). The dining room at ground floor and corresponding first floor chamber above feature wall and ceiling decoration in this style.

Stained glass from the medieval period through to the early C20 can be found incorporated into the glazing of most of the reception rooms.

The Edwardian service areas of the house survive well, often corresponding to a separate circulation pattern. These include the cellars, large ground floor kitchen, service stairs, and attic accommodation. The kitchen retains tiles and the large opening cooking stoves, as well as leaded glazing in the shape of game, livestock and fish.

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 228839

Legacy System: LBS

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Other

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Iceni Projects. Carrow Works, Norwich: Baseline Heritage Assessment on behalf of Fuel Properties (Norwich) Ltd (2021)
OS 25" Map (1888)
OS 25" Map (1914)
Undated Norwich estate map: Carrow Works (Norfolk County Record Office DS228)

Heritage Category: Listed Building

Grade: II

List Entry Number: 1478591

Date first listed: 21-Dec-2021

Statutory Address 1: Bracondale, Norwich, NR1 2EE

Location

Statutory Address: Bracondale, Norwich, NR1 2EE

The building or site itself may lie within the boundary of more than one authority.

County: Norfolk

District: Norwich (District Authority)

Parish: Non Civil Parish

National Grid Reference: TG2417607345

Summary

Lodge, gardener's cottage and former cart shed, now garage, built in 1880-1881 possibly to the designs of Edward Boardman.

Reasons for Designation

The lodge, gardener's cottage and former cart shed, now garage, built in 1880-1881 possibly to the designs of Edward Boardman is listed at Grade II for the following principal reasons:

Architectural interest:

* it is a notable example of a picturesque estate lodge and cottage in the domestic revival style with a harmonious composition of significant aesthetic quality; * the hand of an accomplished architect is everywhere evident in its design from the considered use of materials to the finely detailed architectural embellishments inspired by those of the adjacent Grade I listed Carrow Abbey; * it echoes the Tudor style of the Abbey with the diaper work, tall ornate chimney stacks and square moulded brick window surrounds, overall creating a visually arresting composition that aptly heralds the Priory beyond.

Group value:

* it has strong group value with the Grade I listed Carrow Abbey, the scheduled Carrow Priory, the Grade II listed Carrow House and Grade II* listed conservatory which, along with the nearby Grade II listed sunken garden and pet cemetery, contribute significantly to its architectural and historic context.

History

The historical development of the Carrow Works site in Norwich, until 2020 the former home of Colman's, one of the world's oldest condiment milling producers, dates back to 1146 when King Stephen granted land in Carhowe (Carrow) to the nuns of the Church of St Mary and St John for the founding of a Benedictine priory (scheduled and listed Grade I). After the Dissolution most of the priory fell into ruin with the exception of the prioress's house which came to be known as Carrow Abbey. The priory estate passed through various hands, being acquired in 1811 by Philip Martineau, an eminent Norwich surgeon. In 1850, land immediately to the north of the Carrow Abbey estate was purchased by the successful mustard, flour and starch milling business of J and J Colman Ltd from the Norfolk Railway Company. Along with developing the factory complex, J J Colman also extensively rebuilt a mid-C19 villa on the site between 1860 and 1861, turning it into a family home called Carrow House (Grade II). The work is thought to have been carried out by the Norwich architect Edward Boardman (1833-1910).

During the late C19 J and J Colman Ltd systematically acquired adjoining parcels of land on which to expand, including the purchase of the Carrow estate from the Martineau family in 1878. By 1926, the premises had expanded to cover some 50 acres and had a frontage of nearly a mile along the River Wensum. While mustard, flour, starch and laundry blue were still the main products produced at Carrow, Colman's had started producing "Patent" barley, "Patent" groats and "Waverley" oats in 1925 following the acquisition of rival mustard maker and cereal producer Keen Robinson in 1903. In 1938 Colman's merged with Reckitt and Sons Ltd, a firm producing household products such as polish and bleach, to form Reckitt and Colman Ltd. In 1995, the mustard and condiment side of Reckitt and Colman Ltd was sold to Unilever, while Robinson's was acquired by Britvic. In 2017, Britvic announced it would close its Carrow Works factory in 2019, prompting Unilever to review its own future on the site, which led to a decision to cease production in 2020.

On the domestic side, Carrow Abbey was remodelled and extended between 1899 and 1909 by Edward Boardman for James and Laura Stuart (the eldest daughter of J J Colman). It is likely that Boardman also designed a range of ancillary buildings within the immediate vicinity of Carrow Abbey, including a dwelling known as Stable Cottage around 1909 and, earlier in 1880-1881, the lodge, gardener's cottage and former cart shed. Edward Boardman founded the prominent Norwich-based architectural practice Edward Boardman and Sons; and his son, Edward Thomas Boardman (1861-1950) later joined the practice. Edward Boardman was a prolific architect, designing and restoring country houses, public buildings and churches in the area of Norwich, including the Norfolk and Norwich Hospital (Grade II), the former Primitive Methodist Chapel and Sunday School in Queens Road (both Grade II), and converting Norwich Castle into a museum. His son was principally responsible for the buildings designed by the practice in the Edwardian period and he later became Lord Mayor of Norwich in 1905 and High Sheriff of Norfolk in 1933. Boardman and Sons have over thirty listed buildings to their name.

The lodge, gardener's cottage and former cart shed is depicted on the first edition Ordnance Survey (OS) map of 1880 as three ranges: the lodge to the west, the adjoining cottage in the middle, and an enclosed yard with the cart shed to the east. By the second edition OS map of 1907, a parallel range had been added to the west side of the cart shed; and by the third edition map of 1928 a parallel range with a glazed roof had been added to the east side of the cottage. It appears that between 1907 and 1928, the ground floor of the cottage was gutted and the east external wall removed to create a large space, probably to house garden vehicles or machinery. At some point between 1928 and the current OS map, the parallel range added to the cart shed was removed and the original openings replaced with garage doors.

Details

Lodge, gardener's cottage and former cart shed, now garage, built in 1880-1881 possibly to the designs of Edward Boardman.

MATERIALS: the lodge is constructed of red brick laid in Flemish bond and the cottage and former cart shed are constructed of a mixture of flint nodules and knapped flint laid randomly; all have moulded brick dressings and roofs clad in plain red clay tiles.

PLAN: the group of buildings is situated to the south-west of Carrow Abbey. It consists of three approximately rectangular parallel ranges: the lodge to the west, the adjoining cottage in the middle, and a yard enclosed by a flint wall along the south side with a former cart shed, now garage, to the east.

EXTERIOR: the buildings are in a domestic revival style with a Tudoresque character. The one-and-a-half storey lodge has a half-hipped roof with decorative bargeboards pierced by trefoils and a short cross wing at the south end. The roofs are surmounted by ridge cresting, terracotta finials and two very tall octagonal chimney stacks on broached bases with moulded brick cornices. A small, flat-roofed C20 dormer window has been inserted at the south end of the roof. The west-facing, three-bay façade is almost symmetrical but with subtle differences. The projecting gabled porch in the central entrance bay has a pointed arch with spandrels pierced by quatrefoils and trefoils. The gable is further embellished by similarly pierced bargeboards, and is supported by four chamfered timber posts on broached bases. The double-leaf, three-centred arch door has glazed upper panels, and is set within a moulded brick surround with a Tudor hoodmould. It is flanked by canted bay windows with wooden mullions and casement windows; that on the left is set within a gabled bay and that on the right within a half-hipped gabled bay, both with the same decorative treatment as the other gables.

The gable ends are lit by four-light casement windows under Tudor hoodmoulds, and the wall above is pierced by terracotta quatrefoils in a diamond opening. The cross wing on the south side is lit by a similar casement window. Adjoining the left (east) side of the north gable end is a tall red brick wall enclosing a small service yard containing an outside WC and steps down to the cellar. The rear (east) wall is the party wall between the lodge and cottage.

The cottage has one and a half storeys under a steeply pitched hipped roof, with exposed rafter feet, which slopes down to ground-floor level. It has the same cresting and finials as the lodge and is dominated on the north gable end by a projecting gable decorated with flint diaper work. A pair of very tall octagonal chimney stacks on broached bases rise through the top of the gable. The ground floor is lit by two pairs of four-light casement windows in horizontal blocked brick surrounds with moulded brick sills and lintels. Below the right window is a low brick projection under a corrugated iron covering, added in the C20. The south gable end is lit by a horizontal three-light window in a blocked brick surround. The east wall of the cottage was removed at some point between 1907 and 1928 and the roof supported by a girder and two posts. The additional parallel range added at this time is constructed of brick and has a glazed hipped roof with a raised ventilation ridge. Full-height, sliding, vertical plank doors with upper glass panes take up most of the width of the elevation.

The former cart shed is a single-storey range with brick quoins under a half-hipped roof with the same exposed rafter feet, bargeboards, cresting and pair of chimney stacks rising through the ridge as already described. The long east elevation has, on the left, a vertical plank door in a depressed arch surround with blocked brick jambs. To the right are three small, recessed, horizontal windows directly under the eaves. The gable ends are lit by four-light windows in blocked brick surrounds with Tudor hoodmoulds. The long west elevation has a shallow projection containing three C20 garage doors, and a three-light wedge dormer, inserted in the C20. At the south end is a small, flat-roofed brick extension with a door and window, added around the mid-C20. The yard between the garage and cottage is paved in granite setts. **INTERIOR:** the lodge retains its original floor plan and numerous fixtures and fittings, including the skirting boards, picture rails and four-panel doors, although none of the fireplaces survive. The small entrance hall contains the staircase and is flanked by two reception rooms lit by the canted bays which are framed by panelled openings. The two rooms at the rear retain fitted cupboards: in the south-east room these have panelled doors and flank the chimneybreast; and the kitchen in the north-east corner has a larder with shelves. The straight flight of stairs has winders at the top, a panelled soffit, closed string with stick balusters, and turned newel posts on square blocks with ball finials. The attic is in a dilapidated condition. It contains two rooms in which the walls and ceiling are lined in horizontal timber cladding, some of it falling away.

The ground floor of the cottage has been opened up into a large space for storing machinery/ equipment and retains no historic fixtures or fittings apart from the steep staircase on the south side. This has closed timber balusters and square newel posts, and leads up to the attic which has tie beams and two side purlins.

The floor of the former cart shed is laid in stone setts and has a king post roof with diagonal braces. The small room at the south end retains a plank and batten door with a latch handle, and a plain wooden fireplace surround flanked by built-in cupboards with panelled doors, although the lower cupboard on the right hand side has been removed.

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