

Proposed Work	Your objective	Significance of affected fabric	Assessing beneficial impact	Assessing harmful impact	Proposed Solution
Re-roofing a grade II listed seventeenth-century vernacular Ty Pair & Cart Shed using similar slates and introducing insulation.	To make good a severely defective roof and improve the energy efficiency of the building.	There is no original roof on the original building.	Ensures the building is dry, removes the modern agricultural tin and enables a sustained future use.	None	Design work to minimise impact, reuse existing slates where possible and ensure best match for new ones. Accommodate insulation material within existing eaves profile.
Re-building stone walls and re-pointing in lime mortar	To make good unstable walls, enhance aesthetics and make weather proof	The building will retain its original look and layout.	Ensures the longevity of the building and allows it to breathe.	lime mortar may look new, danger of walls looking too straight.	Analyse the lime mortar to match colour and consistency. Build walls by eye and not with modern tools
Remove and re-lay stone floors	To make good an uneven floor, minimise the possibilities of damp penetration.	The stone floor looks original to the cart shed c17th and will make an important positive contribution. The Ty pair floor has no significance.	Enhances the look and appearance of the building.	Danger of flattening the floor and over pointing.	Ensure pointing is slightly recessed to maximise slab size, this will help retain an uneven surface

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Demolition of an internal wall and the insertion of a doorway	To enable free movement around the building	The proposed internal wall is an addition to the cart shed (not tied in) but is aesthetically pleasing. The insertion of a door way through the ty pair external wall is of significance as is original	The redevelopment of the ty pair and cart shed will enhance its appearance and improves its options for future use.	Loss of some original fabric and changes the floor layout of the building	Ensure design of the doorway has minimal effect on fireplace and overall setting.
Introduction of heating system	Install an air source heat pump and underfloor heating	The stone floor looks original to the cart shed c17th and will make an important positive contribution. The Ty pair floor has no significance.	The introduction of under floor heating will allow the building to be constantly used and improves its options for future use.	Insertion of modern equipment to a C17th building. Excavation of original floor levels. Loss of archaeology	Fit equipment out of eyesight if possible. All excavations to have a watching brief.
Introduction of electrical services	Introduction of lights, sockets and wifi connections	Main external stone walls are of significance.	The introduction of electrics will enhance the use of the building and its longevity.	Loss of some original fabric through drilling, introducing a modern service to an old building	Install cables out of sight wherever possible. Use agricultural conduit when appropriate.
Introduce new joinery to openings (windows, shutters and doors)	Allow as much light into the building whilst keeping it secure	There is no original joinery within the building	The introduction of joinery will enhance the appearance of the building, ensures the building is kept dry and supplies security	Will significantly change the appearance of the building.	Ensure the design is in keeping with other farm buildings in the area and enhances the whole setting.