

LOUDWATER BARN. LOUDWATER FARM ESTATE. WD3 4HG
HISTORIC BUILDING ASSESSMENT
DESIGN AND ACCESS

SITE DATA

Loudwater Barn, 35m North of Loudwater Farm House, Loudwater Lane, Rickmansworth.
Grade 2. Class 3 use.
Entry i.d. No. 1100855 (3/oct1985)
Legacy ID. 158831
TQ 05542 96122

SUMMARY

Part of the Loudwater Farm (locally listed) group of buildings of residential and commercial use Class 3, Loudwater Barn functions as a Community Meeting Hall.

Repairs (B.S.7913 2014) are now required to the structure's fabric; clay roof tiling, timber cladding/weatherboard and timber frame members to prevent further water ingress damage and deterioration of functional usage within.

Planning Background (NPPF)

Previous T.R.D.C. Planning Decision Notices.
08/1908/FUL Change use 3 approved 14/oct/2008.
06/1120/LBC repairs LBC work approved 4/sept/2006.

SITE/DESCRIPTION

Barn C 17. Timber frame on brick base, renewed and cemented. Weatherboard. Clay tiled roof. 5 bays with 2 bay gabled midstretey facing house. Gabled central bay with entrance away from house. Inserted windows. Flint and brick lean-to addition to left facing house. Interior; curved braces from jowled posts to tie beams and wallplates. Queen struts to collars clasping purlins, curved windbraces.

PROPOSAL/CONDITIONS REPORT (enclosed)

Conditions report recommendations;

Like-for-like Fabric repairs and upgrade of existing Internal services to B.S. regulations.

The development proposals are limited to:

1/ Conservation repairs (B.S.7913 2014) to the fabric consisting,

Re-lay existing clay roof tiles on insulated under-felting

Re-lay existing timber weatherboard on insulated under-felting

Small Scarf Repair to damaged timber frame sections

Improval of drainage and surface water dispersal.

2/ Energy efficiency retro-fit of existing internal services to Meeting room function usage.

Toilet block renew existing w.c. services to B.S. standard.

Kitchenette renew existing services to B.S. standards.

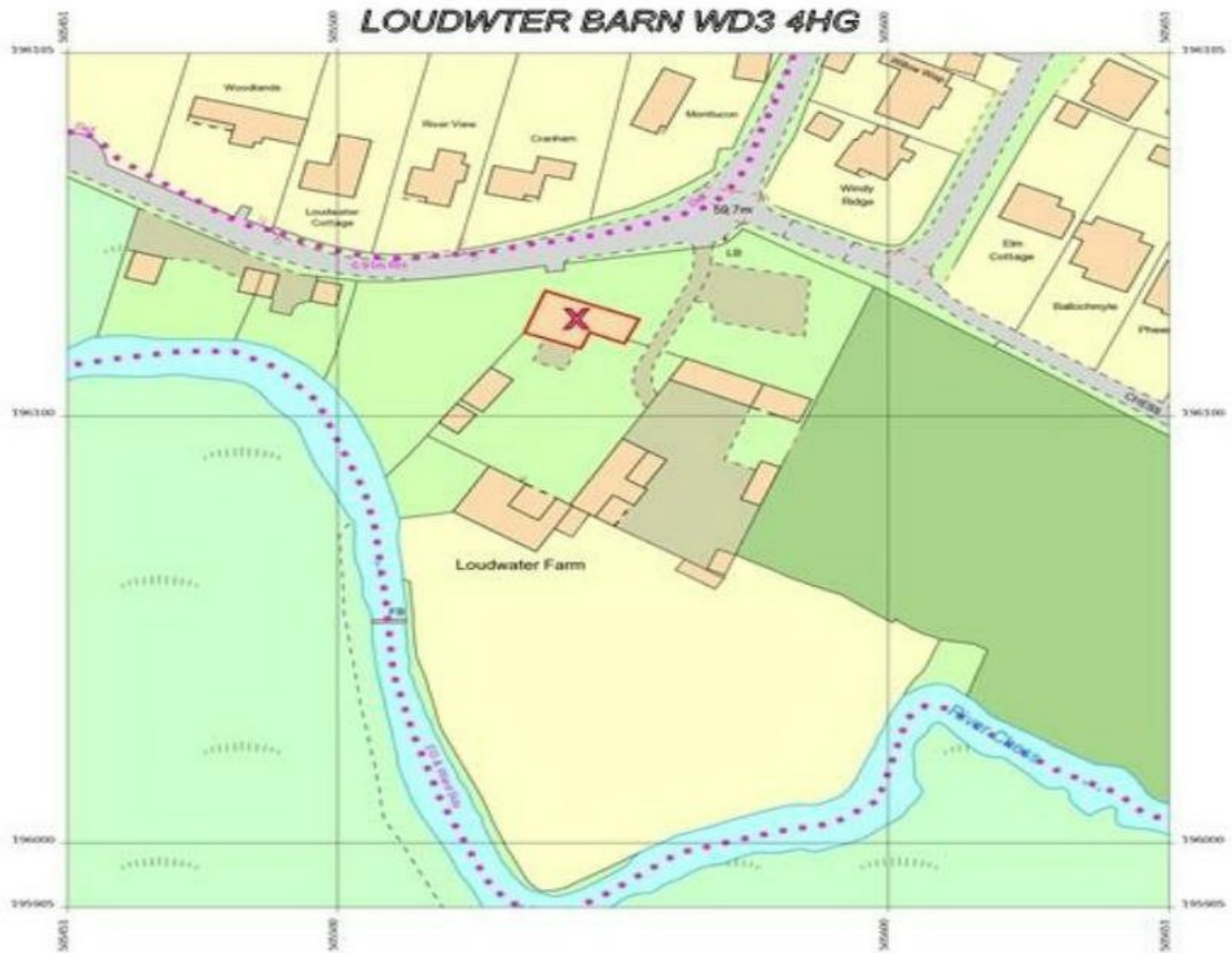
3/ Improve disability ramp access to all areas.

CONCLUSIONS

The significance and setting of the structure are clearly of highest standard and relevance.

The works proposals would have the desired positive impact in preserving this important structure and setting whilst securing its continuous functional usage in the community.

Titmus j.



Produced 23 Mar 2021 from the Ordnance Survey MasterMap (Topography) Database and incorporating surveyed revision available at this date.

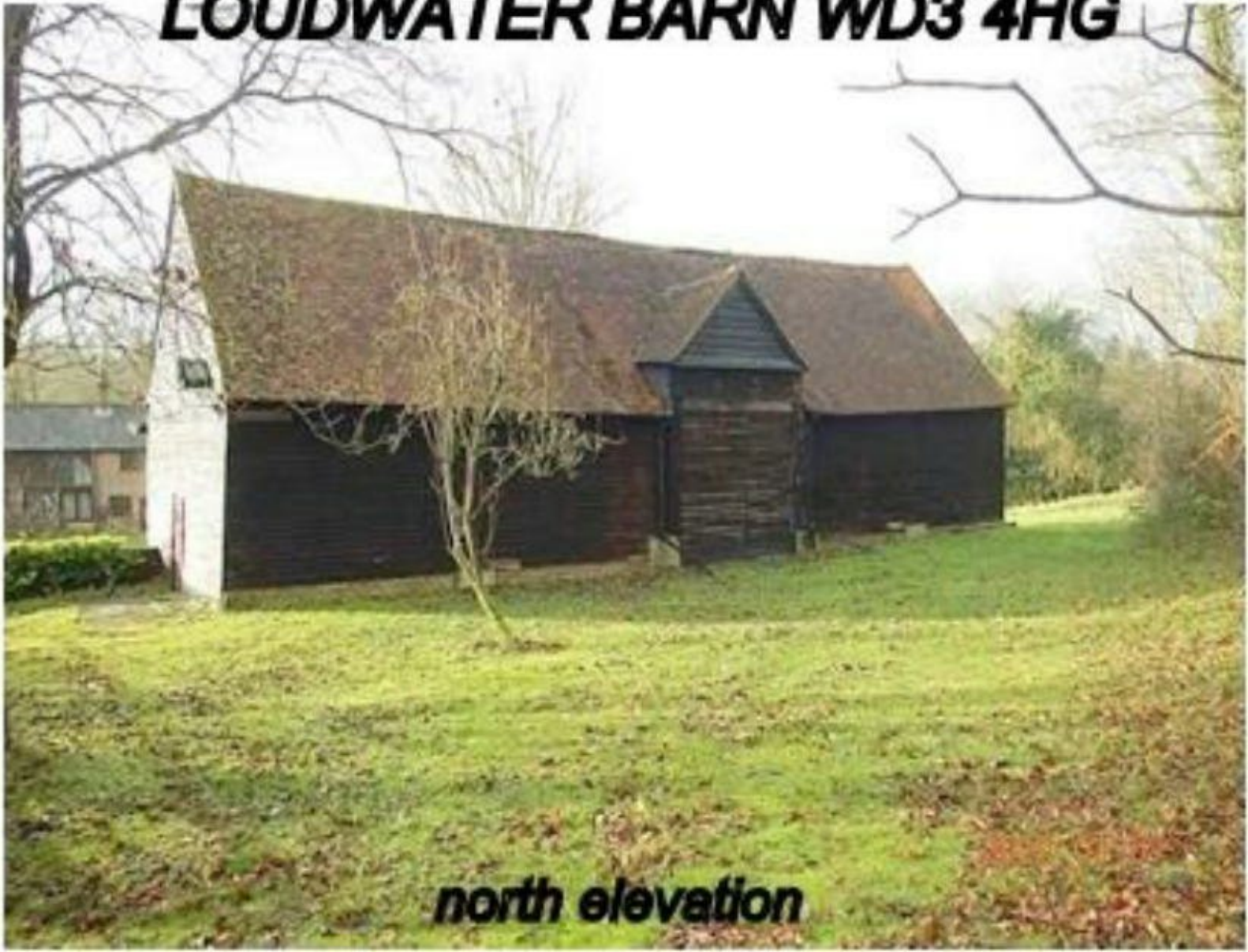
The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a



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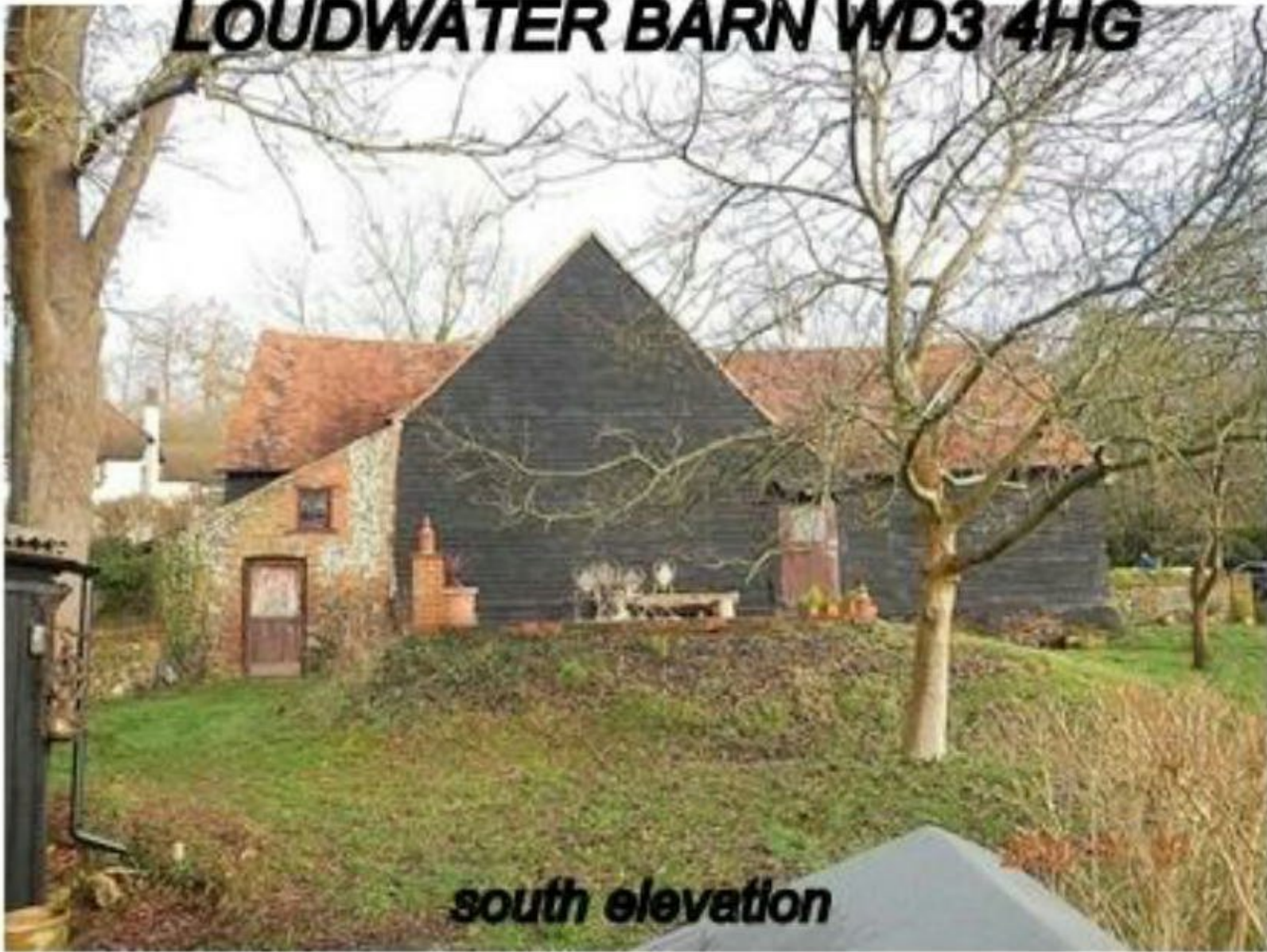


north elevation



east elevation

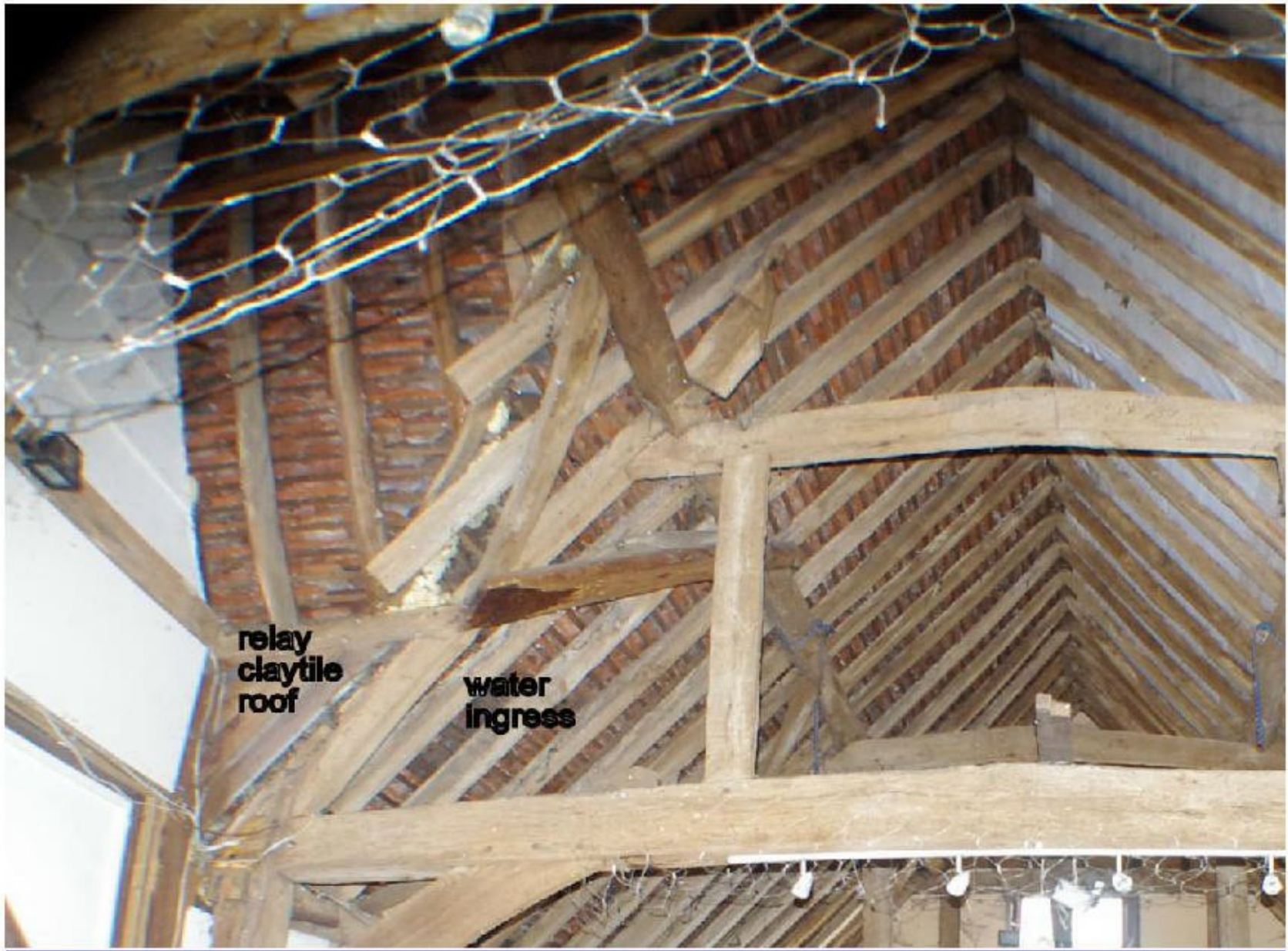
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community meeting room









PLATES:

- 1/ LOCATION MAP + PREVIOUS TRDC PLANNING
- 2/ NORTH + EAST ELEVATIONS
- 3/ SOUTH + WEST ELEVATIONS
- 4/ COMMUNITY MEETING ROOM
- 5/ INTERNAL ROOF WATER INGRESS X 2
- 6/ FABRIC REPAIR/ACCESS RAMPS/SURFACE+RAINWATER DISPERSAL
- 7/ CART ENTRANCE DOORS.

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Historic Recording Surveys Planning Specification Project Management Scaled Drawings

