

SUN COTTAGE, 18 CHURCH ST, BARFORD, WARWICKSHIRE, CV35 8EN

HERITAGE STATEMENT

DESCRIPTION OF HERITAGE ASSET

Sun Cottage, thought to have been constructed in the early 19th century is a double fronted cottage located in a prominent position within the streetscape of Church Street. It has been pebble dashed at some time in its history on the front and side, other than this it appears to retain a high degree of originality to its front elevation. It was extended to the rear with a two storey wing, sometime during the Victorian period, and furthermore a recent single storey extension has been added in the 21st century. The original rear extension is of cream painted brick, whilst the 21st century extension is of period reclaimed brick.

The rear garden to the property is very private with no properties to the rear.

ASSESSMENT OF IMPACT

The planning submission is looking to add a second storey extension to the rear elevation, located over the existing first storey extension. The existing second storey layout has three bedrooms, one of which has an en-suite W.C. There are also two bathrooms. The new extension would create a fourth bedroom providing more space and an improved, more balanced layout to the second storey. The proposed extension would remove one of the windows from one of the existing bedrooms, this would be mitigated by the removal of the existing chimney and partition wall in this room, the addition of two roof light windows and a slightly enlarged rear elevation window.

MITIGATION OF IMPACT

The proposed second storey extension will be 'set in' from the rear external corner of the original building by 1.85m, therefore substantially reducing its impact. The use of reclaimed brick is proposed for the extension, along with clay roof tiles to match the existing property. White painted timber windows to match the existing style to the rear of the property will be incorporated, along with matching guttering. A gable roof will be added, matching the pitch of the existing, whilst adding to the slightly eclectic second storey roof lines of the existing rear elevations. It also reflects the history of the building, with different elements being added at different times.