

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

HERITAGE STATEMENT

19/08/2021

DESCRIPTION OF HERITAGE ASSET

Sun Cottage is a Grade II listed building situated within a conservation area within the heart of Barford. It was first listed on the 23rd January 1987 and its list entry number is 1035240. The Historic England details of the property are as follows:

Circa early C19 house with painted rough render façade. Rendered stone plinth. Steeply pitched plain tile roof with gabled ends. Eave's cornice. Two storeys, three bays. Two steps up to ornate central entrance door of five panels, three with linenfold carving and two glazed, rectangular stained-glass fanlights above. Carved pilastered doorcase with corbels supporting pedimented hood. Carved fruit and foliage, also face of "sun god" in pediment. To either side of doorway are splayed bay windows with glazing bars. At first floor are three pairs of casements with cross glazing bars. Two brick ridge chimney stacks at gables. Interior: chamfered ceiling beams.

Listing NGR: SP2699060785

Following on from the listed description the property was extended to the rear with a two-storey wing. Its architectural design suggests mid Victorian, Circa 1860/1870. This extension is approximately 40% of the width of the original building and it projects 5.4m into the rear garden. The pitch of the roof runs parallel to the main building, creating a valley between the original roof and this later addition. This element of the building is cream painted brickwork, as is the rear of the original building.

A later single storey rear extension was added in 2013. This extension, constructed in reclaimed brick with a flat lead roof fills the remaining 'gap' at the rear of the original building between the Victorian extension and the end of the original building.

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 constructed in 2013. 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 the bedroom located in the later Victorian wing, however the loss of light in this part of the building would be mitigated by the removal of the internal wall between the bedroom and the adjacent 'playroom', also located in the Victorian wing, with the addition of the two rooflight windows and a slightly enlarged rear elevation window.

There are two windows on the upper level of the original rear façade, and these would be affected as follows, one window would be removed, and the opening enlarged to create an entrance way into the proposed bedroom (light levels in the existing landing area would be maintained by the use of 'light tunnels' incorporated into the structure of the proposed new roof). The remaining window would be retained but reduced in width to allow the construction of the proposed bedroom side wall. Tiles from the rear of the original buildings roof would be removed to allow for the new roof structure to tie into the existing roof, however the actual roof structure itself will remain intact.

MITIGATION OF IMPACT

The proposed second storey extension is located to the rear of the building and has an extremely limited impact on any internal aspect of the original Georgian building. The elements of this property which determined its Grade II listing are directly related in the majority to the front façade of the building, with references to the gable end and internal beams. None of these elements of the building will be affected by the proposed additions and furthermore:

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.