
HERITAGE & DESIGN & ACCESS STATEMENT IN CONNECTION WITH THE PROPOSAL TO CONSTRUCT A SINGLE STOREY REAR EXTENSION, NEW GARAGE & REFURBISHED OUTBUILDING & ANCILLARY EXTERNAL WORKS AT No 44 CHURCH ST BARFORD CV35 8EN for Mr Colin Beasley

Refer to attached drawings 2021-1653- 2A, 3D, 4F, 5G, 6H, 8B, 11, 14B, 15 & 20.

Heritage Asset

This grade 2 listed building is one of several in this part of Church St in Barford and is described by Historic England legacy reference 307918 & NGR reference SP 2707060814 *C17 timber framed cottage with render infill panels. Steeply pitched plain tile roof with gable ends. Two storeys , two bays. Central 4 panel door, pair of C19 casements to east, pair of single modern casements to west of door. Two pairs of C19 casements to first floor. Two brick ridge chimney stacks.*

Listed Building Consent W/21/0602/LB was granted for the main house on 25.11.2021 and this application is for a proposed single storey rear extension, a garage, refurbishment of the existing outbuilding and ancillary external works. There appears to have been very little alteration or extension to this building over hundreds of years and the neighbours on both the east and west sides, are relatively modern. Whilst the neighbour at No 42 is built tight to the back-of-pavement line, No 44 has a front garden with an average depth of 3m with planting and paving. One of the most attractive assets of this part of Barford is the huge variety of properties displaying numerous styles, colours, overall heights and finishes. The only proposed alteration to the frontage (north) is to reinstate the metal railings on the existing brick plinth

Assessment of Impact

The cottage is very shallow (less than 4m) in depth and the proposal is to retain the overall shape on plan and section but provide a small single storey rear extension to create a small Garden Room.

In this part of Barford there is an abundance of buildings located well behind any "building line" and could be considered as "backland development" but this only adds to the charm of the Village. No 44 has a rear garden in excess of 50 m and it is proposed to build a new double garage in this garden since there is vehicular access from the

highway on the west side of No 42, to the rear. This arrangement of rear Garages already exists for No 42

In this rear garden there is a small detached Outbuilding approx. 2.5m wide x 5m long with brick walls and a timber pitched roof clad in asbestos corrugated sheeting. It is proposed to reclad the roof with reclaimed plain tiling and refurbish internally such that it could be used as a Study . The existing brick paviers will be retained but relaid on a waterproof concrete base and the internal face of the single skin brick walls will be lined with insulating plasterboard whilst still retaining the brick arched niches. The refurbishment of this Outbuilding, together with the new Garage will enhance the southern part of this cottage. At the rear there is an existing dwarf wall /hedge / gate/ fence and it is proposed to replace these with a new brick wall from A—B—C (shown on drawing 14B) built at the same height to match the existing garden wall separating the gardens of No 46 & 44. Similarly, the existing timber fence on the western boundary with No 42, will be replaced with a 1.8m reclaimed facing brick wall.

Mitigation of Impact

The design of the rear extension will be of a sufficient small scale as not to damage the character of the existing cottage or have any adverse effect upon neighbouring properties . The concept has been that it should not try to “match” the existing building but should be seen as a foil, whilst still being in sympathy with the main house. Brick walls will be built of reclaimed materials to match the existing.

In contrast, the sliding / folding doors and rooflight will be built in powder coated aluminium framing and thin double glazing. The flat roof will be built of insulated metal sheets .

Traditional detailing at the eaves and verge will include exposed rafter feet, metal gutters on adjustable metal brackets etc for the proposed new Garage and Outbuilding.

The extension will be built to current Building Regulation standards and it is proposed to upgrade the thermal insulation of walls, floors and roof elements of the existing cottage.

CONCLUSION

Having had very little work done by way of enhancement, the proposals will enhance the facilities to this Cottage and will enable it to survive for a further few hundred years and contribute to the heritage asset of this Village.

Heritage Statement 05.12.2021

