

HERITAGE STATEMENT

To be read in Conjunction Design and Access Statement

Proposals for change of use and Alterations to Roadside Barn

to

New Street Farm, Standon, Hertfordshire SG11 1PJ

On behalf of J W Smith & Sons



Site Photo 1: North and East Elevation

Introduction

The National Planning Policy Framework states:

“In determining applications, Local Planning Authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets significance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum, the relevant Historic Environment Record should have been consulted and the heritage assets assessed using appropriate expertise where necessary...”

1 Assessment of heritage significance

1.1 Assessment of heritage assets including the setting.

The Road Side Barn lies adjacent to the A120 to the West side of Standon.

The Barn is to East side of New Street Farm House is Listed Grade 11 due to its close proximity the barn is curtilage and it does contribute to the setting of the farmhouse and the adjoining brick walls which are also listed.

The Barn and New Street Farm House are in the Standon Conservation Area.

The Main House. Named in the Listing New Street House Grade II EH building ID *TL3931422551*

is described as follows:

*Standon
TL 39 22 STANDON KENT'S LANE
(south side)*

7/24 New Street House

24.1.67

GV II

Farmhouse, now a house and farm office. Early C18 eroded stone panel over door said to have the date '1749' but house is stylistically of c1700). Extended to a square plan after 1843 for Duke of Wellington. Red brick with random blue headers. Extension in lighter red brick. Old red tile roofs. A formal L-shaped house of 2 storeys and attics facing E, with rear wing facing garden on S, and matching 2-storeys C19 additions in the angle making the plan square. Symmetrical 5 windows E front with chamfered plinth, floor band, central panelled door with a plain fanlight under a segmental brick arch, date panel over door and flush box sash windows with moulded frames and 6/6 panes (margin lights to ground floor sashes), under segmental brick arches. 2 semi-octagonal C19 one storey bay windows on S front with decorative tiles set in parapet with roll-moulded coping over arched French windows. Conservatory to W. Asymmetrical N front with gable parapets and door into N end of E range with pilastered Tuscan doorcase with dentil frieze and modillion

cornice on small brackets. The name is taken from the adjacent road which was New Street in the C13.

Listing NGR: TL3931422551

Also in the Farm Yard 55m SSE of the House there is a Listed Grade 11 Granary. The listing is as follows

*Standon
TL 39 22 STANDON KENT'S LANE
(south side)*

*7/25 Granary at New Street Farm
(55m SSE of house)*

GV II

Granary. C18. Timber frame with dark weatherboarding and slated pyramidal roof with vane in the shape of a horse. Square, 2-storeys large granary on 4 x 4 dressed stone staddels. Door central on W with small sash window over to light axial stair. Bins on 1st floor reached by steep internal stair. Small louvred openings to upper floor on sides. The boarding has a roll worked on its lower edges.

Listing NGR: TL3932822497

In the Conservation area appraisal, the Barn is described as follows

6.63. Agricultural barn on road frontage to east of New Street House and farm office. This long single storey late 19th century agricultural barn, of red brick Flemish bond construction and with slate roof is an important and distinctive feature. It has been sensitively rebuilt in part following demolition by road accident. It is protected by virtue of being of being pre 1948 and in the curtilage of a Listed Building.

Picture 9 – 19th century agricultural barn, important element in approach to village, sensitively rebuilt in part.

6.64. Other distinctive features that make an important architectural or historic contribution. The following walls add to the character of this part of the Conservation Area -6.65. Wall between New Street Farm Cottage and New Street House and farm office. Constructed of brick and flint up to about 2.5m in height, this wall is an important feature protected from demolition without consent, virtue of its height.



Site Photo 2: North Elevation



Site Photo 3: West Elevation



Site Photo 4: South Elevation



Site Photo 5: East Elevation

The intention is to add a new glazed screen and repair the Cart Lodge section to the Road side Barn. There is also a planning application for Change of Use. With the alterations and change of use this will ensure the desirability and long-term maintenance of the Barn. The glazed screen will overlook the attractive gravel Courtyard space to the South.

This will retain the tranquil feeling of the former farmyard.



Site Photo 6: South Elevation view



Site Photo 7: South Elevation view

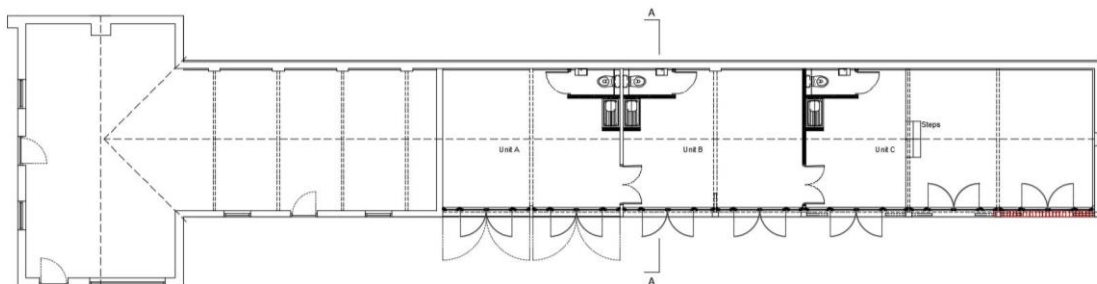
Western section of the Roadside barn was rebuilt in 2007 after a traffic accident. The Road side barn is not mentioned on the listing but is acknowledged as of merit in the Conservation area description.
The Cart Lodges are currently under used.



Site Photo 8: Interior view



Site Photo 9: Interior view



Proposed Site Plan

Assessment of impact

The Intention is to repair, add glazed screen and change the use of the Road Side Barn (Cart Lodge) . This will reuse an underused building and ensure it long-term preservation.

The addition of the South Glazed Screen although a new element could be removed in the future, but it significantly improves the options to use the building. The form of the Cart Lodge is fully retained.

The change of use will result in the external brick wall being fully repaired.

The setting of New Street Farm House is unchanged. The conservation area is also unchanged. The development therefore has a minimal harm and impact on the listed building and Conservation area.

It is a sensitive development that is respectful in scale and manner.



Proposed Elevations

Mitigation

The repair and new use of the Road side barn is beneficial to the building. It becomes a desirable space to work in. The different Class uses will give the client options. The improvements will not affect the operation of New Street Farm. The change of use gives employment opportunities.

18th October 2023
Hox Design Architects