

Design & Access / Heritage statement

15 Church road, Alrewas DE13 7BT (Barleycorn cottage)



This design and access statement has been prepared in support of an application for a new sun room to the rear of the cottage, and replacement windows.

The Application Site

The dwelling is located at the junction of Cotton close and Church Rd, at the West side of the village. Situated within the Alrewas conservation area and directly opposite All Saints church.

Cotton close is directly adjacent 15 Park Rd, and specifically abounds the original Mill, which was converted into dwellings at the time of the new Cotton close development.



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Listing

Grade: II

Source: Historic England

Source ID: 1038910

English Heritage Legacy ID: 272489

Entry Name: 19, Church Road

Listing Date: 20 November 1986

Grade: II

Source: Historic England

Source ID: 1374247

English Heritage Legacy ID: 272490

Entry Name: 21, Church Road

Listing Date: 20 November 1986

Grade: II

Source: Historic England

Source ID: 1038911

English Heritage Legacy ID: 272491

Entry Name: Riverway Cottage

Listing Date: 20 November 1986

Grade: II

Source: Historic England

Source ID: 1178240

English Heritage Legacy ID: 272529

There are a number of listed properties within the vicinity of 15 Church Rd. These include the domestic dwellings, as listed above. Whilst this application takes note of these, they remain we believe unaffected since the proposal is for direct window replacement and replacement of the existing conservatory- thereby causing little or no impact on the adjacent properties.

The Application Proposals

A planning and listed building application is sought to provide single storey extension to the rear (replacing the conservatory and to form a sun room). Replacement of a number of existing windows with timber framed, double glazed casement windows.

Pre-app

A pre-app was not submitted, and this application is considered a maintenance issue rather than change of the heritage fabric.

Layout

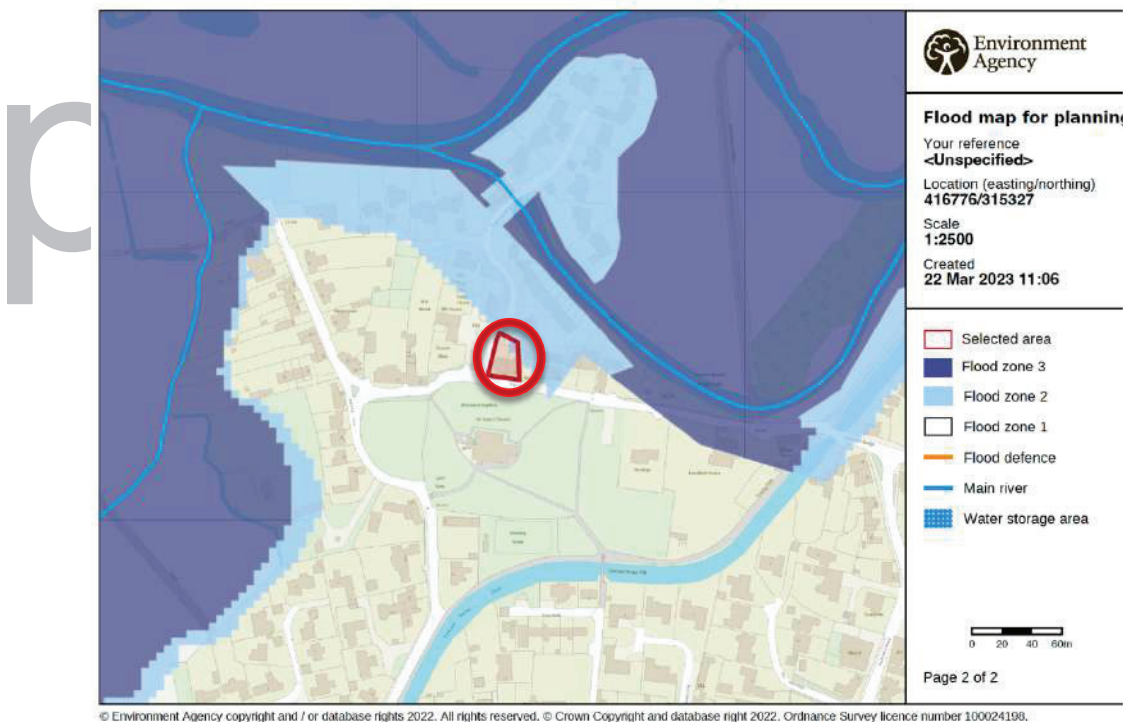
The proposals seek to retain the existing footprint of the conservatory but replace it with a more thermally efficient structure. Similarly the windows are old and as such replacement is warranted.

Access

Primary access is retained as per existing access from the Highway, parking remains unaffected. There are no changes to the current access to the dwelling from the access road.

Flood Risk

The risk of flooding at the site is shown to be zone 1 according to the Governments flood warning information service. The land level and location of the extension is such that this risk would not be increased by further development of the site.



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Heritage Value

SK 1615-1715 ALREWAS C.P. CHURCH ROAD (North side) 9/3 - No. 13 (Barleycorn Cottage) and No. 15

GV II House, now divided into two. C17, remodelled in the C18 with later additions. Red brick replaces much of the earlier timber framing; plain tile roof; brick integral end stack and ridge stack. Formerly a 3-framed bay baffle-entry house aligned east-west facing south, an extension wing on a north-south alignment was added to the south side of the west bay, in the early C19. One storey and attic with dentilled eaves band. Main range to the right, projecting gabled wing to the left; 2:2 windows, casements with segmental heads. Main range has a central door, the

wing has a blocked door to the left and a central integral end stack. Interior: the central bay has a large open fireplace and an ovolo-moulded spine beam; exposed wall framing, 3 square panels to eaves level.

Impact Assessment

Regarding impact upon adjacent listed buildings we would view the proposals as having little or no impact upon either the fabric or view of each.

Identification and description of all heritage assets on or around the site

There are 3 separately identified listed buildings near to the site, and all are beyond either views of the site or with minimal impact, all are listed and mapped above.

Effect of the proposals on the Heritage asset

We believe the proposals have very little/no impact upon the listed buildings however the benefits to the homeowners are huge, in terms of thermal efficiency of the building envelope.

Are the works reversible whole or in part?

The works are reversible however it is unlikely that it would be necessary as there are no changes which would impact the listed buildings.

Is the harm offset or outweighed by any public benefits?

There are no benefits to the public however there are benefits to the inhabitants.

Trees & Ecology

There are no trees to the site.

Summary

We believe there are no heritage impediments to the principle of a sensitive window replacement along with the replacement of the conservatory.

planning

Compiled by

Debbie Glancy
Architect BA (Hons) BSc. DipArch RIBA
For and on behalf of **Alrewas Architecture**

22.03.23