

Design, Access, and Heritage Statement

Logie Cottage
46 Barton Road
Haslingfield
Cambridge CB23 1LL

Official List Entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1127761

Date first listed: 30-May-1985

List Entry Name: LOGIE COTTAGE

Statutory Address: LOGIE COTTAGE, 46, BARTON ROAD

Background

A Grade II listed building at 46 Barton Road, Haslingfield, Cambridge CB23 1LL suffered internal and external damage due to flood water in December 2023.

The flood water caused damage to the internal wall plaster and front elevation of the external wall.

A survey of the building was carried out in January 2024. It was decided that remedial works would potentially cause more damage to the historic fabric than leaving the materials to fully dry and return to their originally state prior to the flood. The building is situated in close proximity to the nearby Barton Road, laying lower than the road and is therefore subject to flood water when surface water runs off the road and collects at the base of the front external wall. The resultant damp conditions have caused the clunch external wall to deteriorate.

Proposal

Note: To be read in conjunction with Schedule of Works and associated drawings.

To counter the potential for further damage, it is proposed that the existing paved path to the front door and timber picket fence is removed, and two low level brick walls are constructed at the front of the house along with two drainage channels to help ensure surface water is directed away from the building and into the garden to the rear of the building.

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The proposed works concentrate on the front and right-hand side of the external landscaped area of the building and no works are planned to the main building itself.

Outline Schedule of Works

Subject to approval, it is envisaged that the necessary remedial works will involve the following:

- Removal of the existing concrete flagstone path to the front door.
- Removal of the existing timber picket fence and gate to front elevation.
- Installation of a buff-coloured clay brick retaining wall with weathered coping in Flemish Bond (approximately 215mm deep x 900mm with foundation to replace the existing picket fence to front elevation.
- Installation of second low-level retaining brick wall (non-visible from the roadside) with foundation, approximately 200-350mm from front elevation.
- Installation of new flagstone paving between boundary wall and low-level wall.
- Installation of separate ground drainage channels either side of the inner low-level brick wall.
- Drainage channels to connect underground to the right side of the property and terminate into new/existing soakaway in rear garden.

- NB Exact low-level wall location to be determined by the potential water run-off from the thatch roof.

All proposed new works will be as per the existing style, layout, dimensions, colour, and material to complement the existing surroundings.

Heritage Features on the Existing Site

Logie Cottage

Detached cottage. Late C18. Timber-framed, plaster rendered on brick plinth with clunch walls. Pitched longstraw thatch roof and single flue projecting end chimney stack. One storey and attic. Two swept dormers. Two C19 casements on either side of doorway. C20 flat roof extension to rear. C20 lean-to extension to north elevation.

Listing NGR: TL4035652860

Details of how access issues will be addressed

No change.

Details of the layout of proposed development

As Outline Schedule of Works.

Details of the scale/appearance of the proposed development

No change is proposed to the internal or external appearance of the building itself. The proposed new wall will not exceed the height of the current timber picket fence to the front elevation.

Details of the landscaping in the proposed development

As Outline Schedule of Works.

Details of how Heritage Assets issues have been addressed

It is proposed that there will be no intervention to the historic or non-historic fabric of the main house.

Impact

Internally, there are no alterations or changes proposed to the main house. Externally, there will be a slight change of appearance to the front elevation of the house. However, as the main house is slightly lower than the adjoining road, and the proposed wall is limited in height, and replaces a modern white timber picket fence, there will be limited visual impact from the proposed works.