

# DESIGN AND ACCESS STATEMENT & HERITAGE STATEMENT

3 THE CLOCK HOUSE, GLEBE COURT

BISHOPS STORTFORD, CM23 5AD



Applicant - [REDACTED]

Architect - CAMM ARCHITECTS

Project Reference: GC

Revision: P1

Date: 08.02.24

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## 1.0 Appraising the Context

### 1.1 Listing

No. 3 The Clock House was added to the statutory list in October 1949 and is designated Grade II listed building ; the listing details from Historic England states:

“Late C18 stable block converted to houses. Red brick, modern plaster, old red tile hipped roof. Two storeys. Modern doors and windows. Main feature, a tall cupola in centre of roof in white painted wood. Octagonal plan on square base. Peristyle of Doric columns, modillion cornice and lead onion dome with wrought iron weathervane. Clock in leaded substructure on south. West wall has blind brick Serliana interrupted by modern chimney.”



Figure 1: Aerial view of 1-3 The Clock House, Glebe Court

### 1.2 Stortford History Entry

This small terrace of private houses was the original stable block of Church Manor House. When first built, a large archway at the centre of the building gave entrance to the Rectory garden, or glebe (hence the name Glebe Court), that formed the centre-piece of a quadrangle. The buildings that made up the quadrangle disappeared early in the last century but were possibly first built to house junior clerics. Much later they would have housed workers in attendance at the manor house, its grounds and stables. The large clock tower in the centre of the roof is known to be one of the three oldest clocks in Bishop’s Stortford, though its exact date isn’t actually recorded.



Church Manor stables in 1834



Pictured in the early 1900s



Now living accommodation called Glebe Court

Figure 2: The Clock House 1834, 1900s, and early 2000s.

<https://www.stortfordhistory.co.uk/guide10/church-manor/#glebecourt>

## 2.0 Proposals

This application proposes to convert the remainder of the existing garage. The conversion will include:

- the replacement of the existing timber garage doors with timber window replacements
- insulated linings to the floor, ceiling and roof
- installation of 2 No. Conservation Rooflights into the existing slate roof.
- Replacement of existing internal door for timber glazed door.
- Removal of existing stud partition between existing utility and garage

## 3.0 Environment and Sustainability

The design seeks to:

Use high quality materials that are sourced from a reputable supplier

Take active measures to reduce construction waste on site and re-use as much of the existing building fabric and materials as possible.