

3 Church Lane, Barkway, Herts, SG8 8EJ

External and internal alterations, including window replacement, and changing front door position

DESIGN AND HERITAGE STATEMENT

Site

1. This statement is for the internal and external alterations to a cottage at 3 Church Lane, Barkway, SG8 8EJ.
2. The main dwelling is a Grade II Listed cottage, part of a terrace of 3 cottages previously once called Barkway Forge, located on the south side of Church Lane in Barkway and within Barkway Conservation Area. No. 3 is in the middle of the terrace facing the lane and it is built in timber frame, weatherboarded painted cladding to front and rear elevations, single glazed timber casement windows and clay tiled roof.
3. The cottage has a garden, accessed from Church Lane through low iron double gates as well as from the rear of the house via a shared path

Historical background

9/6 Nos. 1, 3 (Forge Cottage) 27.5.68 and 5 (Rosemary Cottage) (formerly listed as No. 7, the Old Smithy and Old Forge Cottage)

GV II

Row of 3 dwellings incorporating former smithy. Late C18 or early C19. Timber frame, weatherboarded with some rendering. Tiled roof with decorative fishscale bands and crest tiles. Irregularly spaced 5 window front. 2 storeys. Ground floor: plinth, 3 entrances, 2 to left vertically panelled, that to right recessed, 4 horizontal sliding sashes, one of 3 lights, and a fixed casement, all with hoodboards. First floor: a horizontal sliding sash and C20 2 and 3 light casements. Ridge stack at right end, stacks to front and rear slopes all with oversailing caps. Right end rendered with a small ground floor slate roofed outshut, first floor horizontal sliding sash, half hip to roof. Interior not inspected. Part of No. 1 is in the building described as No. 68 High Street (q.v.).

Listing NGR: TL3841235622

4. The building seems to have existed on this site in the same shape and form since 18th century, possibly used as one building with some accommodation at first floor.

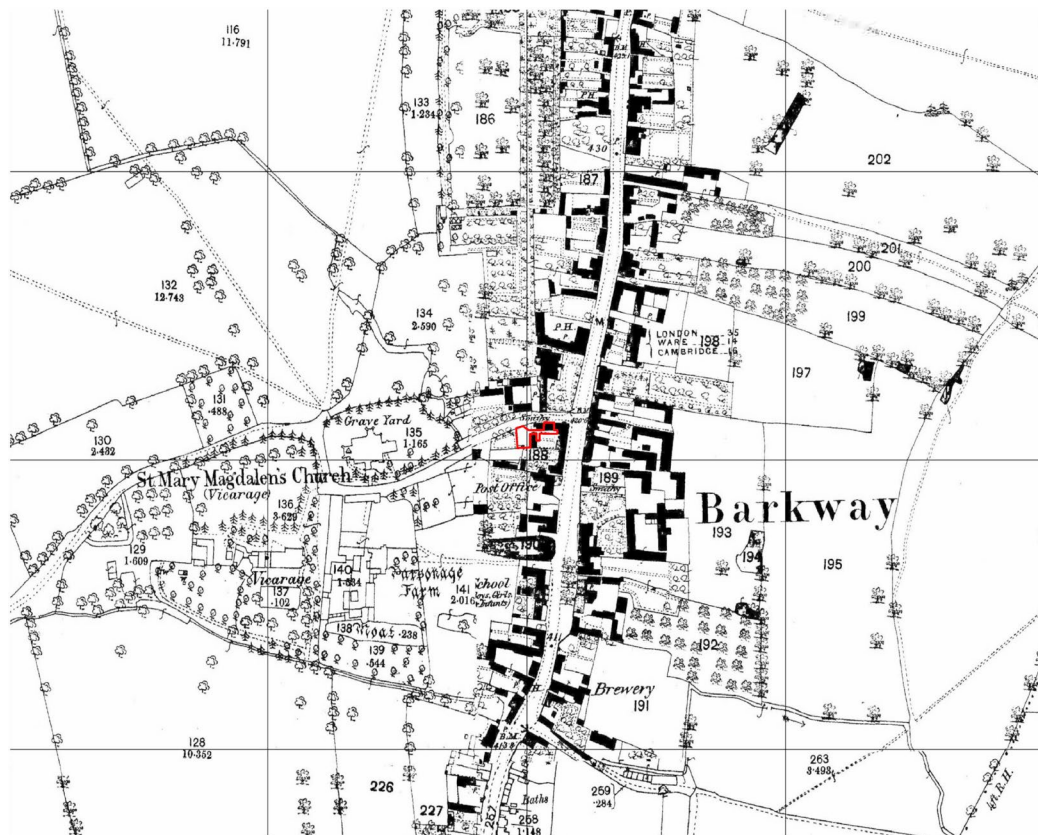


Fig 1. 1878 map extract showing the terrace with no. 3 and its garden

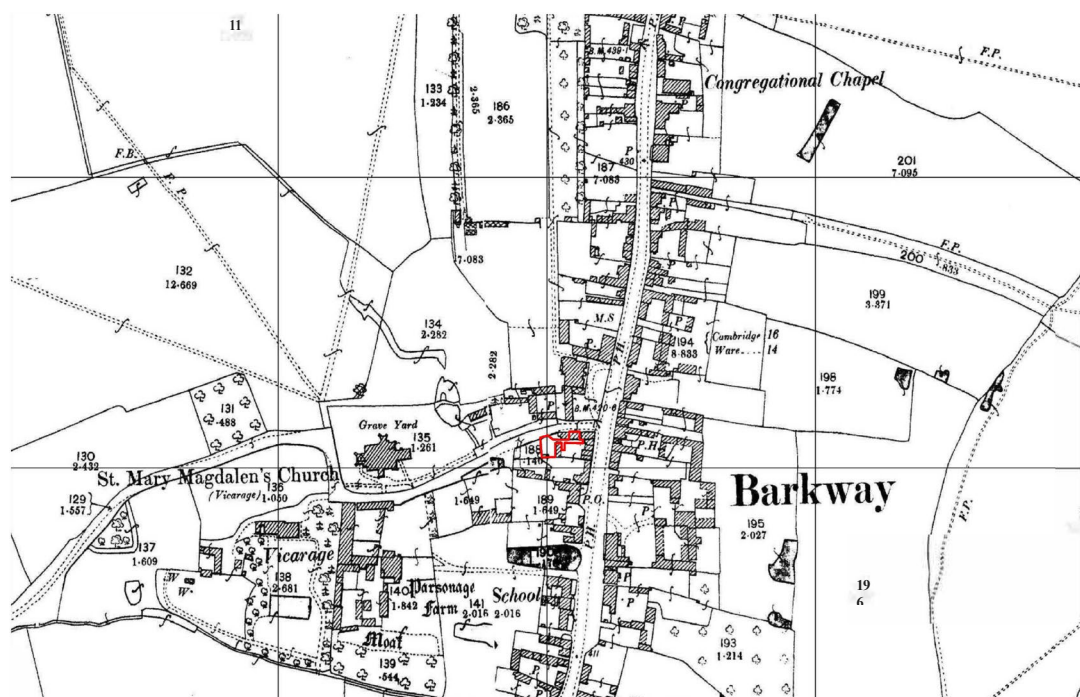


Fig 2. 1898 map extract

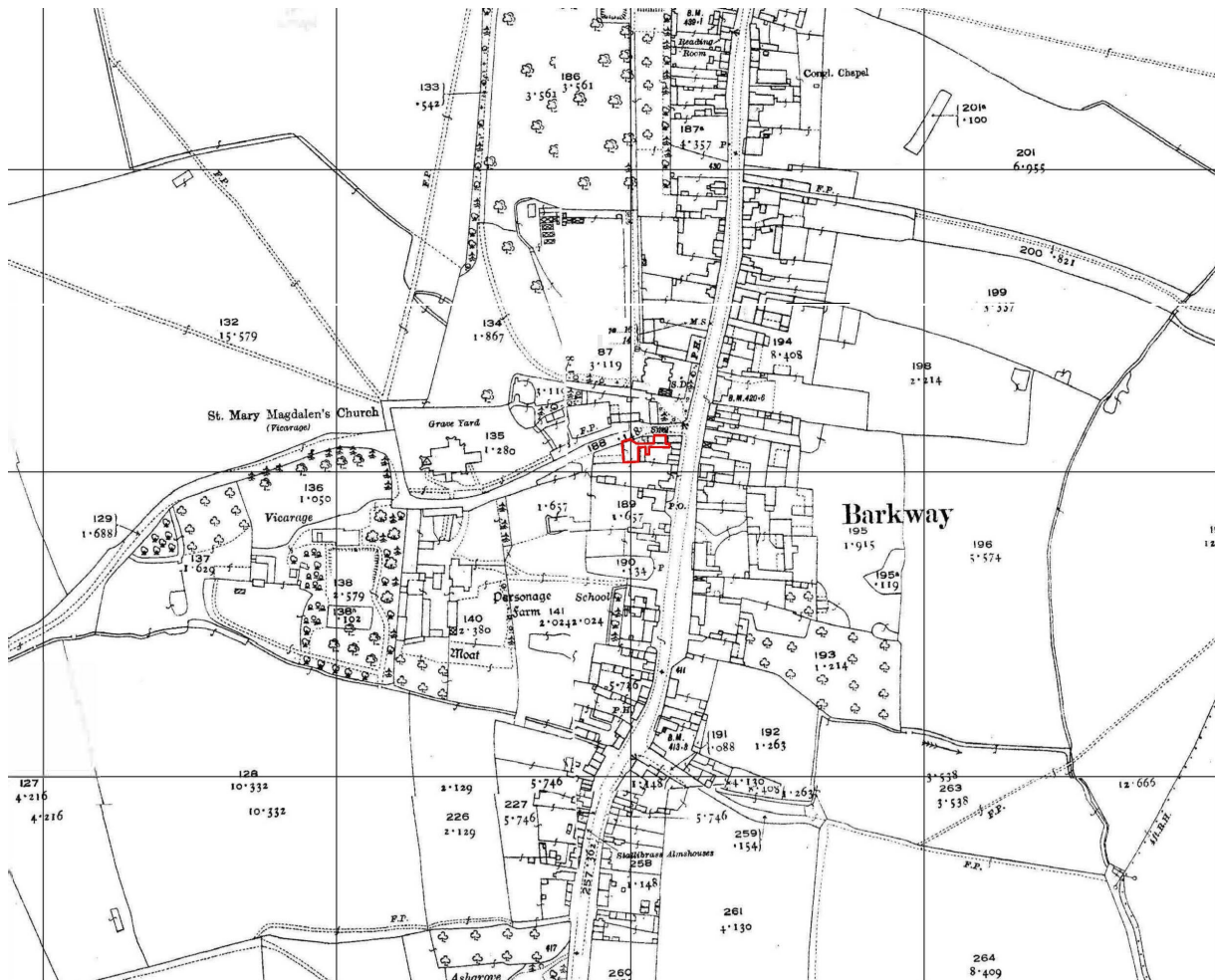


Fig 3. 1921 map extract

Proposal

5. The application seeks permission for external and internal alterations including moving the position of the front door and filling in the existing door opening with cladding to match, replacement timber casement windows with double glazed ones, and replacement of all internal flush doors with oak ledged doors

Planning history

Replacement rear door

1 Church Lane Barkway Royston Herts SG8 8EJ -Ref. No: 97/00415/1LB -
Approved

Siting of security alarm box on front elevation (as amplified by letter received 16th May 1997)- 1 Church Lane Barkway Royston Herts SG8 8EJ -
Ref. No: 97/00416/1LB - Approved

Partial demolition and re-building of gable wall 1 Church Lane Barkway Royston Herts SG8 8EJ - Ref. No: 96/00965/1LB - Approved

Demolition of single storey rear extension. Replacement front and rear doors.
Closing of existing opening in rear wall with timber cladding (as amended by additional drawing received 4.12.95) - 5 Church Lane Barkway Herts SG8 8EJ
Ref. No: 95/00542/1LB - Approved

New 5ft garden wall

5 Church Lane Barkway Herts SG8 8EJ - Ref. No: 94/00904/1HH - Approved

Alterations and conversion of existing cottage into 2 dwellings.

1 Church Lane Barkway SG8 8EJ - Ref. No: 82/00291/1 - Approved

Listed Building Consent for alteration and conversion of cottage into 2 dwellings.

1 Church Lane Barkway SG8 8EJ - Ref. No: 82/00304/1LB - Approved

Description of existing cottage

6. The existing cottage was previously part of no. 1 Church Lane, which was converted into 2 dwellings in 1982-83 (see approval above). It is formed of two large room at ground floor with, kitchen and a stair lobby accessible from the large room. The stairs from this lobby leads to 2 bedrooms and a bathroom at first floor levels. The structure is timber frame, apparent in the bedrooms at first floor with external weatherboarding, clay roof tiles and rendered plinth at ground level.

Surviving archive pictures show that when these cottages were used as one building, there were no windows facing the street at first floor to what is now no. 3 Church Lane.



Fig 4 – Old archive picture showing the forge and no street facing front windows at first floor

Proposal

7. The proposal comprises of the following :

- Moving the front door in the place of the existing ground floor stair lobby window and blocking the door opening in the same cladding as existing.
- Window replacement with double glazed casement windows throughout.
- New internal floor finishes
- New kitchen in the same layout as existing.
- Renewal of the kitchen door keeping the existing opening
- Replacement of all existing modern flush doors with new cottage style oak ledged doors
- Painting of the whole of the external cladding in cream colour to match that of the adjoining two cottages.

8. The existing fabric and internal structure of the cottage is in reasonable condition and it needs re-decorating throughout. The intention is to keep all of the apparent original timber structure as existing, repair wall finish where necessary and re-paint. Finally, the whole of the barn will be re-clad and insulated adequately in accordance with the most recent Building Control Regulations.

Impact on Listed Building and Conservation Area

9. The minor external alterations are not likely to affect the listed terrace and its character. These type of alterations have been carried out in the past and when the building was converted into separate dwellings without affecting the integrity of the listed asset and without affecting the appearance and the character of the Conservation area.

Highways and Access

10. The proposals would not have an effect on the highways and the access to the building and its internal circulation will be improved by moving the door near the existing staircase.

Refuse

11. There is no proposal to change the existing refuse arrangement.

Conclusion

12. The proposal seeks to optimise the living conditions of this property by delivering improvements to raise the sustainability level of the property. This development will bring the following benefits:
- Sustainable improvements to the property in terms of energy saving through replacement windows and internal repairs.
 - A safe and accessible dwelling aiming to protect and not harm the character of the listed building.