

M Scott / Architectural Design

Design and Heritage Statement

For

Two Storey Side Extension, Internal Alterations Including New Stairs to Existing Loft, Relocation of Kitchen, Utility & WC, Alterations to Front Entrance & Removal of Modern Render & Repointing of Existing Brickwork Under With New Lime Render to Remaining Walls.

At

Friend Green Farm House, Friends Green, Weston SG4 7BU



Introduction

This Design, Heritage and Access Statement is written in support of a two storey side extension, internal alterations including new stairs to existing loft, relocation of kitchen, utility and WC, alterations to front entrance and removal of modern render and repointing of existing brickwork under with new lime render to remaining walls.

Background

In 1983 a two storey side extension was granted and in 1985 a single storey side extension was also granted. In 2015 a new side extension was granted and constructed. The house is still in the same family ownership and this has provided additional information to the construction and changes since

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the granting of the earlier permissions. The Barns to the North of the farmhouse have both been granted permission for conversion to residential. East barn has been completed whilst West barn is still under construction.

Site

The site sits central between Weston and Great Ashby but its address is Weston. The farmhouse sits within a cluster of building, East & West barns to the North and Friends Green Porsche to the south. The next residential property is 170m to the south. The house fronts the road with agricultural land surrounding the area.

Proposed Extension

The proposed extension is a two storey side extension to replace the previously approved single storey extension. The extension will sit comfortably next to the original house and does not extend out past the previous line of the previous extension to be demolished. The new extension provides a modern kitchen living area in line with today's living expectations. At first floor the extension provides a master bedroom, dressing area and ensuite.

Proposed External Alterations

Relocate the existing front door. The current front door is to the side of the porch that is not an original feature. By moving the front door to the front elevation, this gives the house definition of the entrance point. There are minimum structural alterations to achieve this change.

Strip off all the cement render from the original house. The 1980s extensions will retain their render as this is on blockwork. The lower level of the house still retains its original brickwork. It is proposed that this is cleaned and repointed using lime mortar. The photos below were taken when the last extension was built. They clearly show soft red bricks with lime mortar under.



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Above the first-floor line, new lime render on oak lathes will be reintroduced. This is on the upper timber frame section of the building. The reintroduction of lime render will allow the building to breathe and prevent rot to the timbers. We are unsure if any rot is in the timbers until the render is stripped off. If timbers are found to be damaged, then we will inform the council to confirm if consent is required.

Proposed Internal Alterations

The existing kitchen is to be removed along with the utility room and WC. These will be newly built in the extension. The new position is further away from the close neighbouring new residential units and relate to the garden. The existing well that can be seen in the photo below, will be expressed within the new kitchen area.



At first floor, the bathroom will be moved back to the original position in the room to the front corner. This will enlarge the original bedroom back to what was approved. The walls being removed that formed the bathroom are all modern timber and plasterboard and have no historical significance. There is a new stair proposed to the loft room. The current stair is too steep and dangerous to use. The new stair will be constructed within existing cupboards and finishes before the main support beam for the floor joists. To accommodate the stair there will be the removal of 1 floor joist. The photo below shows the cupboard and supporting beam.

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It is also proposed to remove the modern plasterboard from between the existing timber studs forming the wall between the stairs and the new passage to the extension. The studs will be retained in place without any historical loss. This will open up the stairs making the space feel open and allowing the stairs to be clearly seen. The photo below shows the wall where the plasterboard is proposed to be removed.



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Heritage Asset and Significance

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1102522

Date first listed: 28-May-1987

List Entry Name: FRIENDS GREEN FARMHOUSE

Statutory Address 1: FRIENDS GREEN FARMHOUSE, FRIENDS GREEN

The scope of legal protection for listed buildings

Location

Statutory Address: FRIENDS GREEN FARMHOUSE, FRIENDS GREEN

The building or site itself may lie within the boundary of more than one authority.

County: Hertfordshire

District: North Hertfordshire (District Authority)

Parish: Weston

National Grid Reference: TL 25960 28585

Details - WESTON FRIENDS GREEN TL 22 NE 5/109 Friends Green Farmhouse - GV II

Farmhouse. C17 or earlier W wing, N wing c.1700, later infill in angle C18 or C19. Timber frame roughcast with steep pitched old red tile roofs. A compact rectangular house near roadside facing W with 1 1/2-storeys W wing with 2 windows, 2 gabled dormers at the eaves, gabled projecting porch to lobby entrance beside large internal chimney with moulded brick capping to stack below 3 square shafts in line across the ridge the outer ones set diagonally, 2-lights flush casement windows. Ground floor probably has brick casing under the roughcast. 2-storeys, 2 windows higher N wing has NE corner fireplace to chimney now enclosed by 2-storey hipped and gabled infill in angle. Interior has axial beams, stair with splat balusters in SW corner of N wing.

Listing NGR: TL2596028585

Impact on the Significance

The proposals are all designed to create a modern living space with a larger family kitchen area that relates to the garden area. The proposal has minimal impact on the historical fabric of the house and can be justified by the benefits gained by the fabric of the building. As noted, there is only some timbers in the original house that need alterations to accommodate the alterations. The windows on the ground floor that will be within the extension are to be kept. The existing window being removed from the first floor is a modern window replaced during the 1980s works. Overall, the alterations have a positive impact on the building, do not affect the historical significance of the building and should be supported.

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