NOBLES COTTAGE
BARLEY
HERTS

DESIGN & ACCESS STATEMENT



This document is written in support of an application for planning permission in respect of:

- Creation of new eyebrow dormer window to front elevation

Site Location

Nobles Cottage is situated on Smith's End Lane, Barley.

Property Type

Detached cottage with half hipped longstraw roof.

Listing Details

The property is of the Grade 11.

Planning History

In 1987 permission was granted under application ref. 87/01015/1LB for various works including: underpinning, replacement and repairs to timber frame, cement render to exterior and replacement of windows. Additionally, a lean-to extension was added to the north-facing rear elevation with associated internal works to provide access within original back wall.

In 2015 permission was granted under ref 15/01902/1LB to construct a single storey side extension; to replace porch to front entrance door as well as to permit the construction of a double garage.

Proposal

- To create new opening in front elevation of roof and install eyebrow window

REASON

With the garden room in place and rethatching underway, the issue of inadequate window provision to the second bedroom is being addressed in this proposal. A relatively large room - the bedroom is served only by a narrow window with an outlook to the side of the property. As part of the 1987 scheme, enlargement of the fenestrations to the gable was permitted.



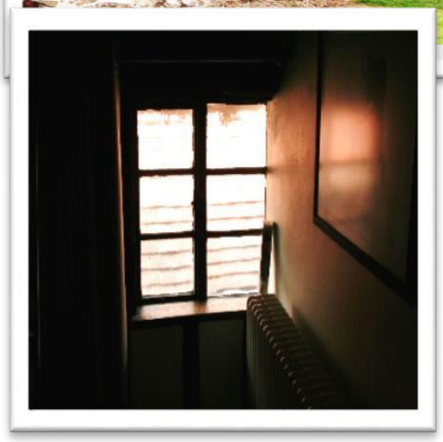


Photo left showing shadowing effect of roof over first floor windows (pre Garden Room extension)

Photo below showing interior of Bedroom 2 window overlooking Garden Room roof.

Originally a hall house, the property would not have included fenestrations to first floor and it is likely that historically, the choice of installing a window within the gable was in response to it being the simplest course of action - negating the need to alter the roof – installed when a first floor was fitted.



Photo showing new Garden Room with gable to main dwelling concealed behind.



Photo showing front elevation with existing eyebrow window at first floor

DESIGN

The proposal seeks permission to add a new eyebrow window within the principal elevation. This will mirror the existing window to the right-hand side in scale, dimension and design. It is of note that the roof has previously been stripped in its entirety and there is no evidence of an original thatch base coat.

It should also be acknowledged that a rear dormer window was granted permission in the knowledge that adjustment to the rafters would be necessary (albeit the alteration was not carried out).

Internally, the wall and ceiling finishes to the area are not original and as part of a programme of works, it is intended that the modern plaster will be replaced with lime - as has been the case in the main bedroom.

The eyebrow design is the optimum window style for thatch. Interruption to the efficient flow of rainwater off a thatched roof is to be avoided or, at best, limited. Thatch relies on a steepness of pitch to achieve this and anything which decreases optimum pitch will result in increased rates of degradation. Areas where water collects are also problematical. The eyebrow shape ensures optimum pitch whilst the sweep of the curve avoids areas where rainwater can become channelled.

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Photos above show installation of shaped eyebrow window.
NOTE: the new window frame will match the existing eyebrow window and have a horizontal top



Photo left shows newly installed eyebrow window into Grd II listed property

The new window frame will be made of softwood and painted in a light colour (white or cream). It will be of cottage-style design with flush, side-hung casements displaying thin glazing bars. Glass to be puttied in as befits the vernacular.

Scope of Works

The works itemised within this application are confined to Nobles Cottage. The boundary wall is in situ and the application seeks permission to repair only. All replacement windows are itemised on schedule attached.

Access

Access will be unchanged

Landscaping

An overhaul of the front garden is intended by the owners.

CONCLUSION

The addition of a new front eyebrow window will make an important contribution to the amenity of the dwelling. It will match the existing front dormer and be appropriate in design and character and enhance the setting of the listed building.

The Thatching & Building Company

Catherine Lewis
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The Thatching & Building Co
www.thatchingandbuilding.co.uk