

Proposed two bay cart shed and conversion of outbuilding
to four-bedroom dwelling including the removal of front
lean-to extension and replacement of roof and rear
extension

at

Land to the rear of
9 High Street
Barkway
Hertfordshire
SG8 8EA



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Ref: 131523

1.00 Introduction

- 1.01 This statement addresses the points required for the Design and Access and Heritage Statement and those set out in the National Planning Policy Framework (NPPF), December 2023.
- 1.02 The NPPF requires an applicant to: *‘describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance’.*
- 1.03 This statement sets out the works relating to the proposed extensions and internal alterations to the existing curtilage listed outbuilding to the rear of 9 High Street, Barkway, Herts. SG8 8EA. It sets out the requirements for a Design and Access Statement to accompany the planning permission and must be read in conjunction with all the submitted drawings, surveys and reports, in particular the Heritage Statement prepared by Brighter Planning.
- 1.04 Listing Description and Map Regression
Details of the adjacent Listed Buildings and Map Regression are considered in the Heritage Statement prepared by Brighter Planning.

2.0 Planning history

- 2.01 Full details of the planning history are set out in the Heritage Statement. Planning permission and Listed Building Consent were granted in 2020 for removal for the single storey lean-to extension, replacement roof with steeper pitched roof and a rear extension to form a two-bed dwelling (planning and LB references - 19/01700/FP and 19/01701/LBC). The principle of conversion has therefore been agreed. This application seeks to convert and extend the building to form a four-bedroom dwelling.

3.00 The site and its surroundings

- 3.01 The site is in the Hertfordshire village of Barkway, at the north end of the High Street. Barkway is approximately 5 miles south east of Royston and 4 miles north east of Buntingford. The site is within the Barkway Conservation Area and the village development limits.

- 3.02 The existing out building is a 1½ storey red brick building under a clay pan tiled roof. It has a small lean-to extension to the front elevation and modern sliding timber doors to the rear elevation. Access to the site is via a track located between No7 High Street and The Congregational Chapel. The building sits on the west boundary of the site. To the north and south of the building are adjacent residential dwellings, gardens, and The Congregational Church. To the east are the gardens associated with the building. A garden wall abuts the building and encloses the north end of the site.
- 3.03 The Google Earth images of 2020 (Figs 1 and) below show the site in context to Thaxted and a view of the site and surrounding properties.



Fig 1 – Google Earth Image 2020 – showing the site in context with Barkway.



Fig 2 – Google Earth Image 2020 – showing the site

4.00 The Proposals

4.01 The proposals

- i. A proposed 1½ storey extension is proposed to the east side of the existing outbuilding and a further single storey wing runs on the north elevation of that extension.
- ii. The modern small lean-to structure to the front elevation is to be removed and the front wall infilled and faced with red brickwork to match the existing.
- iii. The current roof will be raised to provide sufficient headroom to the first-floor accommodation. This was lacking in the previously approved proposed plans under planning and LB references - 19/01700/FP and 19/01701/LBC. My client discussed this aspect of the design with Alex Howard the planning case officer following the earlier approval.
- iv. The accommodation comprises, entrance hall, study, utility, kitchen/breakfast area and a bedroom with En-Suite on the Ground Floor. On the first floor are two further bedrooms and a family bathroom.
- v. To the south of the existing out building is a proposed two bay cart shed.
- vi. Externally the existing structure is finished in existing/new red facing brickwork. The subservient extensions are finished in bead moulded horizontal painted timber boarding on a red facing brick plinth. The existing clay pan tiles will be re-used on the existing building and plain clay tiles will be used on the proposed extensions. Traditional brick arches and timber pentice boards will be used over the appropriate window and door openings.
- vii. The windows and doors will be a selection of painted double glazed flush casement windows, doors, and glazed screens.
- viii. Gutters and down pipes will be black cast iron/aluminium.
- ix. The two-bay cart shed will be finished with black horizontal timber boarding on a red facing brick plinth all under a traditional steeply pitched roof finished with plain clay tiles.

4.02 The submitted drawings are:

<i>Architect's drawings:</i> 131523.10	Location Plan, Proposed Block Plan & Proposed Site Plan
131523.11	Existing Plans, Elevations, Internal Elevations and Site Plan
131523.12	Proposed Barn Plans & Elevations & Cart Shed Plan & Elevations.

5.00 The Use

- 5.01 The application relates to a residential use that was approved in principle under the previous planning and LB applications, references - 19/01700/FP and 19/01701/LBC

6.00 Layout, scale and appearance

- 6.01 It is considered the proposed extensions and details of the alterations are in keeping with the overall appearance of the property and subservient to the original out-building. The proposed extensions have a lower eaves and ridge line and are further differentiated using dissimilar wall and roof finishes.

7.00 Landscaping and ecology.

- 7.01 The brief landscaping proposals are shown on the proposed site plan on drawing number 131523.10. They are further expanded in the Ecological Appraisal (EA) prepared by 'Elmaw Consulting' dated August 2024. Ecological enhancements will be proved as set out in the EA. The final details of the landscaping can of course be approved by a condition attached to any planning permission.

8.0 Access

- 8.01 Vehicle and pedestrian access will be via the existing driveway from the High Street between The Congregational Church and Number 7 High Street. A new 2.0m high facing brick wall will be provided from the north-west cornering of the existing building to the existing close board timber fence to the southern boundary of The Congregational Church. All as shown on the proposed site plan on drawing number 131523.10.

9.00 Flood risk

- 9.01 As previously noted, the site lies to the rear of number 9 High Street. The proposed conversion/extended house is located approximately 35m east of the High Street. From examination of the Government web site - <https://check-long-term-flood-risk.service.gov.uk/rivers-and-sea> there is a low risk of flooding from rivers or sea. However, there is a high risk of flooding in the High Street from surface water. As shown in the map extract below this is confined to the width of the High Street. It is therefore considered the site itself is not at risk from surface water flooding.

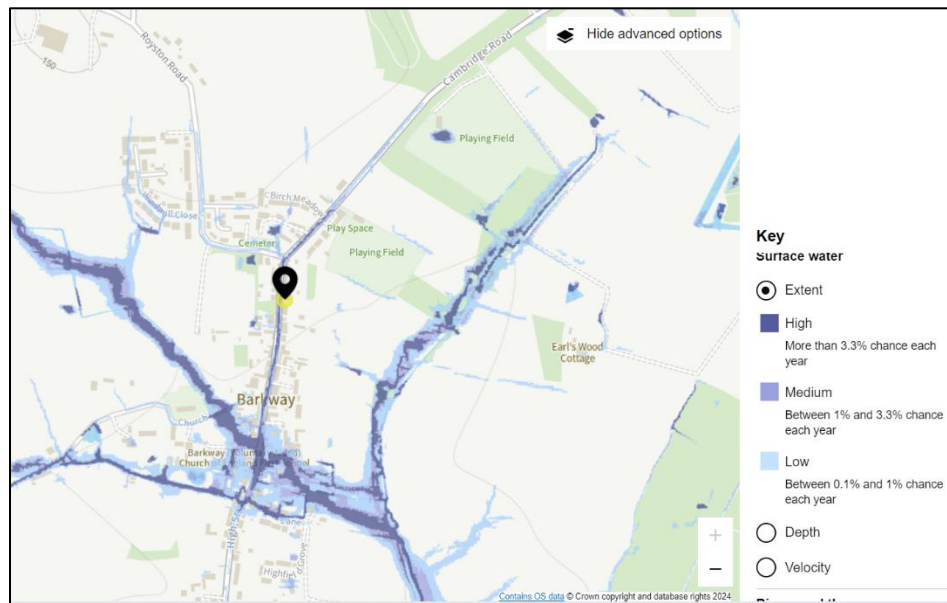


Fig 3 – Flood risk map – accessed 17/9/24 <https://check-long-term-flood-risk.service.gov.uk/rivers-and-sea>

10.00 Conclusions

- 10.01 The proposals aim to preserve the character of the curtilage listed property and I consider the proposals would not affect the character or setting of the building.
- 10.02 The proposed alterations will cause minimal harm to the heritage significance of the property, especially when viewed from the High Street.
- 10.03 For all these reasons, your support for the proposed alterations set out in this application is sought.

11.0 Photographs



Fig 4 – Front elevation of the existing out-building.



Fig 5 – Front elevation and adjacent neighbour's garden.



Fig 6 – Side of The Congregational Church looking to the High Street.



Fig 7 – rear elevation of the existing out-building.



Fig 8 – Rear elevation of the existing out-building.



Fig 9 – General view of the site looking east.



Fig 10 – General view of the site looking north.



Fig 11 – General view of the site looking north – east.



Fig 12 – General internal view looking north.



Fig 13 – General internal view looking south.

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11.2.25.