

1 Westbury Farm Close
Great Offley
Hitchin
Herts
SG5 3FL

Heritage Statement

The proposed works are to a grade 2 Listed Building within the village of Great Offley. The proposed garage doors are similar in look and feel to those already installed at the property and at adjacent properties in the area.

Details provided by Historic England about the property state the following:

Details

OFFLEY LUTON ROAD TL 1427 (West side) Great Offley

12/115 South range of farm - buildings at Westbury Farm, running from Westbury House to road

GV II

Farm buildings. C17 and early C19. Timber frame on brick sills, dark weatherboarded, with steep slated roofs, roof of N barn half-hipped. An irregular range generally facing E consisting of an L-shaped barn at N adjoining the outbuildings of Westbury House, and extending to S as a stable. Adjoining this to S a C19 open fronted cartshed of 3 bays with higher and deeper S bay. Linked to rear corner of the latter is a 4-bays open-fronted similar building with S gable next the road. Included for group value.

Listing NGR: TL1412527072

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:**163125**

Legacy System:**LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Planning permission for the development was originally granted to Sir Thomas Pilkington and Mr D H Frost in 1997. The buildings were originally built by Heritage Enterprise Limited.

The current garage doors are wooden. Each garage opening has two doors. They were installed in 2019 as originally the property did not have any garage doors.

The proposed replacement doors are designed by Hormann. They are sectional garage doors. There would be two doors, one on each garage. The proposed material is galvanised steel with a polyester-primer. They will be coated with a 'Woodgrain' finish in 'jet black'. They will be automated. The frame would be matching and they would match the colour and look and feel of the existing barn. They are designed such that they will have a slatted effect which will match the wooden cladding that is on the property.

The replacement doors will provide better security given the development of the shop and additional housing that is currently being undertaken at the Offley Stores development which is opposite the rear of the property and the increased traffic that we will experience once this development is complete.

The south-west elevation of the rear of the property is at an angle of 135 degrees to Luton Road and faces the access road to Numbers 6 and 7 Westbury Farm Close. The garage doors would be visible from the road but would be an improvement visually given that the current doors are rotten.

I believe that the proposed works would not detract from the appearance of the building and would not be detrimental to the listed building status of the property.

Karyn Warne