

Design & Access and Heritage Statements

For new openings in a listed converted barn

**Daubentons Barn, Manor Farm,
Church End, Barley**

Ref: DAS/2427



Daubentons Barn – west (front elevation)

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ON BEHALF OF Mr and Mrs Hart

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Introduction

Daubentons Barn is a grade II listed barn dating from the 17th Century. It forms part of a collection of converted listed barns that originally formed the farmyard area to Manor Farm. The Manor Farm House is located to the west of the barns and is also grade II listed (list number 1102574). Daubentons is located within the main north south element of the joined barns and is linked to Brandt Barn to the north and Natterer to the south. Other properties in the listed barn complex include Belfry Barn, The Tack Room and The Staddle Barn. The collective listing (list number 1347404) is as follows:

BARLEY CHURCH END TL 4038 (North side) Barley

8/76 Barns about 50m NE of the Manor Farm House

GV II

Two conjoined barns. C17. Timber frames on brick bases. Weatherboarded. Steeply pitched corrugated asbestos roofs. 12 bays and 5 bays. Larger barn is in 2 sections of 6 bays each. Openings in 3rd bay from centre of each section, doors to left. Short lean-to to rear of right hand open bay. Interior: high brick base. Jowled posts with arched braces to cambered tie beams. Double butt purlins with angled struts and collars to principals, curved windbraces. Studding, mid-rails and tension braces in walling. Slightly lower 5 bay barn adjoins at right end at right angles. Large central doors, small lower and loft doors. High brick walling to rear. Interior: jowled posts with arched braces to cambered tie beams. Single butt purlins, angled struts and collars to principals.

The barns were converted to residential following consent being granted in 1995 (ref: 95/0384/1 & 95/0385/1LB).

This application is similar to the listed building application which was approved in 2008 (ref: 08/00435/1LB) and included replacing a rear elevation window with French doors. This consent was never implicated and so this application seeks to re-establish that consent but with a different door configuration as well as the insertion of an additional rear facing window in the kitchen.

Context and background

Daubentons Barn is part of an historic farmyard complex within the Hertfordshire village of Barley. The grouping is located on the northern side of Church End and has remained relatively unchanged over the last 140 years as can be seen from the following historic maps and images.



1880



1898

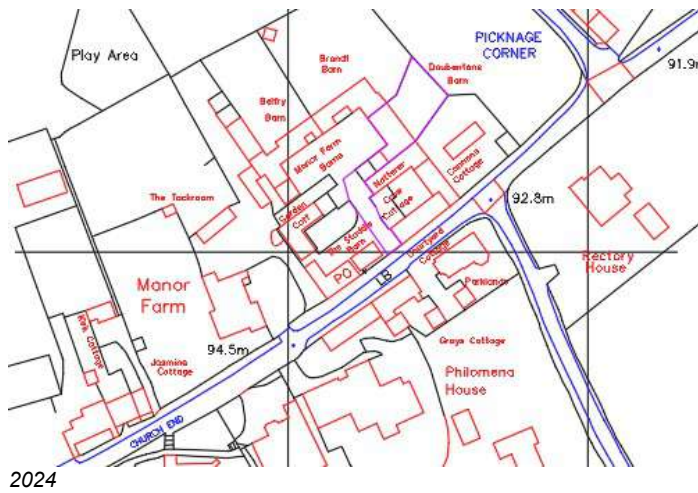


1921



1951

The following current day OS plan also shows that very little has changed even after the barns were converted into residential units.



Prior to the conversion of the barns, the farmyard was used as a set for the filming of a BBC drama 'Shoot the Revolution' in 1990. Whilst the timber frames were generally in good condition at this time, photographs from the very early build stages show that the boarding and roofs were in need of repair.



Daubentons Barn in the early stages of the building work to convert it to residential in the 1990's



Daubentons Barn showing behind the single storey garage wing



Daubentons Barn with the timber frame bracing being added and openings appearing.

This application is only concerned with alterations to the rear elevation. There are less historic photographs available of this part of the building, but the following does show the barn from this side during construction.



Daubentons is the left hand wing running away from the viewer on the left hand side

The above photograph shows the rear elevation of Daubentons Barn with the walls and openings completed and formed. It should be noted that the lower half of the timber frame across the rear at Daubentons was entirely rebuilt as a modern cavity masonry construction.



Rear elevation of Daubentons Barn showing the non-historic cavity masonry wall up to first floor level.

Proposal

This application seeks to gain consent for removing a rear ground floor window in the study and enlarging it to form an opening suitable for bifold doors. It also seeks consent for an additional window in the kitchen. The reason and justification for these proposals can be summarised in two points:

- 1) Currently there are only four small views of what is a reasonably large and attractive garden. There is a glazed door at the end of the utility room/corridor from which very little of the garden can be seen, a kitchen window by the sink, a small window in the study and a small window at the bottom of the stairs in the living room. As this is a slightly north of east aspect, there is only early morning sunlight available meaning that natural light levels are not good within the ground floor rooms, particularly the study and the kitchen.



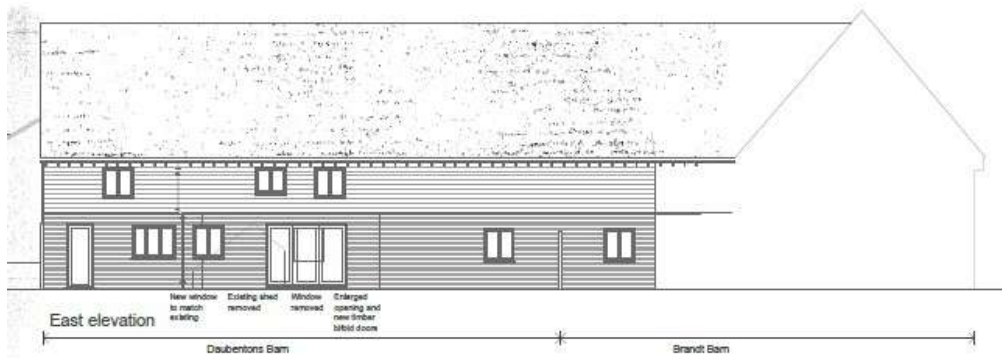
- 2) Currently, the only access to the rear garden from the front courtyard is through the property as the barn shares party walls with its neighbours. The route through the property is also extremely tight as the route out to the back garden is via the front door, down a corridor, through the kitchen and then out through the utility room which is exceptionally narrow. All garden rubbish, furniture etc... has to pass via this route. Any larger items which won't pass through the utility corridor have to be taken through neighbour's gardens and over the fence with their permission.

By replacing the study window with a bifold door, it will instantly create a better relationship with the garden and greatly increase the natural light levels in the house. As there are already internal double doors into the study, the introduction of bifold doors will also make for a more direct route from the front drive to the garden and allow for larger items to be carried through the house rather than relying on friendly neighbours and passing things over the fence.

The addition of a window to match the existing style and proportions in the kitchen will again provide additional natural light as well as considerably improving the available views of the garden.

Design

The bifold doors are made up of three individual doors each of which have proportions similar to the existing utility room door. These proportions also reflect the general verticality of the glazed screen at the front of the property. The doors would be timber and painted to match the existing door and window colours. The replacement window is a two casement window of proportions to match the windows on the rear elevation. The brickwork would be made good around the new openings, but no brickwork patching is required as the removed window is within the enlarged bifold door opening.



Proposed rear elevation



Existing rear elevation showing location of proposed kitchen window and window to be removed

Use

The proposals will not affect the use of the building as a private dwelling.

Amount

The proposals to not change the current floor area.

Building form & scale

The proposals to not change the amount of built form or the scale of the building.

Materials and appearance

The new door and window will be in keeping with the existing. The appearance of the building changes slightly but maintains openings with vertical proportions and placement consistent with that which are typically found within barns – i.e. openings that were originally driven by function rather than considered alignment.

Significance and impact on the listed building

- The only fabric affected by these proposals is the modern cavity brick wall which was constructed as part of the conversion works in the late 1990s. No historic fabric or timber framing is affected by these proposals.
- The proposals impact the rear elevation which cannot be clearly seen unless you are within the garden of Daubentons Barn. The rear of the barn can be seen from Picknag Road but this is mostly obscured by vegetation and the vantage point is 60m away.
- The neighbouring Belfry Barn and Brandt Barn have glazed door and sidelight arrangements of similar proportions on their respective garden side elevations and so the proposals would be consistent with these listed barns. Approval for a very similar proposal was granted in 2008 but never implemented.

Access

Vehicular and pedestrian access to the house remain unchanged.