

HERITAGE STATEMENT
HOLLY TREE COTTAGE



VIEW FROM HIGH STREET + SMALL STORE ROOM



LARGE STORE ROOM



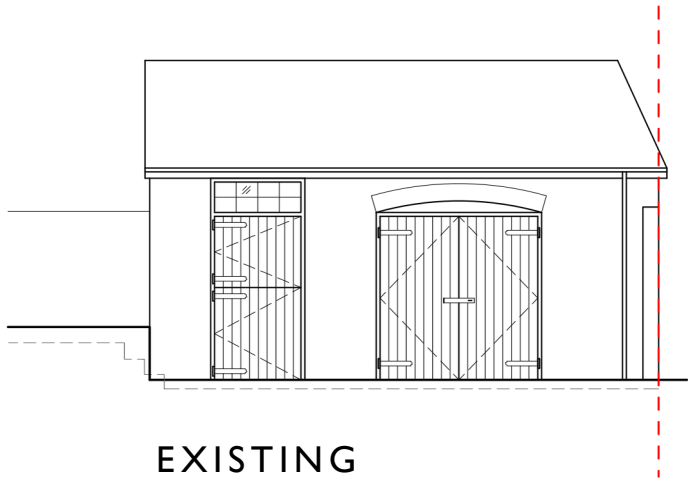


SIDE + REAR
ELEVATION



VIEWS FROM THE
GARDEN

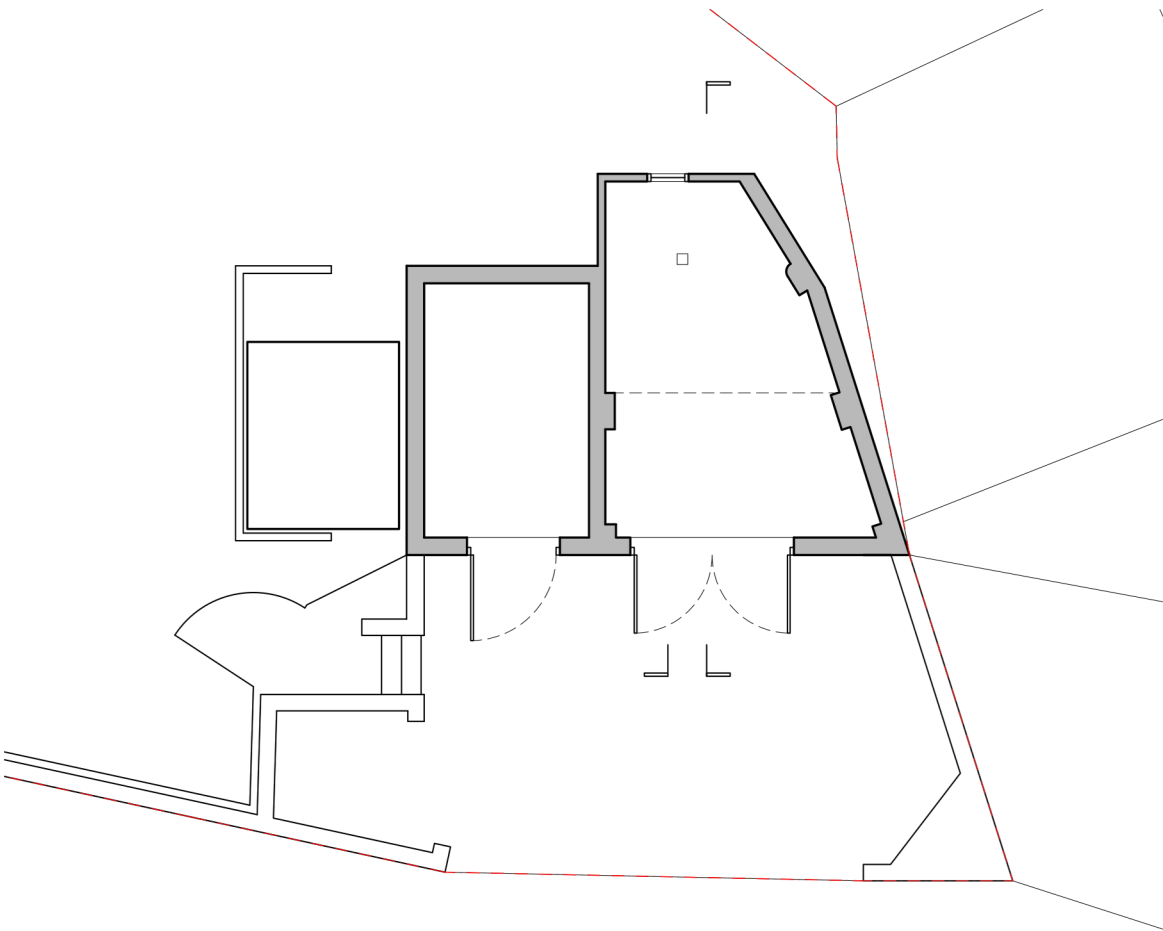




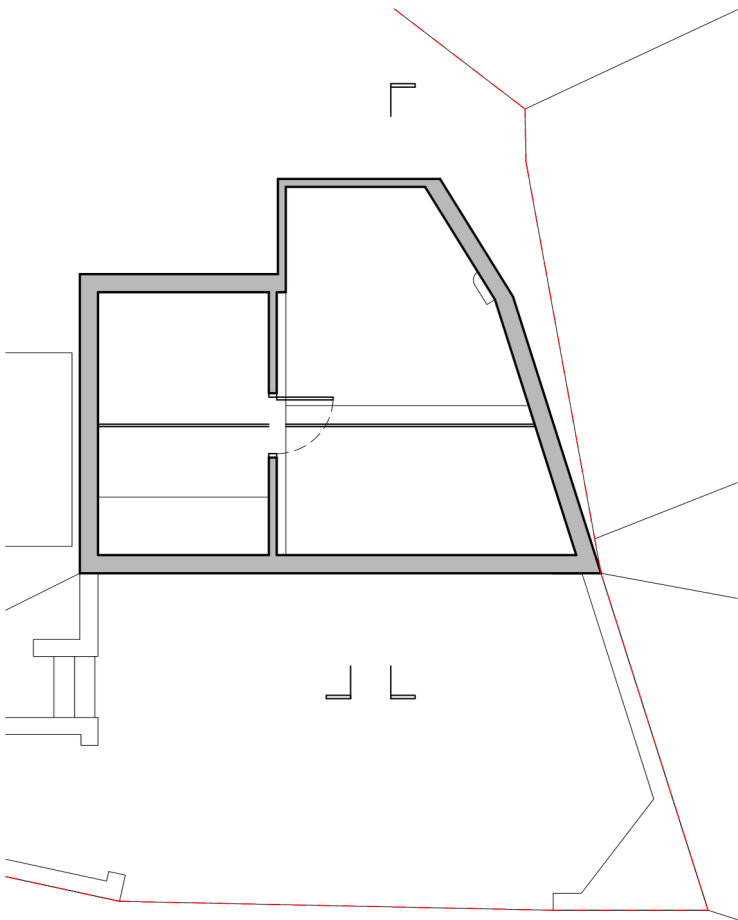
EXISTING
ELEVATION

Existing

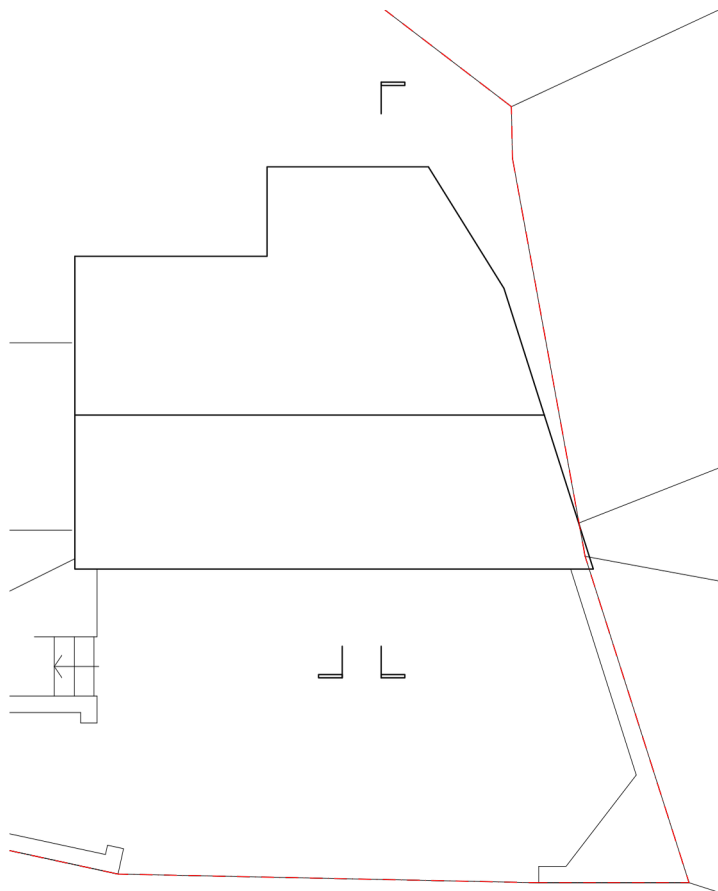
- Existing out building currently used for storage.
- Client is an artist and needs a space to use as a studio.



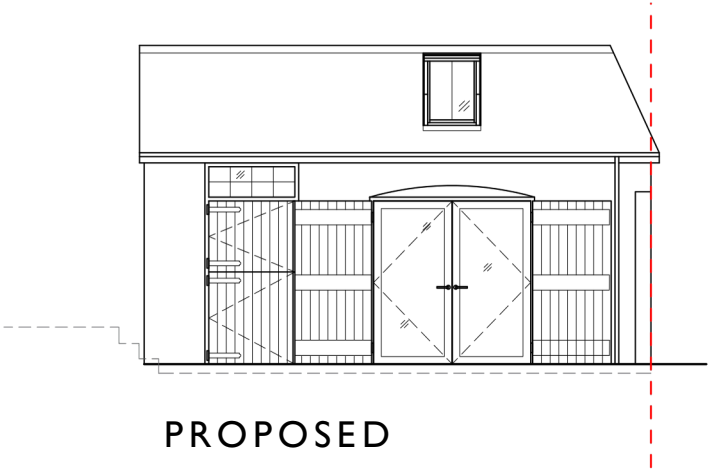
EXISTING FLOOR
PLAN



EXISTING
MEZZANINE

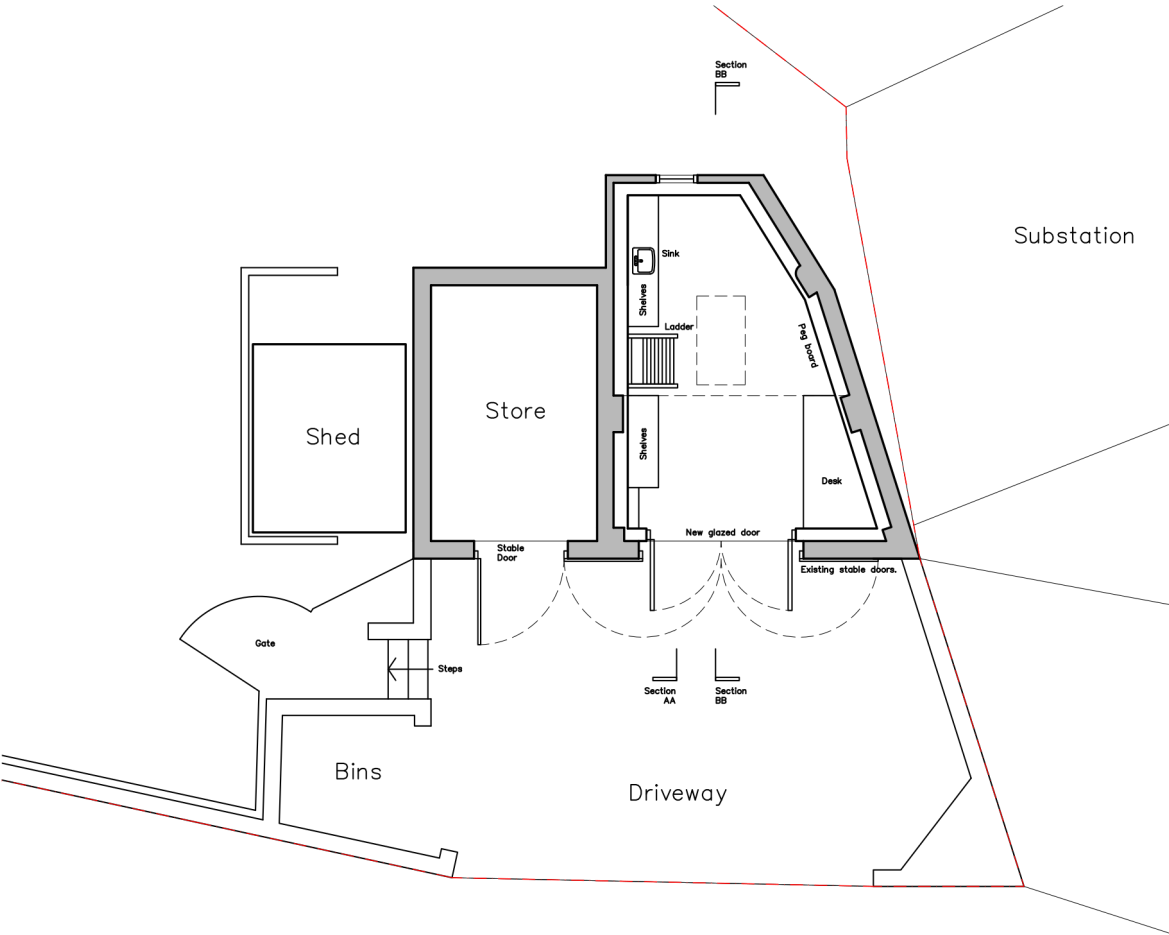


EXISTING ROOF
PLAN

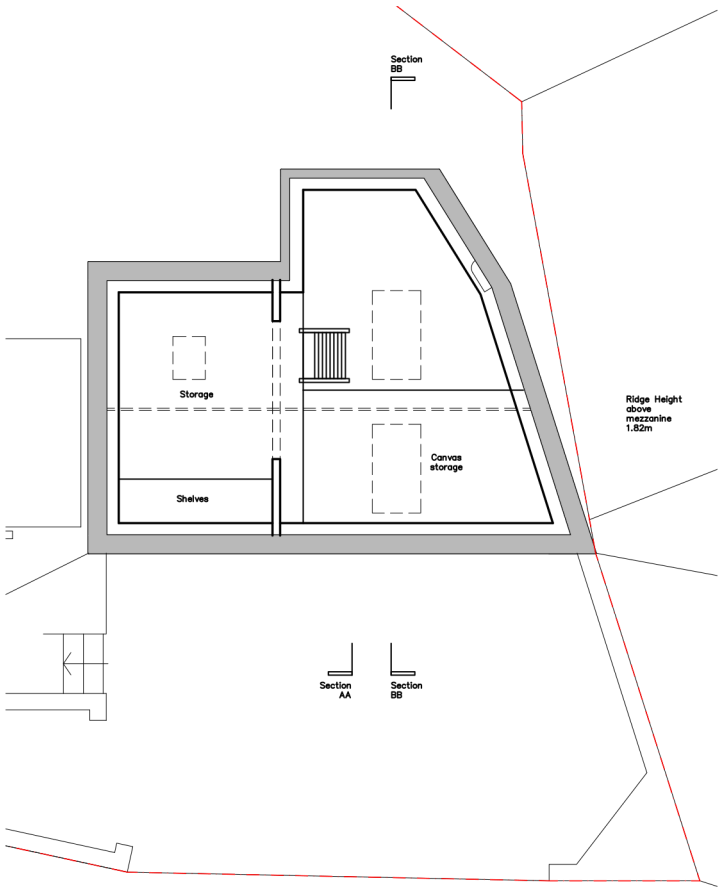


PROPOSED
ELEVATION

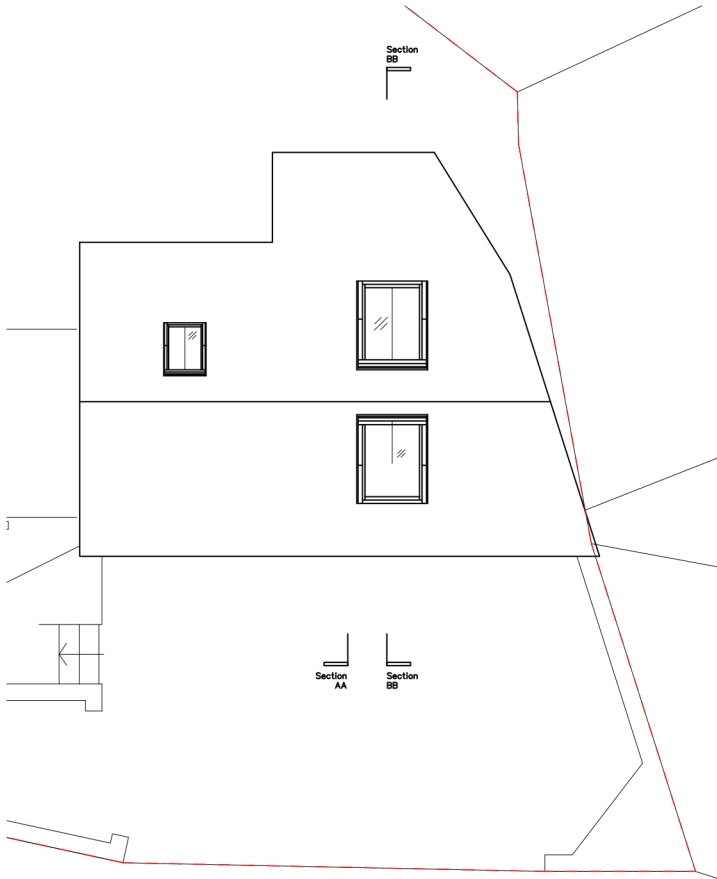
- Proposed**
- Secondary glazed fixed panel and door opening inwards to studio.
 - Sink for washing brushes and storage shelves.
 - Desk and chair.
 - Ladder to mezzanine level for access to canvas storage.
 - Conservation roof lights to existing roof.
 - Minimal alteration to accommodate requirements.



PROPOSED FLOOR
PLAN



PROPOSED
MEZZANINE



PROPOSED ROOF
PLAN

Historic England Listing

ST IPPOLLITTS HIGH STREET TL 1827 (West side)
Gosmore

8/35 Holly Tree Cottage - GV II

House. C17, C18 brick front on N, altered early C19. Timber frame plastered and lined as ashlar. Ground floor cased in plum brick with lighter red dressings and slate weathering to top. Timber framed dark weatherboarded outhouse on W. Steep pitched slate roofs. A 2-storeys and attics house facing N with E gable on roadside and single-storey outhouse on W end. 2-cells plan with rearwall chimney to E part and projecting W gable chimney. Chamfered plinth and 3-lights C19 casement window cut into C18 brickwork of ground floor at E end. N front has 2 windows to each floor, above one another. Flush box sash windows with moulded surround and 10/10 panes. Older 6-panels fielded door at LH end of front in heavy frame. Light red dressings and flat gauged arch. Similar dressings and arches to ground floor windows. Doorway c.1800 inserted between windows. Reeded surround and corner blocks, consoles, and flat moulded hood.

Listing NGR: TL1876527072

Heritage Statement

CONVERSION OF STORE ROOM TO HABITABLE ROOM

Holly Tree Cottage, High Street, Gosmore SG4 7QG

1. INTRODUCTION

This Heritage Statement has been prepared in support of the planning application for the conversion of store room / stable to habitable room with internal alterations and additional fenestration at the above addressed property, which is a listed building.

2. CONSERVATION AREA

The Gosmore Conservation area was designated in 1970. It lies to the south of Hitchin and is surrounded on three sides by agricultural fields. Gosmore has its origins as a small hamlet in the C14th which had grown up around the where High Street / Hitchin Road run north / south.

3. STYLE AND APPEARANCE

The proposed alterations have been especially designed to integrate into, respect and preserve the existing street scene, with very little impact on the appearance of the property. The store / stable is to be converted into a habitable room, with minimum impact on the external appearance and with materials identical and similar to those used elsewhere in the conservation area.

3.1. Scale

The proposal is not out of scale and size, as it is within the footprint and envelope of the existing building.

3.2. Design

The larger store room is to be converted into a habitable room, with consideration towards the existing fabric, with proposed materials either identical or similar to those already used on the fabric of the main house and outbuilding. (For example the new proposed doors are designed to sit just inside the existing stable doors to minimise impact, conservation roof lights are proposed and insulated walls to be covered in painted plasterboard walls etc.)

3.4. Landscaping

The street scene and existing landscape will not be adversely affected by the proposal in any way. There are no proposed landscape alterations and the aspects of the existing building will be maintained and developed in a natural way.

3.5. Access

The existing access routes will be preserved as they are at present.

4. CONCLUSION

We believe the proposed store room conversion is in style with the existing house as well as the surrounding properties and style of the Conservation area. It will not adversely impact the street scene, but instead develop it in keeping with the nature of the listed building itself.