

Planning application: Ref 24/01546/FPH: supplementary information (1 page)

7 High Street, Barkway, Herts SG8 8EA

Historic England entry for 7 High Street
Nos.7and9(Fairbairns)

GVII

Pair of houses, originally 3 or 4 dwellings. Early C19 with C18 and possibly earlier origins, extended later C19. Knapped flint with red brick dressings. Tiled roof. 2 storeys. 6 window front, 3 bays to right are more closely spaced with a high brick plinth. Ground floor: steps up with wreathed iron railings to a 6 raised panelled door, moulded bracketed hood, to left a 20 pane sash, elsewhere 12 pane sashes, all recessed with slightly cambered heads. Left bays similar with 2 entrances, a 6 panelled and a part glazed door, 2 ground floor 20 pane sashes. Central ridge stack and external end stacks with offsets. Gable end parapets with moulded kneelers. To rear left extends an integral 2 bay wing with a blocked door and glazing bar sashes, rear gable end parapet and stack. Behind this are 2 C18 red brick bays with sashes of 12, 16, and 20 panes, C18 on ground floor with cambered heads, C20 on first floor. Pantiled roof. Rear gable end of brick and flint rubble with moulded kneelers. 2 storey lean-to outshuts added to rear elevations with shallower pitch to slate roofs. Interior not inspected. Included for group value.

Listing NGR: TL3848835841



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Proposed works: per drawings supplied with the application.
The photograph here shows a crack down part of the front elevation of the building.



There has been some movement in the front elevation wall, causing a narrow crack in the flintwork to widen over a number of years. While the cause of the crack cannot be ascertained with any certainty, it seems wise to arrest further movement now. Here is an extract from the structural engineer's report (Mr Stuart Ellis of Mason Navarro Pledge):

4.2 Likelihood of further movement

4.2.1 It appears probable that the current pattern of movement, albeit slow, will continue.

4.3 Considerations

4.3.1 Flint is difficult to work with. It is not readily drilled and the bedding joints are too irregular for insertion of flexible ties.

4.3.2 The floor joists are poorly connected to the floor beams and the beams seem minimally attached to the wall timbers.

4.3.3 Movement is slow and the building's walls just need to be held in check by securing them back to the body of the house.

4.4 Proposed Approach.

4.4.1 Apply restraint girdles around the areas of wall affected by movement.

4.4.2 Tie the girdles back to internal structure (roof and floor members) and then ensure connection of that structure back to the members that give them support.

4.4.3 Excavate externally to check for deteriorated mortar and point as necessary.