

HERITAGE STATEMENT

Sun Hill Barn, 3D Sun Hill, Royston, SG8 9AU

and Sun Hill Cottage, 3 Sun Hill, Royston, SG8 9AU

Listed Building Consent 25/01753/LBC

1.0 INTRODUCTION

This Planning application relates to the discharge of Condition No 2 of Listed Building Consent 17/02836/1LB which is for the approval of roof tiles on the Barn roof.

While the application is for the Barn, this heritage statement needs to incorporate the adjacent Sun Hill Cottage as they were previously part of the same curtilage, and the Sun Hill Cottage is the Listed building.

2.0 LISTED BUILDING STATUS

Sun Hill Cottage became a Listed Building on 11th June 1976, and the details are as follows; -

Listed Building II

Listed Entry No.1295583

Name: Sun Hill Cottage

Address: Sun Hill Cottage, 3 Sun Hill, Royston

County: Herts

Parish: Royston

Details

1. 5255 Sun Hill NO.3 (Sun Hill Cottage)
2. TL 3540 1/168 II GV 2, C18, date 1767 on gable end.
3. Colour washed brick, tiled roof with 3 box dormers.
4. L Plan, 1 storey and attics. 3 Yorkshire casement windows with louvred shutters.

3.0 CONSERVATION AREA

The sites for Sun Hill Cottage and the Barn are contained within the Royston Conservation Area. As can be seen on the Conservation Area Map of 27th March 2007, the sites are next to the southern end of Royston High Street where the High Street, Upper King Street and the A10 London Road meet.

The Old Bull Public House and the Chequers Restaurant were important Coaching Inns for Royston before the introduction of motor vehicles, and The Sun (Sun Hill Cottage) was another Public House opposite.

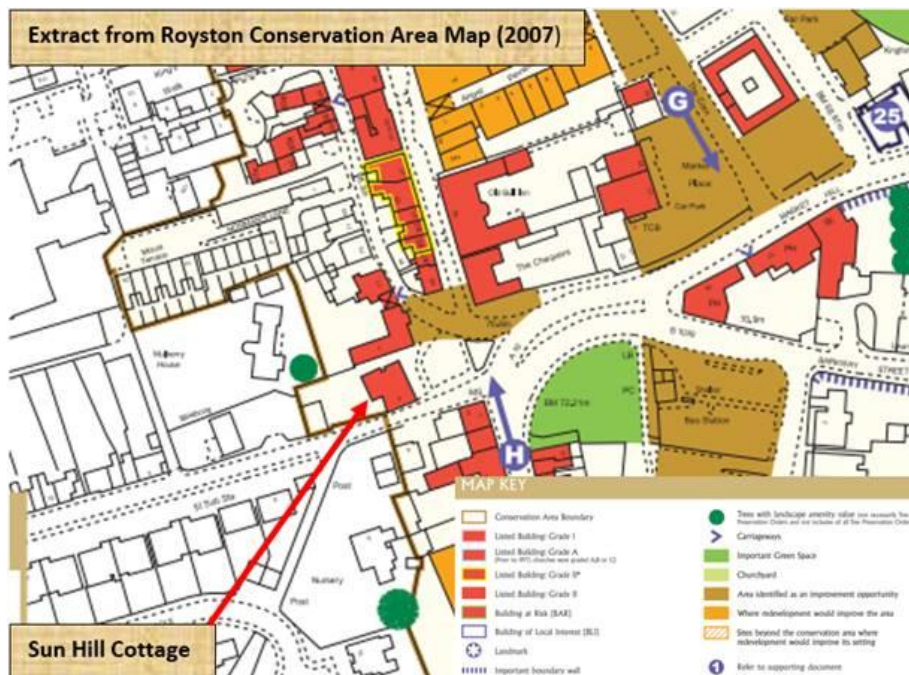
Sun Hill Cottage is still considered important enough to be considered of sufficient interest to be included within the Conservation Area, and this has been respected.

This application is for the approval of the roof tiles for the Barn as a Condition of the Listed Building Consent for the Barn conversion. The roof tiles for Sun Hill Cottage, The Old Bull, The Chequers and the Dental Practice are all a variously coloured blend of plain clay tiles and look like they were handmade.

The roof tiles used on the Barn (and the subject of approval in this application) are handmade clay plain tiles, chosen by the Architect to match the surrounding existing roof tiles of the adjacent building mentioned in the paragraph above.

We consider that these roof tiles and this application will not be detrimental to the Conservation Area in any manner.

The tile and manufacturer specified is Lifestyles Ltd, and the tiles are their Woburn Clayton Multi 265 x 165mm plain handmade clay tiles



Extract from Royston Conservation Area Map

4.0 EVIDENCE OF PHYSICAL BUILDINGS AND SETTING

4.1 SETTING

The houses are located at the bottom of Sun Hill, a one-way single street, and the top of Royston High Street. It is near to the centre of town, near local Public Houses and the market. There is a grassed area with trees at the front of Sun Hill Cottage which is a well used public space. The grassed area provides a buffer from the A10 main road to London which runs past nearby.

There will be no impact on the setting, although the roof tiles will be visible when walking up and down Sun Hill.

4.2 THE BARN

The Barn is constructed of brick and flint and was probably a stable for Sun Hill Cottage. It is approximately 200 years old.

The barn has been converted to living accommodation with handmade clay plain tiled pitched roof and rooflights. It functions separately to Sun Hill Cottage.

The barn has an existing vehicular access from Sun Hill, with gates leading to a driveway. The gate is lockable, with access for pedestrians too. There is a stone paved area, a small lawn and a landscaped area with trees.



Barn Front Photograph



Barn Rear Photograph

4.3 SUN HILL COTTAGE

The house is 17th Century and constructed as an oak framed structure, with exposed timber to some of the internal rooms.

The front elevation is two storeys with a part basement, but the rear of the house is single storey as the road rises up Sun Hill. A brick façade was added to the front façade in the Victorian era. The rest of the house is of cream painted render.

A pitched roof of clay plain tiles has three dormers. The building has a Grade II Listing. The neighbouring house, Sun Hill House, is built from red brick and has a pitched roof with clay plain tiles.



Front of Sun Hill Cottage



Photo of Front area and Buildings with clay plain tiles

5.0 HISTORIC EVIDENCE

Sun Hill Cottage has been part of Royston's history since it was built, becoming a Public House called The Sun, but has been a residential dwelling for most of the 20th Century.

Standing in an elevated position in an open area at the top of the High Street and alongside the old Roman road, the house has been prominent in the town since it was built. The Barn at the rear is far less prominent and is only seen from the single road, Sun Hill.

The Barn was used as a stable for the main house but has been a store for at least the last 43 years. It has been converted into a residential dwelling.

The historic nature of both buildings, and the rest of the site will not be changed or affected in any way. There will be no damage to the long-term future of the area or location and the buildings will retain their value to current and future generations.

6.0 AESTHETIC EVIDENCE

Both buildings contribute positively to the locality aesthetically and are well maintained traditionally styled buildings of their own design and style.

The roof of the barn, before it was converted to a dwelling, was roofed with a corrugated asbestos profiled sheeting, and was an eyesore. The new clay plain roof tiles are a significant improvement and are as specified on the approved drawings which form part of the Listed Building Consent Ref 17/02836/1LB.

The roof tiles for the barn roof have been chosen by the Architect to match the plain clay roof tiles of the neighbouring buildings that were originally built in the locality.

7.0 COMMUNAL EVIDENCE

Situated where it is, at the top of the High Street, Sun Hill Cottage and the grassed area is an important part of the town, where people walk past on their way up London Road or Sun Hill.

The new clay plain roof tiles on the Barn will appear as an improvement over the previous old and dilapidated corrugated asbestos profiled sheeting on the Barn, before the renovation.

8.0 PHYSICAL MATERIALS TO BE APPROVED



Photograph of new roof tiles for approval



Photo of previous asbestos sheet roofing

9.0 ADDENDUM : PLANS AND ELEVATIONS

