

M Scott / Architectural Design

Design and Heritage Statement

For

Part Removal of Internal Wall to Enlarge Kitchen Area

At

11 Home Farm Court, Putteridge Bury, Luton, LU2 8NN



Introduction

This Design, Heritage and Access Statement is written in support of the removal of section of wall between the entrance/dinning area and the kitchen. This will connect the two spaces forming a modern living space whilst still retaining the indications of the history and development of the building.

Background

Apart from the original applications for the conversion of the existing barns to 9 residential units, the only other planning and listed building applications was for a garden shed. The property has remained unchanged from the conversion.

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Proposed Justification

Adapting the building to suit modern living can increase its viability and desirability, ensuring it remains occupied and well-maintained. This can prevent neglect and deterioration, which are common risks for listed buildings that no longer meet the needs of current occupants. By updating the internal layout, the building's continued use and preservation are more likely to be secured.

Modern living demands spaces that are open, airy, and flexible. The removal of the wall will facilitate a more functional and adaptable living environment, allowing for better circulation and a more cohesive use of space. This enhancement is essential for the building to meet contemporary standards of comfort and convenience, making it more suitable for modern family life.

The proposed change will be executed in a manner that is reversible, ensuring that the building's historic fabric is not permanently compromised. Modern construction techniques and materials will be used to allow for the possibility of future restoration to the original layout, should it be required or desired by future owners.

Impact on the significance

The proposals are minimal and only remove a small section of wall that was once individual stables. The wall would only be removed up to the height of a door, 2.1m this minimising the removal of historical material whilst providing visual indications of the original structure. Any bricks removed and salvageable will be cleaned and stored for repairs to the main structure if ever required. The resulting alterations have a justifiable impact.



Kitchen wall to be removed



Example of similar alteration in house

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As can be seen from the photos, the spaces are small within the house. The second photo shows a similar alteration that has been agreed during the conversion. The original structure forming the spaces can be clearly identified providing visual clues to the original use of the building.

Heritage Asset and its significance

The barns as a group are grade II listed. Historic England lists 3 listing descriptions for the group. The East Group, The West Group and The Dovecote at the entrance to the development. Historic England listing state:

Offley Putteridge Park TL 12 SW 6/121 Home Farm - Nos. 1, 2, 3, 4 and outhouses linked to N. GV II

Farmhouse and dairy, now 4 houses, and outhouses to N. Early C19, but core of house C17. Red brick outhouses, stucco farmhouse and dairy. Steep pitched roofs of slate. A 2-storeys, cellar and attic, L-shaped Gothick house, facing S with rear wing at NW linking to single-storey octagonal former dairy with high octagonal roof with pinnacle. A long single-storey outhouse range extends to N with ornamental treatment to W side and entrance on E from yard. S front of house has 2 gabled projections with doors. Gabled porch to left hand door (No. 2). Large chimney a third from E end, smaller internal chimney to W part. Bargeboards to all gables. Mullioned and transomed wooden windows with stucco drips to square heads. Appearance much the same in drawing of 1860 at Putteridge Bury (library).

Details

Offley Putteridge Park TL 12 SW 6/123 South and East Ranges - of Farm Buildings at Home Farm. GV II.

Farm buildings. Early C19. Red brick with hipped slate roofs. Barn in middle of E range incorporates wall frame of an older timber framed barn, white weatherboarded. A regular model farm layout with emphasis on views of the S range from S. This range has round headed openings in 2 orders with gauged arches with taller 3 bays hipped pavilions at each end. Estate Office at right, granary at left, and pigsties between with openings to yard at rear half closed by slate slabs. Stables similarly treated open to yard on W in the E range to N and S of taller barn which opens to E. This has C19 roof truss but jowled wallposts.

Details

Offley Putteridge Park TL 12 SW 6/122 Dovecote at Home Farm - to S of house. GV II.

Dovecote. C18, cased in stucco early C19. Red brick with white brick dressings showing where stucco has fallen off. Plinth faced with York stone slabs. Portland stone sills to small slot openings, and doorway. Scalloped slate roof with flat top where octagonal cupola removed. A tall single-storey octagonal dovecote in corner of field opposite the house with 4-centred arched door at W.

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String courses and drip moulds in stucco. Wide plastered eaves soffit. Shown complete with cupola in 1860 in drawing in library at Putteridge Bury.

Conclusion

The removal of the wall is proposed with careful consideration of the building's historical and structural significance. By enhancing the functionality and sustainability of the space while ensuring any changes are reversible and sensitive to the building's character, this alteration will contribute positively to the long-term preservation and usability of the listed building. The balance between modernization and conservation ensures that the building will continue to be an integral and cherished part of our architectural heritage.

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