

S/2019/1583/LBC

Firs Farm 27 London Road Old Stratford MK19 6AB

Glazed link between main house and barn

The site comprises a Late C18 house, altered C19, built in red brick in Flemish bond and old plain-tile roof the building is Grade II listed; proposals should seek to sustain and enhance significance of the heritage asset. The significance of the building lies in its age, vernacular construction and form, survival of historic fabric, form and features, etc

It is proposed to link a detached outbuilding to the main house with a glazed link, including a number of internal alterations to both house and barn; the existing external stair and access will be removed. The removal of the modern stair will be an enhancement better revealing the principle elevation of the outbuilding.

The proposed extension is located to the rear of the principle house off a later one and half storey rear wing which is separated from the stone / brick 2 storey outbuilding to the north. I am not averse to the principle of a glazed link extension in this position however I am concerned about the scale and positioning of the extension. Any link should be subservient in height to the adjacent buildings and positioned within the gables of both buildings (extensions are generally expected to be set in). As proposed the extension is wider than both elements and extends forward of the building line extending in front of the outbuilding, the roof of the link matches the pitch of the outbuilding whilst the forward projection has a flat roof. It is acknowledged that the current design seeks to make minimal alterations to the exterior of the building and seeks to use where possible existing openings in the outbuilding. However the overlapping 2 storey glazed link appears awkward failing to continue the linear form of development and with the flat roof element that looks clumsy and cuts through the eaves line. A new access is already proposed from the house to the link, this modest opening will not result in the loss of significant fabric, a further opening in the outbuilding would similarly not result in undue harm to significance, a similar sized opening within the gable of the outbuilding would similarly not result in undue harm which would allow a simpler link. Whereas the overlapping of the glazing, albeit allowing the two buildings to be still be legible, provides an awkward solution which projects forward of the building line and is not subservient in form.

A slightly reduced link in height and width set within the gables of both buildings would be acceptable. Any glazing frames should be properly aligned to follow up and over the building. Some form of screening may be appropriate, although details should be sought prior to determination.

Internally it is proposed to remove the wall between the kitchen and utility to create a larger kitchen requiring the raising of the floor level in current kitchen space. The utility is to be

relocated into the current garage with the garage door replaced with new side hung doors to access a garden store. These works relate to a later part of the building of limited interest and are not considered to harm the significance of the building.

Within the outbuilding it is proposed to remove the spiral stair, reform some spaces to form a boot room / wc and office / lobby. Again, these works relate to a later part of the building of limited interest and are not considered to harm the significance of the building.

Mandy Lumb
Senior Conservation Officer
25 September 2019