

Tillman Architects



The Old Manor Shaftenhoe End

A Design, Access and Heritage Statement September 2026

Alterations and refurbishment of the Old Manor

Remedial Works to existing West Wall.



An historic photograph of The Old Manor between 1992-94.



The Old Manor House today

Introduction and Context

The Old Manor House is listed by Historic England as a Grade 2 property - register number 1102546 (see appendix 1).

The house was listed in 1968 and in the 1990s substantial refurbishment works were undertaken by the previous owners - listed building ref 92/00169/1LB.

The 1992 consent included the erection of a timber-framed 'Sunroom' to one side of the house. This was constructed, we believe, in the early 2000s.

Late in 2008, consent was granted for the demolition of a barn and the construction of the Lodge which now stands in place of the barn as a two-bedroomed house in its own curtilage - planning case reference 08/01800/1.

In 2023, consent was granted for a very large, highly glazed and strikingly modern extension to the rear of the house - ref 22/03037/FPH & 22/03038/LBC.

In June 2025, Listed Building Consent was granted Internal alterations and opening-up to facilitate investigation works to existing listed building fabric - ref 25/00895/LBC

In February 2026, Listed Buildings and Planning Consents - ref 25/02515/LBC & 25/02596/FPH were granted for the works currently underway as follows;

*Extend south gable end, change cladding, and alter fenestration of existing west extension.
Internal and external alterations including installation of air source heat pump on west elevation of existing west extension (as amended by plans received on 30/12/2025 and 05/01/2026).*

The proposals

Listed Building Consent is sought for the following remedial works which have become apparent during the course of the consented works and are urgently needed.

- 1.1 Underpinning of the existing retaining walls to the existing cellar.
- 1.2 Installation of a steel frame on top of the existing retaining walls to the existing cellar.
- 1.3 Re-support of one end of the existing main beam over the dining room.
- 1.4 Re-support of one end of one of the secondary timber beams over the dining room.

A method statement prepared by the main contractor Bakers of Danbury Heritage Ltd for the sequential underpinning of the cellar walls is included with this application. Operatives will be made aware of the listed building status of the building and will be instructed not to remove or damage the existing brickwork when excavating or underpinning with concrete.

The following is a statement from the project structural engineer in relation to the proposed works;

1. New steel frame - no mechanical fixing to historic timber

I confirm that the new steel frame can and should be detailed as a structurally independent support system within the modern construction zone. It will not require mechanical fixing to the existing historic timber frame.

The local steel shoe will bear against and beneath the affected timber beam and will be supported from the new steelwork. It is not intended to be mechanically fixed into the historic timber. This local bearing interface does not alter the answer above: no drilling, bolting or other mechanical fixing into the historic timber frame is proposed.

2. Existing first-floor timber beam - safety-critical condition

The opening-up inspected on site confirms that the affected beam has already been substantially cut/notched and altered. Its effective section has been materially reduced; there is a significant gap/loss of support at the affected end; and there is no adequate permanent bearing supporting the bedroom floor at this location.

The present arrangement is therefore a structural safety issue. It is imperative that a suitable permanent support is agreed and installed.

3. Proposed permanent support principle

The proposed remedy is a purpose-made external steel shoe carried by the independent new steelwork. The shoe is to cradle the existing beam, with plates to the beam faces and a continuous flat underside bearing plate. Its edges are to be flush with the existing beam faces where the verified site geometry permits.

The shoe must not require any further cutting, notching, drilling, chasing or recessing of the historic timber. Its final geometry, plate thicknesses, welds, connections, bearings, packing and finishes remain subject to a measured survey of the fully exposed beam, structural calculations and fabrication coordination. The attached information records the design principle only and is not for construction or fabrication.

Heritage Statement

The Old Manor Farm House was fully recorded by the RCHME in 1992 prior to a comprehensive refurbishment, with their report being published in 1994. The building's oldest part is the kitchen cross wing which runs south from the later main range of the farmhouse. In the 1990s the farmhouse was extended at its western end to form a 'U' shaped plan.

The remedial structural works are proposed within the existing cellar room and to the existing west wall of the house from its base at ground floor level to first floor ceiling level and will include re-support of two timber beams at first floor level.

1.0 Cellar

The cellar has clearly undergone substantial alterations in recent years, likely during the 1990s phase of work. The floor is concrete, there is a board encased steel beam supporting the ground floor sitting room, a new window has been created on the northern wall with modern red brick jambs and a concrete lintel above, and many of the cellar's walls have been rebuilt with modern red bricks.

Evidence of the former window on the western wall of the cellar remains and is currently used to route ducting from the garden room.



contemporary photo of cellar

2.0 West wall

The existing historic timber-framed wall has set within it two historic 5-light timber framed windows; one at ground floor level and another above and aligned with the ground floor window which has recently been discovered behind panelling (see North Herts ref 26/00519/DOC).

The ground floor window is glazed with diamond-shaped leaded glazing.

The first floor window is glazed with flat plate glass.



historic photo of west wall (prior to addition of garden room c.2000)



contemporary internal photo of existing window in west wall

3.0 Timber beams

The ceiling has historic ovolo moulded beams, which date from the 17th century. We can see that a strengthening steel has been installed to the beam adjoining the fireplace.

This seemingly dates to the 1990s phase of works.

The beam ends and the first floor they support, have dropped over time sloping down from the fireplace to the west wall.



The main beam appears to be bearing onto the head frame of the ground floor window.

The secondary beam bears onto a small timber packing piece within the south wall timber frame which may have been inserted as a temporary measure.

Conclusion

The findings of the project structural engineer is that the existing historic wall at the west end of the main house is over-loaded and has suffered from some settlement and movement. Remedial works are urgently required in order to rectify the situation.

Opening-up has identified inadequate permanent bearing to the affected main timber beam. The proposed remedial works comprise underpinning to the existing cellar wall, an independent steel support frame and permanent support to the identified main and secondary timber beams. The existing temporary supports are to remain in place until the permanent works have been completed and inspected and their removal authorised in writing by the structural engineer.

Access

No newly proposed vehicle or pedestrian rights of way have been created with this scheme; parking arrangements and access to the property remain unaffected.

Keith Tillman

Tillman Architects

Sept 2026

Appendix

OLD MANOR FARM HOUSE

OLD MANOR FARM HOUSE, SHAFTENHOE END

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1102546

Date first listed: 27-May-1968

List Entry Name: OLD MANOR FARM HOUSE

Statutory Address 1: OLD MANOR FARM HOUSE, SHAFTENHOE END

Location

Statutory Address: OLD MANOR FARM HOUSE, SHAFTENHOE END

The building or site itself may lie within the boundary of more than one authority.

County: Hertfordshire

District: North Hertfordshire (District Authority)

Parish: Barley

National Grid Reference: TL 40812 37792

Details

BARLEY SHAFTENHOE END TL 43 NW (South side) 4/112 Old Manor Farm House 27.5.68

GV II

House. 1624, date on stair wing. Altered C18 and C19. Timber frame on brick base. Rendered. Steeply pitched tiled roofs, hipped on main block. An 'F' on plan. Large 2 cell lobby entry with kitchen and stair wings to rear. 2 storeys and attic. Left or 'hall' bay is larger than right or 'parlour' bay. Plinth. Entrance to right of centre, recessed plank door with a 3 pane rectangular fanlight and an C18 semi-circular hood on carved brackets. 6 light C19 mullion and transom flush frame small pane casements. Large cross axial ridge stack to right of centre, red brick with an oversailing cap. Blank right end wall. Left end has 10 light mullion and transom

casements and a 2 light hipped dormer. 1 bay kitchen wing to rear left, return has an entrance, recessed plank door with a semi-circular hood on carved brackets as to front, 4 light small pane flush frame casements, lower ridge. Rear gable end exposed plates, original external red brick stack, tapering with crowsteps to right to conjoined diagonal shafts with a moulded base, oversailing cap, built out to left side. To rear centre is gabled stair wing with an upper leaded pane 4 light window above which is a carved timber inscribed: 'W.L. 1624/So God May Still Me Blesse/I Care The Lesse/Let Enuy Say Her Worst/AND AFTER BURST'. Above a moulded bressumer to projecting gable which rests on 2 trumpeting satyr carved brackets. To right of stair wing a later glazed outshut, to left a ground floor 6 light casement.

Interior: 'hall' has large fireplace with a stop chamfered lintel, mantelpiece with carved brackets and scrollwork, gadrooned cornice, flanking C17 cupboards. Axial and cross axial ovolo moulded bearers. Newel staircase. Panelled fitted corner cupboard in 'parlour'. Ogee stop chamfered bearer in kitchen wing. Formerly known as the Big House or Freeman's and said to be the manor house of Burnels.(RCHM 1910:VCH 1914).

Listing NGR: TL4081237792