

Client: Leon & Hannah Cassidy

Project: Holborn Barn, Therfield, SG8 9RH

Date: 11/06/2025

Design & Access Statement

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WillGamble/Architects.

Will Gamble Architects is an award winning, design-led architecture and interiors practice based in Barnes, London.

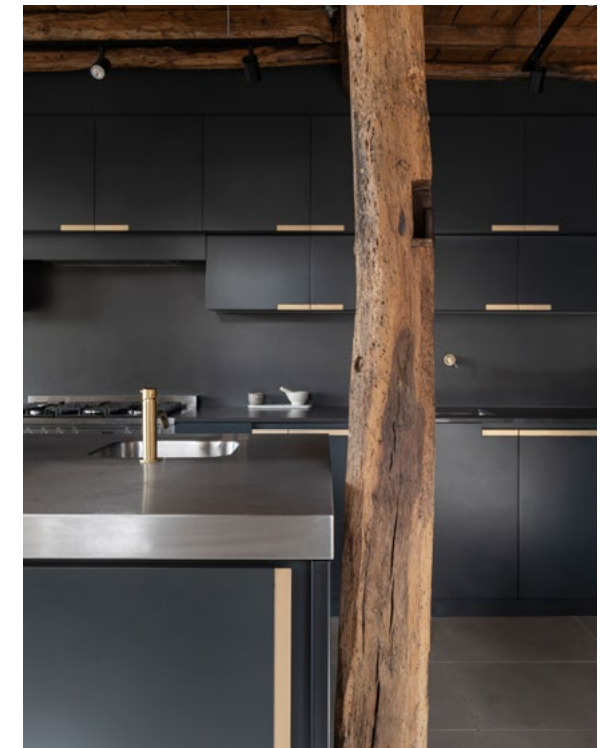
The studio specialises in residential projects ranging from townhouse refurbishments and extensions to rural conversions and adaptations.

As a practice, Will Gamble Architects strive to deliver high quality architecture that is well-considered, sensitive in design and rich in materiality and have built a portfolio of work that extends throughout London and the UK.

The practice has a particular interest in working with existing structures by creating architecture that enhances our historic environment. It has a strong belief in the sensitive re-use of our heritage assets through well conceived interventions which are both culturally and environmentally sustainable.

Images from left to right, by Will Gamble Architects

- Extension to a Grade 2 listed house within the ruins of a parchment factory and scheduled monument
- Internal refurbishment at *The Parchment Works*
- Internal repair and renovation to the curtilage listed Barn at Holborn Farm, Therfield
- Extension and refurbishment to the Grade 2 listed Holborn Farmhouse, Therfield



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CONTENTS.

01. Introduction	01	04. Design	16	06. Access	35
02. Site & Surrounding Area	02	- Design Rationale		- Vehicular Access	
- Surrounding Area		- Site Analysis		- Pedestrian Access	
- Local Facilities		- Demolition		- Dwelling Access	
- Holborn Barn (internal)		- Precedents		- Emergency Service Access	
- Holborn Barn internal repair work		- Site Layout & Use			
- Landscaping		- Massing, Scale & Height		07. Conclusion	36
- Access		- Appearance			
- Flooding		- Materiality			
- Trees		- Works to Barn			
- Ecology		- Internal Arrangement			
- Heritage		- Ground Floor			
03. Planning		- First Floor			
- Influential Policies	14	05. Landscape	33		
- Relevant Planning History		- Proposed External Areas			
- Selected Planning History For Holborn Farm		- Trees			
- Selected Planning History For Neighbouring Applications		- Boundary Treatments			
		- Refuse Storage			
		- Bicycle Storage			
		- Drainage			



01. INTRODUCTION

Development Description - Demolition of non-original stable extension, car port and lean-to structure. Extension and conversion of the existing barn into a five bedroom dwelling with associated landscaping.

This design and access statement has been prepared in support of the application for works described above at the Barn, south of Holborn Farmhouse, Therfield, SG8 9RH.

Whilst adhering to the NPPF, North Hertfordshire District Council's local guidance (Local Plan 2011 - 2031 Proposed Submission and District Local Plan No.2 with Alterations), supplementary guidance documents and guidance provided by Historic England, the proposal described in this design and access statement sensitively adapts an existing building of architectural significance, securing its future and ongoing preservation.

Through the careful removal of non-original adjoining structures, sensitive refurbishment of the existing internal spaces and the provision of new additions of architectural merit, the grade 2 listed barn at Holborn Farm creates an opportunity for a unique family home. The proposed adaptation of the barn, it's careful restoration and it's future occupation ensures it's significance is maintained and it's architecture continues to be enjoyed.



Holborn Barn, North Elevation and Courtyard



02. SITE & SURROUNDING AREA

Surrounding Area

Holborn Farm is located just under 2km from the villages of Therfield (to the west) and Reed (to the east) in the county of Hertfordshire. Therfield and Reed form the closest villages to the site. Larger villages and towns are within a 10min drive and include a number of local facilities and amenities.

The site is situated along Dane End; a rural lane which serves a number of cottages, farmsteads and agricultural holdings.

The site's immediate surroundings are typically rural with intermittent, irregular patches of historic development, that have gradually changed over time.

Historic maps indicate how development has occurred along Dane End at a steady rate over a sustained period of time. Please see overleaf.

The application site is located within North Hertfordshire District Council and is within Therfield Parish Council.

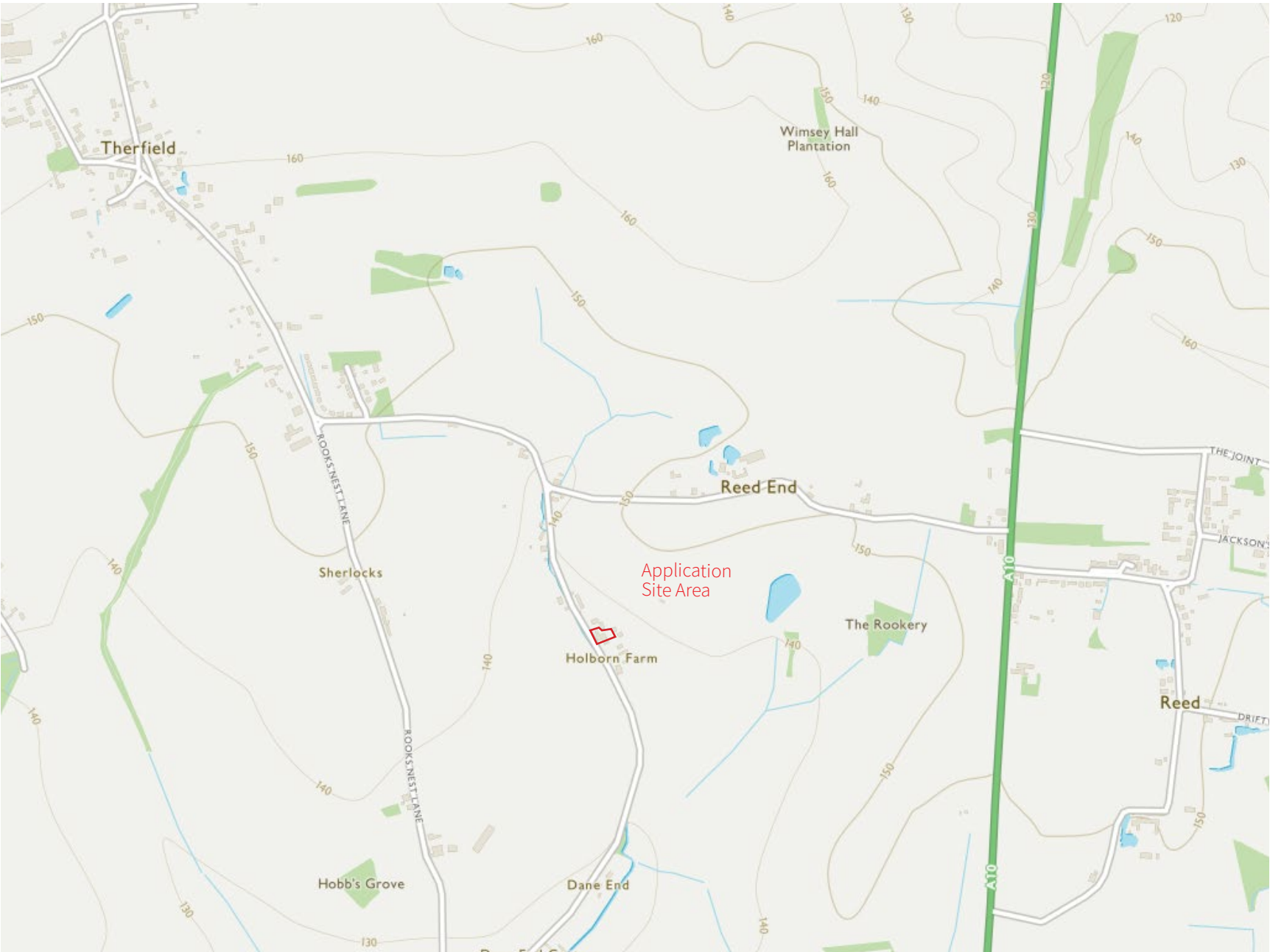


Figure Desc. Holborn Farm Location - www.osmaps.ordnancesurvey.co.uk 2021



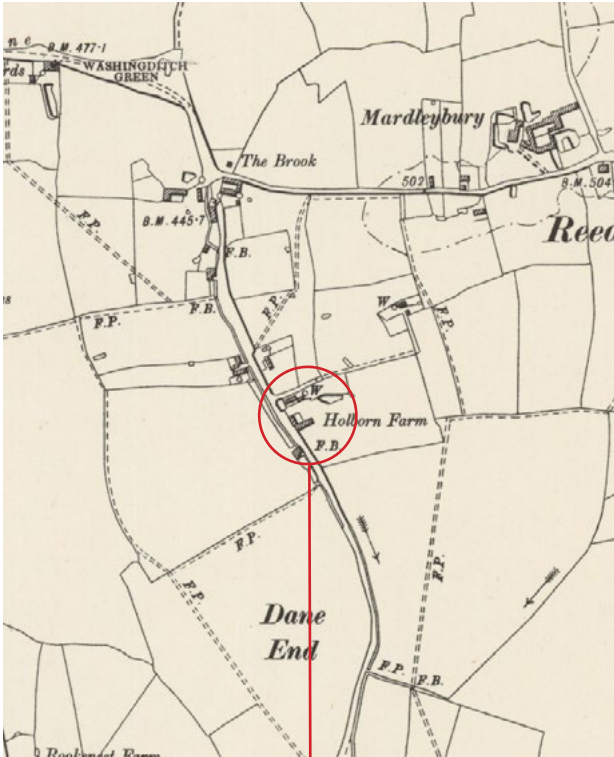


Figure Desc. Historic Map 1896 (National Library of Scotland, 2021)

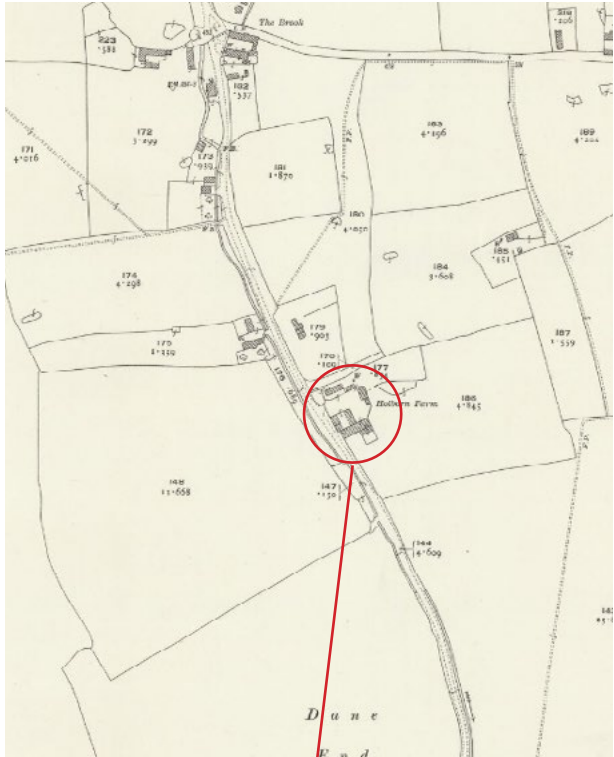


Figure Desc. Historic Map 1922 (National Library of Scotland, 2021)

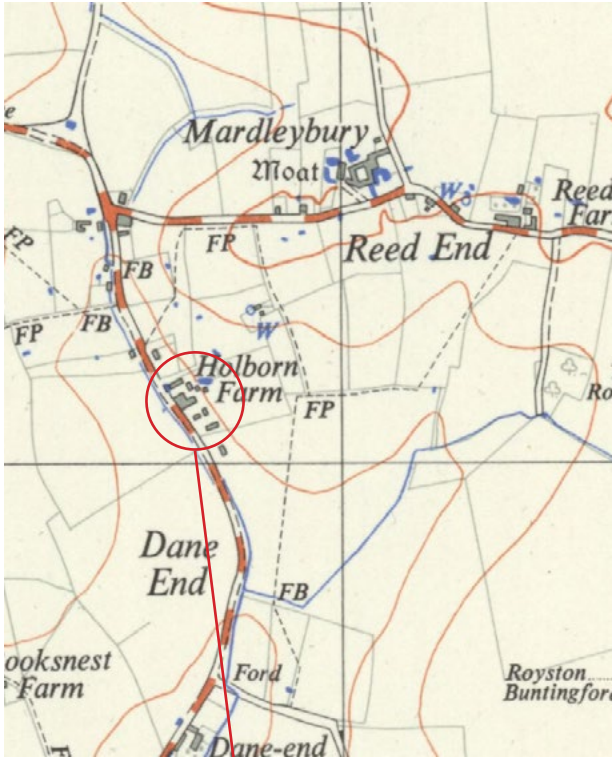


Figure Desc. Historic Map 1956 (National Library of Scotland, 2021)

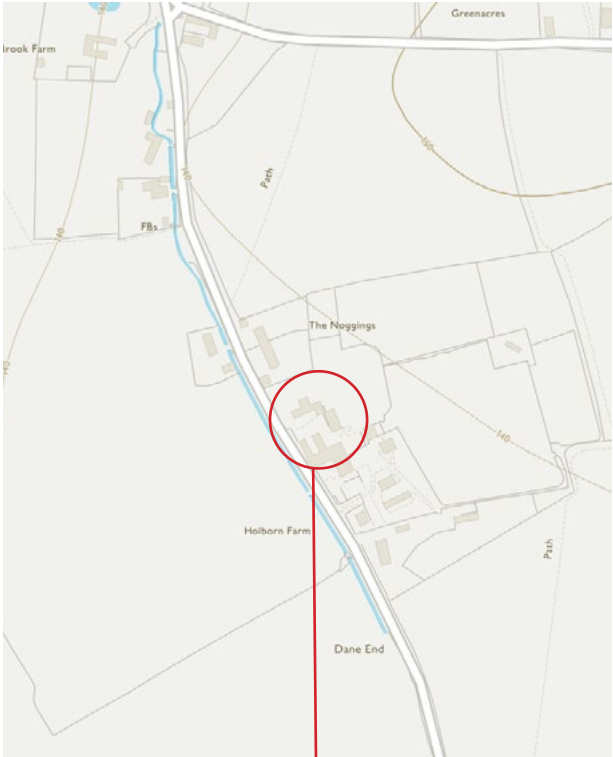
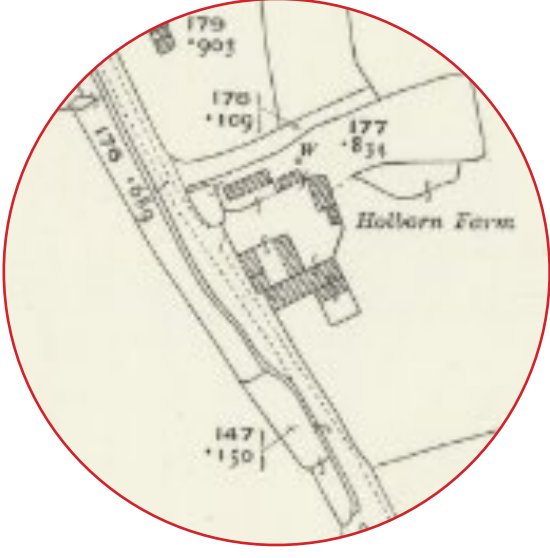


Figure Desc. Map 2021 (OS Maps Ordnance Survey)



Local Facilities

Although rural, Dane End and it’s existing dwellings are supported by a number of local centres nearby. Those most immediate are listed below alongside some facilities of note that are accessible by foot, bike or car from the site application area. Travel distances by foot, bike and car are included overleaf.

Footpaths

The images overleaf are extracted from the Hertfordshire Council Website; webmaps.hertfordshire.gov.uk (31.07.23). These maps illustrate the proximity and location of various footpaths around the site at Holborn Farm and further afield.

Therfield selected facilities

- Schools
- Pub

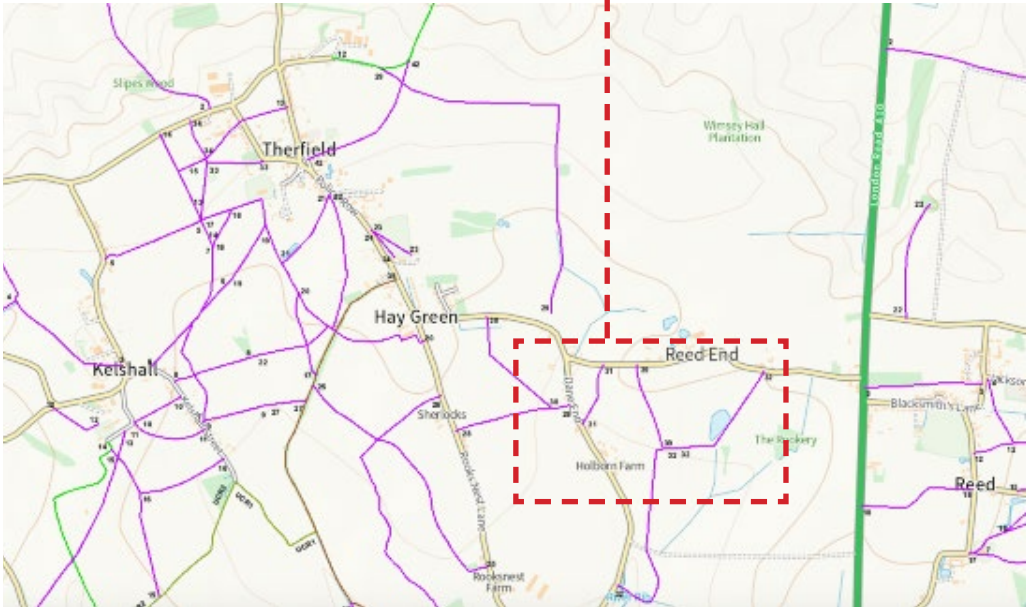
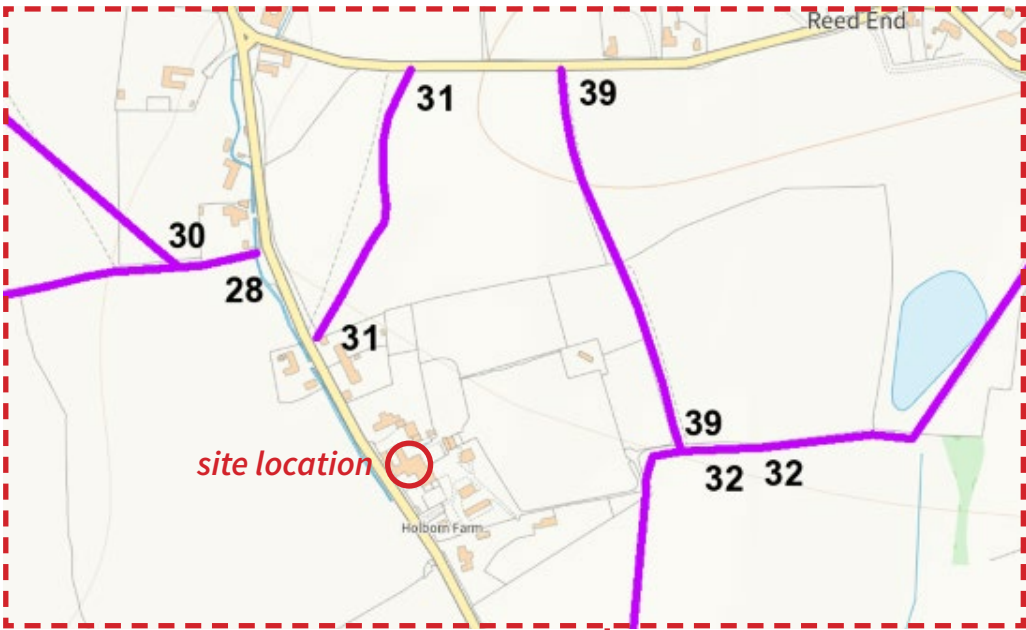
Reed selected facilities

- School
- Cafe
- Village Hall

Royston selected facilities

- Train Station (serving Cambridge, London, Gatwick)
- Grocery Stores
- Hospital
- Parks
- Cafes
- Schools
- Garages

Transport	Therfield	Reed	Royston
By Foot	via footpath 30 and Hay Green, 23mins	via Dane End, 29mins	via Footpath 29 and Bridleway 12, 60mins
	via Dane End, 7mins	via Dane End and Haywood Lane, 9mins	via Therfield Road, 20mins
	via Dane End, 3mins	via Dane End and Haywood Lane, 4mins	via A10, 11mins



Hertfordshire Council Website; webmaps.hertfordshire.gov.uk



The Site

The site forms part of Holborn Farm and is located south of Holborn Farmhouse, Therfield, Royston, Hertfordshire, SG8 9RH. Please see map opposite for outline of the application site.

Application Site Area: c.1100sqm

The application site forms the southern part of the land originally associated with Holborn Farmhouse. It encompasses a Grade II Listed agricultural style barn building, two non-original single storey pitched roof extensions (to the north) and one non-original lean-to extension (to the south). The majority of external areas within the site boundary are in concrete hardstanding.

The application site retains the visual character of a working farmyard, despite no longer operating as a farm. The structures within the application site vary in age and include the original Grade II Listed barn, built in the 18th century. A mid 19th century brick extension is located along the south west boundary and spans perpendicular to the original barn. In the early to mid 20th century, historic maps show another extension perpendicular to the original barn forming a courtyard, along with the lean-to extension to the south east. The lean-to extension had been added to in the late 20th / early 21st century.

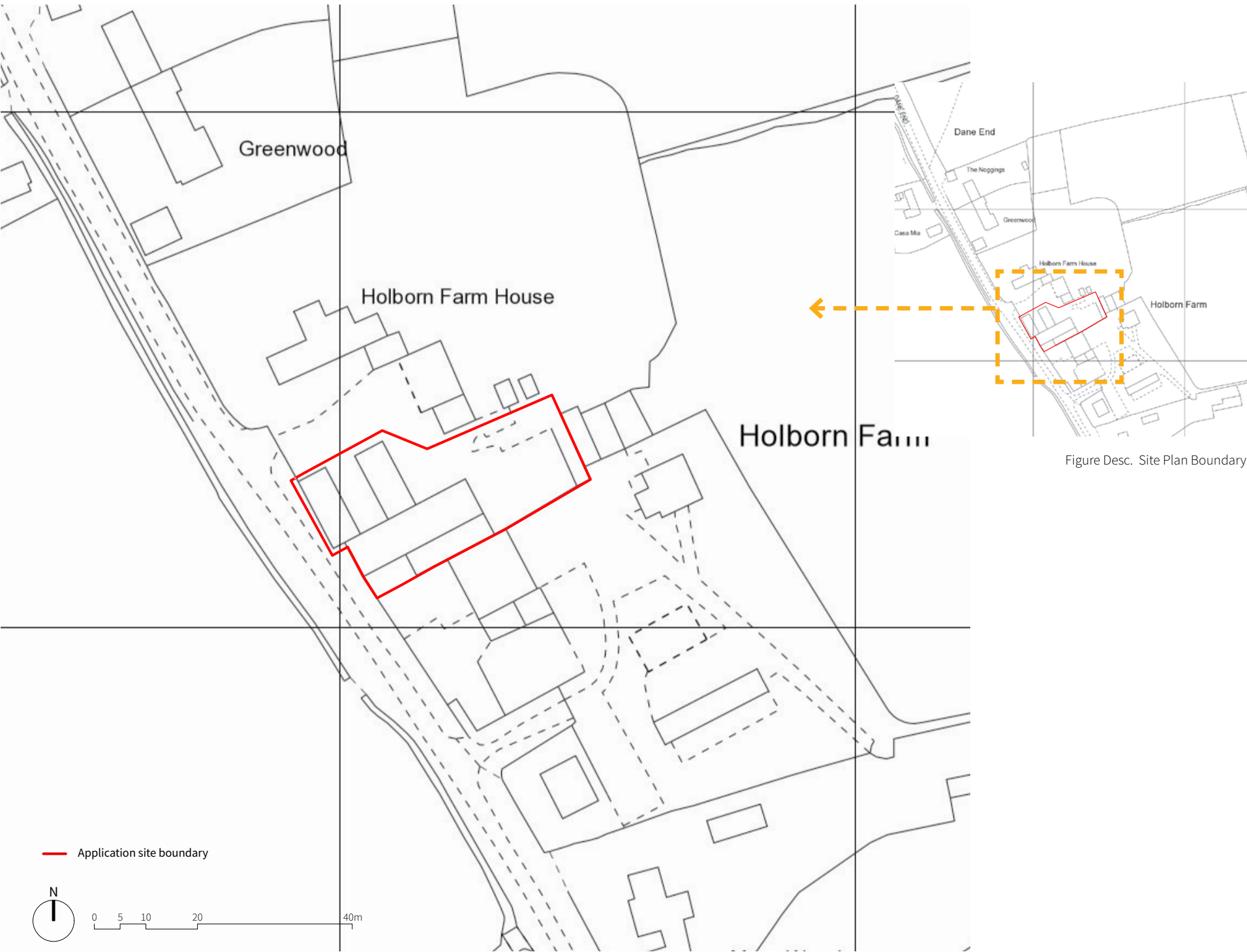


Figure Desc. Site Plan Boundary





Figure Desc. (1) Main Entrance to Grade II Listed Barn and Extension



Figure Desc. (2) Extension to Grade II Listed Agricultural Barn



Figure Desc. (3) Grade II Listed Agricultural Barn, North Elevation



Figure Desc. (4) Lean-To Extension to Barn



Figure Desc. Site Aerial Image (OS Maps Ordnance Survey, 2021)

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Holborn Barn

The original barn dates to the 18th century. Over time it has been extended to meet the user's needs. The original barn is built in timber frame with a brick corbelled base, black painted timber weatherboarding and a clay pan tiled roof.

It has a half hipped roof facing Dane End and a gable end roof facing north east. Both end elevations are clad in black painted weatherboarding, which is consistent with the other ancillary buildings associated with Holborn Farm.

In the late 19th century, a brick stable extension was built along the south west boundary, perpendicular from the original barn. This has been partly clad in black painted horizontal weatherboarding and includes several stable door openings facing into a courtyard. Along the south west elevation, the facade facing onto Dane End, is predominantly deteriorating red brick ontop of a concrete retaining structure at low level. The stable roof is clad in corrugated metal sheeting.

In the early 20th century, two new extensions to the original barn are shown on historic maps (see page 3). These include; another single storey pitched roof extension built perpendicular to the original barn, and a lean-to extension built inline with the south east facing corner and extending circa 12m down it's side elevation.

The addition of the pitched roof extension formed a horseshoe shape to the north side of the original barn, creating a courtyard infront of it's large double door entrance. Both extensions are built from a solid blockwork base with timber frame wall and roof structure above. The external walls are partially clad in horizontal and vertical black painted timber and the roof is clad in clay pantiles and corrugated metal sheeting.



Figure Desc. The Barn, Large Front Entrance Doors - Direction South East



Figure Desc. The Barn, Hipped Gable End Elevation Facing Dane End Road - Direction South East



Figure Desc. 20th century Lean-to extension



Figure Desc. The Barn, Internal View Showing Roof Trusses and the 7 Bays - Direction East

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In the late 20th century / early 21st century, the lean-to was extended c.6m further along the south east facing elevation of the original barn. This addition is built from concrete blockwork and clad in a cement-look tile and corrugated sheet roofing. A full asbestos survey is to be undertaken prior to any demolition undertaken on site.

The poor architectural quality of the additions has had a negative impact on the character and setting of the listed building.

The barn was Grade II listed in January 1986. The listing by Historic England includes the following details;

THERFIELD DANE END TL 33 NW (East side) 4/109 Barn about 35m SE of Holborn Farm House GV II Barn. C18. Timber frame on brick base, weatherboarded. Pantiled roof. 7 bays. Open bay to house in 3rd bay from left end, blocked opening 2nd bay from right, half hipped to right end. Interior: arched braces from jowled posts to tie beams, angled struts to principals, collars clasp purlins.

<https://historicengland.org.uk/listing/the-list/list-entry/1176771>



Figure Desc. 19th C Extension, Facade Facing Dane End Road - Direction South East



Figure Desc. The Barn, Buttreassing to corner - Direction South East



Figure Desc. Original Barn Entrance Door and RWP



Figure Desc. Hard Landscaping Area - Direction North East of Barn

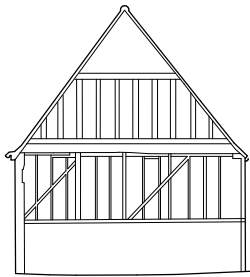
Design & Access Statement.



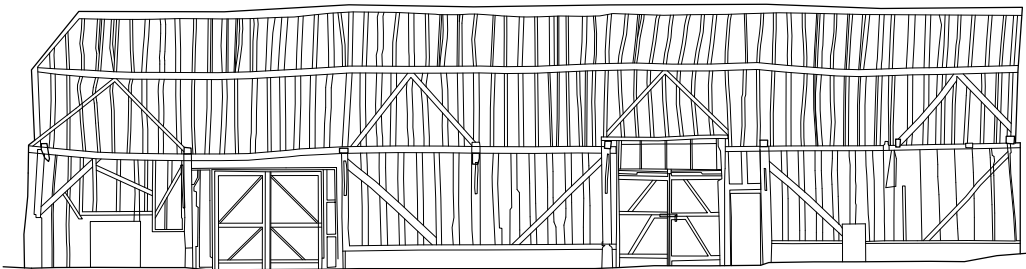
Holborn Barn (Internal)

Internally the original timber structure of the main barn is exposed throughout. it includes signs of repair and alteration of varying degrees of quality, generally the timber frame is in good condition and alterations have been made sensitively. A corbelled brick plinth is exposed at the base of the external walls on top of which the timber structure is built. In some areas, new brickwork or blockwork has been introduced to provide more stability to the original timber structure. The floor is a concrete slab set across various levels, and in some instances is flush to the external ground level.

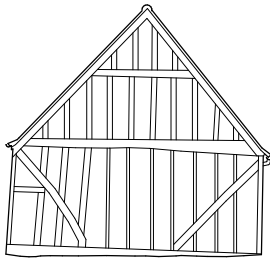
The original main barn is single storey, but has an impressively tall internal ceiling height, exposed to the underside of the original roof structure. As described in the listing of the barn, there are seven bays which create a consistent rhythm internally, contributing to the historic character of the barn. There are large barn door openings along the north elevation opening outwards and a smaller opening along the south facing elevation into the non-original lean-to extension. Neither of the adjoining barns to the north are accessible from inside of the original barn, however there are signs of blocked up openings in the south east and north east corners of the main barn.



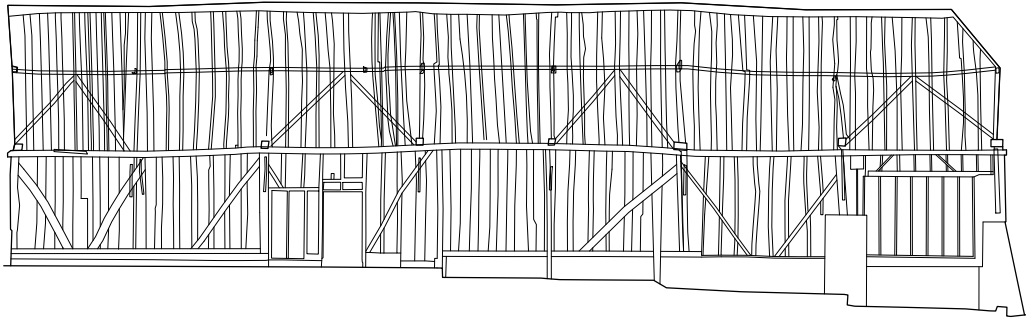
(internal) West Elevation



(internal) North Elevation



(internal) East Elevation



(internal) South Elevation

Existing internal elevations of grade 2 listed barn



The two extensions, spanning from the north west elevation of the original barn (the stable and the car port), are both single storey and with lower ceiling heights, appearing subordinate to the original barn. Their ridge heights sit above the eaves but below the ridge line of the original barn.

The stable has plastered and white painted timber walls internally. The floor is a concrete slab with blockwork partition walls running up to eaves level. The ceiling is vaulted with the underside of the corrugated metal roof exposed.

The car port is open along the west elevation onto the courtyard. The timber wall and weatherboarding is painted black internally and a blockwork base is exposed.

The 20th century lean-to extension, along the south east elevation of the original barn, sits below the eaves of the original barn and has exposed, painted blockwork internally. The underside of the roof structure and metal corrugated roof is exposed internally.

The buildings are generally left empty with some areas used for occasional storage.



Original Barn, South Western corner, non-original infill to former opening



Stables building, gable end facing south eastwards



Lean-to extension, view facing north east



Car port structure, view facing north west

Holborn Barn (Internal) Repair Works

The original timber structure of the barn is exposed throughout and includes signs of repair and alteration. The list below describes some of the alterations which remain visible:

- DPC installed below timber sole plate
- Replacement of timber sole plate along the top of the brickwork base in various locations
- Timber to timber junctions reinforced with steel plates
- Partial replacement of external timber weatherboarding
- Introduction of membrane behind weatherboarding in some areas
- Introduction of blockwork low walls and supportive timber buttresses to support existing timber frame
- Extension of existing brickwork, providing additional support to existing timber structure
- Pantile roofing and roofing membrane appears to have been installed through repair work



Reinforced junction with steel plate and inclusion of membrane to external faces



Blockwork dwarf walling and support existing timber frame structure



Installed DPC to underside of timber sole plate



Introduction of new timber framing to provide additional stability to existing timber frame



Landscaping

The application site includes predominantly impermeable hard landscaping within the courtyard area to the west, in the yard area to the north, and to the small external space to the south corner of the site.

The existing driveway access is gravel which spans up to an existing car port structure adjacent to Holborn Farmhouse.

Soft landscaping is located to the north of the site abutting the gravel driveway. This includes a timber gate opening and paving setts providing a pathway into the courtyard.

Access

Existing access onto the site is via Dane End through a gate onto a gravelled driveway and courtyard area serving Holborn Farmhouse to the north.

For pedestrians, access is gained via the courtyard for Holborn Farmhouse (over which, the barn site benefits from a right of way), via a gate in the sites northern boundary. This serves the courtyard of the Barn site.

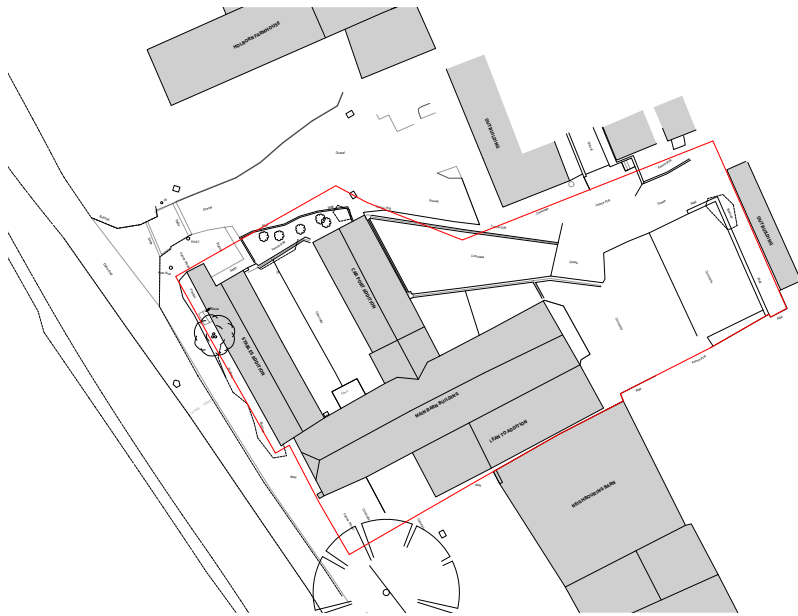
For vehicles, the site is accessed via Dane End, over the private courtyard and to the rear of the barn site, behind the northern most projecting wing addition to the barn. There is no boundary treatment that currently distinguishes the boundary between the Holborn Farmhouse property and the Barn property in this location.



View South East Along Dane End Road From Opposite Access Driveway



View North West Along Dane End Road From Opposite Access Driveway



Existing Site Plan



Flooding

There is a very low / low risk of surface water flooding within the application site. Please see map opposite for reference. A flood risk assessment has been prepared by HSP consulting and enclosed alongside this Design and Access Statement.

Trees

An arboricultural survey and assessment is enclosed as part of this application, prepared by GHA Trees. The application site area does not include trees however there are two trees in close proximity to the site boundary. These were assessed during the arboricultural survey. Please refer to the arboricultural survey for full details.

Ecology

A preliminary ecological appraisal was undertaken on 26/01/2023 by Cherryfield Ecology to accompany a recently approved planning application at the site. A bat roost was identified during the survey and subsequently stage 2 emergence and re-entry surveys were undertaken in Spring/Summer 2023. The findings are enclosed as part of this application.

Due to the time passed since these surveys, an ecological appraisal, stage 1 bat survey, Great Crested Newt survey and condition survey was undertaken on 09/04/2025 by Cherryfield Ecology.

Bat roosts were identified during the ecological appraisal and stage 1 survey and subsequent emergence an re-entry surveys have been arranged with the appropriate consultant for the:

- 29th May
- 19th June

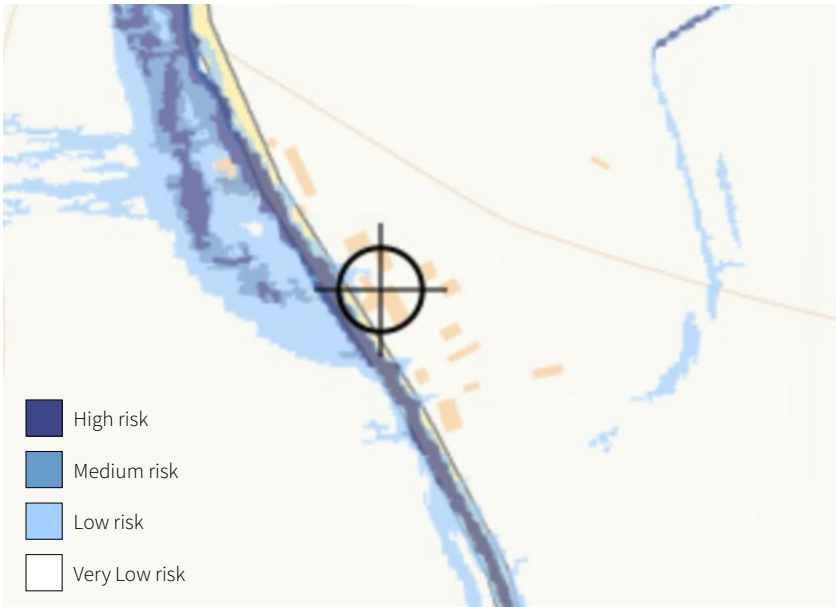
Following these surveys, the consultant will collate the findings and make further recommendations which will be submitted to the local authority, prior to determination of this application.

A bio diversity calculation was undertaken during 05/2025 by Cherryfield Ecology and is enclosed as part of this application.

Heritage

Cambridge Architectural Research Ltd have undertaken a heritage report of the existing property and produced a heritage impact assessment based on the proposals.

Please refer to both documents which have been submitted as part of this application.



Map showing surface water flood risk and position of site



Existing tree within site boundary, adjacent to Dane End



Existing tree outside of the site boundary to the south



03. PLANNING

Influential Policies

The development of a proposal at Holborn Barn has been informed by design and planning guidance at local, regional and national levels. Selected influential policies have been included below for reference;

North Hertfordshire District Council Local Plan 2011 - 2031
(Proposed Submission - October 2016)

- Policy SP13: Historic Environment
- Policy CGB1: Rural Areas beyond the green belt
- Policy CGB4: Existing Rural Buildings
- Policy D2: House Extensions, replacement dwellings and outbuildings
Planning permission for house extensions will be granted where:
 - i. **The extension is sympathetic to the existing house** in height, form, proportions, window details and materials;
 - ii. **Pitched roofs are used where appropriate**, particularly if the extension is more than the height of a single storey;
 - iii. Rear extensions do not dominate adjoining properties and are well related to the levels of adjoining properties, the direction the house faces and the distance between the extension and the windows in the next door properties; and
 - iv. Side extensions, at first floor level or above, adjoining a residential plot to the side are at least 1 metre from the boundary to ensure there is no adverse impact on the character of the streetscene.
- v. Policy NE1: Landscape

- vi. Policy HE1: Designated Heritage Assets.
Planning applications relating to Designated heritage assets shall be accompanied by a Heritage Assessment/Justification Statement that:
 - vii. Assess the significance of heritage assets, including their setting, impacted by the proposal;
 - viii. Justify and detail the impacts of any proposal upon the significance of the designated asset(s); and
 - ix. Inform any necessary mitigation measures to minimise or mitigate against any identified harms;Planning permission for development proposals affecting Designated Heritage Assets or their setting will be granted where they (as applicable):
 - x. Enable the heritage asset to be used in a manner that **secures its conservation and preserves its significance**;
 - xi. **Incorporate a palette of materials that make a positive contribution to local character or distinctiveness**, where it is appropriate and justified

North Hertfordshire District Council Local Plan No.2 with Alterations
(Originally adopted in 1996)

- Policy 6 - Rural Areas beyond the Green Belt
In Rural Areas beyond the Green Belt, the Council will maintain the existing countryside and villages, and their character. Except in Selected Villages (Policy 7), a development proposal will normally be allowed only if:
 - i. ...
 - ii. **the proposal positively improves the rural environment**
- Policy 28: House Extensions
For house extensions, the council will normally only permit development proposals if:
 - i. **The extension is sympathetic to the existing house** in height, form, proportions, window details and materials; and
 - ii. **Pitched roofs are used where appropriate**, particularly if the extension is more than the height of a single storey.
- Policy 30: Replacement of extension of dwellings in the countryside
For existing dwellings anywhere in the countryside outside excluded or selected villages the council will normally refuse proposals for their replacement or extension if a materially greater impact would result. A landscaping scheme related to the surrounding will be expected. Also extensions will normally be refused if they result in a size, scale and design out of keeping with the original building and give the effect of a new dwelling.
- Policy 57: Residential Guidelines and Standards
 - 1 - Site and surroundings.
 - 2 - Design and layout
 - 5 – Floorspace



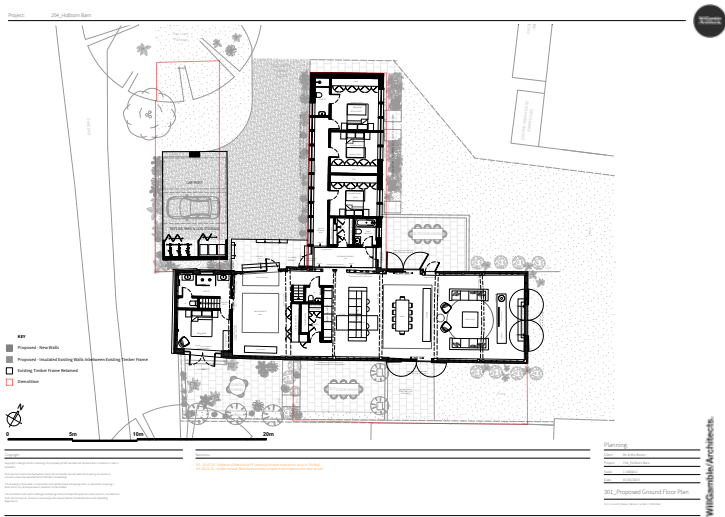
Relevant Planning History

In April 2024, planning permission and listed building consent was granted for works to convert the grade 2 listed barn into a dwelling.

The approved works included demolition of the three non-original adjoining structures and the erection of a 'bedroom wing' extending from the north elevation of the barn. The works also included various repair and refurbishment works to the barn, a car port and storage structure and associated landscaping across the site.

23/01220/FP (Full Planning Application) / 23/01221/LBC (Listed Building Consent) - Permission granted for: *Conversion to existing barn into one 4-bed dwelling including extensions, detached car port, widening of existing vehicular access, associated landscaping and parking following demolition of existing stable extension, car port and lean-to structure.*

In March 2025 the applicant; a close family relative of the previous owner, purchased the site with a desire to carry out the renovation and extension of the barn and adjoining buildings.



23/01220/FP (Full Planning Application) / 23/01221/LBC (Listed Building Consent)

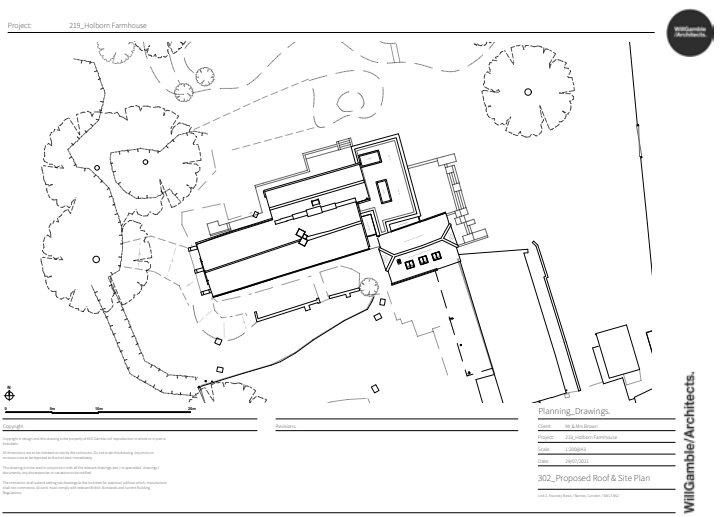
Selected Planning History For Holborn Farm

April 2022 - listed building consent granted for single storey side extension following demolition of non-original side extension and non-original conservatory and external alterations (Ref.21/03013/LBC)

April 2022 - planning permission granted for single storey side extension following demolition of non-original side extension and non-original conservatory and external alterations (Ref.21/03012/FPH)

March 1990 - listed building consent obtained for the addition of pitched roof to rear extension, installation of nine replacement windows and erection of rear conservatory (Ref. 90/00435/1LB)

June 1990 - planning permission granted for the erection of a rear conservatory and addition of pitched roof to existing two storey extension (Ref.90/00434/1).



21/03012/FPH (Full Planning Application) / 21/03013/LBC (Listed Building Consent)

Selected Planning History For Neighbouring Sites

Brook Farm, Dane End - In January 2018 permission was granted for the erection of one 3-bed detached dwelling following demolition of existing agricultural outbuilding (Ref.17/02752/1).

Mosswood, Dane End - In November 2017 permission was granted for the erection of a single storey front extension to the existing property (Ref.17/02678/1HH).

Brook Cottage, Dane End - In October 2017 permission was granted for the demolition and rebuilding of a single storey storage building (Ref.17/01895/1HH).

Greydale, Dane End - In August 2016 permission was granted for a single storey front porch extension following demolition of existing extension. Part two storey front extension following demolition of existing conservatory. Two storey side and rear extensions to form attached residential annex. (Ref.16/01438/1HH).

Holborn Farm Bungalow, Dane End - In January 2014 permission was granted for the erection of a single storey side extension to the south east and north west elevations following demolition of the existing conservatory. (Ref.13/02893/1HH).

