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HERITAGE, DESIGN AND ACCESS STATEMENT FOR PROPOSED WORKS AT JULIANS PARK

RENOVATION TO VILLA ROOF & PROPOSED NEW ROOF ACCESS, EXTERNAL RENDER AND STONE REPAIRS & INTERNAL ALTERATIONS AT GROUND, 1ST & 2ND FLOORS.

EXTERNAL RENDER REPAIRS AND THERMAL UPGRADING TO MUSIC ROOM.

RENOVATION OF SERVICE WING TO FORM A NEW KITCHEN.

DEMOLITION OF WORKSHOP AND CONSTRUCTION OF NEW POOL/GYM BUILDING AND LINK CORRIDOR.

DEMOLITION OF GARAGES AND CONSTRUCTION OF NEW GARAGE BLOCK AND ALTERATIONS TO ENTRANCE DRIVEWAY.



Property Address:

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Buntingford
SG09 0TD

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ARCHITECT ACCREDITED IN BUILDING CONSERVATION

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1. Introduction: Purpose and Nature of the Proposal

This document is written in support of proposed works at Julians Park, Rushden, and provides justification for an application to North Herts District Council for Listed Building Consent and Planning Permission to include:

- Upgrading of the Villa roof, alterations to the Clocktower and replacement rooflights.
- External render and stonework repairs to the Villa - south, east and west elevations, including refurbishment of rainwater goods.
- Installation of new cloakroom facility within ground floor service corridor of the Villa (north-east corner).
- Internal alterations at 1st and 2nd floor including installation of new bathrooms and roof access arrangements.
- External repairs to render and thermal upgrading of the floor and external walls to the Music Room. Reinstatement of chimney stack to improve draw when in use.
- Renovation and refurbishment of the kitchen and ancillary accommodation including Boiler Room & Store within the service wing to provide a new kitchen/dining room/family area. Replacement of C20th concrete ground floor construction with limecrete, upgrading and insulation of roof, new rooflights, and replacement windows.
- Demolition of existing MC20th Workshop and construction of a new Pool and Gym building with a link corridor to the existing service wing. External landscaping to include walled courtyard to south of new Pool and Gym.
- Internal alterations and refurbishment to former Coach House (Home Farm) at ground and first floor.
- Demolition of MC20th garages and construction of a new garage block including external landscaping.
- Reinstatement of driveway and vehicle turnaround to south of Entrance Courtyard.
- Removal of existing heating, electrical and plumbing services. Installations of new mechanical and electrical services.
- Upgrading of existing windows to the Villa, Music Room and former Coach House (Home Farm)

These works are proposed to repair and upgrade the fabric of the existing buildings and improve use and amenity. The proposed new facilities will ensure optimum viability of the heritage asset for future use.

A full list of the proposals is contained within this report, and they are illustrated on the accompanying submission drawings.

Please refer to the 3no Historic Building Reports accompanying this application which have been carried out by Barry Hillman-Crouch.

An Historic England Level 3 Historic Building Recording has been carried out for the Service Wing (26.05.23), the outbuildings to include the former Coach House, the Workshop and both the garage blocks (8.05.24) An Historic England Level 4 Historic Building Recording has been carried out for the Villa.

There has been extensive pre-application consultation. This planning application is made following a site visit with Historic England in May 2023 and following design development, a subsequent site visit with Historic England and NHDC Planning and Conservation Officers in December 2023.

Further to this site visit Building Conservation advice was received (16.01.24).

The proposal was updated to reflect this advice and following development of the pool building design was submitted for further comment in February 2024. Feedback from Historic England was received in March 2024, and the proposal has been amended to reflect these comments.

Further NHDC Building Conservation comments were received on 30.04.24.

The drawings have been updated to incorporate the alterations described above and which form the proposal which is now submitted.

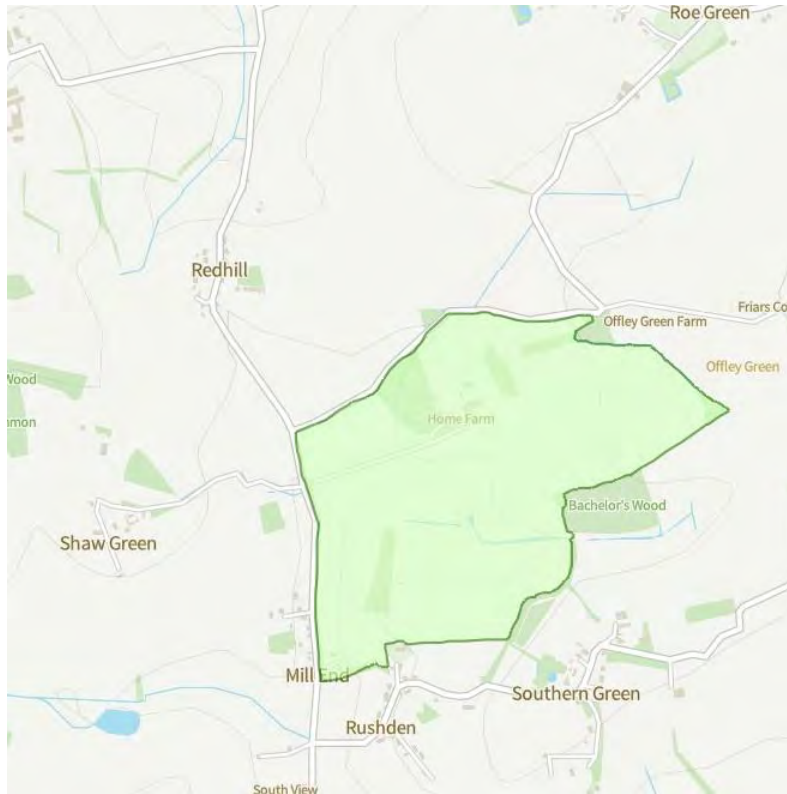
Designation Records

Julians Park lies north-east of the village of Rushden and was Grade II* listed on the 9th June 1952, List Entry Number: 1347370

"Julians 9.6.52 GV II Country house. c.1605 for W. Stone. Refronted and remodelled c.1710 for A. Meetkerke, altered early C19. Again refronted, remodelled and extended 1937-9 for Col. R. Cooper. Red brick, largely cement rendered. Portland stone dressings. Tiled roof. Neo-Georgian Style. 2 storeys and attics. 2:3:2 front with centre breaking forward. Plinth, angle quoins. Central entrance: paired 8 panelled doors, Ionic pedimented doorcase. Early C18 thick glazing bar sashes in reveals with C20 architraves. First floor centre, 9 panes, lugged architrave with scrolled jambs. Central pediment with Meetkerke arms in cartouche with putti and swags. Cornice with coped parapet over outer bays. Roof hipped to front, 2 light segmental headed dormers at each end. Central valley has main stack and tall C20 clock turret, round arched openings to octagonal belfry, copper ogee head with weathervane. Left end: projecting at angle with front is evidence of C18 refronting in an earlier section of wall with 2 offsets. Projecting again is 2 storey 4 bay secondary entrance elevation. Large door with integral semi-circular fanlight, rendered surround. Scattered 1, 2 and 4 light casements and a sash. Moulded eaves. Right end is 3 bays, glazing bar sashes. Central entrance, half glazed door in reveal with early C18 pseudo-Ionic pedimented timber doorcase, removed from front. Attached to rear and extending to right is a C20 5 bay 1 storey music room with tall 18 pane architraved sashes, parapet to hipped roof, central round headed windows in both ends, extruded stack to rear. Rear elevation is largely C18 red brick. 3 storeys. 3 bays to left project slightly. Ground floor: entrance to left, early C19 canted bay to right. First floor: large round-headed staircase sash with gauged brick head. 2 sashes with gauged brick flat arched heads. Plat band to second floor with three 2 light small pane casements. Coped parapet. To right irregular fenestration, stack at angle. Attached to rear left a lower 1 and 2 storey kitchen range, square on plan with a hipped roof. Segmental headed 2 and 3 light casements and a sash. Ridge stacks. Passageway through to rear. External stack with offsets on left end which has an entrance. Right end and rear to garden is 1 storey, an entrance with a leaded semi-circular fanlight, scattered casements and a horizontal sliding sash, dentilled brick eaves. 2 light dormer with a moulded flat head. Interior: early C18 dog-leg staircase, barley twist and fluted colonnette balusters arranged 2 to 1, fluted colonnette newels, open string with cheek pieces, moulded ramped handrail, dado panelling. Early C18 dog-leg secondary staircase with slightly bulbous balusters, closed string, moulded handrail. Late C18 panelling and columnar screen in dining room. Neo-Georgian 'hall'. Julians was formerly known as Rushden Place. (East Hertfordshire Archaeological Society Transactions, Vol. 4, pt. 1, 1908-9: RCHM 1910: VCH 1912: Country Life, 20 and 27/6 and 4/7/47: Pevsner 1977: RCHM Typescript)."*

Julians Park falls under North Herts District Council. It is not locally listed.

The whole park and gardens are also Grade II listed in their own right on, 11th June 1987, List Entry Number: **1000914**.



The grounds are not a Scheduled Ancient Monument or an archaeological site.

The site is defined as being a rural area beyond greenbelt (policy 6).

It is a Historic Park and Garden (policy 9). It is in the Countryside (policy DLP2a).

The property is not located within a Conservation Area.

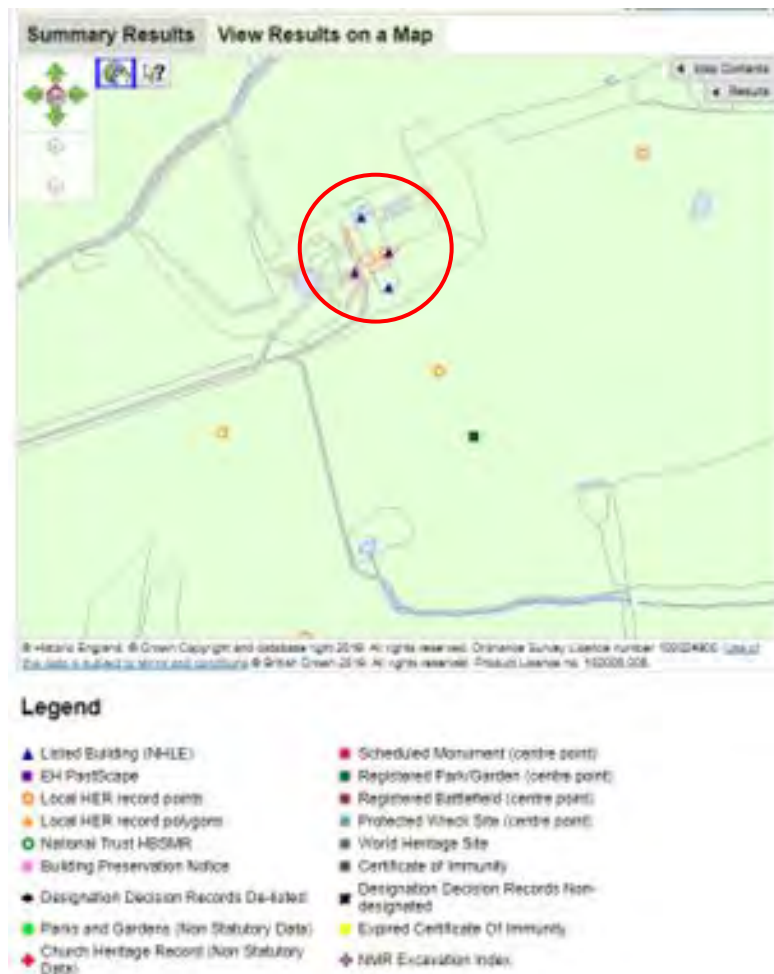
The site is in Flood zone 1, which is a low probability of flooding from rivers and seas.

Planning History

The NHDC website does not hold any information on previous planning applications at Julians.

Heritage Environment Record

On Heritage Gateway there are no other listed buildings within 500m of the house. There is an English Heritage Record within 500m; two fields to the south-west, of cropmarks of a former field boundary.



Heritage Gateway map showing Julians Park (circled) and neighbouring heritage assets/local Historic Environment Record record points.

2. Understanding Julians Park and the Evolution of the Site.

Historic Building Recordings carried out by Barry Hillman-Crouch detail the history and evolution of the Villa, the former Coach House, the workshop, the garages and the service wing. The reports outline the significance the various buildings.

Historic England listing information has been included in this document.

Historic photographs and 'Country Life' magazine articles have been supplied by the owner of the property and are included in this document and on the application drawings where relevant.

Pevsner's 'Buildings of England' Hertfordshire refers to Julians P286, '*Essentially now a house of 1937-9, though much of the masonry is Early Georgian and some perhaps even Jacobean*'.

HISTORIC DEVELOPMENT (Historic England's description): In 1603 William Stone and his brother bought a farmhouse called Julians in the manor of Rushden. Here William built a house, c 1605(10. By 1700 the house (also known as Riseden or Rushden Place) was fronted by a symmetrical enclosed court, flanked by a service yard giving access to a porch on the west front, and a kitchen garden partly enclosed by orchards (Chauncy 1700). Adolphus

Metekerke, who had married Penelope Stone in 1699, remodelled the house c 1715. It was again altered in the early C19.

Colonel Reginald Cooper remodelled the house and gardens from 1937 to 1939 (CL 1947). Amongst other things, Colonel Cooper reinstated the enclosed court, which by the late C19 had been replaced by an informal carriage sweep (OS 1883) and remodelled the gardens to the north of the house, adding a swimming pool set in one of the walled gardens. The estate was bought by the Honourable Mrs P Pleydell-Bouverie in 1940 and remains (1999) in private ownership.

JULIANS was a capital messuage or farm which Richard and William, sons of John Stone, bought in 1603 from Edward Newport, who had acquired it in 1586 by purchase from William Wilson of Walkern. (fn. 83) Richard Stone was knighted, and in 1651, with Elizabeth his wife and John Stone, was holding land in Rushden. (fn. 84) On his death his heir was his son Thomas Stone, who died in 1696. (fn. 85) He left no son, and his elder daughter and co-heir Penelope inherited Julians. (fn. 86) She married in 1699 Adolphus Meetkerke, who was descended from Sir Adolphus Meetkerke, President of the High Court of Flanders in the latter half of the 16th century. (fn. 87) He was an adherent of the Reformed religion and took part in an endeavour to surrender Leyden to the Earl of Essex. (fn. 88) The plot failed and he was obliged to take refuge in England. Later he was appointed ambassador to England by the United States of Holland, and he died in London in 1591. (fn. 89) His two eldest sons were killed fighting in the Netherlands, but his fourth son Edward, who was only a year old at the time of his father's death, settled in England, and, taking holy orders, was for many years Professor of Hebrew at Christ Church, Oxford. (fn. 90) His grandson, who married the heiress to Julians, died in 1732, (fn. 91) and Penelope died in 1746, (fn. 92) when Julians descended to their son Adolphus Meetkerke, (fn. 93) who purchased the manor of Rushden in 1779, and from this date Julians has descended with that manor (q.v.).

The main central block is a Villa style double pile plan with a central hallway and dining room behind with rooms to each corner. The main staircase is to the east and the service wing and staircase to the west. It has a Ground Floor, First Floor & Second Floor/attic and a cellar below the west range.

It is of masonry construction with a rendered façade, to front and sides. There is stone moulding to the south and east windows of the Villa and stone quoins remain on the central forward projection. The windows are C20th replacements (Historic Building Report 8.05.24)

The roof is tiled with a hidden flat section to the centre and a cupola above.



Front Elevation (south) of Main Villa

The Villa consists of an Entrance Hall, Dining Room, Library, Sitting Room, Family Room with 5 bedrooms to the first floor and 5 bedrooms to the attic floor.

The house has a connected range to the north-west corner, which forms the service wing and contains the current kitchen and ancillary areas, some of which are basic unconverted spaces, and are single storey at the rear.

This two-storey range connects the former Coach House to the Villa. The service wing is of brick construction with casement windows.

The Music Room to the north-east of the Villa is cement rendered cavity masonry with sash windows and a crown roof behind a parapet.

Gardeners Cottage is separated from the service wing via a tunnel at the west end. It is brick and likely C18/19th construction.

The former Coach House (Home Farm) has two central coach arches and doors with brick construction and arch headed windows either side. The former stables would have been either side of the Coach House. This building is C18th. It has an original upper floor with arched dormer windows. There is a domestic wing to the rear of the former Coach House which looks contemporary in construction or possibly slightly later and is of brick construction with casement windows and a tiled roof. The flat roofed elements on the far west end are C20th.

The former Coach House is listed in its own right as Grade II Listed 27th May 1968.

"Stable Block immediately 27.5.68 WSW of Julians (formerly listed as Stable Block at Julians) GV II Stable block to Julians (q.v.) now in use as garages, office and living accommodation C18, altered and extended C20. Red brick. Hipped tiled roof. 1 storey and attic. 5 bay elevation faces left return of house and with kitchen block encloses 3 sides of entrance courtyard. To centre and centre-left 2 bays break forward with ground floor segmental arched openings to recessed paired 10 panelled double doors, 6 panelled doors in inner returns. Outer bays have gauged brick round headed small pane fixed windows in shallow reveals. To centre a 4 light flat headed dormer, small outer round headed dormers. To rear 3 hipped wings, shortest to right has an entrance with a semi-circular fanlight, centre projects further and left even further with a half hip to C20 addition. Entrance and casements in return to garden."



Former coach house (Home Farm) Front (East) Elevation

Garages

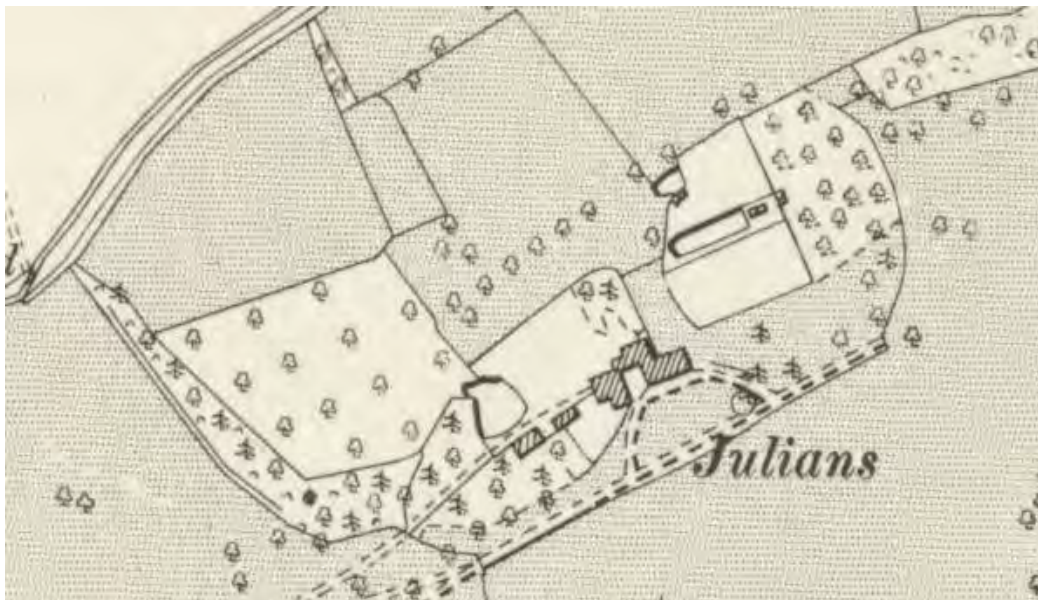
The garage buildings are C20th, but there were buildings in this location prior to EC18th. The south-east wall is C18th and C19th in construction as p.47 of the Historic Building Recording notes. There were also two outbuildings (no longer in existence) to the south of the pond. The garages were built in 1937-9, with the north-west arm built in the 1950/60s (Historic Recording p.25-31)



1883 Ordnance Survey Map

As the above map indicates, the arrangement of buildings remains similar between the LC19th and C20th, but the outbuilding to the south-east (now the Long Garage) is not indicated.

The OS map of 1883 shows multiple carriageways to the Villa, including one from the south. It also shows a carriageway curving past the front door and looping back onto a main carriageway running north-east. The north-east route was terminated at some time between the 1883 and 1896 Ordnance Surveys, and the Entrance Courtyard to the Villa was reinstated by Colonel Cooper in 1937-39.



1925 Ordnance Survey Map

By the 1930s the carriageways had been reduced to a single arm into the Coach House courtyard, as it remains today.

The front walls and gates were Grade II listed in their own right on 29th January 1986
List Entry Number: 1102664

"Forecourt Walls, Entrance Gates and Claire-Voie immediately S of Julians GV II Forecourt walls, entrance gates and clair-voie to Julians (q.v.). 1937-9 for Col. R. Cooper. Red brick walls about 2m in height with moulded Portland stone coping extend away from house with a low stone coped brick plinth to wrought iron clair-voie facing house. Quadrant spur walls away from far angles. Flanking side gates, entrance gate, at far angles and terminating spurs are ashlar piers, rebated corners except to side gate piers which are panelled, moulded caps and bases, ball finials to side and entrance gate piers, urn finials at ends. (Country Life, 20/6 and 4/7/47)."



Gates to walled Entrance Courtyard to the south of the Villa

The OS map below shows Colonel Cooper's Music Room extension to the north-east corner of the Villa and the Long Garage to the south-west of the Coach House has been constructed.



Ordnance Survey 1950

3. Proposed Design and Justification for the Works

Proposed works to the Villa and Music Room – Ground Floor

Refer to Historic Building Report (8.05.24)

Much of the original fabric, including windows, internal finishes to walls and ceilings and floor materials, as well as external finishes such as lime render and the original roofing materials were removed during the renovation works carried during 1937-1939 and replaced with modern materials that were considered to be innovative and high quality at that time.

However, the Villa, over all floors remains of High Significance because 'the general arrangement of the house is very little changed' (Historic Building Recording 26.05.23 p.5).

The limited extent of proposed alterations to the ground floor of the Villa are at the rear of the building, and do not affect any of the main rooms.

It is proposed that a cloakroom be installed within the former service corridor between the north-east Vestibule and the Dining Room, to serve this side of the house. The existing door off the Vestibule will be retained, and the low-level window on the north wall will be reinstated within the infilled opening.



Location of infilled window at low-level



Evidence of infilled window from internal side of redundant service corridor

This is a redundant space, the connection to the Dining Room having been previously blocked up, and this proposal will return it into use. (Historic Recording p.35-36)

Proposed works to the Villa - Front, East and West Elevations

Cement render was applied to all three elevations during the 1937-39 renovation works, with subsequent cement repairs. Investigation of the render will be carried out to confirm the condition and extent of the cement-based material. Following investigation of the render and substrate, a proposal for removal and/or repairs to areas of spalled and cracked render will be determined for approval (Historic Building Recording p.14-15).

The condition of the stone surrounds to the windows, quoins, cornice and parapet cappings will be inspected and a method of repair will be proposed as necessary.

Proposed works to the Music Room

This building is a MC20th extension to the Villa and was built by Colonel Cooper. It is of Moderate - Low Significance due to its unusual internal proportions. The walls are masonry with a cement render finish with ashlar lines and stone surrounds to the windows and doors. It has a tiled crown roof behind a parapet (Historic Recording p.24-32)

Repairs are necessary to the render in several areas including to a large movement crack through the render and arched stone head to the door on the west elevation. The applicant has been advised that HeliBar repairs will be required to stitch the crack.

The original chimney stack has been reduced from its original height at some point, and this will be reinstated using photographic evidence.



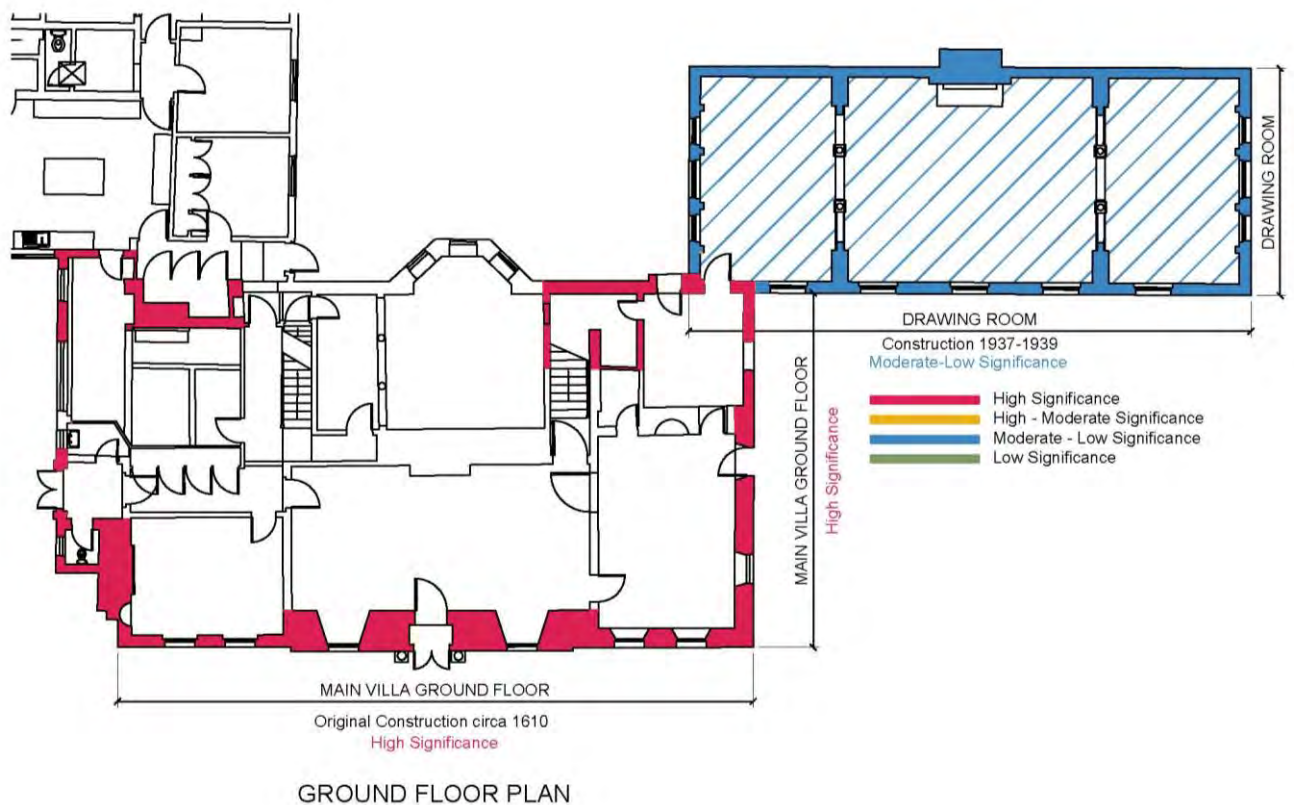
Original Music Room chimney stack

Internally, the timber floorboards will be lifted so that insulation and underfloor heating can be installed between the joists, and new floorboards will be installed if necessary. If possible, insulation will be installed within the gap between the external walls and the internal wall linings.



East Elevation of Music Room with vertical movement crack

Villa and Music Room Plan of Significance



Summary of Proposals for installation of a Cloakroom to the Villa - Ground Floor

- Remove infill to low level window at NE corner of Villa and install new lintel and slimline double-glazed timber window.

- Construct new timber stud partition below east stair to allow installation of proposed WC.
- Repair/refurbish and decorate internal walls, floor and ceiling retaining and preserving any historic fabric.
- C17th door to be retained and re-used.
- Install sanitaryware and associated drainage.
- Details of mechanical and electrical installations to be confirmed.

Summary of Proposals for repairs and upgrading of Music Room

- Repairs to external render as necessary including crack to east elevation.
- Removal of existing and replacement with new floorboards, installation of insulation and underfloor heating to Music Room floor.
- Investigation of linings to external walls and installation of insulation if viable. Details to be confirmed.
- Reinstate chimney stack to full height using historic photographic evidence.

Summary of Proposals for repairs to external elevations of Villa and Music Room

- Proposals for method of repair to stone and repair/replacement render to be confirmed following investigation.

Proposed Works to the Villa - First Floor

Alteration works at 1st floor are limited to the south-west bedroom and ensuite and the adjacent bedroom (proposed Bedroom 2) and ensuite to the north.

A Lobby to be reinstated

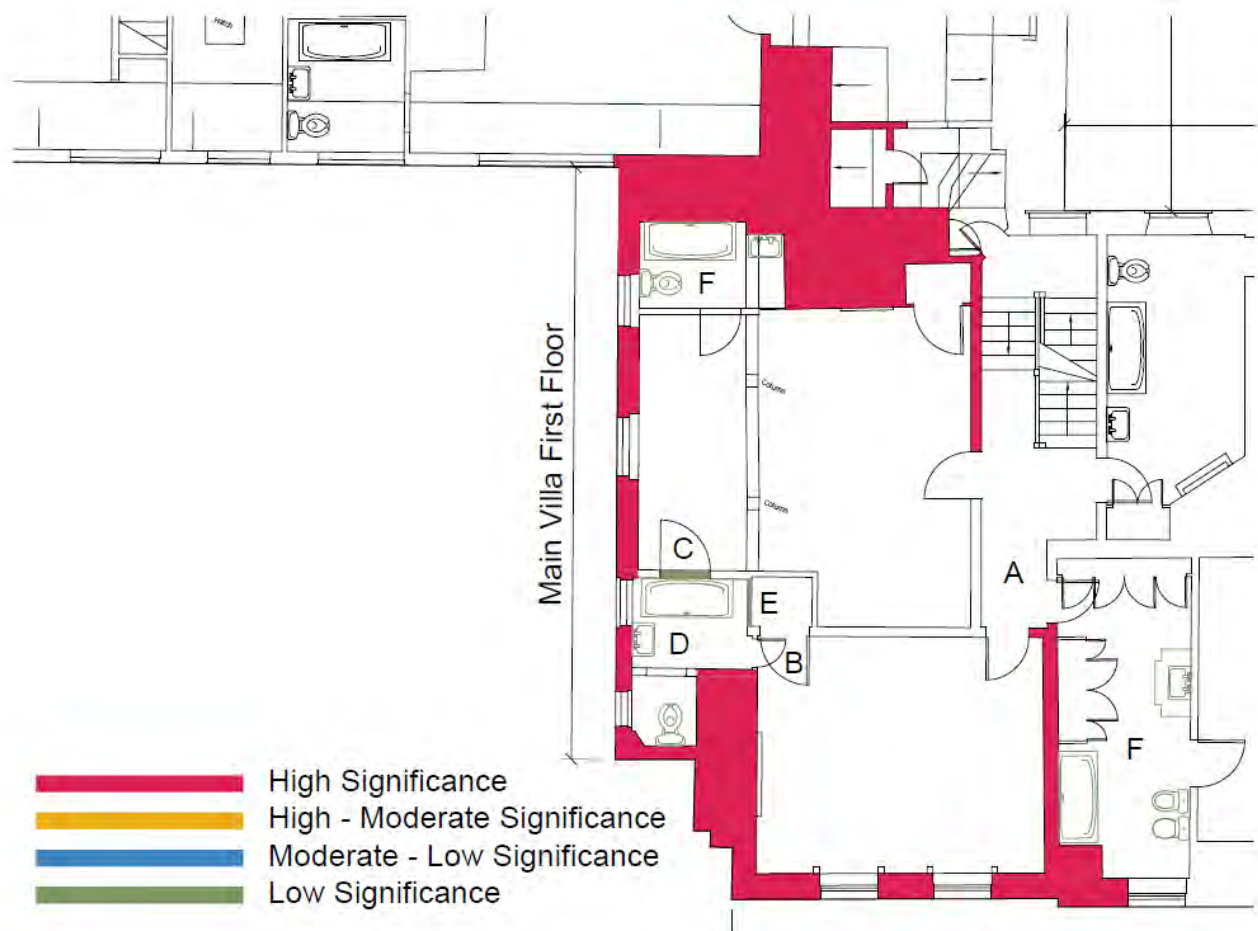
B 2no doors to be sealed shut and infilled

C MC20th infill to be removed and door opening reinstated

D MC20th bathroom fittings and associated plumbing/drainage to be removed & replaced

E MC20th partition to be removed

F MC20th bathroom fittings and associated plumbing/drainage to be removed



Summary of Proposals to Master Bedroom and Bedroom 2

- Reinstall door and frame to form lobby to Master Bedroom Suite (A)
A Georgian style door which matches the door to Bedroom 2 will be relocated from the kitchen to this new position.
- Infill openings behind 2nd doors to proposed ensuite bathroom and seal shut (B)
- Remove section of MC20th partition forming cupboard to allow installation of shower cubicle to serve Bedroom 2 ensuite (E)
- Reinstall opening between ensuite and Bedroom 2 (C)
- Remove sanitaryware to 3rd ensuite. Re-fit 2nd as dressing rooms for proposed Master Bedroom and Bedroom 2 (MC20th fitted wardrobes in existing ensuite F to be retained).
- Install new sanitaryware associated plumbing to existing south-west bedroom to form an ensuite bathroom to the Master Bedroom.
- Install new sanitaryware and associated plumbing to existing south-west bathroom to form ensuite to Bedroom 2.
- New drainage to connect to existing drainage routes.



Existing drainage arrangement on west elevation of Villa. New sanitaryware installations at 1st floor will use existing routes

Proposed works to the Villa - Second Floor

Drawing 2309 PD 202 indicates the approximate location for a ceiling hatch to be inserted to provide access into the clocktower located above the second floor corridor.

This proposal replaces an earlier proposal for stair access (spiral or alternate tread) into the clocktower. This earlier proposal would have required disturbance to the partition between the corridor and the south store, as well as removal of a section of the clocktower base.

The existing roof access arrangement is via a timber ladder and a rooflight with a high kerb which is not considered to be safe. The ladder also obstructs the second floor corridor.

The proposal is for a loft ladder to be housed within the clocktower, which will descend into the corridor automatically.



Existing MC20th fixed ladder to be removed.
Construction materials of ceiling to be confirmed.

Summary of Proposals for the Villa Second Floor

- Form opening in corridor ceiling as part of proposed loft ladder installation works (refer to proposed works to clocktower)
- Remove C20th ladder from second floor corridor.
- Remove existing C20th sanitaryware, door and partitions forming WC adjacent to north wall.
- Install 3no ensuites to be installed to serve bedrooms 6, 7 & 8, all within existing partitions. Replace sanitaryware to existing bathroom to west side.
- Generally, like-for-like repairs to walls, ceilings and floors throughout second floor as necessary and redecorate.

The original wall and ceiling linings, as well as the original floorboards were extensively removed during the 1937-39 renovation works. However, some areas of lath and plaster remains and will be retained where possible.

The existing bathroom on the west side will be retained and upgraded using the existing drainage routes. The 2no proposed ensuite bathrooms in the north-east corner will connect to an existing external soil stack on the north elevation of the Villa.

The proposed ensuite bathroom on the south side at second floor will connect through the floor to the existing drainage routes at 1st floor.



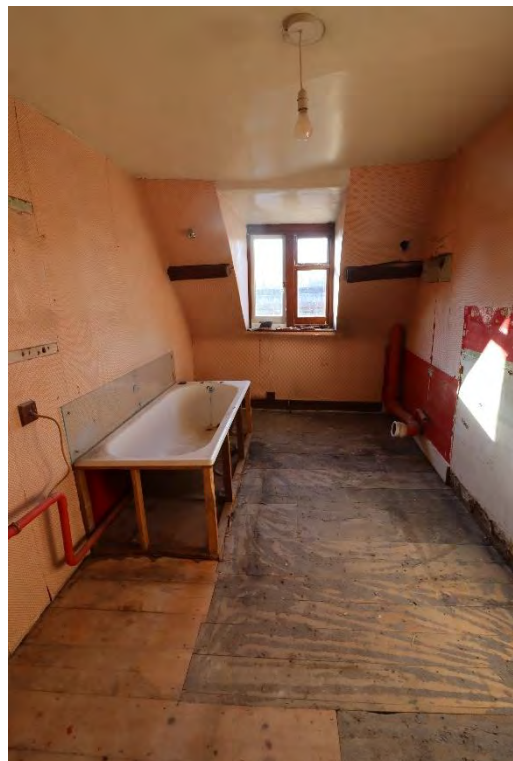
Ensuite bathroom proposed for Bedroom 6



Ensuite bathroom proposed for Bedroom 7



Ensuite bathroom proposed for Bedroom 8



New sanitaryware to be installed to existing bathroom



Existing drainage on rear (north) elevation of Villa (to right and left)

Proposed Works to the Villa Roof

The existing crown roof consists of sloping plain clay tiled sections to the east, west and south rising above lead lined parapet gutters, with a tiled gable roof behind the pediment on the south side.

The existing waterproofing layer to the flat section of roof is 3 layer felt and chippings.

There is a parapet wall to the northside which is the location of the only rainwater outfall for the central flat section of roof. Opening up has been carried out to the ceiling below this area which possibly indicates that there has been failure of the asphalt. An overflow adjacent to the existing north parapet rainwater outlet will be installed as part of the proposed roof works.



Villa flat roof outlet to north parapet wall

The Historic Building Recording for the Villa (8.05.24) includes an extract from Country Life Magazine (1947) stating that Col. Cooper 'substituted the old red tiles for slates on the roof'. This must be a misprint as contemporary photographs (p.105) indicate tiles on the roof. There have been many replaced tiles across all sides of the roof since then and they are generally in poor condition.

The 3no upstands above the tiled sections of roof are dressed in lead; the south side hips are capped with lead rolls and the gable behind the parapet has lead valleys and a lead roll ridge.

There are two curved lead clad dormer windows on the south slope to the east and west corner bedrooms, and a tiled hipped roof dormer with lead roll ridge, hips and lead clad cheeks to the west slope, which lights the second floor bathroom.

There are 3no upstand rooflights to the east and south of the clocktower. The east side rooflight opens to provide access onto the roof.



Dormer window to second floor west side bathroom

A lead chute rainwater outlet on the north-east tiled slope was incorporated at some point following the 1939 works, possibly due to ponding. The connection with the outlet has been removed and it now appears to be redundant.



Lead chute to right of east tiled roof

The condition of the lead chute will be investigated and it will be retained unless it is found to compromise the watertightness of the roof.

Proposed Works to Existing Tiled Roofs

Many of the existing clay tiles are in poor condition. They will be removed and any which are viable will be set aside for re-use. The existing battens and any roofing felt will be removed to allow inspection of the existing rafters.

Any necessary repairs to the existing structural timber will be carried out following inspection and approval of proposals.

Opening up of the roof voids, both to the flat and sloping sections will allow insulation to be installed as detailed on drawing 2309/FD/006. The insulation is specified to be a natural and breathable sheep's wool product.

Due to confirmed bat activity in the south and south-west of the roof, the specification of roofing felt will be bitumen felt type 1F (hessian reinforced).

The sloping tiled sections of roof will be upgraded using new hand-made clay tiles to match the existing, over new NHBC compliant treated timber battens.

The lead roll hips to the east and west sides will be inspected and repaired/replaced as necessary.

The tiles to the gable roof behind the pediment will be stripped and reinstated along with the south slope, and the lead valleys and ridge roll will be inspected and repaired/replaced as necessary.

Proposed Works to the Existing Flat Roof

The proposal is to remove the existing C20th 3 layer felt roof covering, decking and timber firrings and the layer of timber boarding installed directly above the joists. Removal of these boards will provide access to the roof void for inspection of the structural timber and to carry out any necessary repairs. The roof void will then be insulated with sheep wool.



Photo taken in central north room indicating roof build-up.
The lower timbers are assumed to be 1939 from works.

The flat roof covering will be reinstated using a high-quality single ply membrane waterproofing system over new firrings and decking boards.

A new lead capping to the south side of the roof and a new ventilated abutment detail to the north parapet upstand behind the gutter, will incorporate traditional Lead Sheet Association ventilation details, to provide ventilation across the roof and prevent condensation forming within the void in accordance with good roofing practice.

The existing lead perimeter upstand cappings to the east and west sides will be reinstated/replaced. Where existing structural elements (ie the clocktower and the chimney) interrupt the flow of air across the roof void, mushroom vents will be installed to maintain cross ventilation between all joist pockets.

Rooflights R1 & R2 (refer to drawing 2309/FD/006) are located close to the base of the clocktower causing leaves and debris get caught in the narrow gap between the vertical faces.

A similar situation is occurring between R3 and the lead upstand to the south side of the flat roof.

This is a poor construction detail and is likely to result in ongoing maintenance issues due to the close proximity of the rooflight kerbs and adjacent vertical upstands which impedes repair and maintenance.

Rooflights: Rooflights R1 & R3 will be replaced and reduced in size to increase the width of the gap between the rooflight kerb and the base of the clocktower. Rooflight R2 will remain approximately the same size but will be relocated further east along the 2nd floor corridor to maintain daylight. It will be relocated with consideration to existing roof timbers.

The new rooflights will be the same height or lower than the existing so that they remain hidden from view from the south.

Parapet Gutters

The lead lined parapet gutters and outfalls to the north-east and to the south and the stepped valley gutter at the base of the west slope of the Villa, will be inspected and repaired/replaced as necessary.

Specification and detail drawings for replacement of the lead gutters will be in accordance with Lead Sheet Association details and recommendations and will be provided for approval following inspections.



West side stepped valley gutter

Dormer Windows

The 2no curved lead clad dormer windows to the south tiled slope of the roof will be inspected and repaired and the lead sheet replaced as necessary, along with any repairs required to the substrate timber.

The hip roof dormer at the south end of the west slope of the roof has lead roll hips and ridge. The dormer cheeks are also clad in lead (see photo above)

The lead to the hips and ridge will be removed along with the tiles and set aside for re-use where viable. The lead to the cheeks will be inspected and repaired/replaced as necessary. The existing timber rolls and battens will be inspected and repaired/replaced as necessary.

Any repairs to the existing rafters will be carried out following inspection.

The roof will be re-laid with plain clay tiles to match the existing, over treated timber battens. If possible, insulation will be installed within the roof and cheeks of the dormer.

The 3no existing dormers do not have gutters.

Rainwater Goods

The north side parapet rainwater outlet discharges into a hopper which is connected to a square section cast iron rainwater pipe which will be inspected and repaired as necessary.



Rainwater outlet on north side from Villa flat roof

The south roof slope and gable roof behind the pediment discharge via the parapet gutters into 2no lead hoppers and rainwater pipes located either side of the quoins edging the forward projection on the main entrance elevation.

These lead hoppers and pipes will be repaired, restored and reinstated.

The stone/concrete copings to the north side parapet and the parapets at the lower level to the south and east elevations will be inspected to ensure that they are in good condition and are secure. Repairs will be carried out as necessary.

Summary of Proposals for Works to the Villa Roof

- Remove C20th felt roof covering including associated leadwork to flat section including decking, firrings and boarding over joists/beams. Structural/timber repairs to be confirmed.
- Remove plain clay tiles and associated leadwork from sloping sections and set aside for re-use where viable.
- Carry out any necessary repairs to joists/rafters (any structural interventions tbc)
- Install insulation to flat and sloping sections of roof.
- Replace roof coverings, (single ply membrane and new deck, plain clay tiles & 1F felt over new timber battens and associated leadwork)
- Remove 3no C20th single glazed rooflights. Install double glazed replacement rooflights (R2 to be repositioned). Investigation of roof structure to be carried out from above to confirm location in relation to existing structural timbers.
- Inspect and carry out any necessary repairs/upgrading to 3no dormer windows and lead lined parapet gutters.
- Carry out repairs and renovation to cast iron and lead rainwater goods.

Proposed Works to the Clocktower

A MC20th clocktower and belfry is located behind the central pediment to the south side of the flat roof.

There is a clockface on all four sides of the tower above a projecting timber cornice, with an open timber belfry and a copper clad cupola above.

The frame and internal lining are timber, clad in copper. There are copper clad double doors with strap hinges to the west side which would have allowed access to a water storage tank, now removed.

The existing doors on the west side will be adjusted to increase their length into the base of the clocktower thereby providing safe access onto the roof from the proposed automatic ladder, which will remove the necessity of climbing over a high kerb.

C20th timber bracing has been installed within the body of the clocktower which will need to be removed along with the floorboards and joists to allow installation of the ladder.



Bracing within the body of the clocktower

It is possible that the building inspector will require thermal upgrading of the clocktower structure associated with the installation of the proposed roof hatch. Details will be provided.



West face of clocktower.
Existing doors to be increased in length to provide ease of access onto roof.

Summary of Proposals for the clocktower

- Remove C20th floorboards and joists and trim new opening.
- Remove 1no C20th internal brace that is obstructing the access opening and carry out strengthening work as necessary.
- Adjust west side copper cladding and internal lining to clocktower to lengthen doors to bottom edge of base plinth.
- Installation of insulation to internal lining of clocktower (at discretion of BCO)
- General external repairs and decorations to clocktower to be confirmed.
- Installation of automatic loft ladder.

Proposed Works to the Service Wing

Refer to Historic building Recording for Plan of Significance (26.05.23) p.57 and 'General Phases' of elevations (8.05.24) p.56.

The existing kitchen is located in the service wing to the north-west of the Villa, on the south side of the double pile plan. An C18th wall runs from the east side, dividing the kitchen from the single storey ancillary accommodation to the north.

The south section above the kitchen is 2-storey, the rear rooms are single storey.

The service wing area retains a C17th fireplace and C18th external walls to the north and west, which are of High to Moderate significance.

The kitchen is accessed via a door in the west tunnel, and a lobby which has been divided to provide a large closet as part of the 1937-39 works.

The internal walls forming the Butler's Pantry and Larder are C20th, as are the partitions forming the cloakroom and lobby, and adjacent kitchen cupboard (Historic Building Recording p.57)

C20th stud and masonry partitions form a small workshop space in the plant room and a C20th brick pier supports 2no timber beams.

The C17th fireplace is hidden behind EC18th doors in the service corridor south of the Butler's Pantry (Historic Building Recording P.22-23).

The brief was to provide a contemporary kitchen, dining and family/informal gathering space, appropriate to the size and status of the Villa, by opening the existing kitchen into the redundant rooms on the north side of the service wing.

This would increase the size of the kitchen, introduce daylight from the north, provide views out onto the gardens, and importantly, upgrade the redundant rooms and bring them back into use.

It was agreed at an early stage that the new kitchen should remain in the service wing location, it's historic location. However, due to the mid-plan distribution of C18th walls, and the need to provide a coherent, functional space, earlier design layouts inevitably necessitated loss of C18th fabric.

Following a site visit by Historic England and NHDC in December 2023, and subsequent Building Conservation comments, a review of the design principles was carried out, and it was decided that the kitchen space should be opened up into the west side of the service wing by removing the MC20th partitions forming the Butler's Pantry and the Larder, the loss of MC20th fabric being much preferable to that of C18th fabric, and this strategy also provided an opportunity to open up the C17th fireplace to the kitchen area.

New timber stud partitions will be installed in the north-west corner of the service wing to form a Laundry and the central C18th walls will be used to form a new Butler's Pantry. The existing oak frame and spandrels will be repaired and retained in front to a new partition and door enclosing the Butler's Pantry on the east side.

Removal of the C20th workshop partitions and structural pier in the boiler room will open up the space to provide an entertaining area on the west side.

This proposal results in minimal disturbance to historic fabric of High Significance and retains almost all the C18th walls; the only minor section proposed for removal is adjacent to the kitchen cupboard door.

The new kitchen will be retained in its original location in relation to the Villa, maintaining continuity in understanding the evolution of the building, and reinstatement of the C17th fireplace will deepen this understanding.

The applicant holds photographic evidence of a C17th carved timber overmantel which was located above this fireplace, now located in the Butler's Pantry corridor. It is proposed that a replica be commissioned and reinstated.



C17th overmantel (refer to Historic Building Recording)

The new Pantry and Butler's Pantry will receive daylight via rooflights. The fitted furniture in the new Butler's Pantry will be formed from the timber cupboards in the existing Butler's Pantry and the EC18th reclaimed doors

covering the fireplace in the service corridor. A MC20th wooden glass sink from the rear Store will also be relocated to this room.

This proposal provides contemporary living accommodation suitable to the status of the building. The new kitchen, dining, family & entertaining areas will act as a fulcrum of activity between the Villa, the north terrace and the proposed new Pool/Gym building.



Butler's Pantry Service Corridor
EC18th reclaimed cupboard doors concealing C17th fireplace to left side
and worn flagstone floor

The 4no Georgian style doors located in C20th partitions, that will be made redundant as part of this work, will be re-used within the new layout, with one relocated to the first floor of the Villa.

The Butler's Pantry door, D1, indicated to the right side in the photo above, (Historic Recording p.24) will be relocated in a new frame and partition and will to form a lobby to the external door leading to the north terrace, adjacent to its existing position.

Door D4, (Historic Building Recording p.16) located within the MC20th partition forming the closet will be relocated to the proposed shower room partition, in approximately the same location.

Door D3 (Historic Building Recording p.20) will be relocated to the first floor of the Villa, where it will match the other doors to Bedroom 2.

The C17th door (Historic Recording p.26 & 27) D2 will be relocated to the proposed laundry partition.

The door between the Lobby and the Kitchen will remain in place (Historic Recording p.18)

The door between the Kitchen and the Butler's Pantry service corridor is MC20th will be re-used elsewhere.



C20th door to WC to be removed



C20th door to store to be removed

Summary of Proposals to the Service Wing (New Kitchen)

- Removal of 4no (likely) EC18th cupboard doors in Butler's Pantry corridor for re-use in proposed new Butler's Pantry. (Historic Recording p.22)
- Install Butler's Pantry door within new frame and partition to form lobby to external door to north terrace.
- Expose and renovate fireplace opening including bressummer and install replica overmantel.
- Remove MC20th internal partitions forming entrance lobby closet, kitchen cupboard, WC and lobby, Larder, Butler's Pantry, workshop partitions and structural pier, and masonry forming remains of fireplace between plant room and store.
- Remove approx. 850mm extent of C18th wall to form opening adjacent to existing cupboard door.
- Remove MC20th floor finishes and concrete floor. Lay new breathable, insulated limecrete floor to all areas.

Remove MC20th windows (3no west elevation, 1no north elevation) and replace with new timber windows to match existing. Glaze with slim-line units. Refer to Historic Building Recording P.9 -14.



West elevation of service wing

- Install 2no new fully glazed doors to existing door openings on north elevation. Keep existing ledge and brace doors in place held open.
- Form insulated lining to internal face of external walls.
- Form new timber stud internal partitions and doors, drainage and fittings as indicated to form new Cloakroom, Butler's Pantry and Laundry.
- Remove existing C20th/21st kitchen and install new Kitchen, Laundry and Cloakroom with associated plumbing and drainage.
- The C20th timber horizontal sash window to the north-west corner and masonry below will be removed to form an opening into the proposed link corridor to the Pool/Gym.
- Form new insulated ceiling using line of historic rafters (new flat ceiling over proposed Laundry)



The C20th fixed light window to the north-west corner (lhs) will be removed and replaced to match with flush opening casements incorporated.



Replica MC20th sliding sash window and recessed brick panel below will be removed to provide an opening into the proposed link corridor



The 2no existing MC20th timber ledge and brace external doors to the north elevation of the service wing store and plant room will be retained. The existing frames will be fitted with full height windows. The doors will be positioned adjacent and held open on parliament hinges.

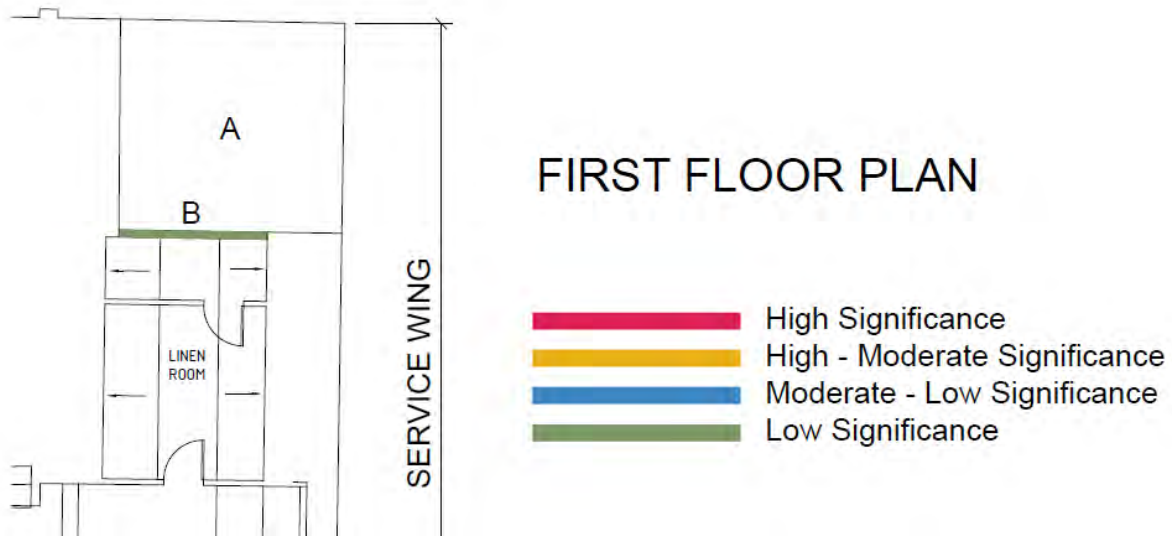


Location above existing store for new floor

The existing Store in the north-east corner of the service wing is open to the rafters, and it is proposed that as part of the conversion of this space to a Laundry, a floor is installed to support hot water storage plant. Access will be via an opening to be formed in the MC20th plastered studwork partition which forms the back of the linen store at 1st floor, which can be seen on the right in the photo above. This will provide safe and convenient access to the plant room for maintenance.

Plan of Significance for Linen Store in Service Wing 1st Floor

Refer to Historic Building Recording (26.05.23) p.41 and 44



A Area of proposed new ceiling over store

B MC20th timber stud partition

Summary of Proposals to the First Floor Linen Cupboard

- Insert a timber floor to form a ceiling over the proposed Laundry and to carry hot water storage plant.
- Remove 1no timber stud from the MC20th high level partition to form an opening at the rear of the 1st floor Linen Store.

Proposed Works to Service Wing Roof

The roof is laid with plain clay tiles and half round clay ridge/hip tiles. The Historic Building Recording states that the roof covering was re-laid MC20th and discusses the structure and coverings (p.31-34)

Summary of Proposals for Service Wing Roof

- Carefully remove existing plain clay tiles and sort for re-use where viable.
- The existing roof timbers and both the dormer windows to the internal and external west slopes of the roof will be inspected and any repairs carried out as necessary.
- The roof coverings will be replaced using 1F felt, treated timber battens and new plain clay tiles with ridge/hip tiles to match the existing.
- The roof will be insulated using a combination of multi-foil insulated breather membrane and sheep's wool insulation. The ceiling will be formed using the lines of the existing rafters.
- The lead covering and substrate to the central flat section of roof will be removed and replaced with a single ply membrane waterproofing layer.
- Four new rooflights will be installed:
 - 1no. replacement rooflight to the central flat roof area
 - 1no. new to the west external slope
 - 1no new to the west internal slope
 - 1no new to the south internal slope
- The timber doors fitted to the hidden dormer on the internal west slope (photo below) will be replaced with a glazed access window and the dormer will be refurbished along with the roof works.
- The dormer window set into the roof above the Butler's Pantry and serving the corridor to the Linen Room will be refurbished along with the roof works.

- Carry out structural repairs to existing roof timbers and beams and structural repair/remedial strengthening works to failing timber brace in Store (Historic Building Recording 26.05.23 p.33)

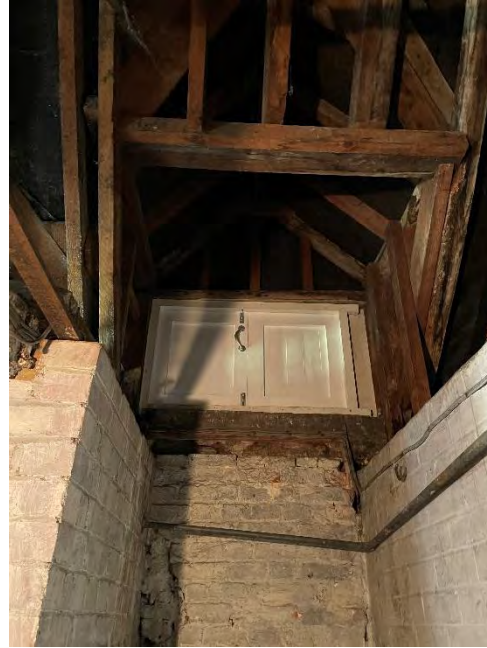


Timber brace to be repaired/strengthened

- There are 3no horizontal timber beams supporting the roof structure over the existing boiler room. These are likely to be C19th reclaimed beams used in the 1939 works. The deflected beam running east-west will be replaced with an oak flitch beam and will span from wall to wall following removal of the MC20th brick partitions currently supporting the existing beam.



Brick pier and workshop partitions to be removed



Dormer access hatch above Boiler Room - internal and external views

Proposed Works to Service Wing Floors

The kitchen and adjacent areas, Entrance Lobby and Closet, WC, lobby and corridor are finished in C20/C21st ceramic tiles. The Larder and Butler's Pantry are finished in MC20th quarry tiles.

The floor to the plant room and store is MC20th concrete. The Historic Building Recording (p.36) refers to an area of brick paviors below the concrete which will be investigated during removal of the surrounding concrete.

All the existing floors will be dug out and replaced with a limecrete floor over an insulating blown glass substrate which will allow the base of the masonry walls to breathe. The existing flagstones in the kitchen service corridor will be carefully lifted for re-use.

The proposed floor finish will be flagstones or limestone.

New timber stud partitions will be installed to form the proposed Cloakroom, Butler's Pantry and Laundry and a lobby to the west external door onto the terrace.

Proposed New Pool Building including Gym and Link Corridor

Refer to Historic Building Recording 8.05.24 p.5-17

A new pool building is proposed to replace the existing MC20th Workshop which is currently used for storage and is located north of the service wing and Gardener's Cottage.

It is proposed that the Pool/Gym building be linked to the service wing to provide continuous internal access which will encourage use. A single storey link corridor will perform this function and is an important element of the design. The connection between the link corridor and the service wing will be made via a new opening in the MC20th external wall at the north east corner.

The proposed link corridor will enclose a new south facing courtyard while maintaining a visual connection through to the garden to the north of the service wing. Glass doors to either side provide convenient access between these spaces.

The link corridor will pass over the well which will be closed with a glass lid and incorporated into the floor as a historic feature.

In response to the Conservation Officer's comments (16.01.24), the visual impact of the link corridor has been reduced by replacing an earlier design with a parapet for a low pitch standing seam zinc roof, and the length has been visually reduced by the insertion of a brick panel at the north end.

The proposed pool building is rectangular in plan and is located approximately on the footprint of the existing Workshop, with projecting bays to the east and west.

The building will be brick with a low-level plinth and parapet and a stone string course and parapet capping. There will be a rooflight located over the pool, hidden behind the parapet.

The colour and texture of the proposed red brick will complement that of the surrounding buildings.

The proposed pool and gym building will be constructed from traditional materials, but the detailing and fenestration will be simple and understated in character in deference to the historic buildings.

The east side projecting bay provides a poolside sitting area internally, accessed via glazed bi-fold doors, and opens onto a small terrace.

The west side projecting bay houses the pool plant room and a sauna/steam room and shower, with blank window recesses to reflect the utilitarian nature of the west elevation. There are louvres to the shower room window and over the plant room doors.

Summary of Proposals for the Pool Building

- Remove existing MC20th Workshop
- Construct new Pool & Gym leisure building, link corridor and walled courtyard.



South wall of outbuilding



East elevation of outbuilding



West elevation of outbuilding

Proposed Works to the former Coach House (Home Farm)

Refer to Historic Building Recording 8.05.24 p.32-41

Internal alterations to Home Farm (former Stable Block & Coach House):

"Stable Block immediately 27.5.68 WSW of Julians (formerly listed as Stable Block at Julians) GV II Stable block to Julians (q.v.) now in use as garages, office and living accommodation C18, altered and extended C20. Red brick. Hipped tiled roof. 1 storey and attic. 5 bay elevation faces left return of house and with kitchen block encloses 3 sides of entrance courtyard. To centre and centre-left 2 bays break forward with ground floor segmental arched openings to recessed paired 10 panelled double doors, 6 panelled doors in inner returns. Outer bays have gauged brick round headed small pane fixed windows in shallow reveals. To centre a 4 light flat headed dormer, small outer round headed dormers. To rear 3 hipped wings, shortest to right has an entrance with a semi-circular fanlight, centre projects further and left even further with a half hip to C20 addition. Entrance and casements in return to garden."

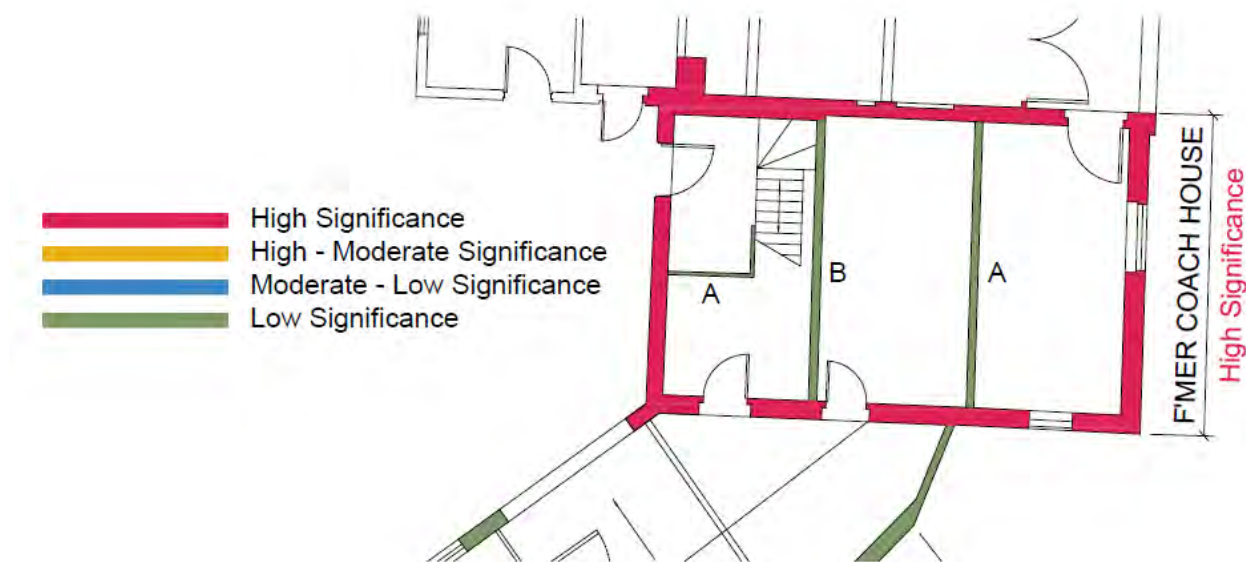
The external masonry of the former Coach House is EC18th Georgian and is considered to be of High Significance. The windows and internal partitions and linings are MC20th (Historic Recording p.47)

The accommodation that currently comprises the former Coach House includes converted residential accommodation over the ground floor to the north side and the first floor. The remaining unconverted ground floor rooms to the south side are currently used for storage.

Internal alterations are proposed to convert and upgrade the 3no ground floor rooms to the south side for use as one further residential annexe.

At first floor the existing bedroom and bathroom accommodation will be separated with a partition to provide bedroom and bathroom accommodation for the proposed second annexe.

All the existing windows and external doors will be retained.



A C20th blockwork and timber stud partitions to be removed
B Form door opening in C20th brick partition

A MC20th century top-glazed partition will be removed to provide an open plan living/kitchen/dining area, (rhs photo below) and a new door opening will be formed through the existing MC20th brick wall into the entrance area to the west (lhs photo below). This opening will provide access to the first floor via the existing C20th timber stair.

The existing floors to the rooms proposed for renovation are concrete and will be dug out and replaced with a limecrete floor over an insulating blown glass substrate which will allow the base of the masonry walls to breathe.

Details regarding floor finishes and underfloor heating will be confirmed.



C20th partition to be removed (rhs)

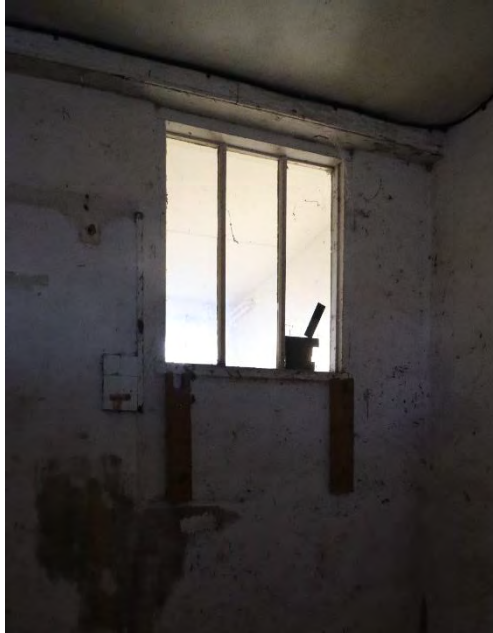


Blockwork partition to be removed and approx location for proposed new door opening (rhs)

Summary of Proposals South Annexe (former Coach House) - Ground and First Floor

- Remove C20th studwork partition between east and middle rooms.
- Remove C20th blockwork partition to west room.
- Infill glazed opening in partition between living room and stairs (photo below)
- Remove the existing concrete floors and replace with insulated limecrete.
- Construct timber stud partitions to form entrance level cloakroom and water treatment plant room to west side.
- Install sanitaryware and new kitchen with associated plumbing and drainage.
- Refurbish/replace MC20th existing timber stair and upgrade to comply with Building Regulations as necessary.
- Install breathable insulated lining to external walls.
- Investigate construction of ceilings. Remove MC20th linings and carry out repairs and upgrading as necessary.

- Re-hang MC20th external ledge and brace door to store (Tack Room)
- Remove MC20th external ledge and brace door and install part glazed timber stable door (Proposed Living Area)
- Necessary repairs to Coach House roof
- Necessary repairs to Coach House brickwork
- Upgrading of Coach House windows to include secondary glazing to east facing arched window.



The existing glass in the internal window (photo opposite) which is located above the stair, will be removed and infilled to comply with Building Regulations.

At 1st floor the existing bedroom and bathroom accommodation has previously been upgraded and will be retained as the existing layout. The proposed work at 1st floor is limited to the construction of a timber stud partition which will divide the accommodation into two separate annexes.



Division of 1st floor corridor will be located at far end
(beyond radiator to lhs)

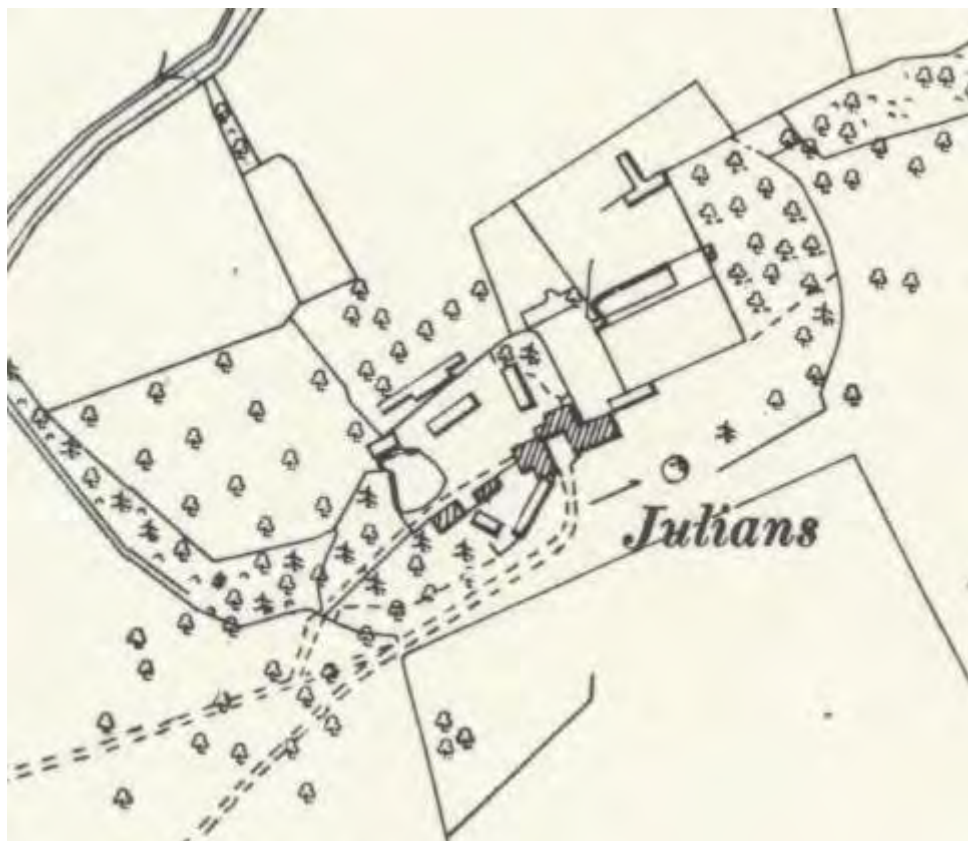


South-east corner of former Coach House

Proposed new Garage Block

The ordnance survey map below is from 1950.

Refer to Historic Building Recording 8.05.24 p.17-24



Ordnance Survey 1950

The brick wall which forms the south-east side of the main garage block, and running south-west from the former Coach House is all that remains of the pre-C20th structures (Historic Recording p.24)



South-east view and pre-C20th wall

The roof slope on the south-east side is laid with plain clay tiles, and to the north-west side it is corrugated cement sheet.



MC20th garages (north-west elevation)

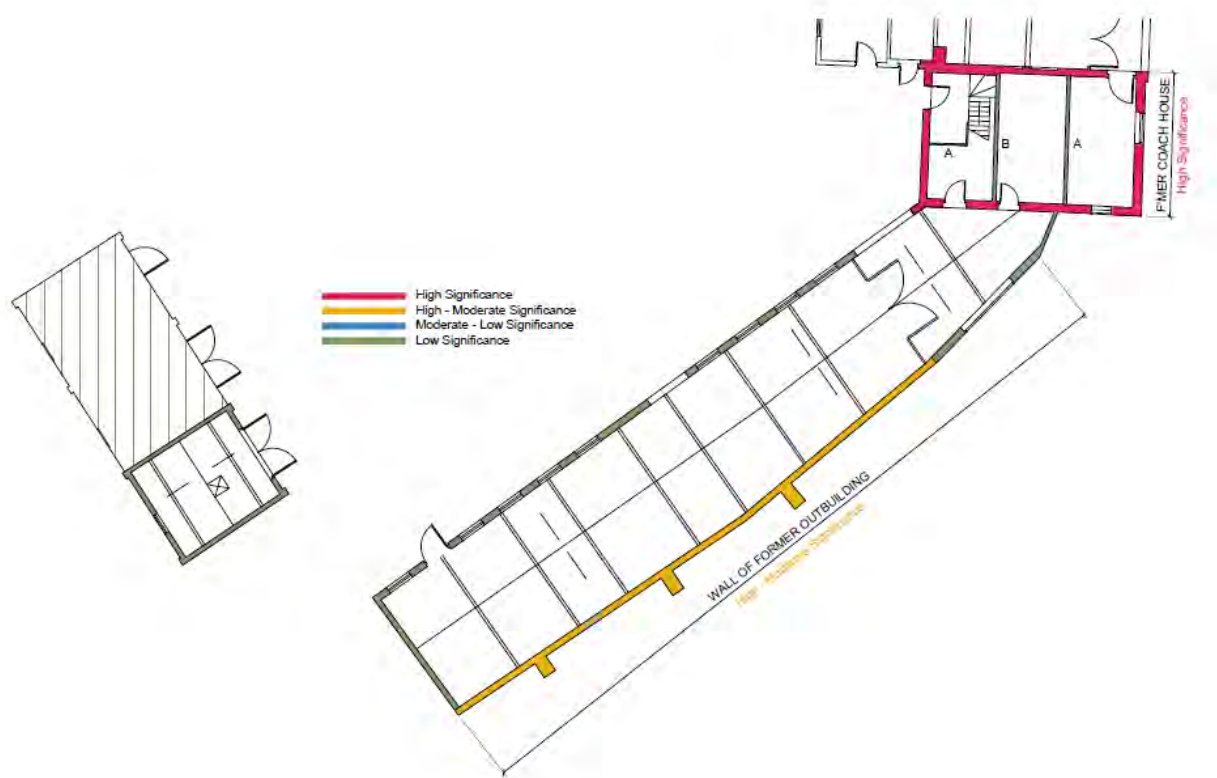
It is proposed that the existing MC20th garages be removed and the EC18th/EC19th wall (Historic building Recording p.47) be retained and incorporated into the new garage construction.

The proposed new garage block forms an 'L' in plan and follows the footprint of the existing garage buildings. The proposed design retains the covered drive-through between the garage block and the south elevation of the former Coach House, as indicated in the above photograph. Replacement will provide an opportunity to improve the weathering details at the junction between the roof and the south wall of the building.

The eaves line of the proposed garage building approximately follows the level of the existing building and the proposed ridge height has been increased to allow for a minimum 35 degree pitch so that plain clay tiles can be specified for the new roof to match the roof coverings elsewhere.

The walls will be red brick, to complement the adjacent brickwork of the former Coach House.

Plan of significance for Garage Buildings



Summary of Proposals for the Garages

- Remove existing MC20th garage buildings retaining south-east wall
- Retained wall to be repointed and repaired as necessary
- Construct new garage building as escribed on drawing 2309/PD/206

Proposed new Driveway and repair works to Entrance Courtyard Stone Pillars

List Entry Number: 1175998

"Garden Walls and Gate immediately N of Julians CV II Walls and gate to terraced formal garden and swimming pool at Julians (q.v.). C18 origins, laid out 1937-9 for Col. R. Cooper. Red brick walls about 2m in height extend in 3 sections away from house to enclose a rectangular garden. Brick piers with moulded stone caps, opening to E has vase finials, ball finials to S, eagle finials to N. Rectangular wall to N encloses swimming pool. To garden wrought iron gates with rusticated ashlar piers with bulbous vase finials, vase finialed piers opposite, ball finials at corners, apsidal changing room to W, open apse to E. To NE a stone bearing the inscription 'AM/MM/WAM/1823' is incorporated into a part of the wall once enclosing the C18 kitchen garden. (Country Life, 20/6 and 4/7/47)."

The O/S map of 1883 shows several carriageways to the house, including the one from the south with a carriageway curving past the front door of the Villa and back onto a main carriageway running north-east.

By the 1930s the carriageways had been reduced to a single access into the Coach House courtyard with a turn to the left in front of Colonel Cooper's reinstated Entrance Courtyard.



The driveway following the renovation works by Colonel Cooper



The walled garden Entrance Courtyard reinstated by Colonel Cooper

It is proposed that the left turn off the carriageway be reinstated in front of the Entrance Courtyard as illustrated in the photographs above. A comparison of photographs G and H on drawing 2309/PD/205 indicate that the central paved area was added post 1939.

The existing sculpture and paving will be retained in position as a vehicle guide. The existing paving will be repaired as necessary, and the driveway will be reinstated with gravel.

The contemporary photograph below indicates additional sections of curved low wall and railings to either side of the front sections of the south wall. These have been added post 1939 and may originally have been located at the entrance driveway leading off the road.

The stone-faced pillars are both leaning. Following investigation a method of repair/underpinning will be proposed.

The condition of the railings, low wall and pillars will be investigated and repaired as necessary and redecorated to match the existing.



Later additions to the south wall of the Entrance Courtyard

Summary of Proposals for new Driveway

- Reinstall driveway and turnaround at front of Entrance Courtyard
- Carry out structural & general repairs to stone pillars, low brick walls and railings

Impact Table

	Proposal	Significance of affected fabric	Impact	Justification and Mitigation
Proposed Works to the Villa – Ground Floor				
1	Install cloakroom in service corridor below east stair. Reinstall window in north wall.	High C18th external walls/linings Low MC20th additions and alterations	Low Impact Benefit	The service corridor running between the north vestibule and the dining room is a redundant space. It is significant in that it contributes to the understanding of the building. The doorway into the dining room has been infilled and a C17th door has been fixed over the opening (Historic Building Recording p.36) The proposed cloakroom is required to serve the east side of the house and the rear terrace and will return this redundant space to use. Any pre-1939 internal finishes will be repaired or recorded and retained behind new linings. Reinstatement of the window will be a conservation benefit. The C17th door will be retained and re-used. Installation of drainage and M&E services will be designed and installed to minimise disturbance to any fabric of high significance. An existing soil pipe is located on the north wall nearby. Any disturbance to/loss of historic fabric will be minimal and is offset by the benefit of bringing the space back into use.

2	Reinstate overmantel	High C17th fireplace	Low Impact	A replica timber overmantel will be commissioned using photographic evidence of the C17 th original and will be installed over the fireplace proposed to be opened into the proposed kitchen.
Proposed Works to the Villa – Elevations				
3	Render repairs to south, east and west elevations. Like-for-like repairs/replacement to areas of historic lime-based render and MC20th cement render (extent to be confirmed)	Low MC20th cement render High Substrate (brick) and remaining areas of pre-MC20th lime-render	Low Impact Benefit	The extent of repairs and removal of the cement-based render will be investigated and assessed with regard to the condition of the substrate and ease of removal. The original stone quoins to the south-east and south-west corner of the Villa have been covered in a cement render which will be left in place to avoid damage to the stone. Necessary repairs to prevent degradation of the stone will be carried out following investigation. Replacement of areas of cement-based render with a lime-based render will allow the external walls to breathe which will prolong the life of the historic fabric and will be a conservation benefit.
4	Repairs to MC20th stone features	Low	Low Impact Benefit	The stone window surrounds, door cases (south and west), quoins, cornice and parapet cappings will be investigated and conservation repairs carried out as necessary.
Proposed Works to the Music Room				
5	MC20th cement render repairs to all elevations as necessary.	Low	Low Impact Affects MC20th render Benefit	The Music Room is a 1937-39 extension to the Villa and is connected at the north-west corner. Repair will prevent deterioration of the masonry and damage to internal linings caused by water ingress. This proposal is a conservation benefit.
6	Removal of existing MC20th floor boards and installation of insulation between suspended floor joists. Insulation to external walls installed between masonry and internal linings (if possible)	Low	Low Impact Affects MC20th fabric Benefit	The Music Room is a large single volume space. Insulation of the floor and walls will thermally upgrade and protect the building fabric and secure it as a viable space for future use alongside the Villa. Disturbance of 1939 fabric to carry out thermal upgrading is offset by the benefit of ensuring its use and future viability.
7	Reinstate chimney stack to original height to north side of Music Room	Low	Low Impact Enhance	Proposal reinstates chimney stack to original height to allow use. Visual enhancement.

Proposed Works to the Main Villa – First Floor				
8	Reinstate door in new partition to form lobby into Master Bedroom Suite	High - Moderate Affects C18 th partitions	Low Impact	This proposal will reinstate a lobby, the evidence of which is still visible in the partition. A Georgian style door from the kitchen will be re-used in this location. The door to be relocated matches the door to Bedroom 2. The intervention is reversible.
9	Infill openings to 2no doors in south-west bedroom (proposed Master Bed ensuite)	Low MC20 th alterations	Low Impact	The panelling and doors are part of the 1939 works. The doors, linings and architraves will be retained and sealed shut. The proposal will enable alterations to the layout to provide the Master Bedroom and Bedroom 2 with ensuite accommodation. There is no loss of historic fabric and the intervention is reversible.
10	Removal of MC20 th partition forming cupboard in south-west bedroom	Low MC20 th alterations	Low Impact	The proposal will enable installation of a shower to form an ensuite bathroom to Bedroom 2. The loss of the MC20 th fabric will not affect either of the adjacent rooms and it will allow provision of amenity that is appropriate to the status and enjoyment of the building.
11	Removal of existing sanitaryware & fittings to Master Bedroom and Bedroom 2 en-suite to form Dressing Rooms to both bedrooms	Low MC20 th alterations	Low Impact Affects MC20 th fittings	The MC20 th fitted cupboards in the south ensuite/dressing room will be retained. There is no loss of historic fabric.
12	Installation of sanitaryware and associated plumbing/drainage to south-west bedroom to form Master Bedroom ensuite	NA	Low Impact	The existing ensuite bathroom/dressing room is small, and the proposal will provide accommodation that is appropriate to the status and enjoyment of the building. The room will retain its existing proportions. The drainage routes serving the existing ensuite bathroom will be utilised for the proposed installation. There is no loss of historic fabric and the intervention is reversible.
13	Reinstatement of existing door opening between Bedroom 2 and existing WC	Low MC20 th infill	Moderate Impact MC20 th fabric Benefit	The proposal will reinstate a former door opening, the evidence of which is visible in Bedroom 2. There is no loss of historic fabric and the intervention will allow provision of improved ensuite accommodation to Bedroom 2.
Proposed Works to the Villa – Second Floor				
14	Remove C20 th fixed ladder and form opening in corridor ceiling to	High - Low Investigation of roof structure required	Low Impact MC20 th linings	Most of the second floor linings to the walls and ceilings were replaced during the 1937-39 works. The corridor ceiling lining and the roof construction in the local area will be investigated and confirmed prior to the works proceeding. Loss of any

	allow installation of loft ladder			Moderate-Low Significance fabric is offset by the provision of safe access to the roof for maintenance purposes. The proposed ladder will be stored in the body of the clocktower. Removal of the MC20th fixed ladder which obstructs the corridor will benefit the 2 nd floor accommodation.
15	Remove MC20th WC on second floor landing	Low C20 th alterations	Low Impact Enhance	The proposed works at second floor will provide additional bathrooms as part of bringing the accommodation back into use. This proposal will make this facility redundant and removal will reinstate the proportions of the room. No loss of historic fabric.
16	Replace existing sanitaryware in west side bathroom	Low C20 th alterations	Low Impact Enhance	Existing drainage routes will be utilised. No loss of historic fabric.
17	Install 3no ensuite bathrooms	Low C20 th alterations	Low Impact Enhance	Where existing external drainage is not available, drainage routes through floors will avoid existing joists. The proposed drainage route to Bedroom 8 will connect to the proposed Master Bedroom Ensuite at first floor. The drainage route for the proposed ensuites to Bedrooms 6&7 will connect to the existing bathroom directly below at 1 st floor or to the external soil stack on the north east corner of the Villa. Most of the first and second floor linings to the walls and ceilings and the floorboards were replaced during the 1937-39 works. The significance of any fabric likely to be affected by proposed drainage installations will be confirmed prior to works being carried out. The provision of ensuite bathrooms is appropriate to the status of the building and will allow the second floor to be brought back into use.
18	Like-for-like repairs to walls, ceilings and floors	Moderate-Low	Low Benefit	Carry out repairs as necessary to MC20 th linings and floorboards. Where fabric is pre-MC20 th carry out conservation repairs.
Proposed Works to the Villa Main Roof				
19	Remove MC20th felt roof covering, decking, firrings, substrate boarding and leadwork. Replacement roof deck with single ply membrane waterproof covering and associated replacement/new leadwork	Low C20 th alterations	Low Impact Benefit	The proposed works will provide an opportunity for inspection of the roof timbers and for any necessary repairs to be carried out. Installation of insulation will improve the thermal performance of the 2 nd floor and ensure its viability for future use. A new roof deck will improve falls and ventilation. The existing roof coverings are at the end of their functional life and replacement with a high quality waterproof material will protect the historic fabric from damage due to water ingress.
20	Remove existing plain clay tiles and associated leadwork	Low C20 th alterations	Low Impact Benefit	The proposed roof works will provide an opportunity for inspection and repairs to the roof timbers. The tiled roof was re-laid as part of the 1939 works. Any existing roof tiles that are viable will be retained

				and re-used and new plain clay tiles will match the existing. Installation of insulation will improve the thermal performance of the 2 nd floor and ensure its viability for future use. Replacement will protect the historic fabric from damage due to water ingress.
21	1no tiled hip dormer window (west side) and 2no lead clad dormer windows (south side)	Moderate-Low C20 th alterations	Low Impact Benefit & Enhance	Refer to Historic Building Recording p.112. The condition of the dormers and windows will be investigated as part of the roof works. Necessary repairs will be carried out to the leadwork/substrate timber/casements with like-for-like materials. This work will upgrade the windows and the construction of the dormers. It will protect them from water ingress and is a conservation benefit.
22	Replacement/repair of lead lined parapet gutters and stepped gutter to the west side.	Low MC20 th alterations	Low Impact Benefit	The parapet gutters were reconstructed/relined as part of the 1939 reroofing works. Following inspection of the condition of the leadwork and substrate a proposal will be submitted for repair and/or replacement. This work will upgrade the construction of the gutters and protect the historic fabric from water ingress. Conservation benefit.
23	Repairs and restoration of cast iron rainwater pipes & gutters, hoppers and soil pipes	Low MC20 th alterations	Low Impact Benefit	Following inspection of the condition of the pipes and hoppers will be removed and repaired as necessary. This proposal will protect the external walls from damage caused by leaks. Conservation benefit.
24	Repairs and restoration to lead rainwater pipes and hoppers	High C19 th	Low Impact Benefit & Enhance	The lead pipes and hoppers will be removed, repaired/restored off site and replaced. This proposal will prolong the life of the hoppers and pipes and protect the external walls from damage caused by leaks. Conservation benefit.
Proposed Works to the Clocktower				
25	Remove MC20 th floorboards and internal timber bracing and adjust existing access doors. Form opening in floor and trim joists. Repairs and redecoration to external surfaces of clocktower.	Low MC20 th alterations	Low Impact Significance of roof timbers to be assessed	Removal of existing MC20 th floorboards within the clocktower will allow inspection of the roof void below and assessment of trimming requirements. The proposed alterations to the doors will be necessary to provide safe access onto the roof and will be carried out in like-for-like materials. It may be necessary to install an insulated lining to the internal body of the clocktower. This intervention will be reversible. Although the clocktower is of Low Significance it is a prominent feature on the building. Repairs and redecoration to the external surfaces of the clocktower will be a conservation benefit and will match the existing colours/materials. Loss of and alteration to the MC20 th fabric is minimal and is offset by the necessity of providing safe access to the flat roof.

Proposed Works to the Service Wing – Ground Floor

26	Relocation of 4no EC18th cupboard doors in service corridor	High EC18th joinery	Moderate Impact	The cupboard doors hide a C17th fireplace which is proposed to be opened up into the kitchen. The doors will be relocated and re-used to form cupboards in the proposed Butler's Pantry. The harm caused by relocation of the doors is outweighed by the benefit of the restoration of the fireplace, which is located in the oldest remaining part of the house. This proposal will contribute to the understanding of the building and is a conservation benefit.
27	Removal of C20th partitions forming Butler's Pantry and Larder	Low MC20 th alterations	Low Impact Benefit & Enhance	These partitions were constructed as part of the 1939 works. The harm caused by the loss of the MC20 th fabric is offset by the overall conservation benefit of the renovation of the service wing. The game hooks located in the ceiling beam in the cold store/larder (Historic Building Recording p.27) will be retained. Removal of the C20 th partitions will restore the kitchen to its former proportions. The doors from the fitted MC20 th cupboards in the Butler's Pantry will be re-used to form cupboards in the proposed Butler's Pantry and Pantry.
28	Relocation of 3 panel door to Butler's Pantry (D1)	Moderate-Low	Low Impact	Refer to Historic Building Recording p25. This door will be relocated and re-used to form a new lobby to the service corridor directly adjacent to its current location. No loss of historic fabric.
	Remove C21 st kitchen fittings and fixtures and 1939 shelving to wall.	Low MC20 th alterations	Low Impact	No loss of historic fabric. Refer to Historic Building Recording p18.
29	Relocation of C17th door (D2)	High	Low Impact Relocates C17th fabric	Refer to Historic Recording P27. This door will be relocated and re-used in the new partition forming the Laundry. It will be retained within the Service Wing.
30	Relocation of kitchen door (D3)	Moderate Relocates C18 th fabric	Low Impact	Refer to Historic Recording P20. This door will be relocated to the Villa to reinstate a lobby to the Master Bedroom suite. No loss of historic fabric.
31	2no doors to be removed	Low C20th doors	Low Impact	Door to WC and corridor to be removed. There is no loss of historic fabric.
32	Removal of MC20 th partition and fixed shelving to entrance lobby. Relocation of closet door (D4)	Low MC20 th partition and shelving Moderate C18 th door	Low Impact	The existing MC20 th partition will be removed and a new partition will form a Boot Room and a Shower Room. The Georgian style closet door (Historic Building Recording p16) will be retained and re-used in the new shower room partition. The door will be retained in a similar position. There is no loss of historic fabric.

33	Removal of MC20th door and section of C18th wall between Kitchen and Boiler Room	High C18th wall Low MC20th door	Moderate-Low Impact	The proposed increase in the width of the existing opening will require loss of a small section of C18th fabric however this will not harm the proportion of the kitchen. The cupboard door is a MC20th replica (Historic Building Recording p19) and is of Low Significance because it has been cut down. The increased opening will enhance the connection between the front and rear of the proposed kitchen accommodation. Refer to Historic Building Recording p.19
34	Removal of section of masonry between Boiler Room and Store, and workshop partitions	Low MC20th fabric	Low Impact Benefit and Enhance	Loss of the MC20th masonry will not negatively impact the understanding of the building. The workshop is formed from a timber stud partition and MC20th ledge and brace door (historic Recording P39) and is of Low Significance.
35	Removal of C20th structural brick piers supporting horizontal timber beams	Low	Low Impact Enhance	The 3no horizontal timber beams in the boiler room are possibly C19th reclaims and as such are not original to the construction of the service wing. 1no deflected beam will be replaced with an oak fitch beam which will allow removal of the MC20th masonry supports.
36	Removal of existing MC20th floor construction to the service wing including Kitchen, Larder, Butler's Pantry, Service Corridor, Boiler Room and Store and replacement with an insulated limecrete floor	Moderate-Low MC20th concrete Moderate Possibility of brick paviors below cement screed	Low Impact Benefit and Enhance	The existing cement screed floor is assumed to have been laid as part of the 1939 works. A small area of brick paviors is visible below the screed in the boiler Room (Historic Recording p36) The extent and condition of any existing paviors will be investigated and where sufficient can be recovered they will be incorporated into the new floor finish. The insulated limecrete floor will improve thermal performance and improve breathability at the base of the external walls of the service wing and ensure its viability for future use. Existing floor finishes include C20th and C21st ceramic/quarry tiles and vinyl/lino tiles which are of Low Significance.
37	Remove and replace 3no casement windows to east elevation (Butler's Pantry, Larder, Store)	Low MC20th windows	Low Impact	The existing windows are MC20th (Historic Recording p12) and are of dissimilar glazing and design. They do not enhance the appearance of the C18th external brickwork. The replacement windows will match the existing style of each individual window to ensure that the service wing elevation remains subordinate to the north elevation of the Villa. The windows will be fitted with slim-line double glazing and integral beads which will be thermally efficient and will enhance the appearance of the elevation and the C18th brickwork.
38	Remove fixed light window to north elevation and replace with matching high quality timber window	Low MC20th window	Low Impact	The existing window is MC20th (Historic Recording p11) and is of poor construction without an external or internal sill. The replacement window will match the existing simple form but with opening casements added to the end lights to provide ventilation to the proposed Laundry Room. The new window will be fitted with slim-line double glazing and integral beads which will be thermally efficient. The new window will enhance the appearance of the elevation and will not affect the C18th brickwork.

39	Remove MC20 th replica horizontal sliding sash window and low level MC20 th recessed masonry panel (Historic Building Recording p10) to north west corner of Boiler Room	Low MC20 th window	Low Impact	The existing window and masonry are MC20 th (Historic Recording p10 & 56) Removal of the window and masonry will allow construction of a single storey link corridor between the service wing and the proposed swimming pool/gym. The projecting brick arch lintel above the window and side piers will be retained and left exposed within the new link construction. There is no loss of High-Moderate historic fabric and the loss of the MC20 th window and brickwork is offset by the provision of access to a leisure facility.
40	Form insulated lining to internal side of external walls and form ceilings in line with historic rafters where retained.	Moderate – Low C18 th and C20 th external walls	Low Impact	The insulated lining will improve the thermal efficiency of the proposed accommodation and ensure its viability for future use. Impact on fabric earlier than MC20 th is minimal. The intervention is reversible.
41	New timber stud partitions and doors to form new Shower Room, Butler's Pantry, Pantry and Laundry	Moderate-Low	Low Impact	New partitions form necessary accommodation ancillary to kitchen. The intervention is reversible.
42	Carry out structural repairs to existing timber brace in Store	High-Moderate	Low Impact Benefit	Necessary repairs to structural timber brace (Historic Recording p32) A design for conservation structural repairs will be submitted for approval. Conservation benefit.
Proposed Works to the Service Wing – First Floor				
43	Insert timber joists above the ground floor store to form a new floor to support hot water storage plant.	Moderate C18 th external walls	Low Impact	The intervention will have minimal impact on the C18 th external walls and is reversible. No loss of historic fabric.
44	Form opening at rear of Linen Cupboard to access new roof space (proposed location for water storage)	Low MC20 th lath and plaster partition	Low Impact	Refer to Historic Building /recording p.41 MC20 th hardboard lining to be removed from Linen Cupboard side of partition to allow the construction of the 1 st floor gable partition will be investigated and confirmed as MC20 th . Remove 1no timber stud to form a new opening into proposed plant room.
Proposed Works to the Service Wing – Roof				
45	Replace existing plain clay tiles and lead roof coverings and flashings and insulate roof. Install 4no new rooflights.	Moderate-Low MC20 th roof timbers over earlier structure	Low impact Benefit and Enhance	The roof was reconstructed and re-laid as part of the 1939 works (Historic Building Recording p31-34). The proposed roof works will provide an opportunity to inspect and carry out any necessary repairs to the roof structure and remove existing roof coverings that have come to the end of their functional life, thereby extending the life of the roof and protecting the historic fabric.

				Installation of insulation will improve thermal performance and ensure viability for future use. The existing kitchen and service wing have a deep plan with relatively few windows. It is proposed that 4no rooflights which have been located in unobtrusive positions will provide daylight into the middle of the proposed kitchen accommodation. Any existing tiles that are viable for re-use will be mixed in with the new to match existing. The existing central lead covered flat roof will be replaced with a single ply membrane. There will be no loss of historic fabric.
46	Renovation to dormer window to central west slope and replacement of timber shutter with access window	Low MC20 th dormer	Low Impact Benefit and Enhance	The dormer to the central west-facing slope has a timber hatch which will be replaced with a new slim-line double glazed opening casement window to provide access onto the flat roof. The new window will also provide daylight to the middle of the proposed kitchen accommodation. The dormer construction will be investigated and repaired as necessary and the tiles replaced along with the main roof works. Lead clad cheeks to be inspected and repaired/replaced as necessary to be confirmed. Conservation benefit.
47	Renovation of MC20 th dormer window to service corridor and replacement window	Low MC20 th window	Low Impact Benefit and Enhance	Dormer to east slope. Replace MC20th existing Crittal style casement window with new slim-line double glazed timber window with integral beads. Lead clad cheeks and roof to be inspected and repaired/replaced as necessary. Conservation benefit. Replacement of the MC20th casement will be offset by the upgrading and repair works to the dormer and improved thermal efficiency of the window.
Proposed Link Corridor and Pool/Gym Building				
48	Remove existing MC20 th brick outbuilding and replace with new pool/gym building and link corridor.	Low MC20 th workshop	Low Impact Benefit and Enhance	The existing workshop is part of the 1939 works. It is in poor condition, constructed from poor quality materials, flettons and corrugated sheet to the west slope of the roof. It is of low architectural merit and detracts from the setting of the heritage asset.. The proposed new building will be located approximately on the footprint of the existing building and will have a similar height and mass. It will be constructed from high quality materials and will enhance the setting of the heritage asset. The proposed link corridor will connect with the service wing at a MC20th section of external and will not affect building fabric of High Significance. Refer to Historic Building Recording 8.05.24 The proposed new Pool/Gym building will be of a high quality design and construction using high quality materials. The proposed building would provide a facility that is appropriate to a property of the status of Julians Park, and it will enhance the setting of the heritage asset.

**Proposed Alterations to former Coach House (Home Farm)
Ground Floor**

49	Remove C20 th studwork partition to south-east room	Low MC20 th partition	Low Impact	Timber stud top glazed internal partition. Removal will reinstate the former proportions of the room and the redundant room will be brought back into use.
50	Remove 20 th century concrete block internal partition from south-west room	Low MC20 th partition	Low Impact Benefit and Enhance	C20 th blockwork partition. The redundant room will be brought back into use.
51	Infill high level window in brick partition adjacent to staircase	Low MC20 th	Low Impact	No loss of historic fabric. Infill internal window to comply with Building Regulations. Loss of MC20 th fabric is offset by benefit of returning C19 th accommodation to viable use.
52	Form opening in internal brick wall	Low MC20 th	Low Impact	Opening to form a new door will provide access to the existing stair and 1 st floor which will allow the accommodation to be converted to a residential annexe. The loss of MC20 th fabric is offset by the benefit of returning the redundant C19 th accommodation to viable use.
53	Removal of existing concrete floor and replacement with insulated limecrete floor	Low	Low Impact Benefit and Enhance	The existing concrete floor is assumed to have been laid as part of the 1939 works. Replacement with an insulated limecrete floor will improve thermal performance and improve breathability at the base of the external walls which will prolong the life of the historic fabric. The intervention is a conservation benefit.
54	Form insulated lining to internal side of external walls	Moderate C18 th external walls	Low Impact Benefit and Enhance	The proposed insulated lining will improve the thermal efficiency of the proposed accommodation and ensure viability for future use. The intervention is reversible.
55	Form new timber stud partitions and doors to form cloakroom and water treatment plant room.	Moderate C18 th external walls	Low Impact	New partitions form necessary accommodation ancillary to kitchen. Impact on historic fabric is minimal. This intervention is reversible
56	Upgrade/replace MC20 th ceiling linings	Low MC20 th fabric	Low Impact	Investigate construction and upgrade/underline/ carry out repairs as necessary to comply with Building Regulations requirements. Refer to Historic Building survey p.39 & 41
57	Installation of new kitchen, cloakroom and water treatment plant and	Moderate C18 th external walls	Low Impact	Existing drainage routes to be investigated. New installations will be designed to minimise disturbance to existing fabric. The intervention is

	associated plumbing/drainage			justified by the benefit of returning the redundant ground floor accommodation to viable use.
58	Alteration/upgrading to C20th timber stair	Low MC20 th stair	Low Impact Enhance	Stair will be retained and refurbished or replaced. Stair will be upgraded as necessary to comply with Building /regulations requirements. No loss of historic fabric.
59	Replace MC20th external door	Low	Low Impact	Existing timber ledge and brace door to be removed and replaced with painted timber stable door with a glazed top panel to comply with Building Regulations. No loss of historic fabric.
Proposed Alterations to Former Coach House (Home Farm) First Floor				
60	Form timber stud partition to corridor	Low C19th internal walls	Low Impact	New partition to separate first floor accommodation. Allows conversion of redundant ground floor rooms and returns C19th building fabric to use. Intervention is reversible.
Proposed New Garages				
61	Remove 2no. existing MC20 th garage blocks and replace with a new garage building	Moderate C18 th /19 th wall Low MC20 th garage	Low Impact Benefit and Enhance	The Long Garage is part of the 1939 works. It is constructed from poor quality materials and is of low architectural merit. The south-east wall will be retained and repaired/repointed and incorporated into the new building. The smaller garage block is of 1960's construction. The proposed new building will be located approximately on the footprint of the existing buildings. It will be constructed from high quality materials and will enhance the setting of the heritage asset. Repairs to the C18 th /19 th wall associated with these works will be a conservation benefit.
Proposed New Driveway				
62	Reinstate driveway to south of the Entrance Courtyard	Moderate Walls, pillars and railings Low C20 th paving	Low Impact	The proposal will reinstate the former MC20 th arrangement of a gravel drive connecting to a turning area south of the Entrance courtyard. This proposal will re-establish use of the formal south entrance courtyard as depicted in the 1699 lithograph (p58 Historic Building Recording) The existing paving will be retained and the vehicle turnaround will be formed in a similar material. The paving will be retained, repaired and repointed and the C20 th central sculpture retained. Repairs to the walls, pillars and railings as part of these works will be a conservation benefit.

Upgrading of Existing Windows				
63	Upgrading of existing windows to south, east and west elevations of the Villa	Low MC20 th replacements and alterations	Low Impact Benefit and Enhance	Secondary double glazing to be installed to the internal side of the Villa windows. This proposal will improve the thermal performance of the building and will ensure the viability of the building. This intervention is reversible. Refer to Historic Building Recording p.15 & 112
64	Upgrading of existing windows to north elevation of Villa	Low MC20 th replacements and alterations	Low Impact Benefit and Enhance	The existing glazing will be removed and replaced with slim line double glazed units within the existing glazing bars. This proposal will improve the thermal performance of the building and will ensure the viability of the heritage asset. Refer to Historic Building Recording p.112
65	Upgrading of existing windows to Music Room	Low MC20 th windows	Low Impact	The existing glazing to be removed and replaced with slim line double glazed units within the existing glazing bars. This proposal will improve the thermal performance of the building and will ensure the viability of the heritage asset.
66	Upgrading of existing windows to former Coach House (Home Farm)	Low MC20 th windows	Low Impact	Secondary double glazing to fixed multi-pane window. Replace glass to opening casement with slim-line double glazing.
67	Proposed new services:	NA	Low Impact	Generally: Services are to be installed: - within new partitions and external wall linings - within suspended floors - within ceilings Mechanical ventilation to kitchen and bathrooms to be via ceiling/roof using discreet tile terminals to avoid penetrations through walls. Plumbing and heating pipework is to be boxed internally.
	Roofing repairs generally	Low	Low Impact Benefit and Enhance	Works to the Villa and service wing are described in detail above. The existing roofs of the Music Room, the former Coach House (Home Farm), Gardeners Cottage and the roof over the south side of the service wing will be inspected and necessary repairs carried out with like-for-like materials. This work will be a conservation benefit.

Mechanical and Electrical services (to the design and specification of consultant services engineer):

- Villa:
- Existing cast iron radiators and associated pipework are to be refurbished as necessary and retained throughout ground and 1st floor areas.
 - New plumbing, electrical and heating installations to form proposed ground floor cloakroom within service corridor.
 - Upgrading of electrical services to ground and 1st floor of the Villa.
 - Plumbing and heating installations at 1st floor to include installation of new bathrooms to the Master Bedroom and Bedroom 2.
 - Plumbing and heating installations at 2nd floor to include installation of new bathroom and ensuite bathrooms to bedrooms 6, 7 and 8.
- Service Wing:
- Plumbing, electrical and heating installations to form new kitchen, cloakroom, Butler's Pantry and Laundry'
- Coach House
(Home Farm):
- Bore hole to be installed with connection to new water treatment plant. Location of water treatment plant to be either in the Coach House as indicated or within the roof space over the proposed Laundry.
 - Plumbing, heating and electrical installations to form new kitchen, living area and cloakroom.
 - Mechanical and electrical services to proposed new swimming pool/gym and garages to be confirmed.

5. Planning Policy

Statutory context

The Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 requires a local planning authority to pay special attention to the desirability of preserving or enhancing the character or appearance of a Conservation Area (Section 72) and a Listed Building or its setting (Section 66).

National Policies

Relevant National Policies and Guidance referred to include:

- National Planning Policy Framework (NPPF) 2019
 - o Section 12: Achieving well-designed places
 - o Section 16: Conserving and enhancing the historic environment
- National Planning Policy Guidance for Historic Environment (2019)

NPPF

These proposals have been informed by the relevant policy considerations in the NPPF as set out below: -

Proposals affecting heritage assets NPPF (2021) 194.

"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation."

This Heritage Design and Access Statement describes the significance of the heritage asset in detail and has been written by a practice that specialises in Conservation Architecture.

NPPF 197.

"In determining applications, local planning authorities should take account of:

- (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- (b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- (c) the desirability of new development making a positive contribution to local character and distinctiveness.”

The proposed works include extensive repairs to the historic fabric and replacement of dilapidated materials with new high-quality matching/improved materials as well as thermal upgrading of fabric which will secure the viability of the buildings into the future. The proposals aim to upgrade the buildings to preserve the historic fabric as well as provide new accommodation that is consistent with the needs of contemporary family life in a building of this consequence.

It is proposed to reinstate some key features such as the C17th fireplace which will enhance the architectural value and appearance/significance of the building. The proposals will bring redundant/disused parts of the building back into use. The proposed new buildings, pool/gym and garages, replace dilapidated MC20th buildings of low architectural merit with buildings of high-quality design and materials which will enhance the setting of the heritage asset. Where alterations to the internal fabric are proposed, MC20th fabric is affected rather than High-Moderate significance historic fabric. Where High-moderate fabric is affected, the extent is minimal and will cause no harm to the significance of the building. Where removal of internal fittings of historic interest is proposed, these will be relocated and re-used.

These proposals will ensure that Julians Park is retained as a viable family home and will conserve the historic environment of the site.

NPPF Considering potential impacts 199.

“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

The above Impact Table describes the proposals in detail.

The proposals relating to the Villa are modest and the impact of internal alterations are offset by the extent of renovation that will secure the historic fabric. Likewise, the proposals relating to the Service Wing and the Former Coach House will regenerate redundant historic fabric and bring it back into use. The proposed Pool/Gym Building and new Garages replace MC20th buildings of low value and will enhance the setting of the designated heritage asset and its historic environment.

The alterations are sensitive to the historic fabric and will enhance the setting. They do not cause harm to the significance of the designated heritage asset and are sensitive to the historic fabric that should be conserved and protected.

NPPF 200.

“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- (a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- (b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”

There is no harm, or loss of, the significance and therefore the tests under NPPF 200 are not applicable.

NPPF 202

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”

There is no harm.

The proposals to the listed building will contribute to the conservation of the listed building and its use as a viable family home, ensuring the listed building will be maintained into the future, which is in the public interest.

7.3 Local Policy – North Herts Local Plan 2011-2031

Policy D1: Sustainable design Planning permission will be granted provided that development proposals:

- a) Respond positively to the site's local context;
- b) Take all reasonable opportunities, consistent with the nature and scale of the scheme, to:
 - i. create or enhance public realm;
 - ii. optimise the potential of the site by incorporating Sustainable Drainage Systems (SuDS);
 - iii. reduce energy consumption and waste;
 - iv. retain existing vegetation and propose appropriate new planting;
 - v. maximise accessibility, legibility and physical and social connectivity both internally and with neighbouring areas;
 - vi. future proof for changes in technology and lifestyle;
 - vii. design-out opportunities for crime and anti-social behaviour; and
 - viii. minimise the visual impact of street furniture and parking provision;
- c) Have regard to the Design SPD, and any other relevant guidance;
- d) Within Letchworth Garden City have regard to the Letchworth Garden City Design Principles contained in Appendix 5; and
- e) For residential schemes, meet or exceed the nationally described space standards and optional water efficiency standards.

The proposed works to Julians Park will not adversely affect local context. The existing and proposed buildings cannot be seen from the road. The buildings will remain in use as a family home. There will be no significant increase in surface water. It is proposed that surface water will be directed to an existing pond or a new soakaway.

It is proposed that the Villa roof, Music Room roof and floor, Service Wing roof, walls and floor and relevant areas of the former Coach House (Home Farm) will be thermally upgraded. The proposed Pool/Gym Building will meet current Building Regulations in terms of thermal insulation.

No trees or hedges are proposed to be removed as part of these works.

There will be no changes to the existing status of accessibility.

Policy D2: House extensions, replacement dwellings and outbuildings Planning permission for house extensions will be granted where:

- a) The extension is sympathetic to the existing house in height, form, proportions, roof type, window details, materials and the orientation of the main dwelling; and
- b) The extensions do not dominate adjoining properties and:
 - i. it is well related to the floor levels of adjoining properties,
 - ii. there is an appropriate distance between the proposed extension and the windows of the adjoining properties; and
 - iii. spacing between buildings ensures there is no harm to the character and appearance of the streetscene. Planning permission for replacement dwellings and outbuildings will be granted where:
- c) The proposal does not harm the character and appearance of the site; and
- d) The location of the proposal does not have an adverse impact on the character and appearance of the streetscene or area.

The proposed Pool/Gym Building and replacement Garages have a similar height, form and proportion to the existing buildings, and are located in a similar position. The materials proposed are sympathetic to the main dwellings.

The outbuilding and garage will replace buildings of low architectural merit and will enhance the setting of the heritage asset.

Policy D3: *Protecting living conditions* Planning permission will be granted for development proposals which do not cause unacceptable harm to living conditions North Hertfordshire Local Plan 2011-2031 143 Where the living conditions of proposed developments would be affected by an existing use or the living conditions of an existing development would be affected by a proposed use, the Council will consider whether there are mitigation measures that can be taken to mitigate the harm to an acceptable level. If the Council is not satisfied that mitigation proposals would address the identified harm, development proposals will not be permitted.

The proposed works at Julians Park will not cause unacceptable harm to existing living conditions.

The site cannot be seen from the road.

The house will continue to be a family home.

Policy HE1: *Designated heritage assets* Planning applications relating to Designated heritage Assets or their setting shall be accompanied by a Heritage Assessment/Justification Statement that:

- i. *Assesses the significance of heritage assets, including their setting;*
- ii. *Justifies and details the impacts of any proposal upon the significance of the designated heritage asset(s);*
- iii. *Informs any necessary 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):*
 - a) *Enable the heritage asset to be used in a manner that secures its conservation and preserves its significance;*
 - b) *Incorporate a palette of materials that make a positive contribution to local character or distinctiveness, where it is appropriate and justified; and*
 - c) *Will lead to less than substantial harm to the significance of the designated heritage asset, and this harm is outweighed by the public benefits of the development, including securing the asset's optimum viable use. Where substantial harm to, or loss of significance, of a designated heritage asset is proposed the Council shall refuse consent unless it can be demonstrated that the scheme is necessary to deliver considerable public benefits that outweigh the harm or loss.*

This document forms the Heritage Design and Access Statement pertaining to the above policy and should be read in conjunction with the Historic Building Recordings carried out by Mr Hillman-Crouch.

6. Access

Access from the highway shall remain as existing. This application includes for the erection of a replacement garage and new driveway. There is level access to the Villa and the former Coach House from both locations.

7. Ecology and Trees

An eDNA analysis was completed at the end of June 2023 to test for the presence of Great Crested Newts in the pond. The results verify that Great Crested newts are absent from the site.

A survey was carried out by Applied Ecology which confirms the presence of bats on the site. The Ecology Report is included as part of application.

No trees are to be removed as part of the proposals. None of the trees on the site have Tree Preservation Orders.

8. Summary

These proposals will be beneficial to the longevity and optimal viable use of the building as a house, and have been designed to reflect its size, proportions, and character as well as its surroundings.

The proposals preserve and reinforce the longevity, interest, value use and significance of the Grade II* listed building, and preserve the setting of the historic building.

The proposals are therefore consistent with the direction of conservation policy and 1990 Planning Act to identify, preserve or enhance the character of the listed building and heritage assets.

9. Country Life Magazine Articles circa 1940 (?)

10. Record Photographs



1.—SOUTH FRONT AND FORECOURT

JULIANS, HERTFORDSHIRE—I

THE HOME OF THE HON. MRS. P. PLEYDELL-BOUVERIE

Originally built by William Stone about 1605 and reconstructed about 1715, the house and gardens were thoroughly but sympathetically reconstructed 1937-39

By CHRISTOPHER HUSSEY

IN the old days, many people dreamed of finding an old neglected house, restoring it beautifully, filling it with lovely things, and surrounding it with the ideal garden. To realise their dream, however imperfectly,

brought much happiness to numerous individuals and was not without benefit to the community as a whole in that, during the preceding half century, the process considerably added to the country's wealth of natural

and historical beauty, and helped to maintain the traditional applied arts. Many of these restorations were little masterpieces of derivative design, gardening, and home-making. Minor arts, perhaps, and tending towards eclecticism rather than originality; but of

educative value as expressions of informed taste, upon which rests, in the aggregate, the standard of visual taste in the nation as a whole, which, in turn, has economic value expressed as exports, visible and invisible.

Julians, in the arable country near Buntingford, is a highly finished example of this process that might be called house-lifting—did not that combination of words have other implications. It is an old house—originally built in Jacobean times and reconstructed during the 18th century. But its present appearance, setting, and internal character are barely ten years old. As we see them to-day, they are due to Mrs. Pleydell-Bouverie, who has made many changes since she came to live here in 1940, and during whose time the garden has come to maturity. But the actual restoration of the place was done during 1937-39 by Col. Reginald Cooper, D.S.O., whose remarkable flair for discovering and resurrecting derelict houses has already been illustrated at Cold Ashton Manor (COUNTRY LIFE, February 14 and 21, 1925) and Cothay (COUNTRY LIFE, October 22 and 29, 1927).

It adjoins the village of Rushden, was at one time known as Rushden (or Riseden) Place, and stands in a little park through which a drive approaches the east side of the house. There, on the left of Fig. 1, a modest court is formed by two ranges of outbuildings and the side of the house which is generally entered thence. This arrangement would scarcely call for notice did it not exactly correspond to that shown in the engraving in Chauncy's *Hertfordshire*, about 1700, dedicated to "Mrs. Penelope Stone relict of Thos. Stone of Riseden, Esq.," but depicting an apparently quite different building. In those days it had five gables, two triangular and three curly, with two tiers of large mullioned windows and an attic window in each, except in the middle gable where a mildly classical entrance door was surmounted by two double-light windows. The outline of the roof, however, is the same as now; there was the porch on the west side and similar outbuildings; and a forecourt is shown with ball-topped piers to an axial gateway, very like the one standing there now.

2.—LOOKING INTO THE FORECOURT





1.—THE NORTH SIDE OF THE HOUSE, FROM THE ROSE TERRACE

THE GARDENS AT JULIANS, HERTFORDSHIRE

THE HOME OF THE HON. MRS. P. PLEYDELL-BOUVERIE

The garden laid out ten years ago, making use of existing walls and in relation to the restored early Georgian house, has since matured and been intensively planted for herbaceous colour and effect.

By CHRISTOPHER HUSSEY

JULIANS was originally a Jacobean house to which alterations, made about 1720, gave an early Georgian character much enhanced in the restoration ten years ago. Colonel R. E. Cooper at that time laid out the present lines and formed the principal features of the garden; and Mrs. Pleydell-Bouverie, since she acquired the place in 1940, has filled in these lines with unusual artistry of colour and texture. Its notable qualities—formal design and colour grouping

—which have been combined so effectively, can thus be appropriately described separately.

First, then, the design. There were the neglected remains of the old garden at the back (north) and north-east of the house, comprising a short, straight pool which may have been a fish pond, a small square brick building, possibly a dovecot originally, a large kitchen garden with brick walls on three sides and a tall but then unkempt yew hedge forming the fourth. In the wall there is a brick cut with the initials A.M.; M.M.; W.A.M., for members of the Metekerke family, and the date 1823, which suggests that the wall was either built or altered at that time. At the farther end of the kitchen garden a belt of trees shelters the enclosure from the east, and it is also screened from farm buildings to the west of the house. The general slope of the ground is upwards to the north from the back of the house.

From this it will be gathered that, while the main garden lines existed, much required to be done, and that what there was was not very closely related to the house. Nothing existed to the south, on the entrance front. The chief needs were to provide an architectural approach to the delightfully trim front, and so to remodel the remainder as to give it formal shape and formal relationship to the building. This last requirement was complicated by the north front of the house being asymmetrical, so that a too insistently axial lay-out on that side was impracticable. The chief feature of the north front is the lofty arched window of the staircase, to the left of the centre as one looks at it (Fig. 1), and from which a comprehensive view is obtained of the slope northwards (Fig. 3).

But while the character of the house demanded formal lay-out, the way this was applied and filled in has that horticultural freedom and breadth, that feeling for the massing and grouping of the plant material, which is the essence of good garden-making and which is formal only in the painter's rather than the architect's sense. In all garden-making it is the way in which these two elements of design are combined that determines the distinction or otherwise of the result as a work of art. There is, of course, the type of garden that owes its often very great interest to the rarity or variety of its contents and the cultural skill exercised, yet has no design. At the other extreme is the purely architectural lay-out, employing lawns and trees and water in conjunction with masonry to produce a composition of form which can be of great beauty. To my mind neither of these types are true gardens: the one is a collection of plants, the other an aspect of architecture. Between those wide limits lie all the possible combinations of form and colour which, in Britain particularly, the art of garden-making has developed according to terrain and taste. In these the common aim is broad effect diversified with subtle contrasts and harmonies of colour and grouping



2.—ROSE ALBERTINE ON ONE OF THE FORECOURT PIERS

Record Photographs of Main Villa – Ground Floor

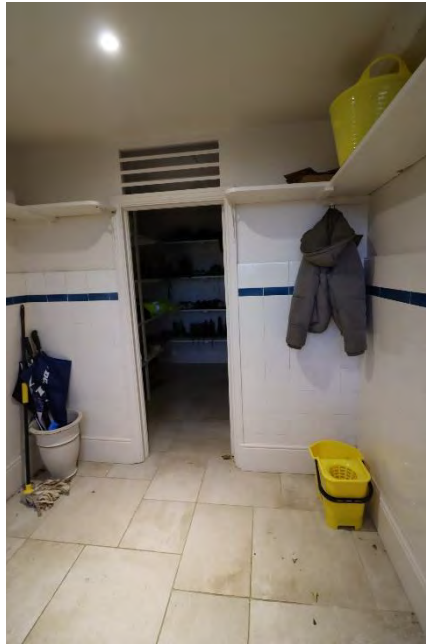


North-west service corridor to be converted to a Cloakroom



Service Corridor at rear of Main Villa. C17th fireplace behind cupboard doors (rhs)

Record Photographs of Service Wing



Entrance Lobby and Closet to be replaced with a Cloakroom and Boot room



C20th kitchen to be removed and replaced



MC20th replica door to cupboard (lhs)



MC20th wall (forming Butler's Pantry) and shelving to be removed



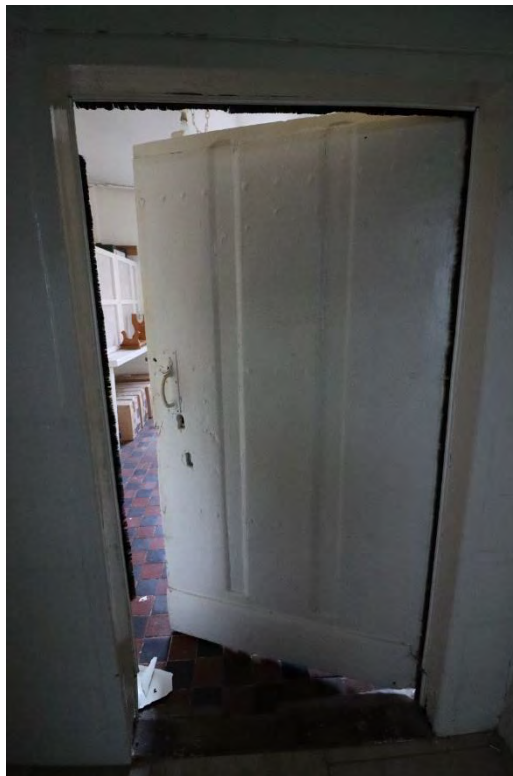
Georgian door (Historic Recording P20) to be relocated to form lobby to Master Bedroom suite



Butler's Pantry. Existing door to be relocated to form lobby in corridor.
MC20th fitted cupboards to be relocated to new Butler's Pantry



Lobby to Cloakroom. C18th walls to right & left to remain. MC20th door, partition and rooflight to be removed



C17th style door to Cold Store to be relocated to new Laundry (Historic recording P 26-27)



Existing Boiler Room. MC20th partition and door forming workshop to be removed. Historic rafters to remain.



Boiler Room. West slope of roof. Machined softwood and modern sarking felt (Historic Recording P 37)



Boiler Room. Masonry flue and brick infill panel (rhs of MC20th door) to be removed



MC20th masonry pier) (lhs) to be removed. Timber access hatch to flat roof to be removed and replaced with an opening casement window.



Structural solution for support of deflecting timber beam to be confirmed. MC20th corner to kitchen food cupboard behind pier



MC20th brick pier to be removed. Support to timber beams to be confirmed.



Store. Timber frame and spandrels with failing scarf joint to be repaired.



Opening to be removed in timber stud gable wall (from
1st floor Linen Room)

Record Photographs of the Main Villa – First Floor



Corridor approaching Master Bedroom. Door and partition to be reinstated along line of removed partition to rhs



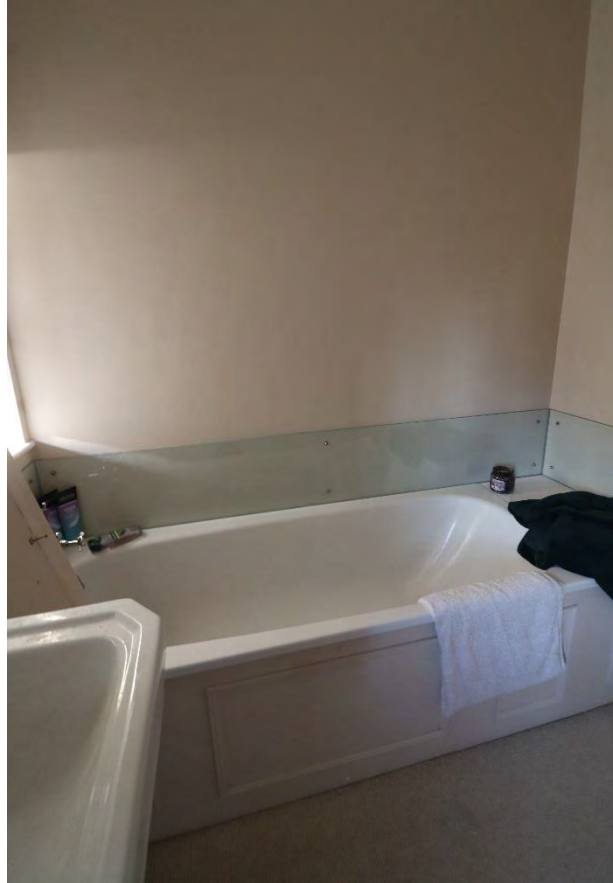
First Floor south-west bedroom to be converted to Master Bedroom Ensuite Bathroom
2no doors (rhs) to be retained and fixed shut.



Existing ensuite bathroom to be converted to Dressing Room serving Master Bedroom Suite



Bedroom 2 existing door (behind mirror lhs) to be opened up from bathroom side



Opening to be reinstated to partition (behind bath)
into Bedroom 2



Existing ensuite to Bedroom 2. MC20th sanitaryware, plumbing and drainage to
be removed. Room to be converted to a Dressing Room



Matching door from kitchen to be relocated to form lobby adjacent to Bedroom 2 door

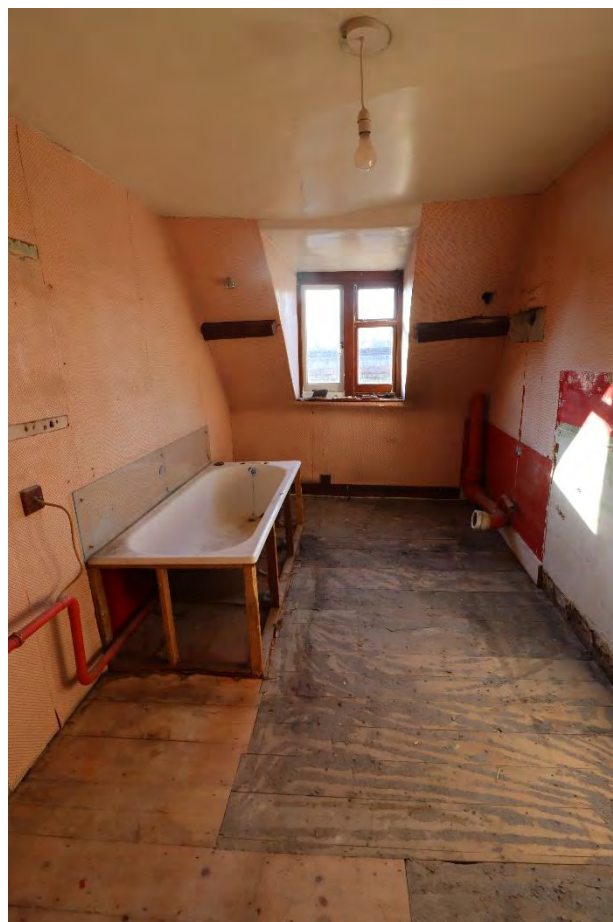
Record photographs of the Main Villa – Second Floor



Second Floor Landing



MC20th WC partitions to be removed (rhs)



Second Floor existing bathroom and west side
dormer window



Second Floor Bedroom 7 with dormer window

Record photographs of the Main Villa – Roof



Top of west side lead clad dormer window



View to lead stepped valley gutter and tiled dormer window to 2nd floor bathroom (west side)



Existing rainwater outfall from flat roof to hopper (north elevation)



Clocktower



Rooflight R2 currently used for access to roof via fixed ladder in 2nd floor corridor



Rooflight R1



Rooflight R3 located against upstand kerb



Inside of clocktower view out through doors



C20th bracing inside clocktower proposed to be removed to allow insertion of new ladder

**Record Photographs of Former Coach House
(Home Farm)**



First Floor bathroom to Coach House to become part of proposed second annexe.



2no external ledge and brace doors (to be retained) to south wall of former Coach House. Door into Store (lhs) to be re-hung.

Record Photographs of Existing garages



MC20th garages (lhs) 1960's garage block (rhs)e

Record Photographs of existing driveway and landscaping south of entrance courtyard



Single drive continues to courtyard adjacent to west elevation of villa



Existing sculpture and paving will be retained