Heritage, Design, and Access Statement

Proposed replacement of rear doors at Clifton House Langley End, SG4 7PT.

Prepared by Mill House Window Workshop 5 January 2018

Introduction and Location

This statement is put forward in support of the application for the replacement of the rear French doors and fixed sidelights at Clifton House, Langley**.**

Listing Entry

Entry Name: Langley End House, Bathgate House and Clifton House and Attached Garden Wall at North East

Listing Date: 14 January 1977

Last Amended: 8 February 1988

Grade: II

Source: Historic England

Source ID: 1176539

English Heritage Legacy ID: 162850

Location: Langley, North Hertfordshire, Hertfordshire, SG4

County: Hertfordshire

District: North Hertfordshire

Civil Parish: Langley

Traditional County: Hertfordshire

Lieutenancy Area (Ceremonial County): Hertfordshire

Church of England Parish: St Ippolyts

Church of England Diocese: St.Albans

Listing Text

TL 12 SE LANGLEY LANGLEY END

4/58 Langley End House,
14.1.77 Bathgate House, and
Clifton House
(formerly listed as
Hill End) and attached
garden wall at NE

GV II

Country house, now 3 properties and attached garden wall at NE. Circa 1911 by E.L. Lutyens for Mrs. Fenwick as Hillend. Narrow dark red brick in English-bond with lighter red brick dressings, moulded stonework details, coved plaster eaves cornice. Steep handmade red tile roofs with swept valleys. A Georgian revival style 2-storeys H-shaped house facing W with wedge-shaped 2-storeys service wing (now Clifton House) adjoining on N facing the lane. Roof sweeps down to single-storey at entrance in recessed centre with moulded stone eaves gutter on W between 2-storeys wings. Central double doors flanked by 4-lights casement windows with small panes 3 hipped dormer windows on roofslope with leaded glazing and oak frames. Large rectangular central chimney. Flanking 2-storeys blocks have deep coved eaves, sash windows with 16/12 panes, and plat-band returned round LH wing ending in a circular brick 'dot'. In front of entrance a York stone terrace with hemicycle niches in brick piers with stone coping, at each end, similar to the gate piers at Temple Dinsley (q.v.). 7-bays, 2-storeys garden front on E has French doors on ground floor and casement windows to 1st floor. Central 3-bays recessed flanked by tall square piers, stone capped and with fat lead urns, linked by panelled parapet. N face of service wing has 3 casement windows to 1st floor interrupting the eaves band,central door in recessed panel, 2 rectangular-leaded larder windows, and projecting beaked moulding of garden wall coping continued across ground floor of building. Wall higher continues to E alongside lane with heavy panelled door in recessed round-arched gateway with splayed external jambs, segmental outer arch and tile courses as spandrels. (Pevsner (1977)222: Lutyens Exhib Cat (1981)194).

Listing NGR: TL1994023970

Existing Doors

The doors were probably installed as part of the 1980's renovation to the Clifton House. There is a previous application for the retention of the doors from 1991.
(91/01277/1LB | Retention of replacement timber patio doors and window and internal alterations. | Clifton House Langley End Langley SG4 7PT)

The doors are of modern construction, and are beyond practical repair. All 4 lower rails and stiles require extensive rebuilding, as most of the lower section has either had poor splice repairs, and there are now large areas of filler to the jambs and lower rails. Large areas of the sill are also rotten.

The door is only visible from the rear of the property, and not the general public due to the large walled garden. Neighbouring properties that overlook the garden have obscure glazing to the windows.

The existing doors are a pair of painted single glazed 15 pane doors, with 10 pane sidelights. Made in softwood with a hardwood sill. All the glazing is modern float glass.

The doors are installed in a wall that used to form part of a courtyard but has since been converted into a rear room, probably in the 1980's.







Photo showing original wall.



178.—THE SOUTH-EAST SIDE.

Proposed changes

Rear Elevation Ground Floor Doors

The proposal is to replace the doors and fixed sidelights with the same design, copying the glazing bar details from other original windows, which are slightly thinner (29mm) than the bars in the more modern doors 32mm.

The proposed doors will be flush timber doors, the frame made in treated softwood with a hardwood sill. The glazing will be heritage slimline double glazed units, 14mm wide with a solid white spacer, painted white. Sash ovolo mouldings will replicate the mouldings on the other original windows. 12mm thick heritage units are also available.

The glazing bars if the existing doors while a sash ovolo moulding are not quite the same as the original windows, being slightly thinner.

The use of the slimline units, prevents the double reflection associated with larger standard units, and the use of a solid warm edge spacer in white further disguises the double glazing. The double glazing will also prevent the damage caused to timber doors due to condensation. The glazing will be bedded in a putty compound, with a traditional putty finish externally in a long life putty.

This approach will not in any way damage the fabric of the listed building. The proposed changes will enhance the appearance and practical use of the building.

Please see attached plans and glazing detail drawings.

The doors will be installed in the original position, behind the external brickwork.

Original window glazing detail with 29mm wide glazing bars.



Existing door glazing detail.



Example heritage slimline glazing.



Area, Use, and Layout

There will be no added area to the residence. The proposed development does not include a change of use i.e. it is retained as a single family residence. There are no proposed changes to the area or layout, or landscaping.

Changes to Appearance

There are no proposed changes to any of the elevations. The appearance of the building will be unaltered, with the exception of the heritage slimline units, which cannot be seen by the general public, and can only be noticed at a distance of less than 2 metres.

Access

Access to the site will remain unchanged for both pedestrians and vehicles.

Previous advice from Mark Simmons 5/9/2017

Dear Oliver,

Thank you for your emails dated 28 July and 8 August 2017 and my sincere apologies for the delay in getting back to you which is due to the combination of a heavy workload and annual leave. Looking back on this property's history file, I note that I dealt with a similar enquiry on 24 June 2016 under ref: 16/00916/1GEN via an email to Anina Castle. I assume that you are resurrecting the same enquiry and so I have indexed your emails against this reference.

Back then, I responded as follows:

"…. You may be aware that Langley End House, Bathgate House and Clifton House are together, grade II listed, and were added to the Statutory List on 14/01/1977. The building is described as:

Country house, now 3 properties and attached garden wall at NE. Circa 1911 by E.L. Lutyens for Mrs. Fenwick as Hillend. Narrow dark red brick in English-bond with lighter red brick dressings, moulded stonework details, coved plaster eaves cornice. Steep handmade red tile roofs with swept valleys. A Georgian revival style 2-storeys H-shaped house facing W with wedge-shaped 2-storeys service wing (now Clifton House) adjoining on N facing the lane. Roof sweeps down to single-storey at entrance in recessed centre with moulded stone eaves gutter on W between 2-storeys wings. Central double doors flanked by 4-lights casement windows with small panes 3 hipped dormer windows on roofslope with leaded glazing and oak frames. Large rectangular central chimney. Flanking 2-storeys blocks have deep coved eaves, sash windows with 16/12 panes, and plat-band returned round LH wing ending in a circular brick 'dot'. In front of entrance a York stone terrace with hemicycle niches in brick piers with stone coping, at each end, similar to the gate piers at Temple Dinsley (q.v.). 7-bays, 2-storeys garden front on E has French doors on ground floor and casement windows to 1st floor. Central 3-bays recessed flanked by tall square piers, stone capped and with fat lead urns, linked by panelled parapet. N face of service wing has 3 casement windows to 1st floor interrupting the eaves band,central door in recessed panel, 2 rectangular-leaded larder windows, and projecting beaked moulding of garden wall coping continued across ground floor of building. Wall higher continues to E alongside lane with heavy panelled door in recessed round-

arched gateway with splayed external jambs, segmental outer arch and tile courses as spandrels. (Pevsner (1977)222: Lutyens Exhib Cat (1981)194).

You state that the French windows need replacing as they are rotting and are very draughty and that you would like to replace them with similar ones but incorporating double glazed panes. You have not said where the French Doors are located on the building and whether or not it is a single pair, but I have noted in the list entry the following: '....2-storeys garden front on E has French doors on ground floor and casement windows to 1st floor....'.

To introduce double-glazed French windows will require listed building consent and your application should include the following:

• Completed application form (see Planning Portal link via the planning section on the Council's website);

• A1:1250 scale Site Location Plan with the extent of the application site edged red;

• Existing/proposed floor plan and elevation and details of glazing joinery (incl. glazing bar profiles); and

• Heritage Justification Statement acknowledging the building's listed status and why the proposal is required.

I cannot give an indication at the present time as to whether this proposal would be supported as I cannot give you a specific response without seeing a specific scheme. Should you still wish to obtain my professional view as to whether the proposal would be acceptable prior to submitting a formal application for listed building consent you may wish to pay £115.00 for that pre-app service but I am inclined to advise you to submit your formal application for LBC and receive the LPA's formal view that way. I leave these options with you."

Having previously provided this advice, I am afraid that I will be maintaining this position.

Finally, it is worthwhile noting that there was a proposal in 2002 to erect a conservatory in front of these doors/side lights but it was rejected by the LPA on the

grounds that due to its location on the property, the conservatory would be *"… a very dominant feature on the rear elevation and would be out of place positioned on what was previously a free standing brick wall to a small enclosed garden area. It would also detract from this wall which is tile capped and is an attractive feature of the property. The proposed conservatory would also be unsympathetic to the host building by reason of the curved fanlights and pyramid roof being higher than the existing wall to which it would be attached, causing an uncomfortable relationship between the two……"*. The point I am making here is that this wide opening does not appear to have been part of the original design and that the flat roof room behind was presumably originally a courtyard? Furthermore, I appreciate that the doors/side lights were probably in stalled under ref: 91/01277/1LB. Whilst this may provide some justification that the intended works would not affect the building's special character, it is the fact that the works would introduce double-glazing, which is, in my opinion, the trigger point for an application.

Yours sincerely,

Mark Simmons
Senior Conservation Officer
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North Hertfordshire District Council