

Codicote House (formerly Codicote Lodge)
Codicote, Hertfordshire SG4 8YU



Design & Access Statement
Proposed Addition to the Service Range Courtyard
(Incorporating Heritage Statement)
June 2019

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Contents

1.0	Introduction	3
2.0	Statutory listing description	3
3.0	Local historic environment policy	5
4.0	History of Codicote House	6
5.0	Plans as existing	10
6.0	Recent Planning History/ Plans as consented	11
7.0	Photographs as existing	12
8.0	Significance	13
9.0	The proposals	14
9.1	Pre-application advice and Design Development	14
10.0	Heritage Statement	19
11.0	Drawings as proposed	21
12.0	Visualisations as proposed	25
13.0	Conclusion	29

1.0 Introduction

The following Design and Access Statement (incorporating Heritage Statement) has been prepared by Malcolm Fryer Architects to support a planning and listed building application to extend into the existing service range courtyard of Codicote House (formerly Codicote Lodge) in Codicote, Hertfordshire. The proposals included in this application received pre-application advice in October 2017 (ref 17/02239/1PRE).

Codicote House is a small country house in a parkland setting on the edge of Codicote town. It most likely dates from the early nineteenth century and was built on the site of an earlier house. Until 1990 it was known as Codicote Lodge, and that is the name used in the Statutory Listing description. The house has undergone substantial changes through the generations. It was extensively refurbished c1910 by architect Sidney Chesterton (1876-1916) in an early Georgian style for the banker Everard Martin Smith. The building was listed grade II in May 1968 and lies within the Codicote Conservation Area.

Malcolm Fryer Architects and BAM Design have been commissioned by the new owners to prepare proposals for alterations and additions to suit the needs of their extended family. In accordance with best conservation practice, the approach to improvements is one of revealing and enhancing the significance of the heritage asset whilst minimising interventions to significant historic fabric. Malcolm Fryer Architects specialise in historic buildings and are accredited in historic building conservation (AABC).

This Design and Access Statement summarises the significance of Codicote House and explains how the proposals seek to preserve and enhance the character of the existing heritage asset. It is to be read in conjunction with the Conservation Assessment of Significance that was prepared by the Architectural History Practice in November 2015 as well as the drawings submitted.

2.0 Statutory Listing Description

Name: CODICOTE LODGE

List entry Number: 1296186

CODICOTE LODGE, HEATH LANE

County: Hertfordshire

District: North Hertfordshire

District Type: District Authority

Parish: Codicote

Grade: II

Date first listed: 27-May-1968

House. Late C18. Internal decoration mainly c1912. Large S extension of c1870. E front is white painted brick. Slate hipped roofs. 2:3:2 windows, the centre recessed and pedimented. Brick modillioned cornice. Recessed sash windows with louvred shutters. Central porch, early C20, has fielded panel door, leaded fanlight, fluted ionic columns, swelling frieze and segmental pediment. W garden front is stuccoed. Canted 3-window outer bays and 5-window centre with a pediment over the middle 3 windows. Below this a square protection with a balustraded balcony. Plinth. 1st floor sill band. Moulded cornice. Good interior in a c1730 style. Entrance hall with fluted ionic screen columns. Large fireplace of possibly C18 original in NW ground floor room. Extensions are in grey gault brick with slate roofs. Listing NGR: TL2128518285

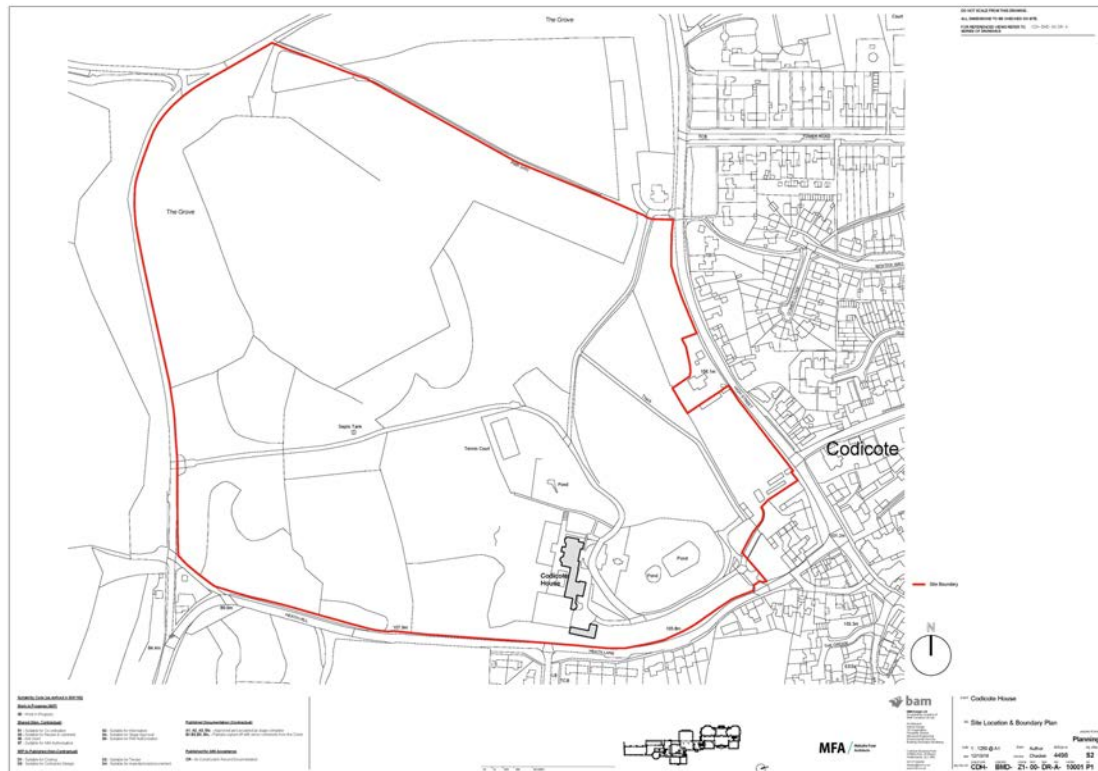


Fig 1. Location Plan of Codicote House, formerly Codicote Lodge



Fig 2. Aerial Photograph of Codicote House, formerly Codicote Lodge



Fig 3. Aerial Photograph of Codicote House, formerly Codicote Lodge, showing wider context

3.0 Local Historic Environment Policy

The Proposed Local Plan 2011-31 consultation ended in November 2016 and provides important material policy for proposals relating to designated heritage assets in North Hertfordshire. This report has been prepared in accordance with this policy, which is very much aligned with National Planning Policy Framework (NPPF) guidance of 2012:

Policy HE1: Designated heritage assets.

Planning applications relating to Designated heritage assets shall be accompanied by a Heritage Assessment/Justification Statement that:

- i. Assess the significance of heritage assets, including their setting, impacted by the proposal;
- ii. Justify and detail the impacts of any proposal upon the significance of the designated asset(s); and
- iii. Inform any necessary mitigation measures to minimise or mitigate against any identified harms;

Planning permission for development proposals affecting Designated Heritage Assets or their setting will be granted where they (as applicable):

1. Enable the heritage asset to be used in a manner that secures its conservation and preserves its significance;
2. Incorporate a palette of materials that make a positive contribution to local character or distinctiveness, where it is appropriate and justified.

4.0 History of Codicote House

A comprehensive history of Codicote House was produced by the Architectural History Practice in November 2015 for the new owners as part of their Conservation Statement of Significance. The history of Codicote House was summarised as:

3.0 Outline Development History of the House

The 1771 map of the parish of Codicote shows the park with a rather crude sketch of a house (fig.3), which is shown with an enormous central gable and small pavilion wings on either side. From this sketch is derived the fanciful representation of the building as a Tudor house which appears in several publications produced by the Codicote Local History Society (fig.4). In fact, it seems likely that the Tudor house had been rebuilt at some time in the eighteenth century. The evidence for such a rebuilding is a small undated sketch of Codicote Lodge preserved in the Hertfordshire Record Office, which shows a small villa in the Palladian style, which was popular between from the 1720s to the 1770s (fig.5). The front of the villa clearly relates to the sketch on the map.

Most accounts of the history of the present house suggest that it dates from the late eighteenth or early nineteenth century and it has been assumed that it was built on or near the site of the earlier house. Both the Statutory List and Pevsner's Buildings of England, (revised edition published in 1977) suggest that the present building dates originally from the late eighteenth century, while Nicholas Maddox, in his Brief History of Codicote published in 1987, firmly that Codicote Lodge was built in 1806. His source for this date is unclear and the Land Tax returns for Codicote parish during this period do not give any indication of a significant change in the property value before Frederick Sapte took up occupation in 1813. Without better documentation the date and nature of any rebuilding is unclear. It may have been a total rebuilding, or the existing house may have been adapted.

The first concrete evidence of the nineteenth century form of the house is the Tithe map made in 1841 (fig.6) which shows the outline of the building at ground floor level. In many respects the outline is much the same as it is today, with two shallow projecting wings on the east entrance front and two canted bay projections on the west front. Unfortunately there appear to be no views of the house for the entire nineteenth century so we do not know what the building looked like, but by a happy chance some agent's particulars of the house in 1849 survive among the few estate papers preserved in the County Record Office (HRO, D/EHm E6). These particulars give the

dimensions of the main rooms which were as follows: Entrance Hall 22'x13'; Sitting Room 16'x14'; Dining Room 22'x17'; Library 24'x18'; Drawing Room 26'x25'; Breakfast room 17'x22'. What is puzzling is that these dimensions are very much smaller than the present room dimensions (Entrance Hall 33'x21'; Sitting Room 33'x23'; Dining Room 20'x16'; Library 21'x15'; Drawing room 29'x23'; Music room 25'x17'). Even allowing for changes of room-function, it seems clear that the house has been enlarged or the internal arrangements substantially changed since 1849, but maps appear to show the outline of the house essentially unchanged between the 1840s and the 1930s.

Some changes were certainly made by Joseph Busk, who took up residence in 1850. He added the large southern service wing which replaced a much smaller southern wing shown on the Tithe Map. The description in the Statutory List suggests that this wing dates from c1870, but Joseph Busk died in 1868 and the wing was probably added in the 1850s or 1860s, at a time when Busk was financing major building works at the parish church and parish school. It seems likely that he also made improvements to the main part of the house. His wife's obituary (Buckinghamshire Herald 30 Jan. 1892) noted that he had 'greatly enlarged and improved the place', but there is no farther information about what may have been done. The form of the house towards the end of the Busk's period of occupation is shown on the first edition of the Ordnance Survey, published in 1882. There are some minor differences between the outline of the main house in 1882 and the outline on the 1841 Tithe map, most obviously the two projections on the west front which are shown as canted bays in 1841 and flat-fronted bays in 1882. It is impossible to know if these variations are significant.

A comparison between the 1882 and 1896 editions of the Ordnance Survey (figs.7 and 8) shows that in the fifteen years after 1882 a large conservatory was added to the east side of the house. The addition was probably made by Walter Spencer, who took up occupation in 1892. Once again, there are no views showing the appearance of the house with the conservatory in place.

With the arrival of Everard Smith in 1909, the house was given a major overhaul. A description of the house in some sales particulars produced by Knight Frank in the 1990s states that the work was done following a major fire, but this is the only reference to such an event which cannot be confirmed. For whatever reason, all the main rooms on the ground floor were re-fitted in an opulent early-Georgian style, with a new main staircase in the same style leading to the first floor bedrooms. Apart from the removal of the large conservatory on the east front, the nature of any alterations to the exterior is unclear, but it was at this time that the main entrance was given its handsome timber pedimented porch (now altered) and the windows on the east front were given louvred shutters (since removed).

The architect for all these alterations was Frank Sidney Chesterton (1876-1916), a member of the prosperous family of property surveyors in Kensington, which also included the writer GK Chesterton. Frank Chesterton designed a number of houses, flats and business premises in west London during the early 1900s, including the palatial Hornton Court complex of flats on Kensington High Street in the style of Hampton Court. He also worked on a number of country-house restorations, and new mansions including Serf House in Roehampton for the Duchess of

Sutherland, which has rich neo-Georgian interiors, much like those at Codicote. Chesterton's promising career was cut short in 1916 when he was killed at the Battle of the Somme.

A published account of Chesterton's work at Codicote noted that, "Extensive alterations were carried out at this house....The walls of the hall were fitted with new cornices etc, the ceiling was made plain, pilasters and columns were erected and a new fireplace with a Swedish green bolelection moulding was put in. The dining room was furnished with a new plain ceiling, pilasters and a cornice and a dodo -rail and skirting. Externally a gracefully designed entrance doorway was added. The work was executed by Messrs Ekins & Co' (Recent English Domestic Architecture, vol.V, Architectural Review special edition, 1913, pp.165-7)

The account was illustrated with photographs taken by the well-known architectural and society photographer Bedford Lemere and the originals, together with additional images of the interior, are preserved in the Bedford Lemere collection in the Historic England archive. From these images it is clear that every room on the ground floor was re-fitted by Chesterton, with early-eighteenth century detailing and elaborate chimneypieces.

No significant changes were made to the house during and after the Second World when the building was occupied by the Cory-Wrights, but in 1955 the then Hitchin Rural District Council considered a proposal to convert the house into a home for the infirm and in 1966 another proposal was put forward for extensive residential development in the grounds. It was refused after a Public Inquiry. (N.Herts Planning Register, refs. N/7/55 and N/805-65)

During the tenure of Mr Yates, in the years following 1990, the size of the property was diminished by several sales of land and buildings and a number of alterations were made to the southern service wing of the main house in successive building campaigns. A new secondary entrance was formed on the east front, opening into a newly-formed hall with a new stair up to the first floor next to the old stair down to the basement. A large new kitchen was formed out of several smaller service rooms and a corridor, and a new door opening was formed in the west wall of the new kitchen, providing direct access to the garden. (N.Herts Planning Register refs. 98/0427/ILB; 98/0626/ILB; 99/0399/ILB). The architect for all these works was Peter Newson Associates of Hatfield. It must have been during the tenure of Mr Yates that the present garden was laid out.

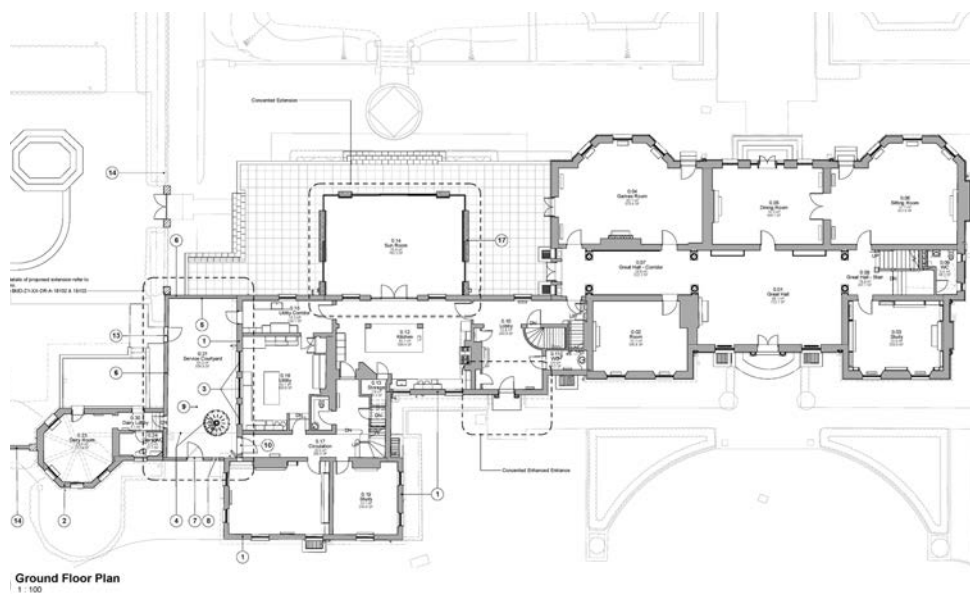
In 2000/1 a substantial new detached garage block was built to the south of the house. The architects were Owen Stratton of Stevenage (N.Herts Planning Register ref. 00/00713/IHH).'



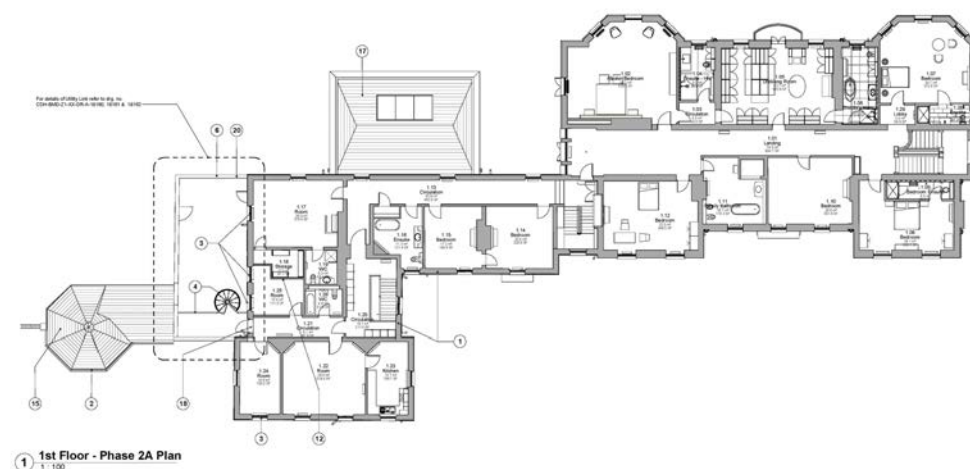
Figs 4 & 5. Photographs of Codicote House from 1910 by Bedford Lemere (Historic England) showing the reworking of the house by Frank Sidney Chesterton

5.0 Recent Planning History/ Plans as consented

In early 2017, listed building consent was awarded to refurbish the upper floor of the house in a manner that removed negative elements and restored key aspects of the historic plan. These works have now been completed and the owners have turned their attention to service / family range to the south. In November 2018, listed building consent was awarded for a garden room addition to the west of the service range, along with associated internal alterations and an improved entrance doorcase to the east elevation of the service range (ref 18/02280/FPH & 18/02281/LBC). This consent has not yet been implemented and the proposals included in this application have been designed to sit alongside and compliment this existing consent in response to pre-application advice received. in August 2017. (Ref 17/02239/1PRE). The submitted 'as existing' drawings for this application are noted as 'as consented' in this regard.



Ground Floor Plan as Consented



First Floor Plan as Consented

6.0 Photographs as existing



Fig 6. The west garden front



Fig 7. The west garden front as viewed from the south west



Fig 8. The east (entrance) front of the main range



Fig 9. The east front and its landscape context



Figs 10 & 11. The southern service wing as viewed from the southeast (left) and southwest (right)

7.0 Significance

A summary of significance of Codicote House was produced by the Architectural History Practice in November 2015 as part of their Conservation Statement of Significance. It was summarised as:

'Codicote House is listed grade II (as Codicote Lodge), meaning it is a building of national importance and of special interest. The house also lies within the Codicote Conservation Area.

Evidential value

*Codicote House is the product of at least three building campaigns, all of which may have left traces in the present fabric and may also stand on the site of an earlier house. All this makes the building of **High Evidential Value**.*

Historical value

*It appears that there has been a substantial house of some kind at Codicote since the sixteenth century, but the present building appears to date mainly from the nineteenth and twentieth centuries and none of its occupants has been particularly well-known or distinguished. The house is of **Medium Historical Value**.*

Aesthetic value

*The exterior of the house is not of particular aesthetic value, but the main interior rooms are very good and high quality examples of the neo-Georgian style popular at the beginning of the Twentieth Century and are of **High Aesthetic Value***

Communal value

*Codicote House has always been a private residence in private grounds. The building is of **Little Communal Value***

Archaeological Significance

In terms of the likely survival of below-ground deposits of interest Codicote House is of **Medium Archaeological Significance** because it may stand on the site of an earlier building.

Architectural Significance

The development history of Codicote House is clearly complicated and not yet fully understood. The building appears to be the product of several successive building campaigns by architects or builders whose identity is at present unknown and the end result is something of a muddle, though not without architectural interest. The building is of **Medium Architectural Significance**

Artistic Significance

While the external elevations of the house are not particularly memorable, the interior is a very good example of early Twentieth century neo-Georgian decoration designed by Frank Chesterton, an architect of considerable promise whose career was cut short by the First World War. For these interiors, Codicote House is of **High Artistic Significance**.

Historic Significance

It does not appear that Codicote House has ever been of high social standing. From the 1770s the estate was owned by the Brand family and the house was of secondary importance to

their main residence at The Hoo. For much of the Nineteenth and Twentieth centuries it was the home of bankers and merchants, but none of them was of national importance The building is of **Medium Historical Significance**.

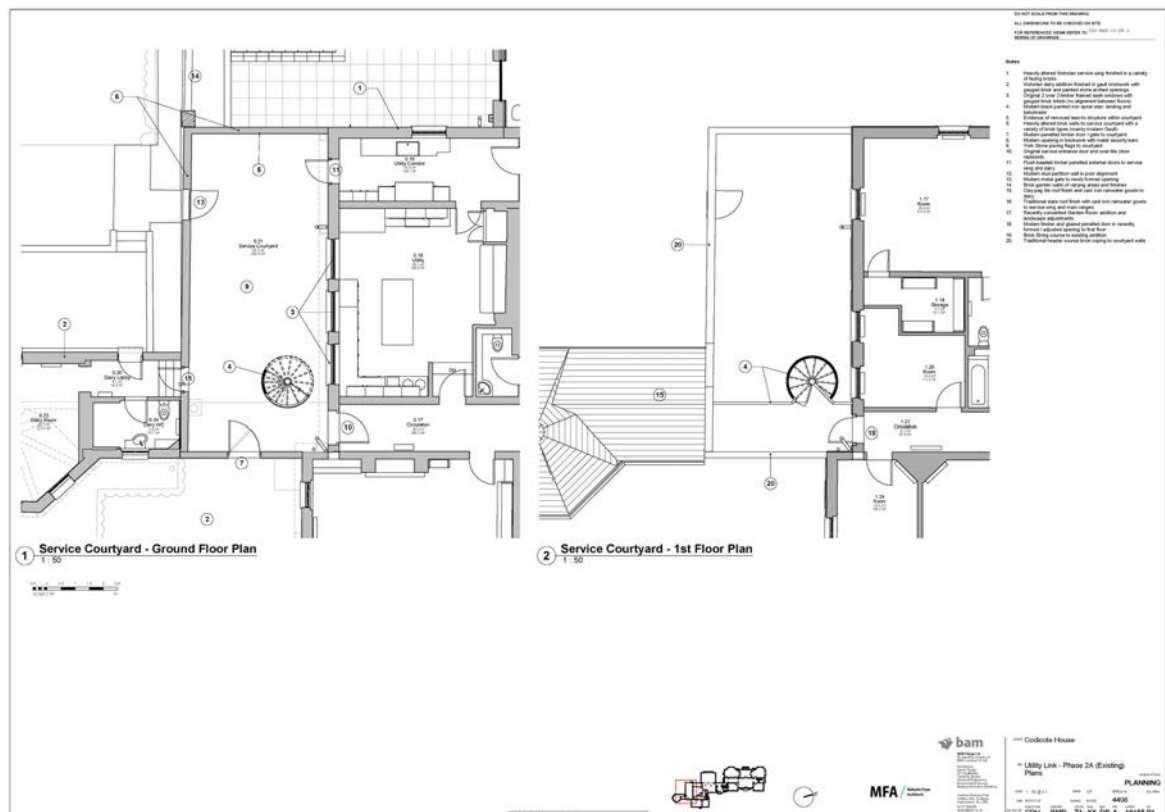
Setting

The immediate setting of Codicote House is the garden, which appears to have been entirely laid out at the end of the twentieth century. None of the formal garden features which now exist pre-date the second World War. The wider setting is Codicote Village, for which Codicote House is the only surviving 'big house', but it is separated from the village by walls and hedges and there is no intervisibility between the two.'

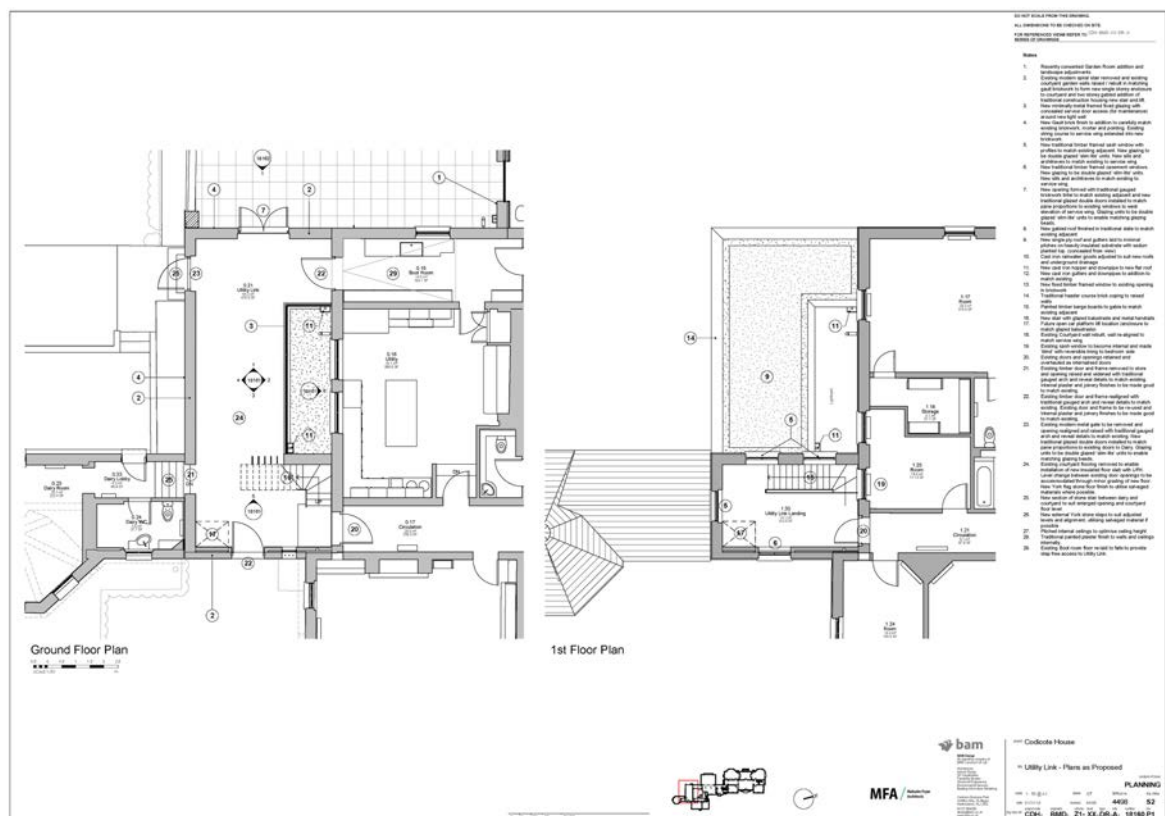
8.0 The proposals

The proposals are to improve the accessibility and family amenity of the house in a sensitive manner by **extending** into the existing southern service courtyard to provide greatly enhanced accessibility to the upper floor and service amenity to the ground floor . The proposals include:

1. Removal of the existing modern spiral stair and raising / rebuilding of the existing courtyard garden walls in matching gault brickwork to form a new single storey enclosure to courtyard and two storey gabled addition of traditional and matching construction housing a new stair and passenger lift. Traditional painted plaster finishes to walls and ceilings internally.
2. Careful lifting of the existing paving to courtyard to enable installation of new insulated floor slab with UFH and to enable level change between the existing door openings through minor grading. York stone floor finish to utilise salvaged materials.
3. Formation of a new opening to the west elevation of the service courtyard with traditional gauged brickwork lintel to match existing adjacent and new traditional glazed double doors installed to match pane proportions to existing windows to west elevation of service wing.
4. Removal of the existing door between courtyard and dairy and raising and widening of the existing opening with a traditional gauged arch and reveal details to match existing and Internal plaster and joinery finishes to be made good to match existing.
5. Realignment of existing timber door and frame to courtyard with traditional gauged arch and reveal details to match existing with joinery re-used and finishes to be made good to match existing.
6. Removal of existing modern metal gate and realignment and raising of opening with traditional gauged arch and reveal details to match existing and new traditional glazed door installed to match pane proportions to existing doors to Dairy.
7. Adjustment of cast iron rainwater goods adjusted to suit new roofs and underground drainage
8. Insertion of a new fixed timber framed window within the existing opening in the brickwork to the east elevation of the service courtyard
9. Making 'blind' existing first floor sash window with reversible lining to internal
10. Provision of new internal York stone steps between dairy and courtyard to suit adjusted opening and levels.
11. Provision of new external York stone steps to suit adjusted levels and alignment, utilising salvaged material if possible
12. Careful removal and relaying of boot room stone floor to provide step free access.



Service courtyard plans as existing



Service courtyard plans as proposed



View from Garage & Driveway



View from Swimming Pool



View of West Elevation



View showing Roof arrangement

Rendered perspective images as existing (with consented garden room addition)



View from Garage & Driveway



View from Swimming Pool



View of West Elevation



View showing Roof arrangement

Rendered perspective images as proposed (with consented garden room addition)



Rendered east (top) and west (bottom) elevations as existing (with consented garden room addition)



Rendered east (top) and west (bottom) elevations as proposed (with consented garden room addition)

9.0 Pre-Application Advice Received and Design Developments in Response

A pre-application submission for the proposals (and other items) was made in August 2017. (Ref 17/02239/1PRE). The following advice was received in October 2017 regarding the proposals specifically included in this application. The proposals have now been amended to reflect these comments. Specifically:

6. Removal of the existing spiral stair and enclosure of the existing service courtyard with contemporary glazed addition providing a new lift and stair to first floor level. A new light-well will maintain ventilation to the windows of the exiting south elevation of the service range.

After careful consideration, I conclude that the height, form, materials and overall appearance of the glazed link at first floor incorporating the new lift would be a particularly visible addition when seen from the private rear garden area (particularly from the swimming pool) but also from the south entrance drive and modern garage block. The form of the extension would significantly compete with the south gable end of the service wing alongside and with the octagonal tiled roof of what may have been a dairy at the southern end of the service wing.

*In the 'Statement of Justification' in MFA's document, it states that: "... The proposals have been designed in a **holistic, cohesive manner** with a strong consideration of the existing hierarchical composition of the existing forms and materials. The interventions have been considered from all significant vantage points within the wider park landscape to develop a sensitive and well balanced architectural language and material palette..... They [sic] existing fenestration pattern to the elevation is poorly composed and the existing **metal spiral stair dominates** the service courtyard space The proposals will serve to remove several existing negative features, notably the spiral stair to the service courtyard and structural lack of cohesion to the existing kitchen, which has resulted from recent interventions...."*

If the spiral staircase is considered to dominate the service courtyard space then surely the first floor glazed link/lift would have an even greater impact as can be seen in Fig 15 of MFA's assessment?

*Being more dominant is not necessarily a reason in itself to discourage this aspect of the scheme but the contrast between the new section and the existing built forms is considered to be particularly severe and lacks the architectural 'cohesion' inferred in the Justification Statement. I find the first floor contemporary link objectionable and contrary to the provisions of Sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the aims of Section 12 of the NPPF. **A more 'cohesive' scheme would perhaps be to introduce a small south facing gable projection to sit alongside the existing south gable end of the service wing i.e. placing the proposed lift within effectively a stair turret feature which is in keeping with the appearance of the service wing.***

9.1 Design Development in Response to Pre-Application Advice

The pre-application advice was based on a heavily glazed and flat roofed addition within the service courtyard. It was felt that this was too contemporary for the prominent location on the approach to the house. As suggested above, a more traditional design proposal was explored and developed for providing the desired new internal stair and lift access to the service range.

After an extensive options appraisal it was felt that a smaller gabled element (as suggested in the pre-application advice) was the right solution for a projecting element to accommodate new vertical circulation. The further parameters that the design team set themselves were to make the new smaller gabled addition much lower than the existing gable to read as suitably subordinate element and to avoid an awkward junction with the existing gable gutter line. As well as to match the existing brickwork and roof pitch and finishes, it was deemed important that the existing string course to the service range was carried through the new addition.

It is felt that the resultant proposals included in this application are far more cohesive with the existing service range and overall elevations and are therefore in line with the advice received above.

10.0 Heritage Statement

The proposals to provide greatly enhance accessibility to the first floor of the house and improved amenity to the service range will serve to greatly enhance the use of the house as a long term inter-generational family home, ensuring that it will be used in a manner which secures its conservation and preserves the significance for the long term sustainability of the heritage asset. The property is currently limited in that the service range lacks step free access to the first floor and direct access between the house and dairy range. The proposals seek to address these limitations.

The proposals have been designed in a holistic, cohesive manner as part of a master-plan for the site with a strong consideration of the existing hierarchical composition of the existing forms and materials. The interventions have been considered from all significant vantage points within the wider park landscape to develop a sensitive and well balanced architectural language and material palette. Notably, the use of a simple gabled addition to reference the adjacent elements (as discussed above) was deemed to be the most appropriate and the use of a material palette of matching gault brick and slate was considered to be essential to provide a sensitive contextual response to the heritage asset.

The proposals seek to remove existing detracting features, primarily the modern metal spiral stair to the courtyard, but also the disproportionately high modern section of courtyard wall that was built to conceal it. The poorly proportioned south elevation of the service range is also better concealed by the proposals.

The proposals remove the existing modern external spiral stair and provide new internalised vertical circulation including a small platform lift, greatly enhancing accessibility for less able members of the extended inter-generational occupants. This is deemed to be an important feature for the long term sustainability of the heritage asset as a well-used and maintained country house.

The physical impacts of the proposed interventions are to areas of lower significance as identified in Conservation Statement of Significance. As summarised in the statement of significance, the existing service wing is of lesser significance to the main house and has always been subordinate to it, undergoing various changes and adaptations over the years. The south elevation of the service range is of notably poor composition. The elements of high historical significance remain unaffected by the proposals.

With specific reference to the proposals:

1. The removal of the existing modern spiral stair and its replacement with a new single storey enclosure to the service courtyard and two storey gabled addition to house both a new stair and passenger lift both removes detracting features and creates a carefully composed new element which enhances the overall elevations of the service courtyard whilst providing important access amenity internally. The proposed external materials match those to the service range adjacent, and the important forms of the existing gable and string course to the service range have been referenced to preserve and enhance the significance of the heritage asset, most notably from the south eastern approach. Very little existing fabric is removed under the proposals and the gutter lines of the existing gable are maintained. While the proposals are uncomplicated, the key aligning features and high quality material references provide a strong contextual relationship in a way which is subordinate to the host service wing yet enhances the overall elevation through sensitive contemporary design.
2. The proposed flat green sedum roof to the courtyard elements has been designed to make it appear as invisible as possible, maintaining the appearance of the courtyard from the garden areas to the south and west.
3. The existing openings to the south elevation of the service range are mainly unaffected. It is proposed to adjust the alignment of one door in a traditional manner and to make one first floor window 'blind' internally in a reversible manner for privacy reasons. Both of these elements will preserve the character of the heritage asset and are mitigated by the provision of improved amenity. The blind lining of the window will also be entirely reversible.
4. The lifting and relaying of floors to the boot room and courtyard will enable for adjusted levels and improved thermal insulation. The proposals to re-use the salvaged materials where possible will mitigate any impact, preserving the character of the heritage asset.
5. The formation of a new opening to the west elevation of the service courtyard with new traditional glazed double doors will provide valuable direct access to the garden from the service range. It will punctuate a large existing blank section of wall and has been designed to match the adjacent openings within the service range, preserving the character and setting of the heritage asset.
6. The removal of the existing modern metal courtyard gate and the realignment and raising of the opening with a new door will provide important access to the south garden at the adjusted levels. The relatively low significance of the affected fabric and the detailing of the opening with a gauged arch to match the existing and the provision of a traditional glazed door opening to match the adjacent ones to the dairy will serve to mitigate any impact and preserve the character and setting of the heritage asset.
7. The removal of the existing door between the courtyard and dairy and the raising and widening of the existing opening with a traditional gauged arch will enable important internal access between the house and dairy range. The impacts to this element of relatively low significance will be mitigated through matching materials and detailing which will preserve the character of the heritage asset.
8. The insertion of a new fixed timber framed window within the existing opening in the brickwork to the east elevation of the service courtyard will preserve the character of the heritage asset. The visual impact will be mitigated through the use of matching sill and edge profiles to the existing windows adjacent.

9. The adjustment of the cast iron rainwater goods adjusted to suit new roofs and underground drainage will rationalise the existing arrangement and preserve the character and setting of the heritage asset
10. The proposed alterations to the garden levels to the south of the service courtyard and the renewal of paving to enhance the relationship between the house and garden will be very minor and will maintain the clearly defined the formal garden arrangement to the main range. These improvements in accessibility and landscape hierarchy will greatly enhance the character and setting of the heritage asset.

Overall, the proposals will be of the highest design quality and will relate sensitively to the existing forms and material palette of the heritage asset, making a positive contribution to local character and distinctiveness.

11.0 Conclusion

These proposals to partially enclose the service courtyard and provide new vertical circulation to the service wind of Codicote House preserve and enhance the character of the heritage asset. The proposals have sought to balance the significance of the historic building with the provision of a long-term sustainable use of the heritage asset as a multi-generational family home.

The proposals to alter and extend the service range and courtyard of the house have been designed to reveal and enhance the character of the heritage asset through the removal of negative interventions and the provision of new circulation additions in a sensitive traditional manner. The proposals seek to be generally low intervention and generally involve elements of lower historical significance. In accordance with best conservation practice, the new interventions have been designed to be reversible where possible, to employ contemporary detailing only where appropriate, and to replicate historical detail where important to minimise impact. In accordance with local policy HE1, the proposals will enable the heritage asset to be used in a manner that secures its conservation and preserves its significance and incorporates a palette of materials that make a positive contribution to the local character and distinctiveness of the heritage asset.