



BVA PLANNING

NODE COURT, DRIVERS END LANE, CODICOTE, HERTFORDSHIRE

HISTORIC BUILDING IMPACT ASSESSMENT

JANUARY 2023

DATE ISSUED: January 2023
JOB NUMBER: BE10614
REPORT NUMBER: 001
VERSION: V0.1
STATUS: Final

BVA PLANNING

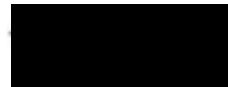
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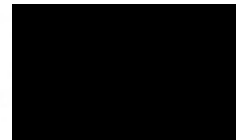


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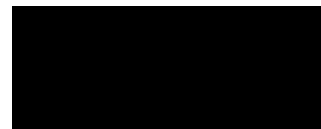
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EXECUTIVE SUMMARY

In January 2023 Wardell Armstrong produced a historic building impact assessment as an update to a report produced by Archaeological Solutions Ltd (acquired by Wardell Armstrong). The subject was the former model dairy farm at Node Court, Drivers End Lane, Codicote, Hertfordshire. The primary appraisal was undertaken following a fire in 2015 which caused severe damage and was undertaken in order to set out the heritage aspects to be affected by proposed development. A further fire occurred in October 2019 although the conclusions found in this report comprise an update to the impact assessment produced in 2018 and make no account of the effects of the more recent fire.

The buildings comprise a 1927-28 model dairy and associated dungery which had been partially converted to offices at the time of the fire, and prior to this had undergone partial conversion in the 1980s or 1990s following an earlier recorded fire. This had left the building almost completely stripped of features of historic interest. The earlier conversion had altered the building substantially, raising the roof-line, rethatching the roof, introducing or altering doors and windows, removing any original plant or equipment and leaving little more than a masonry shell.

This report describes those elements of the heritage assets that confer significance and considered how the proposed development could impact that significance. This found that the proposed design scheme for the Dairy and Midden, following design review, would cause no harm to the fabric of the listing buildings and would enhance significance by repair and restoration.

Regarding the proposed new dwellings, it was found that their construction would alter some views of the heritage asset. Of most impact would be the construction of the north-west dwelling where a view of the listed building from the public road would be altered. However, in general the new buildings and change within the setting of the heritage assets would not adversely affect our ability to recognise and understand those elements and features of the Dairy that confers its heritage significance, principally its layout and relationship with the Midden to the south to which is linked via the covered walkway. The new dwellings are proposed as enabling development and should it be found they are of a scale required to provide financially, it would be of great benefit to allow the repair and preservation of an innovative and rare building which has sadly suffered repeatedly but is nevertheless worthy of repair and continued use.

1 INTRODUCTION

- 1.1 In January 2023 Wardell Armstrong produced a historic building impact assessment as an update to a report produced by Archaeological Solutions Ltd (acquired by Wardell Armstrong) in 2018. The subject was the former model dairy farm at Node Court, Drivers End Lane, Codicote, Hertfordshire (NGR TL 21989 19788; Figs. 1-2). The primary appraisal was undertaken following a fire in 2015 which caused severe damage and was undertaken in order to set out the heritage aspects to be affected by proposed development. A further fire occurred in October 2019 although the conclusions found in this report comprise an update to the impact assessment produced in 2018 and make no account of the effects of the more recent fire.
- 1.2 A brief technical analysis of the existing historic structure was produced in 2018 through description and photography, paying particular attention to areas of surviving historic fabric to inform planning and conservation decisions and the subsequent management of the structure. The results of the previous survey are reproduced below in Section 4 and are utilised to inform the current assessment (Wilson 2018).
- 1.3 The historic building appraisal followed the procedures set out in Historic England (HE) document *Understanding Historic Buildings a guide to good recording practice* (2016) and the Chartered Institute for Archaeologists' (CIfA) *Standards and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (2020).

National Planning Policy

- 1.4 The National Planning Policy Framework (NPPF) supported by the National Planning Policy Guidance (PPG), which endorses the conservation and enhancement of the historic environment (Department for Communities and Local Government 2014), defines the role of the planning system as to promote and achieve sustainable development and involves 'protecting and enhancing our natural, built and historic environment' (MHCLG 2021, para:8).
- 1.5 In ensuring the statutory duty of the Planning (Listed Building and Conservation Areas) Act, the NPPF requires that in determining applications 'great weight' should be given to the asset's conservation and that 'substantial harm to or loss of... grade II listed buildings, or grade II registered parks or gardens, should be exceptional' (MHCLG 2021, para:200).
- 1.6 The significance of a heritage asset (designated or non-designated) is defined within the NPPF as 'the value of a heritage asset to this and future generations because of its

heritage interest. This interest may be archaeological, architectural, artistic or historic' (MHCLG 2021, Annex 2 page:71).

- 1.7 The setting of a heritage asset (designated or non-designated) is defined as 'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.' (MHCLG 2021, Annex 2 page:71).
- 1.8 Where heritage assets (designated or non-designated) are to be affected by development, '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' (MHCLG 2021, para:194).
- 1.9 Developments where substantial harm to or total loss of significance of a designated heritage asset should be assessed against specific tests and should deliver substantial public benefits which outweigh any loss or harm (MHCLG 2021, para:200, 201). Less than substantial harm to a designated asset would require public benefits including the securement of an optimum viable use (MHCLG 2021, para:202).
- 1.10 A further consideration is whether the benefits of enabling development, development which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies (MHCLG 2021, para:208). This report considered only impact the proposed new development could have on the significance of the heritage asset and not whether that enabling development is necessary to prevent the loss of the heritage asset.

Local Planning Policy

- 1.11 Local planning policy currently comprises: *North Hertfordshire Draft Local Plan 2011-2031*
- 1.12 The plan was adopted on the 8th November 2022. Strategic Policy 12 relates to the historic environment and specifically Policy HE1: Designated heritage assets.
- 1.13 This policy includes guidance from the NPPF but also notes that 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.

2 METHODOLOGY

- 2.1 The site was visited by Archaeological Solutions Ltd (now Wardell Armstrong) on the 29th November 2018 in order to undertake the proposal and photographic work. The appraisal was carried out using a Canon 80D digital camera (24 megapixels) for all external views, general internal shots and fine detail. External lighting and weather conditions were fair at the time of the survey. A scale was used wherever possible, and a flash was employed for internal shots. A pictorial index of the digital photography and selected colour plates are included below together with locations marked on survey drawings provided by the client (Fig. 3 – 5 & 8).
- 2.2 Proposed development plans were provided by the client and have been used alongside the previous appraisal to assess the potential level of impact the proposed changes might have on the setting and integrity of the listed building (Figs. 9 – 16).

3 DESCRIPTION OF THE SITE

- 3.1 Node Court is located in the hamlet of Driver's End, c.1.4km north-east of Codicote and c.3.5km south-west of Stevenage in Hertfordshire. The A1(M) lies c.2.2km to the east towards Welwyn Garden City. Driver's End is focused to the north-east of the assessment building, with the site on the periphery of the settlement. The site is bounded on three sides by open, agricultural land. The closest buildings front Driver's End Lane to the north and comprise Node Farmhouse and associated outbuildings.
- 3.2 The Grade II listed model dairy was begun in 1927 according to a dedication plaque (see below), though the list description and associated literature implies it was completed the following year (Appendix 1). It is circular in plan, with four short, projecting wings, and distinguished by a tall, circular tower which functioned as a silo. A second building lies a short distance away, known as the Midden, which formed a processing centre for the cattle manure, and is connected to the main complex by a formerly thatched pergola or covered walkway which transferred the manure via an overhead rail. Otherwise, the site is laid out with mature trees and some landscaping, which to the east has been given over to car parking for offices at the Midden building. The building had already partly been converted to office use when the fire on the 12th July 2015 destroyed a large portion of the thatched roof on the south side and caused considerable damage. Subsequently, disuse and general exposure to the elements has begun to have a detrimental effect on the surviving portions.
- 3.3 The complex provoked much interest when first constructed, as an example of ultra-modern dairying which paid close attention to hygiene in farming and the eradication of tuberculosis. It was designed by Maurice Chesterton (1882-1962), the cousin of author G. K. Chesterton, who has left a minor canon of work, mostly of housing schemes in the Samford District of Suffolk, but who also collaborated with Elizabeth Scott on the creation of the Shakespeare Memorial Theatre at Stratford-upon-Avon (www.ukmoho.co.uk). As soon as the complex was constructed at what was then called Clover Top Farm, it attracted complimentary praise. Christopher Hussey, writing in *Country Life* in June 1928, compared it to a 'fairy dairy', likening it to 'a magician's castle arisen in the homely Hertfordshire fields', but also noting its lack of ornamentation and scientific application of good dairying principles in its layout and processes. Pevsner noted the design of the dairy as extremely odd and fantastical (2002, 133). Comparisons have been made in the list description to the dairy at the Hameau of Queen Marie Antoinette at Versailles, though this is somewhat far-

fetches. However, a similar dairy was constructed by the Ovaltine Company at King's Langley in the early 1930s, suggesting that it was influential in its time.

- 3.4 Full and detailed historical research lay outside of the remit of this report, but it was revealed the building had appeared in several editions of Country Life (see bibliography), and the Historic England Places archive where a sequence of photographs taken during the process of conversion in the early 1980s were found. They provide valuable sources to chart the changes and assess the remaining significance of the site. Several planning applications from the mid/late-20th century are logged on the local planning authority's website. No planning documents could be found online but a more concerted search of these could reveal former layouts and alterations in more detail. In addition, a search of the online catalogue of Hertfordshire Archives and Local Studies revealed an extensive list of newspaper articles relating to the building (Appendix 2), suggesting good scope for future research.

4 THE BUILDINGS (FIGS. 4 - 8)

- 4.1 The Dairy is of painted brick with a thatched roof, standing circular in footprint around an enclosed, central courtyard with four short projecting wings, as noted above. The second, nearby building, now known as the Midden, is rectangular and currently used as offices.

The Dairy

- 4.2 The inner courtyard is entered from a steeply gabled gateway range via a semi-circular archway (Plate 1). External north and west wings follow a curving profile enfolding the approach and give more prominence to the overall effect. They formerly housed the dairyman's house (to the left), and office, and are marked by tall chimneys, indicating their domestic character. Architectural embellishments are kept to a minimum and are restricted to keystones and imposts formed of tiles, and a clock above the main entrance. The opposing south-east range is also prominent (Plate 2), with having shorter, straight projecting wings on either side and is dominated by a central projecting south-east range, this once housed the cow house. This retains a symmetrical arrangement of apertures including a semi-circular headed full-height window to the first floor with keystone and is finished by a stepped string course.
- 4.3 The brickwork, where exposed, is of a pinkish-yellow fabric, but has been whitewashed from the outset. Originally, the windows were all of metal, bottom-hung casements painted black and filled with a patented 'vita' glass, which admitted ultra-violet light and was believed to have beneficial health properties. These have now all been lost, with only a few circular examples surviving in the silo; elsewhere they have been universally replaced with modern timber casements painted white. The only original surviving door appears to be that to the office, to the right of the main gateway, and is boarded with 1920s ironmongery (Plate 3).
- 4.4 Comparison to the early images illustrated in Country Life, and even those as late as the 1980s, reveal that the building has been extensively and drastically altered. The original thatched roofs, which were of Norfolk reed and wheat-straw appear to have been replaced in their entirety; in some places built up and with a shallower pitch to raise interior roof space. The supporting structure, now partly exposed by the fire likewise appears to have been replaced with modern steel girders clad in timber (Plate 4). Much of this steelwork is welded rather than riveted as we might expect in the 1920s, suggesting that the roof was entirely replaced after the 1990s fire.

- 4.5 The gateway opens into a circular courtyard with a prominent facade marking the former cow house on the opposing face adjoining the silo (Plate 5). It has a wide cambered arch with flanking windows and a large balcony constructed in timber-clad steel leading to the first floor but has clearly been altered with the removal of an earlier decorative staircase, which once curved around the silo to a loft, and its replacement with a poor quality structure on the opposite side. The courtyard was originally paved in plain, radiating patterns of brickwork, but has been landscaped with ponds and new materials.
- 4.6 The silo sits to the south-east and is given access by an inserted doorway with its own thatched beehive hood. Fragments of the earlier supporting timber remain visible. The silo is constructed of cement blockwork and is given access to the first floor by a short spiral staircase, with an enclosed steel ladder offering constricted access to the top via an attached turret to the side (Plate 6). Under the thatched eaves we also see a mechanical runner for which the purpose is unknown.
- 4.7 Treatment of the interior varies from area to area. The historic plan contained in Country Life provides a useful guide to the original layout of the building (Mussey 1928, 960), with subdivisions creating fodder rooms, washing rooms, bull pens and a cow house. Domestic accommodation and offices occupied the north and west wing. Almost all these original compartments have been obliterated, creating large open-plan spaces prepared for the subsequent, but uncompleted conversion (Plate 7). No machinery or agricultural fixtures survive, but subtle differences in several areas remain discernible by the presence of a two-tone wall surface treatment of hard cementitious pointing, divided from an upper level of softer, pink plaster by a thin band of decorative ceramic tiles (Plate 8), and by the scarring of removed walls (Plate 9). During the conversion, the entire floor was in the process of being raised approximately 0.7 metres from the original concrete base with dwarf walls and new floor joisting, but this was clearly interrupted by the fire. Within the former cow-house, a quasi-domestic chimneystack of inglenook form had been inserted, but is not original or historic.
- 4.8 By the time of the fire, much of the area to the north of the gateway had already been converted to non-descript office spaces, with similar treatments to the south on a more limited scale. The tall chimneys appear to have been rebuilt. The internal layouts of these areas no longer respect the original sub-divisions shown on the historic plan, while accommodation was latterly pushed into the roof by modern staircases. Many

new dormer windows and velux-style rooflights have been introduced during the process, though the historic photographs show only thatch with a few minor eyebrow dormers in the original configuration, which clearly functioned for ventilation into otherwise unoccupied lofts. The 1980s photographs show that by this time, further windows had already been introduced.

The Midden

- 4.9 The Midden lies at some distance to the east and comprises a rectangular brick building linked via a formerly covered walkway of timber standing on tall concrete stylobates (Plate 10). This was originally thatched but is now exposed to the elements. A former bucket conveyor once transported the dung to the midden, where it would be re-mixed with urine, separately piped from the cow byres. The Midden itself is relatively simple, with each side retaining four large cambered blind apertures below three dormers piercing the thatched roof (Plate 11). Internally the building has been converted to office space and retains no visible historic fabric.

5 DISCUSSION

- 5.1 It is clear that the building was always fairly restrained in its architecture, adhering loosely to Arts and Crafts principles with the thatching of the roof, but extolled for its almost complete lack of decoration, and the use of whitewash to project the clean, hygienic effect which reflected advances in dairying in the early 20th century (Brunskill 2007, 142).
- 5.2 The earlier, interrupted process of conversion of the complex from agricultural to office use had already effectively sterilised the interiors, though the degree to which any machinery had survived from its heyday is now impossible to assess. The building had suffered a fire some 20 years ago according to newspaper reports, but the details were not researched. However, much structural rebuilding, particularly of the roof, might be associated with this earlier episode.
- 5.3 The principal external alterations from the building as originally conceived include the replacement of all the earlier metal-framed windows with domestic timber casements, painted white. Some windows and doors also appear to have been altered in configuration; either blocked or widened, though this might be part of a longer evolution. Within the thatched roof, many new windows have also been introduced, though this is a process which had begun by at least 1981 and adhered to the stylistic convention of the building in being of rustic, eye-brow profile. The velux windows on the external pitches appear to be entirely modern, associated with the replacement of the roof in the 1990s or thereabouts, or with the more recent office conversion.
- 5.4 Internally, the building has been effectively sterilised, its earlier use being barely legible, though a few ephemeral features such as the wall cladding and original floor drainage etc was set to disappear behind dry-walling and raised floors with the office conversion. Only the plan from Country Life (Mussey 1928, 960) gives an idea as to the former layout and flow of movement.
- 5.5 The building might benefit from further detailed study, to assist with the reinstatement of lost features which might enhance its external appearance, and allow congruous additions in keeping with the style. Furthermore, this is an area of vernacular architecture which has had little detailed study, and which its conversion (subject to a successful application) offers an opportunity to record a building postulated to have set the standards for hygiene and efficient dairy farming in England (Appendix 1).

6 IMPACT ASSESSMENT

- 6.1 The proposed development plan generally follows the alterations proposed in 2018 but with some revisions following that assessment to reduce any perceived impact into the significance of the building. What follows is an assessment of the proposed plans as provided in January 2023 and reproduced as Figs. 9-16.
- 6.2 Impact into the significance of a building can be assessed in several ways. Firstly, the potential direct impacts on surviving historic fabric from proposed physical changes is assessed. How those physical changes could affect the appearance of the listed building is considered and is followed by a consideration of how the new buildings proposed to be constructed within the area of the site could impact the appearance and setting of the listed building. A general outline of the proposed works is included with comments on specific impacts. Areas of impact are labelled on Figs. 9 and 10 and referred to in the text below.

Impact on fabric

- 6.3 Considering the level of destruction wrought by the earlier fire, and the attrition of most machinery, fixtures and fittings, it is unlikely that any further work could damage the fabric further, so long as no drastic further interventions of the external fabric are contemplated. As noted above, the building is now effectively an empty shell.



Proposal 1: example of the studwork partitions to be removed (DP 136)

- 6.4 The internal alterations proposed require the removal of several partitions dating to the partially complete conversion to offices which was in progress prior to the recent fire (Proposal 1). These partitions are either of concrete blockwork, or studwork, and

contain no historic fabric. Their removal would have no impact on the significance of the listed building.

- 6.5 The proposal also involves the removal of partitions which pre-date the most recent conversion but are not contemporary to the dairy and most likely originate from the conversion evident in the 1980s photographs. This is limited to the large chimney stack/fireplace in the south-east range (Proposal 2). This fabric consists of 'aged' brick which sits on a modern brick plinth and is most likely a fabrication. There would be no impact in its removal.



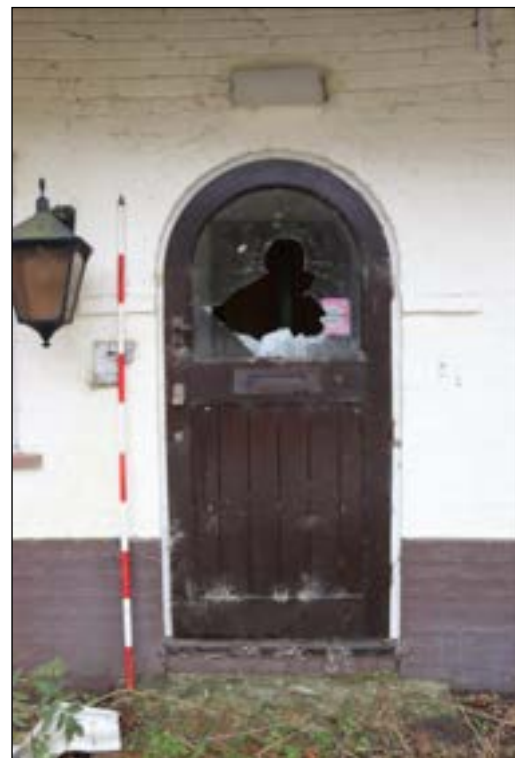
Proposal 2: mid-20th century partitions and fireplace to be removed (DP 75)

- 6.6 In several places it is proposed to convert windows to doorways in order to allow independent access to be provided into the building (Proposal 3). This would necessitate the removal of brickwork below windowsill level and the existing windows. However, the windows themselves are not original and the layout has been much altered from the original configuration. In one or two areas, the interior has been lined-out so the windows apron could not be inspected. Given these areas have already been converted, some level of prior disturbance can be expected. The impact of historic fabric is considered to be low.



Proposal 3: example of area where it is proposed to insert a doorway into an existing window aperture (DP 96)

6.7 The development proposes the blocking of one doorway in the west wing (Proposal 4). Change is proposed by the removal of the existing door, the blocking of the aperture and the installation of a false door. The loss of this door would reflect a moderate impact on the historic significance of the building as it would reflect the loss of the last surviving original joinery element. However, the existing door has been damaged and the installation of a false door would preserve the appearance and sense of the historic layout of the building and thus the significance of the building is maintained.



Proposal 4: Original door proposed for removal and replacement with a fixed example to preserve the historic character (DP 34)

6.8 It is proposed to insert a new door aperture to provide access from the courtyard into one of the new dwellings (Proposal 5). This would necessitate the removal of an area of original brickwork although the existing fabric has been much altered and comprises a mix of original and later brickwork. Consequently, it is considered that the impact on historic fabric would be low and furthermore from the exterior maintain a sense of rhythm without impacting pre-existing apertures.



Proposal 5: Area of proposed new doorway showing extensive disturbance in the brickwork (DP94)

- 6.9 For the most part, the existing window arrangement will be maintained with existing windows refurbished or replaced where necessary (Proposal 6). The use of existing apertures throughout the scheme is a positive approach to a historic building conversion and conservation, limiting the alteration of fabric, while the existing windows are of no historic interest. A series of new roof lights are proposed to be accommodated within the existing roof light apertures. This would have no impact on historic fabric.
- 6.10 These comprise eyebrow dormer windows and are shown on Fig. 12. This reflects a design change from the 2018 proposed development whereby inline roof lights were proposed both in the position of existing rooflights and in new locations. It was established that the addition of roof lights would have no physical impact of historic fabric but that the introduction of rooflights could puncture the original uninterrupted roof form. However, the use of eyebrow dormers is not out of keeping with either the roof form or the architectural style of the building and observation of photographs showing the building in use as a dairy show there is a precedent. These photos show that the roof pitches were pierced by small, high-set ventilation apertures topped by thatch in an eyebrow dormer fashion. Although the number of dormer windows proposed are numerous and exceed the number of known ventilation apertures

formerly present, the use of the eyebrow form is considered to represent a practical-minded approach to necessary lighting while maintaining the character of the building with reference to known historic forms.



Proposal 6: one area proposed for the insertion of new roof lights (DP07)

- 6.11 The re-building of the roof and re-thatching is proposed. This may require some replacement of timber, but this would be of low impact as the existing material is modern and most likely dates from the conversion prior to the 1980s. The re-thatching of the walkway between Dairy and Midden is proposed, providing a positive enhancement and preserving the existing material.
- 6.12 In general, the proposed changes reuse the existing apertures but where the introduction of new features such as apertures and dormer windows are proposed, this would alter the appearance of the building and in some way interrupt the 'readability' of the plan form. Consideration of the historic plan form and the level of alteration that has previously occurred combined with slight changes in the proposed design scheme since 2018 has reduced that potential impact.
- 6.13 Repair and conversion of the Midden is proposed by stripping of the current interior, replacement of doors and insertion of new windows. The interior has been lined-out to fulfil its purpose as an office, so any re-fitting would be of no impact. The current doors are of no historic value and so their removal would be of no impact. The only perceived impact considered during the original assessment was regarding the proposed opening up of the blind apertures on the north and south elevations. This change required the wholesale loss of blind apertures and was considered to have an impact on the historic fabric and the appearance of the building. Following design

review, it is proposed to retain the narrow windows within the blind apertures on the north elevation, while the south side would be altered with the conversion of the outer blind apertures to doorways but the retention of the two central blind apertures with larger casements. It is considered that this would confer understanding of the original appearance while allowing the building to be utilised and maintained and by the retention of the walkway preserving the link to the main dairy building.

- 6.14 Overall, both buildings lend themselves well to the principles of conversion from a perspective of the impact on historic fabric. Opportunities arise for the reinstatement of historic features which are visible on early photographs. For the Dairy, these include, for example the sinuous staircase which originally gave access to the inner balcony, and the detailing of the original thatch, with its distinctive ridge.

Impact on setting

- 6.15 In order to quantify the effect of the proposals on the setting of the listed building, it is useful firstly to characterise the existing setting and context. This can then be used as a basis against which the proposals can be judged to establish how their implementation may affect the perception of the heritage assets.
- 6.16 As described in Section 3.2 the site remains in open countryside, and is mainly rural in character, though it has a loose historical association with the nearby farmhouse and its associated buildings. The site lies on relatively level ground, but the wider landscape undulates with lower ground to the north-east towards Welwyn, and to the south-west towards Codicote and the river Mimram.
- 6.17 Early photographs show the building in an exposed setting with very little localised landscaping. Since that time the area has matured, with large trees and hedges now softening the setting. The result has the effect of enclosing the site and obscuring distant views from the wider countryside (apart from the tower-silo). Picturesque landscaping marks the approach from the north, where a small bridge crosses a pond in an area with mature trees. The area between the Dairy and the eastern boundary is mostly taken up by hard-standing for car parking but has been subdivided by tall hedging. Overall, the appreciation of the heritage asset is best experienced from the south and west where views remain largely uninterrupted and of similar character to the original design.
- 6.18 The relationship between the dairy and the midden is one of subservience. The distance between them reflected the need for hygiene in milk production and the

prevention of tuberculosis. This subordinate relationship is reflected in the plainer architectural design, but the two maintain a link through the formerly covered walkway, which stands within a well-developed garden with ornamental shrubs.

- 6.19 A principal threat to the immediate setting is posed by the nature of the conversion of the buildings and the creation of external-facing gardens, with associated boundaries, fencing and car parking. For the most part these landscaping elements will be retained, and no hard boundaries are proposed to be introduced. Garden walls will be refurbished, garden features renewed, trees retained, lawns maintained, hedges replaced, and soft landscaping introduced. Some of the car parking to the east of the Dairy, and around the Midden, is to be returned to lawn, representing a positive enhancement of the immediate landscape. The proposal seeks to mitigate the effects of domestic paraphernalia such as refuse bins and car parking by screening using hedges and trees.
- 6.20 The retention of the walkway between the Dairy and Midden is instrumental in maintaining the relationship between the two buildings. Its inclusion in the conversion provides a positive enhancement, though proposals to screen the buildings from one another appear unnecessary given their existing relationship.
- 6.21 An opportunity has also arisen to reverse the inner courtyard landscaping and return it to its original form. The design proposal goes some way towards this by re-paving the surface and otherwise proposes the replacement of the existing water feature which would have a neutral impact on the setting of the building.

Impact of proposed new ranges

- 6.22 Several new dwellings are also proposed and are shown on Figs. 14-16. These have been cited as required for enabling development. It must be assessed whether the proposed new ranges, which could otherwise conflict with planning policies, would secure the future conservation of the Dairy, and whether this outweighs the disbenefits of departing from those policies (MHCLG 2021, para:208). It is considered that the residential conversion of the heritage assets (Dairy and Midden, including the covered walkway) forms a positive development that would see the maintenance and continued use of the heritage assets, although no assessment as to whether the proposed ranges are required to facilitate such work has been made within this report.

- 6.23 The following section, instead, provides a series of comments on the impact such new buildings would have on the setting of the heritage asset and whether such change would impact the significance of or impact our ability to understand that significance.
- 6.24 Units 9 – 14 comprise a row of six terraced dwellings, one-and-a-half stories tall, reflecting the style and form of workers' cottages, with characteristics such as cambered apertures and roof lights. Proposed plans indicate brick or weatherboarding and tiled roofs as the principal materials. These will occupy the eastern part of the site, along the boundary, while a road will give access to the Midden. Two detached dwellings are proposed to be built at the northern end of the site, situated to either side of the entrance from the road. The proposed dwellings lie in an area of the site where it is proposed to largely retain the existing layout. This lawn area is divided from the dairy complex by a pond in the centre traversed by a brick bridge and deciduous trees to either side. Within this half of the site evergreen trees, shrubs and hedges line the boundary of the site and driveway. The proposed dwellings are of one and a half storeys and the drawings provided suggest they have been designed in an Arts and Crafts style to appear as lodgehouses with decorative detailing such as turrets making reference to the silo at the dairy.
- 6.25 Any impact posed by the two residential elements must be considered independently.
- 6.26 In general, the construction of the terraced cottages should not adversely affect the ability to understand the historical layout or appreciation of the site although the number of required new dwellings has increased since the 2018 assessment. The Dairy would remain the focal point of the environs as the dominant asset with the walkway leading to the subservient Midden to the south-east. The height and massing of the terrace is retained within existing levels and there are no chimney stacks to not overtly extend the building height above this. As cottages, the absence of chimney stacks appears somewhat incongruous but by contrast the continuous roofline and multi-pane doors and windows lends a quasi-industrial appearance in some respects which is not out of keeping. There is a high number of rooflights and paired ground floor windows proposed. This could appear crowded so that views from the Dairy might appear at odds with the original intention of the dairy, which although Picturesque in detailing and appearance was planned such that the layout and communication routes were provided with only those details (windows and doorways, for example) that would allow for the efficient running of the complex.

- 6.27 The new terraced cottages would be mainly visible from the eastern side of the Dairy as it lies within a c.15m radius. This area has already been enclosed and subdivided by modern development and no longer reflects the open historical nature of the site. New buildings are unlikely to compromise it further. Other negative impacts of past alterations are likely to be reversed in the process of adding the terrace.
- 6.28 Regarding the new detached dwellings proposed in the northern half of the site, it is considered that the positioning of the buildings away to the north would have no impact on the immediate setting of the Dairy and consequently no impact on the significance of the building when considering how the Dairy and the Midden relate to each other and how the complex was originally used. The north and south ends of the site were originally divided by the pond and bridge, while later this division was reinforced with the growth of deciduous trees to either side. Also, the evergreen trees seemingly originally planted to screen the site from the buildings to the east, and to frame the driveway, have matured.
- 6.29 However, the Dairy building is visible from the road to the north-west and north-east. The north-east view is partially obscured by existing evergreens as well as the pre-existing buildings to the east, and while the construction of the north-east dwelling would change the view slightly it is considered such changes would have little impact on the significance of the setting of the Dairy. A view from the north-west includes the gateway entrance with the silo tower rising to the rear. This view is not as impressive as it might have once been with the ranges to either side hidden by vegetation, but nevertheless the construction of the north-west dwelling would result in a changed view of the Dairy from the road. It could be suggested, however, that this view does not enhance our understanding of the building nor does it present any evidence for the original workings of the complex, which were clearly focused on the area to the south.

7 CONCLUSION

- 7.1 The ornamental dairy was an exceptional building of some imagination and eccentricity when first constructed, and it remains outside the established canon of agricultural buildings by its interesting, rare and original design. Fire, and its redundancy as an agricultural building, is to be regretted, but, as with the conversion of the similar Ovaltine Dairy Farm at King's Langley to the south, a successful conversion may be achievable which preserves the intrinsic historic interest of the structure and retains its original simplicity intact. Though the building has been stripped of many original features, the conversion offers an opportunity for limited reinstatement, together with sensitive treatment which could enhance the building from its current, compromised condition.
- 7.2 This report describes those elements of the heritage assets that confer significance and considered how the proposed development could impact that significance. This found that the proposed design scheme for the Dairy and Midden, following design review, would cause no harm to the fabric of the listing buildings and would enhance significance by repair and restoration.
- 7.3 A consideration of the proposed new dwellings found that some views of the building would be changed. Of most note would be the construction of the north-west dwelling where a view of the listed building from the public road would be altered. However, in general the new buildings and change within the setting of the heritage assets would not adversely affect our ability to recognise and understand those elements and features of the Dairy that confers its heritage significance, principally its layout and relationship with the Midden to the south to which it is linked via the covered walkway. The new dwellings are proposed as enabling development and should it be found they are of a scale required to provide financially, it would be of great benefit to allow the repair and preservation of an innovative and rare building which has sadly suffered repeatedly but is nevertheless worthy of repair and continued use.

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Websites

www.ukmoho.co.uk

APPENDICES

APPENDIX 1

NATIONAL HERITAGE LIST ENTRY

THE NODE COURT

Heritage Category: Listed Building

Grade: II

List Entry Number: 1102797

Date first listed: 08-Jan-1981

Statutory Address 1: THE NODE COURT, DRIVERS END

Location

Statutory Address: THE NODE COURT, DRIVERS END

County: Hertfordshire

District: North Hertfordshire (District Authority)

Parish: Codicote

National Grid Reference: TL 21989 19788

Details

Drivers End TL 21 NW CODICOTE End (south side)

7/17 The Node Court

8.1.81

- II

Model dairy, now offices. 1928 by Maurice Chesterton for the American businessman Carl Holmes. The design has its roots in the Picturesque revival and was probably inspired by Marie Antoinette's dairy in 'Le Hameau', Versailles. Circular rendered brick building mainly of 1 storey and attic arranged around a courtyard and covered with a continuous roof of thatch. Plastic casement windows, formerly metal frame. N entrance has broad 2- storey arch set in a wide gable. Offset 1-storey wings each side. On opposite side of courtyard is a 2-storey cottage with timber frame balcony. Large 3-storey tower to the SE with eyebrow. dormers in circular pyramid roof. The circular courtyard acted as turning space for milk lorries. To the SE is a covered way, formerly also thatched, which was equipped with a mechanical bucket conveyor system and leads to the dungery, a low rectangular thatched, hipped-roof structure. The Node set standards for hygiene and efficient dairy farming in England. It resembles contemporary expressionist buildings in Holland. (Country Life, 30.6.1958).

Listing NGR: TL2198919788

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 161962

Legacy System: LBS

Sources

Books and journals

'Country Life' in 30 June, (1958)

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

APPENDIX 2

RESULTS OF ARCHIVE SEARCH

The following were results indicated by a brief search of the HALS Hertfordshire Places Online (www.hertfordshire.gov.uk), some may refer to other buildings in Codicote and other known publications concerning the site.

Unknown author 1937 'The Node sold' *Country Life* 25th September

Unknown author 1978 'From cows to craftwork' *Country Life* 4th May

Unknown author 1980 'Circular for listing' *Country Life* 18th December

Mary Clare : First names in the visitors book at the Node, Codicote	<i>Welwyn Times</i> pp.10	26.12.1949
Codicote tragedy : letter concerning monument to two maidservants suffocated in fire at 'The Node'	<i>Herts. Countryside</i> vol.13 part 52 pp.180	1959 Spring
Node Dairy and Stud : through the trees at Drivers End Codicote	<i>Herts. Countryside</i> vol.29 part 177 pp.45	1974 Jan.
Craft workshop plan for ""outstanding folly"": The Node Dairy.	<i>Stevenage Gazette</i> pp.24	18.11.1976
£50,000 prospect boosts Node renovation hopes : The Node dairy, is to be run as a centre for professional craftsmen	<i>Stevenage Gazette</i> pp.17	23.6.1977
Turning a dream into a working reality...: The Node.	<i>Welwyn Times</i> pp.16, 45	24.6.1977
Bank gives £1,000 but Node still has a long way to go : The Node Dairy, Codicote is being converted	<i>Stevenage Gazette</i> pp.5	21.12.1977
Bankruptcy threat to Node Dairy : Wages claim frozen	<i>Welwyn Hatfield Times</i> pp.72	23.02.1979
The visions that shaped a county : Pioneering examples of modern architecture	<i>Welwyn Hatfield Times</i> pp.16	07.12.1979
£60,000 debts at Node Dairy : Creditors of the ill-fated Node Dairy craft centre	<i>Welwyn Hatfield Times</i> pp.1	14.12.1979
Nabisco don't set as much store by silos as the DoE! : illus. of The Node, Codicote	<i>Welwyn & Hatfield Review</i> vol.381 pp.6	15.1.1981
Node goes back on the market	<i>Welwyn & Hatfield Review</i> vol.391 pp.44	26.3.1981
Luxury 'office at home' scheme : Conversion of The Node by Court Homes Construction	<i>Stevenage Gazette</i> pp.9	8.10.1981

£150,000 to hold Court (homes HQ) at the Node	<i>Welwyn & Hatfield Review</i> vol.419 pp.1	8.10.1981
Node woman Katherine Laurenson accused of £20,000 fraud	<i>Welwyn & Hatfield Review</i> vol.474 pp.44	28.10.1982
Head gardener at The Node : T. Pateman	<i>Codicote Historian</i> vol.10 pp.6	1985 August
Strong beer at the Node	<i>Codicote Historian</i> vol.17 pp.5	1987 May
Groom at The Node	<i>Codicote Historian</i> vol.24 pp.2	1989 Feb.
Tragedy at the Node : Sarah Scutt and Maria Topham, 1820	<i>Codicote Historian</i> pp.5	Nov. 1991
Secrets of the Node: Legacy of an unknown Japanese Lady and an American Millionaire.	<i>Herts. Countryside</i> pp.16-17	Oct. 1993
Connections to the Reids of the Node	<i>Codicote Families</i> part 16 pp.5-6	Oct. 01 1996
Bride and Gloom : Upset as popular wedding venue shuts	<i>Welwyn Hatfield Times</i> pp.13	05.10.2011
The Cow Cathedral : Women's Land Army memories	<i>Herts. Countryside</i> pp.46	Jan. 2012
Wedding venues had its day : Landmark village site set to be lost to housing	<i>Welwyn Hatfield Times</i> pp.8	13.06.2012
Homes bid for former hotel site : A 19th century country house	<i>Welwyn Hatfield Times</i> pp.8	10.10.2012

APPENDIX 3 PLATES



Plate 1 Exterior of the building, from the approach driveway with central gateway range with flanking wings, taken from the north-west (DP 001)



Plate 2 Exterior of the building, from the rear with central south-east range/cow house with wings, taken from the south-east (DP 012)

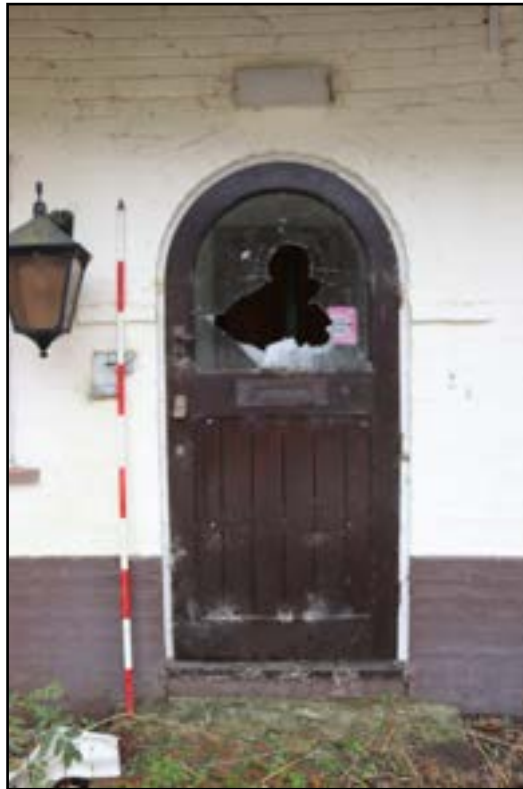


Plate 3 Original surviving door to the west wing, boarded with 1920s ironmongery, taken from the north-east (DP 034)



Plate 4 Surviving upper structure above the north-east arm, taken from the east (DP 112)



Plate 5 View from within the courtyard of the south-east range/cow house and silo tower, taken from the north-west (DP 051)



Plate 6 Access ladder for the silo within the north-east arm, taken from the north-east (DP 088)



Plate 7 View of the interior of the west wing, taken from the south-east (DP 058)



Plate 8 Detail of lower cementitious render divided from gypsum plaster by decorative tile, in the south-west range, taken from the north-east (DP 067)



Plate 9 Interior of the north-east arm, showing scarring of previous subdividing walls, taken from the south (DP 091)



Plate 10 Walkway between the Dairy and the Midden, taken from the south-east (DP 144)



Plate 11 **Exterior of the Midden, taken from the south-west (DP 151)**

APPENDIX 4 PHOTOGRAPHIC INDEX



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Exterior of the building, taken from the north-west



DP 2

Exterior of the building, taken from the north-west



DP 3

Detail of the timber to the eaves, taken from the west



DP 4

Exterior of the building, taken from the west



DP 5

Three-light window to the west wing, taken from the west



DP 6

Exterior of the building, taken from the south-west



DP 7

Exterior of the building, taken from the south-west



DP 8

Detail of steps and door to the south-west arm, taken from the south-west



DP 9

Exterior of the building, taken from the south



DP 10

Detail of brickwork to the south wing and evidence of the raised profile (indicated), taken from the south



DP 11

Two-light window to the south wing, taken from the south-west



DP 12

Exterior of the building, taken from the south-east



DP 13

*Architectural detail to the south-east range,
taken from the south-east*



DP 14

View of the tower, taken from the south-east



DP 15

View of the east wing, taken from the south-east



DP 16

Exterior of the building, taken from the north-east



DP 17

Exterior of the building, taken from the east



DP 18

View of the tower, taken from the north-east



DP 19

Window to the north-east arm, taken from the east



DP 20

Exterior of the building, taken from the east



DP 21

View of the south-east range, taken from the south-east



DP 22

Aperture to the first floor of the south-east range, taken from the south-west



DP 23

Scar of the thatch roof to the south-east range, taken from the south-east



DP 24

Exterior of the building, taken from the north-east



DP 25

Exterior of the building, taken from the north-east



DP 26

Chimney stack to the north wing, taken from the east



DP 27

Detail of the raised brickwork, concrete floor and bolts for roof timber to the north wing, taken from the east



DP 28

Exterior of the building, taken from the north



DP 29

Exterior of the building, taken from the north-west



DP 30

Windows to the north-east arm, taken from the north



DP 31

Exterior of the west wing, taken from the north-east



DP 32

Window to the gateway range, taken from the north-west



DP 33

Plaque on the gateway range, taken from the north-west



DP 34

Original surviving door to the west wing, taken from the north-east



DP 35

View of the eaves to the west wing, taken from the south-east



DP 36

Brick yard surface in the gateway, taken from the north-west



DP 37
View through the gateway, into the courtyard,
taken from the north-west



DP 38
East side of the gateway, taken from the south



DP 39
West side of the gateway, taken from the south-
east



DP 40
Evidence of gates to the arch in the gateway,
taken from the south-east



DP 41
A Hobbs, Hart & Co. iron plate to the west side of
the gateway, taken from the north-east



DP 42
View from within the courtyard, taken from the
south-east



DP 43

View from within the courtyard, taken from the south-east



DP 44

West side of the gateway range, taken from the south-east



DP 45

Tap within a recessed cast-iron surround, taken from the south



DP 46

Makers stamp within the tap recess, taken from the south



DP 47

Fittings on the gateway range, perhaps for window shutters, taken from the south-east



DP 48

View from within the courtyard, taken from the north-east



DP 49

View from within the courtyard, taken from the north



DP 50

Door to the south-west arm within the courtyard, taken from the north-east



DP 51

View from within the courtyard, taken from the north-west



DP 52

Door with cambered arch to the south-east range, taken from the north-west



DP 53

Door to the tower with beehive hood, taken from the north-west



DP 54

Base of the tower, taken from the north



DP 55

Section of the north-east arm from within the courtyard, taken from the south-west



DP 56

View from within the courtyard, taken from the south-west



DP 57

Section of the north-east arm from within the courtyard, taken from the south-west



DP 58

View of the interior of west wing, taken from the south-east



DP 59

Original surviving door to the west wing, taken from the south



DP 60

Interior of the south-west arm, taken from the north-east



DP 61

Detail of lower cementitious render divided from gypsum plaster by decorative tile, in the south-west arm, taken from the north



DP 62

Detail of lower cementitious render divided from gypsum plaster by decorative tile, in the south-west arm, taken from the south-west



DP 63

Detail of lower cementitious render divided from gypsum plaster by decorative tile, in the south-west arm, taken from the east



DP 64

Interior of the south-west arm, taken from the south-east



DP 65

Interior for the south wing, taken from the west



DP 66

Interior of the south-west arm, taken from the north



DP 67

Detail of lower cementitious render divided from gypsum plaster by decorative tile, in the south-west range, taken from the north-east



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Junction of the south-west arm and south wing, taken from the south



DP 69

Interior of the south wing, taken from the north-east



DP 70

Interior of the south wing, taken from the north



DP 71

Spiral stair within the tower, taken from the south-east



DP 72

Detail of spiral stair within the tower, taken from the south-west



DP 73

Detail of the construction of the tower, taken from the north-east



DP 74

Interior of the south-east range, taken from the north



DP 75

Interior of the south-east range, taken from the north-east



DP 76

View of the concrete ceiling, taken from the north



DP 77

Interior of the south-east range, taken from the south-east



DP 78

Empty mortises, evidence of re-use, to the rear of the bressumer in the south-east range, taken from the south-west



DP 79

Detail of lower cementitious render and gypsum plaster in the south-east range, on a curved corner indicating the position of former room partitions, taken from the north



DP 80

Interior of the south-east range, taken from the north-west



DP 81

Interior of the north- east arm, taken from the west



DP 82

Interior of the east wing, taken from the north-west



DP 83

Interior of the east wing, taken from the west



DP 84

Former gutter in the east wing, taken from the west



DP 85

Interior of the east wing, taken from the south



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View of the tower from the north-east arm, taken from the east



DP 87

Modern partition in the north-east arm, taken from the south



DP 88

Access ladder within the north-east arm, taken from the north-east



DP 89

View up the access ladder to the tower, taken from the north-east



DP 90

Fitting within the access ladder to the tower, taken from the east



DP 91

Interior of the north-east arm, taken from the south



DP 92

Sections of the inner wall of the north-east arm, taken from the north-east



DP 93

Former position of stall partitions on the outer wall of the north-east arm, taken from the west



DP 94

Section of the outer wall of the north-east arm, taken from the north-east



DP 95

Interior of the north-east arm, taken from the east



DP 96

Sections of the outer wall of the north-east arm, taken from the south-west



DP 97

Interior of the north-east arm, taken from the south-west



DP 98

Sections of the outer wall of the north-east arm, taken from the south



DP 99

Surviving tiles and border to the outer wall of the north-west arm, taken from the south



DP 100

Surviving tiles and border to the outer wall of the north-west arm, taken from the south



DP 101

Section of the inner wall of the north-east arm, taken from the north



DP 102

Interior of the north wing, taken from the south



DP 103
Interior of the north wing, taken from the north



DP 104
Evidence of tiles within a cupboard in the north wing, taken from the south-east



DP 105
Evidence of tiles within the gateway range, taken from the south-east



DP 106
Evidence of tiles within the gateway range, taken from the south



DP 107
Evidence of the raised profile within the gateway range, taken from the south-east



DP 108
Brick walls to the first floor of the gateway range, taken from the south-east



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Surviving upper structure above the gateway range and north wing, taken from the east



DP 110

Surviving upper structure above the north wing, taken from the east



DP 111

Detail of the chimney stack to the north wing, taken from the south-east



DP 112

Surviving upper structure above the north-east arm, taken from the east



DP 113

Surviving brick gable to the upper structure of the north-east arm, taken from the north



DP 114

Structure of the surviving brick gable to the upper structure of the north-east arm, taken from the south-east



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Surviving upper structure above the north-east arm, taken from the south-east



DP 116

Stamp to the steel frame, taken from the south



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Scar of the former roof line on the tower, pegs indicate the original roof line (indicated), and the result of the raising of the roof (indicated), taken from the east.



DP 118

Surviving upper structure to the east wing, taken from the north-west.



DP 119

Detail of a brick used in the construction of the partitions in the east wing at upper level, taken from the north



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Surviving upper structure to the east wing, taken from the north-west



DP 121
Surviving upper structure to the south-east range,
taken from the north-east



DP 122
Surviving upper structure to the south-east range,
taken from the north-east



DP 123
Surviving upper structure to the south-east range,
taken from the west



DP 124
Surviving upper structure to the south-east
range, taken from the south



DP 125
Surviving upper structure to the south-east range,
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DP 126
View from within the courtyard, taken from the
south-east



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Aperture to the upper level of the south-east range, taken from the north-east



DP 128

Staircase in the tower, taken from the south-east



DP 129

View of the rooms at upper level in the south-west arm, taken from the north



DP 130

View of the rooms at upper level in the west wing, taken from the south



DP 131

Former gutter in the south wing, taken from the north



DP 132

Line of a former partition between the south wing, and the south-west range, taken from the south



DP 133

Pipe for a flue or stove in the south wing, taken from the south-west



DP 134

Partitions in the south-west arm, taken from the south-east



DP 135

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DP 136

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Brick gable at upper level in the south-west arm, taken from the south-west



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Detail of aperture at upper level in the south-west arm, showing previous window position (indicated), taken from the south-west



DP 139

Partition between south wing and south-east range at upper level, showing former doorway, taken from the south-west



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View of the south wing at upper level, taken from the north



DP 141

Detail of raised brickwork in the south wing at upper level, taken from the north-east



DP 142

Roof structure above the walkway between the Dairy and the Midden, taken from the north-west



DP 143

Exterior of the Midden, taken from the west



DP 144

Walkway between the Dairy and the Midden, taken from the south-east



DP 145

*Walkway between the Dairy and the Midden,
taken from the north-west*



DP 146

*Walkway between the Dairy and the Midden,
taken from the north*



DP 147

*Exterior of the Midden, taken from the north-
west*



DP 148

Exterior of the Midden, taken from the north-east



DP 149
Exterior of the Midden, taken from the north-east



DP 150
Exterior of the Midden, taken from the south-east



DP 151
Exterior of the Midden, taken from the south-west



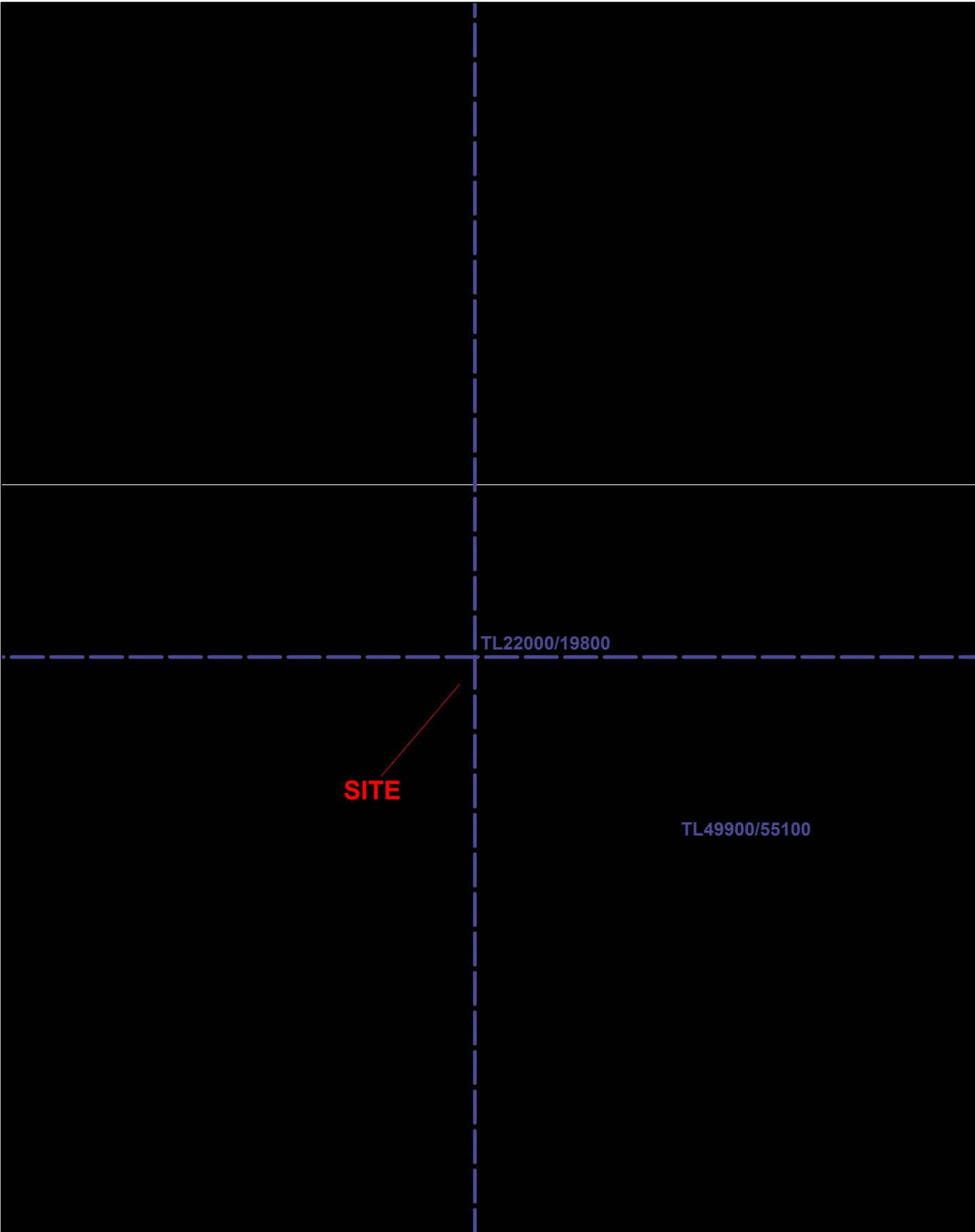
DP 152
Exterior of the Midden, taken from the south

FIGURES

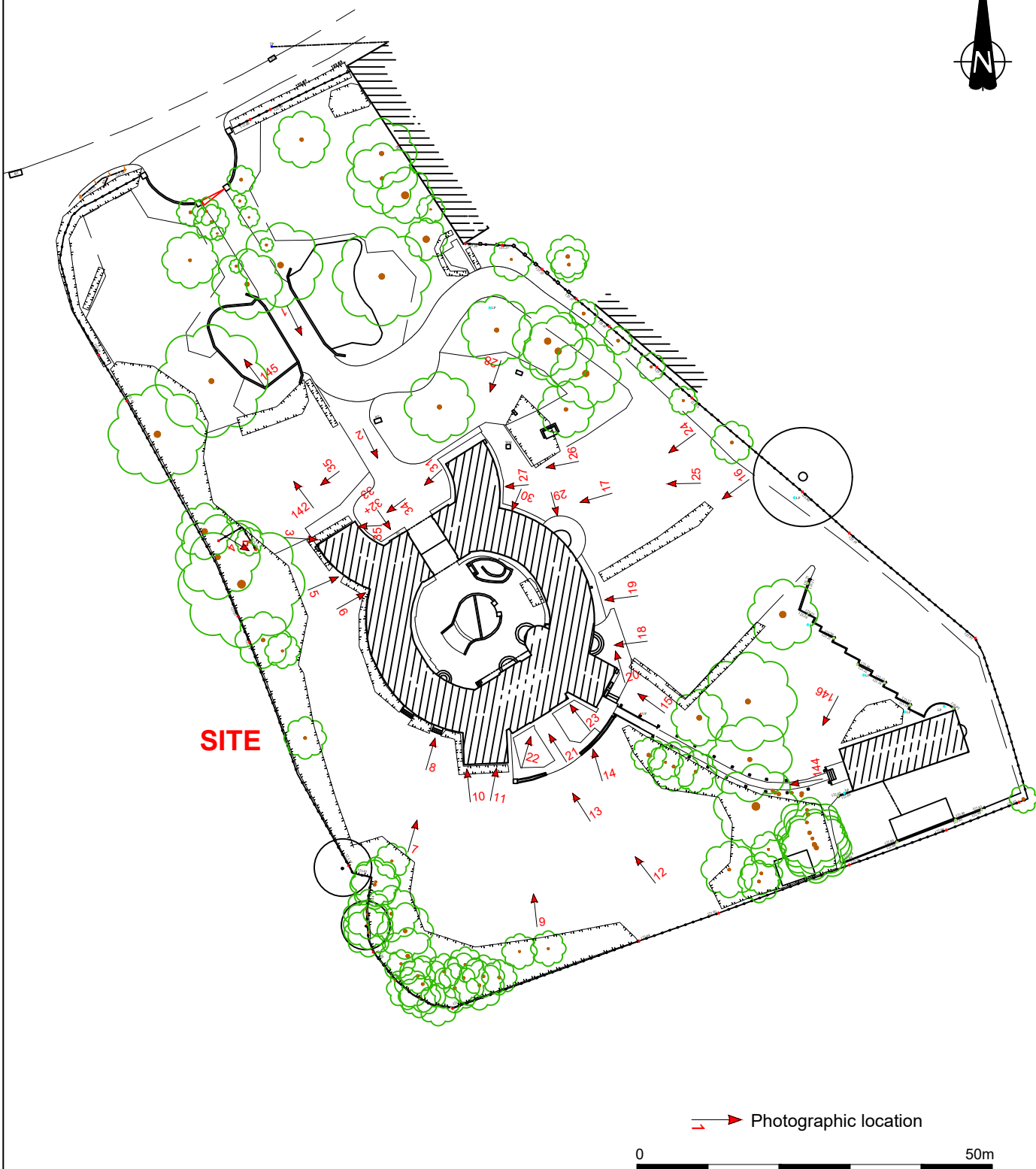


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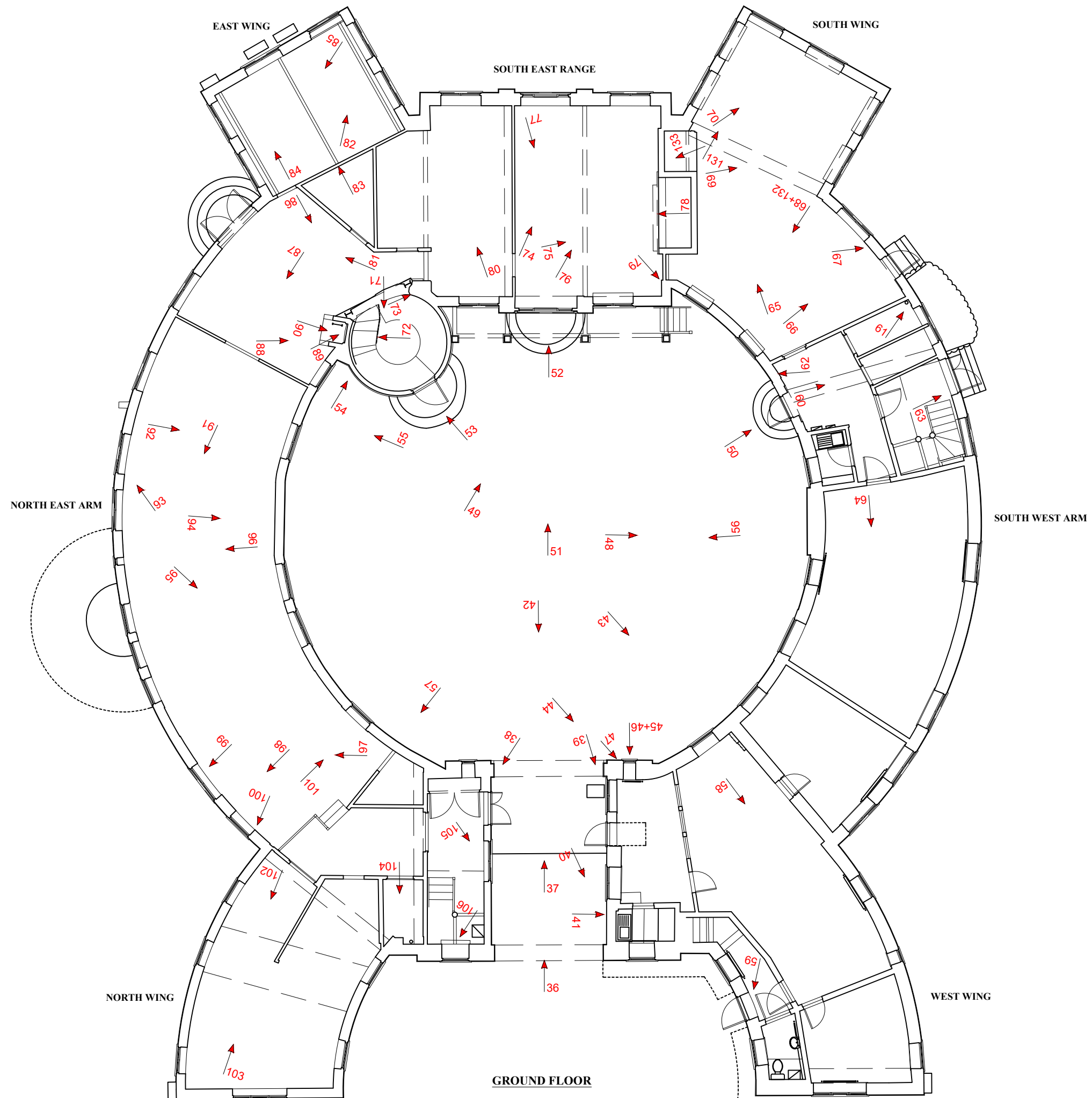
CLIENT Node Court (Management) Limited	DRG No. BE10614/001		REV A
	SIZE A4	SCALE 1:25,000	DATE 23.01.23
PROJECT Node Court, Drivers End Lane, Codicote, Hertfordshire	DRAWN BY KH	CHECKED BY TC	APPROVED BY RG
	DRAWING TITLE Figure 1 Site location plan		
			



CLIENT		Node Court (Management) Limited		DRG No.		BE10614/002		REV		A	
PROJECT		Node Court, Drivers End Lane Codicote, Hertfordshire		SIZE		SCALE		DATE		23.01.23	
				DRAWN BY		CHECKED BY		APPROVED BY		RG	
				KH		TC					
DRAWING TITLE											



CLIENT	Node Court (Management) Limited		DRG No.		BE10614/003		REV		A	
			SIZE		SCALE		DATE			
PROJECT	Node Court, Drivers End Lane Codicote, Hertfordshire		A4		1:800		23.01.23			
			DRAWN BY		CHECKED BY		APPROVED BY			
		KH		TC		RG				
DRAWING TITLE										
Figure 3 Site plan with photo locations			BURY ST EDMUNDS TEL 01284 765210 WWW.WARDELL-ARMSTRONG.COM BIRMINGHAM BOLTON BRISTOL CARDIFF CARLISLE EDINBURGH GLASGOW LEEDS LONDON MANCHESTER STOKE ON TRENT NEWCASTLE UPON TYNE							





08m

Photographic location

REVISION	DETAILS	DATE	DRN	CHKD	APP'D
CLIENT					
Node Court (Management) Limited					
PROJECT					
Node Court, Drivers End Lane, Codicote, Hertfordshire					
DRAWING TITLE					
Figure 4 Ground Floor plan					
DRG No.		REV			
BE10614/004		A			
DRG SIZE		SCALE		DATE	
A3		1:150		23.01.23	
DRAWN BY		CHECKED BY		APPROVED BY	
KH		TC		RG	



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☐ LEEDS

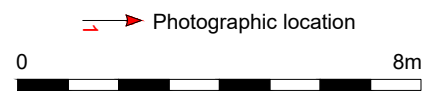
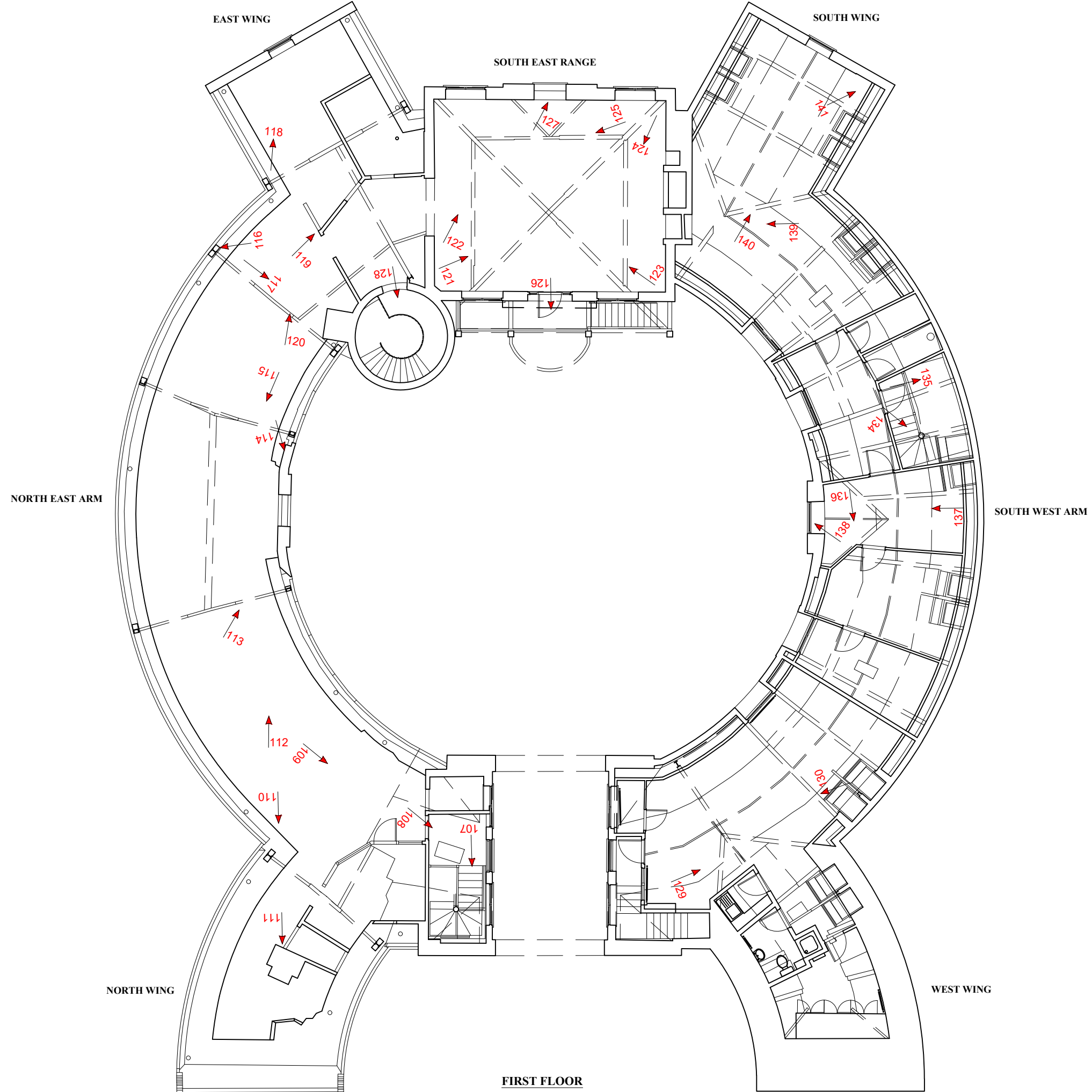
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☐ N-U-T

N:\BEBE10614 - NODE COURT CODICOTE\03 - DESIGN\AUTOCAD\0001 FIGS FOR HBR\FIG. 2-15.DWG



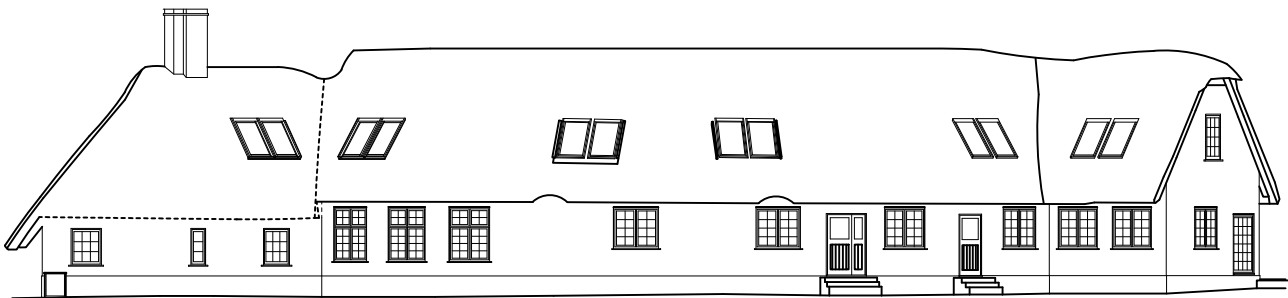
REVISION	DETAILS		DATE	DRN	CHKD APPD
CLIENT					
Node Court (Management) Limited					
PROJECT					
Node Court, Drivers End Lane, Codicote, Hertfordshire					
DRAWING TITLE					
Figure 5 First Floor plan					
DRG No. BE10614/005			REV A		
DRG SIZE A3		SCALE 1:150		DATE 23.01.23	
DRAWN BY KH		CHECKED BY TC		APPROVED BY RG	
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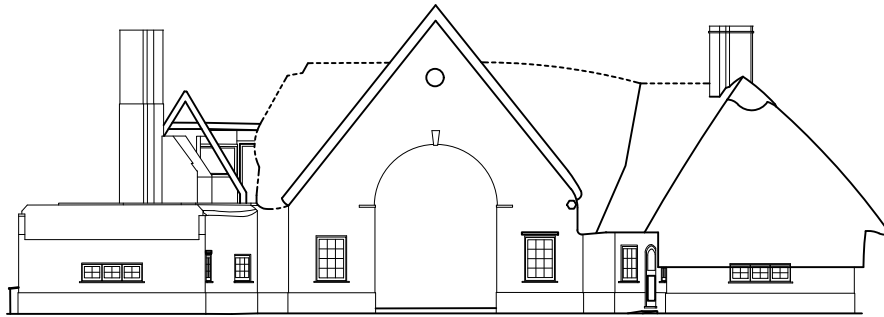
NORTH EAST ELEVATION



SOUTH EAST ELEVATION



SOUTH WEST ELEVATION



NORTH WEST ELEVATION



REVISION	DETAILS	DATE	DRN	CHK'D	APP'D
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CLIENT

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PROJECT

Node Court, Drivers End Lane,
Codicote, Hertfordshire

DRAWING TITLE

Figure 6
The Dairy - Existing elevations

DRG No.	BE10614/006	REV	A
DRG SIZE	A3	SCALE	1:250
DRAWN BY	KH	CHECKED BY	TC
		APPROVED BY	RG



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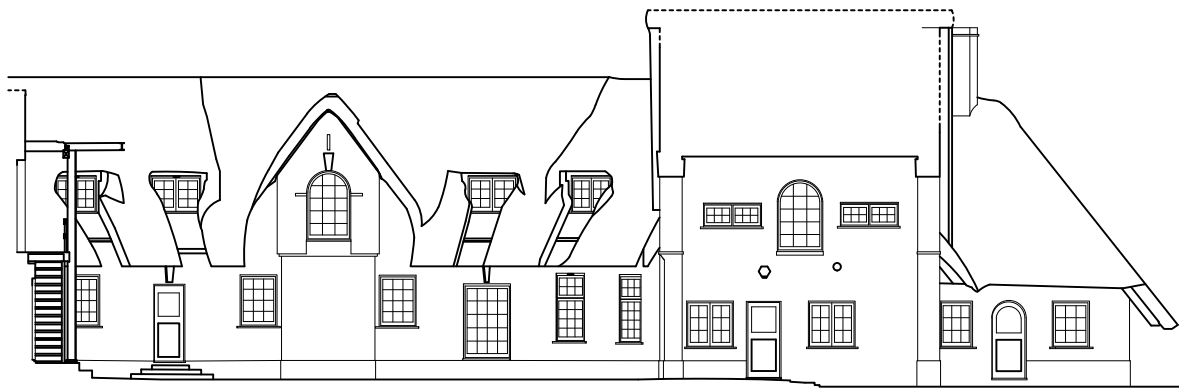
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COURTYARD



COURTYARD



COURTYARD



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CLIENT
Node Court (Management) Limited

PROJECT
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DRAWING TITLE
Figure 7 The Dairy - Existing elevations

DRG No.	BE10614/007	REV	A
DRG SIZE	A3	SCALE	1:200
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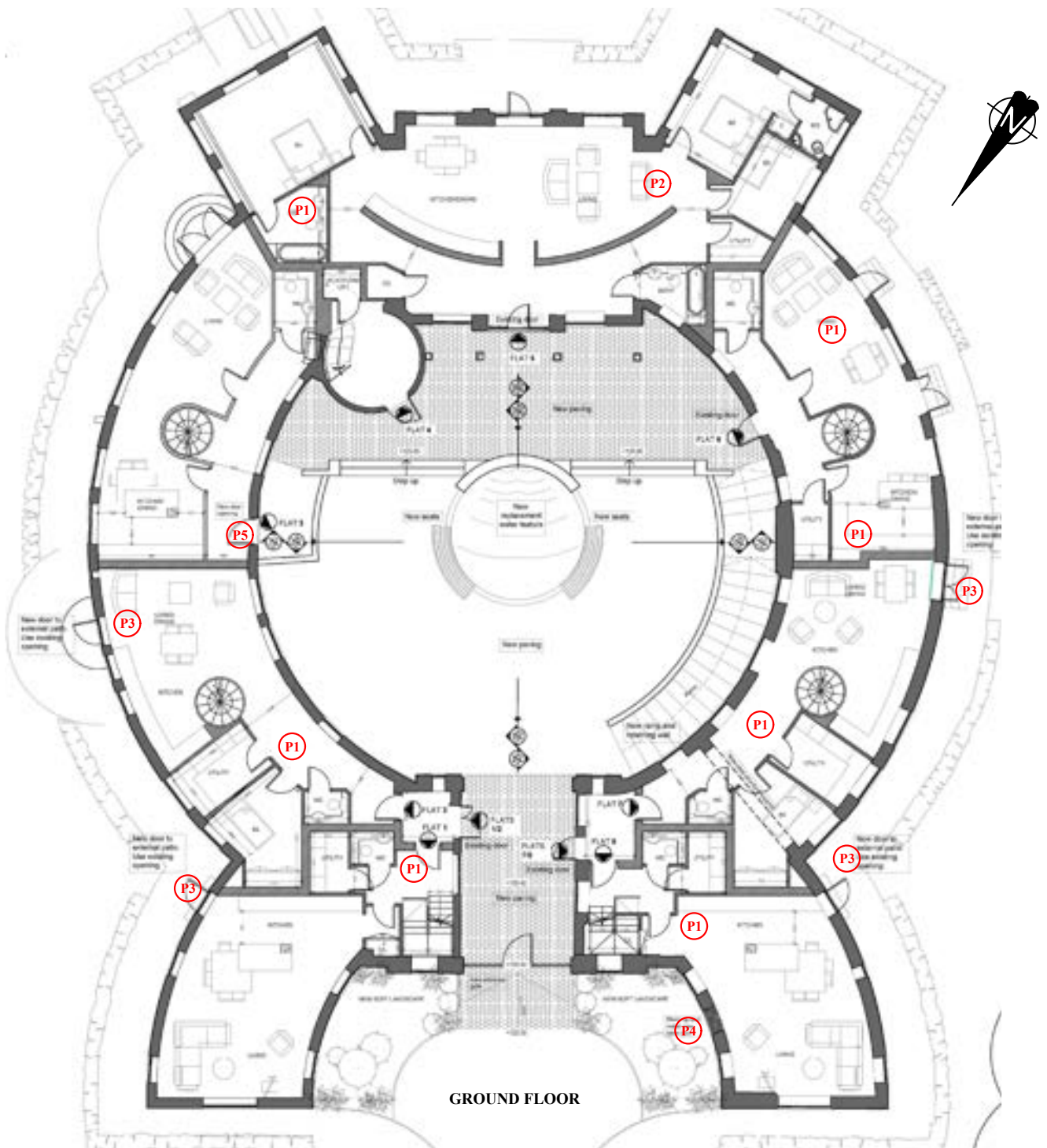
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N:\BE\BE10614 - NODE COURT CODICOTE\03 - DESIGN\AUTOCAD\0001 FIGS FOR HBR\FIG. 2-15.DWG

CLIENT PLAN

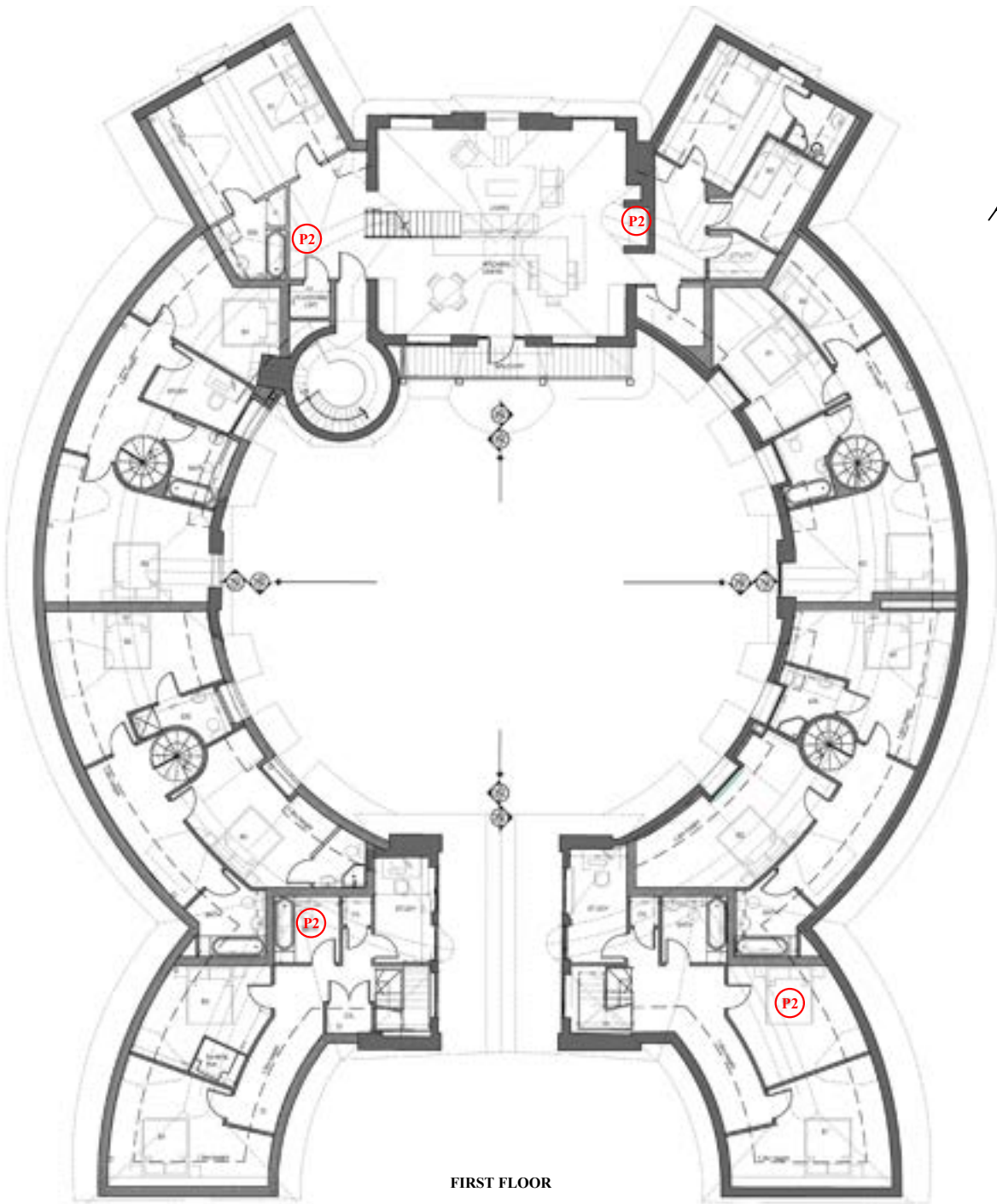
1581.218 Rev C - Proposed GF Plan - Main Build



- P1 Removal of late 20thC partitions
 P2 Removal of mid 20thC partitions
 P3 Extend existing apertures
 P4 Blocking of existing apertures
 P5 New apertures

0 10m

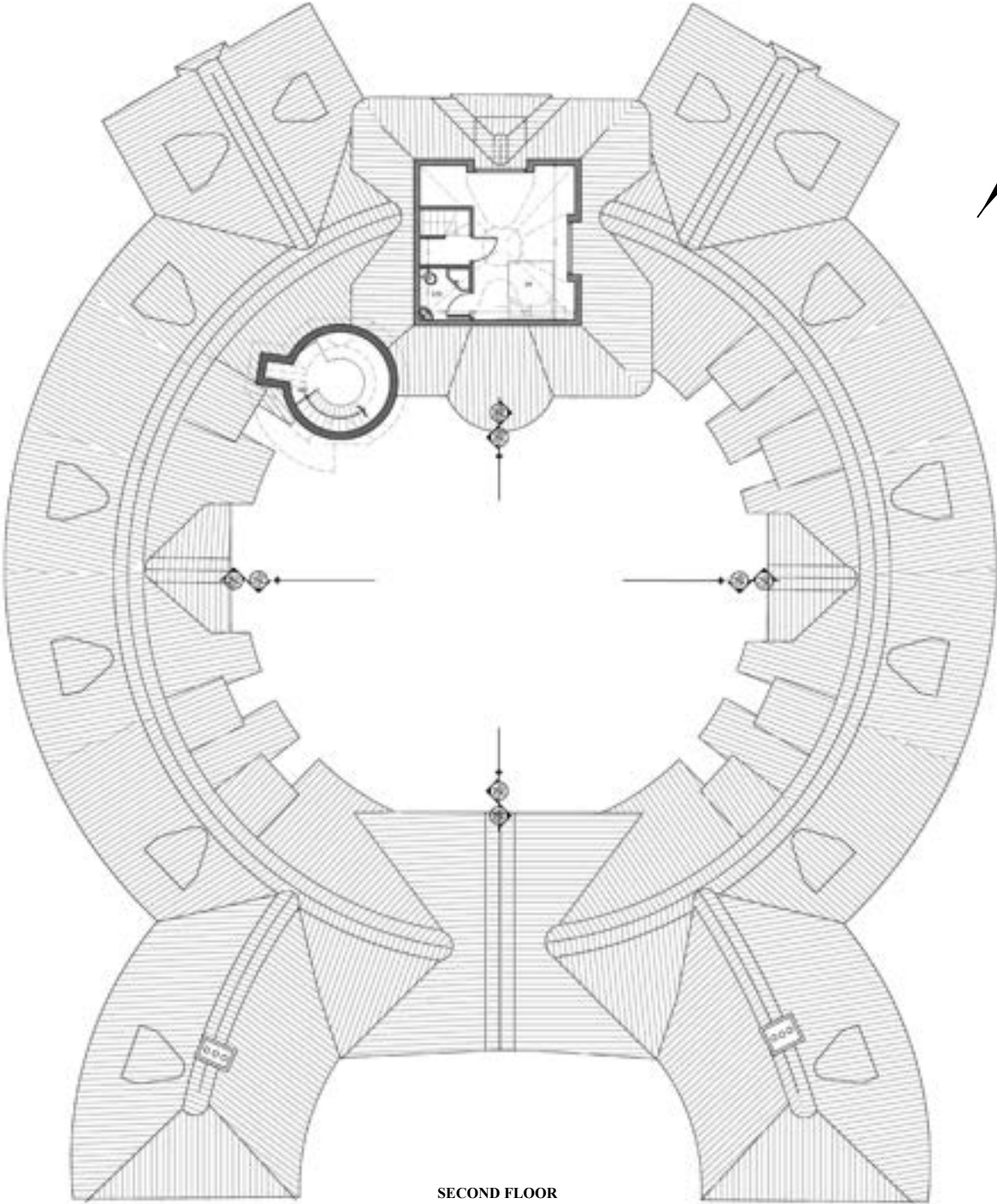
CLIENT	Node Court (Management) Limited		DRG No.		BE10614/009		REV		A					
			SIZE		A4		SCALE		As scale bar		DATE		24.01.23	
PROJECT	Node Court, Drivers End Lane Codicote, Hertfordshire		DRAWN BY		KH		CHECKED BY		TC		APPROVED BY		RG	
			DRAWING TITLE										Figure 9 The Dairy - proposed ground floor plan	
								 BURY ST EDMUNDS TEL 01284 765210 WWW.WARDELL-ARMSTRONG.COM ☐ BIRMINGHAM ☐ BOLTON ☐ BRISTOL ☐ CARDIFF ☐ CARLISLE ☐ EDINBURGH ☐ GLASGOW ☐ LEEDS ☐ LONDON ☐ MANCHESTER ☐ STOKE ON TRENT ☐ NEWCASTLE UPON TYNE						



- P2** Removal of mid 20thC partitions
- P6** New eyebrow dormer windows (not marked)

0 10m

CLIENT	Node Court (Management) Limited		DRG No.	BE10614/010	REV	A
	PROJECT		SIZE	A4	SCALE	As scale bar
		Node Court, Drivers End Lane Codicote, Hertfordshire		DATE	24.01.23	
		DRAWN BY		KH	CHECKED BY	TC
		APPROVED BY		RG		
DRAWING TITLE		Figure 10 The Dairy - proposed first floor plan		 BURY ST EDMUNDS TEL 01284 765210 WWW.WARDELL-ARMSTRONG.COM ☐ BIRMINGHAM ☐ BOLTON ☐ BRISTOL ☐ CARDIFF ☐ CARLISLE ☐ EDINBURGH ☐ GLASGOW ☐ LEEDS ☐ LONDON ☐ MANCHESTER ☐ STOKE ON TRENT ☐ NEWCASTLE UPON TYNE		

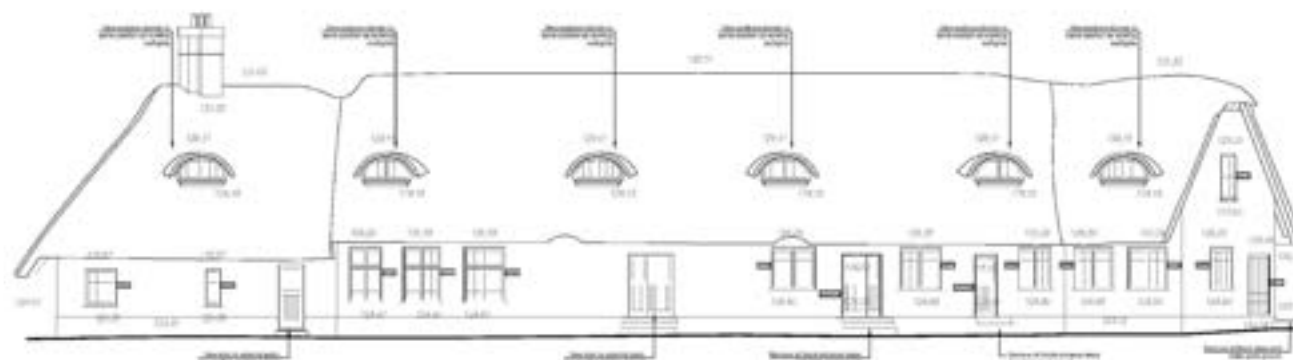
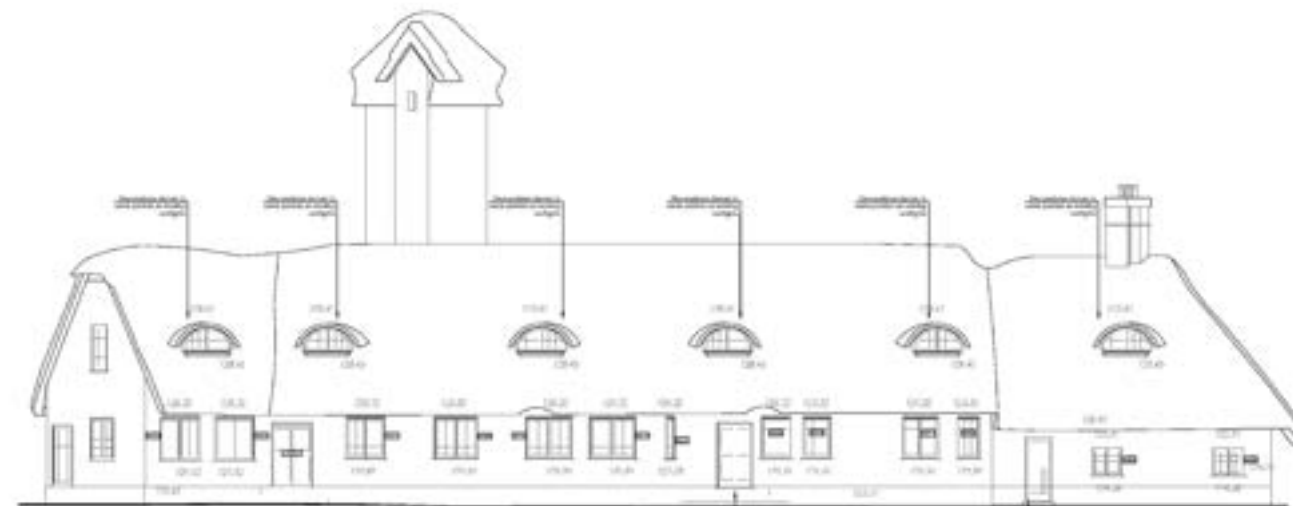
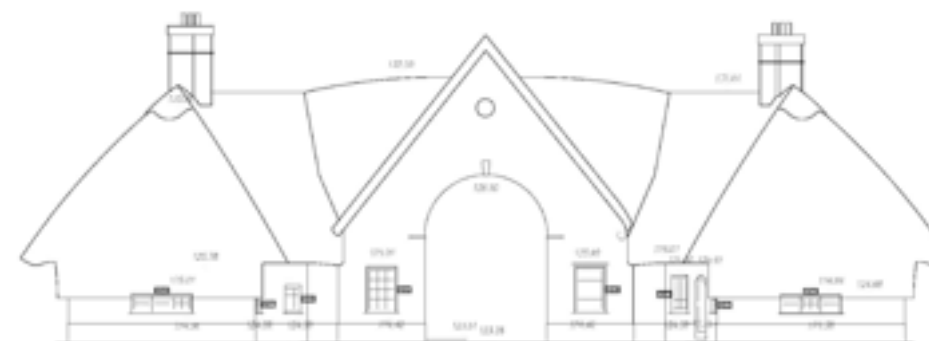
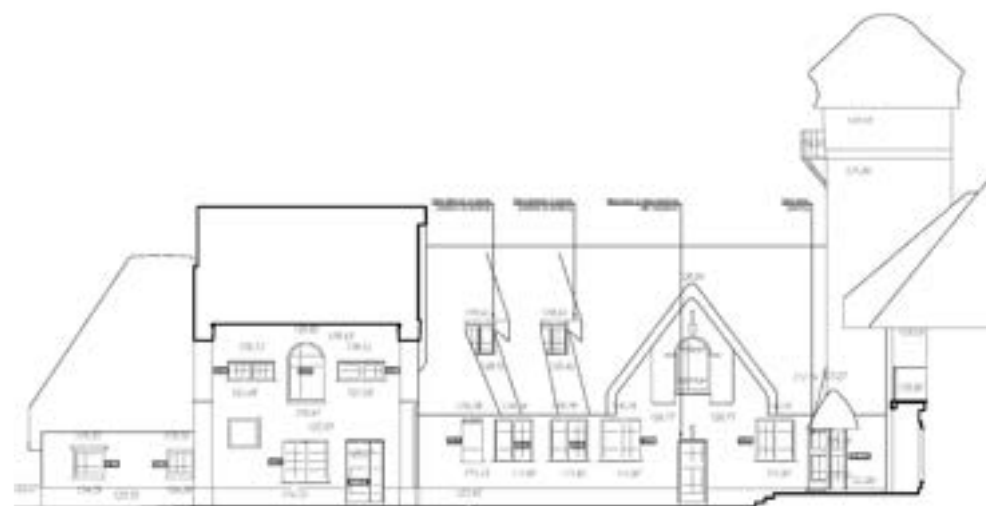


0 10m

P6 New eyebrow dormer windows (not marked)

CLIENT	Node Court (Management) Limited		DRG No.		BE10614/011	REV		A
			SIZE	A4	SCALE	As scale bar	DATE	24.01.23
PROJECT	Node Court, Drivers End Lane Codicote, Hertfordshire		DRAWN BY		KH	CHECKED BY		TC
						APPROVED BY	RG	
DRAWING TITLE			 wardell armstrong ☐ BIRMINGHAM ☐ BOLTON ☐ BRISTOL ☐ CARDIFF ☐ CARLISLE ☐ EDINBURGH ☐ GLASGOW ☐ LEEDS ☐ LONDON ☐ MANCHESTER ☐ STOKE ON TRENT ☐ NEWCASTLE UPON TYNE ■ BURY ST EDMUNDS TEL 01284 765210 WWW.WARDELL-ARMSTRONG.COM					

Figure 11
The Dairy - proposed second floor plan



0 15m

CLIENT PLANS:

1581.222 Rev A - Prop.Elev 1 and 3 - Main Build
1581.223 Rev A - Prop.Elev 2 and 5 - Main Build
1581.224 Rev A - Prop.Elev 4 and 7 - Main Build
1581.225 Rev B - Prop.Elev 6 and 8 - Main Build

REVISION	DETAILS	DATE	DRN	CHK'D	APP'D

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PROJECT

Node Court, Drivers End Lane,
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DRAWING TITLE

Figure 12
The Dairy - proposed elevations

DRG No. BE10614/012		REV A
DRG SIZE A3	SCALE 1:200	DATE 24.01.23
DRAWN BY KH	CHECKED BY TC	APPROVED BY RG

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Proposed South Elevation A

Proposed North Elevation C



CLIENT PLANS:

1581.226 Rev A - Prop.Plans and Elev - Midden



PROPOSED GROUND FLOOR FLOOR PLAN - MIDDEN BUILDING



Proposed West Elevation B



Proposed East Elevation D



PROPOSED FIRST FLOOR FLOOR PLAN - MIDDEN BUILDING



PROPOSED ROOF PLAN - MIDDEN BUILDING

REVISION	DETAILS	DATE	DRN	CHKD	APPD
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CLIENT	Node Court (Management) Limited
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PROJECT	Node Court, Drivers End Lane, Codicote, Hertfordshire
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DRAWING TITLE	Figure 13 The Midden - proposed plans & elevations
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DRG No.	BE10614/013	REV	A
DRG SIZE	A3	SCALE	1:200
DRAWN BY	KH	CHECKED BY	TC
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wardell
armstrong

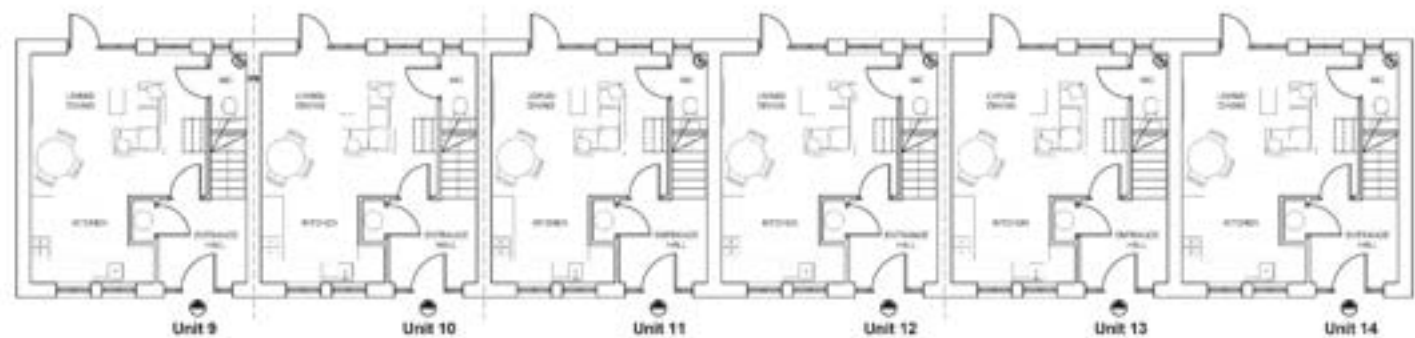
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1581_217E_Proposed Site Plan - rendered



CLIENT	Node Court (Management) Limited	DRG No.		BE10614/014		REV	A				
		SIZE	A4		SCALE	1:800		DATE	24.01.23		
PROJECT	Node Court, Drivers End Lane Codicote, Hertfordshire	DRAWN BY		KH		CHECKED BY	TC		APPROVED BY	RG	
		DRAWING TITLE		Figure 14 Proposed development plan							



PROPOSED GROUND FLOOR PLANS - UNITS 9 TO 14



PROPOSED FIRST FLOOR PLANS - UNITS 9 TO 14



PROPOSED ROOF PLANS - UNITS 9 TO 14



PROPOSED FRONT ELEVATIONS - SOUTHWEST - UNITS 9 TO 14



PROPOSED REAR ELEVATIONS - NORTHWEST - UNITS 9 TO 14



PROPOSED SIDE ELEVATION - SOUTHWEST - UNITS 9 TO 14



PROPOSED SIDE ELEVATION - NORTHWEST - UNITS 9 TO 14



CLIENT PLAN

1581_227D_Proposed Plan and Elevations

REVISION	DETAILS	DATE	DRN	CHKD	APPD
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CLIENT

Node Court (Management) Limited

PROJECT
Node Court, Drivers End Lane,
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DRAWING TITLE
Figure 15
Proposed development plans - Units 9-14

DRG No.	BE10614/015	REV	A
DRG SIZE	A3	SCALE	1:200
DRAWN BY	KH	CHECKED BY	TC
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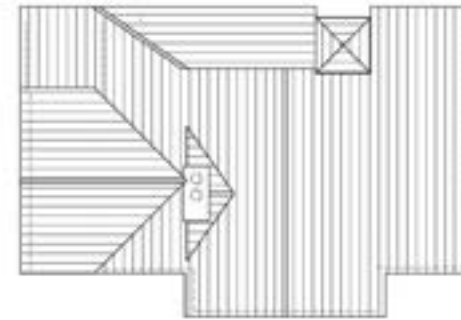
PROPOSED LOWER FL PLAN
- UNITS 16 & 17



PROPOSED GROUND FL PLAN - UNITS 16 & 17



PROPOSED FIRST FL PLAN
- UNITS 16 & 17



PROPOSED ROOF PLAN - UNITS 16 & 17



PROPOSED FRONT ELEVATION - UNITS 16 & 17



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION - UNITS 16 & 17



PROPOSED SIDE ELEVATION



CLIENT PLAN
1581_228A_Proposed Plan and Elevations

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CLIENT
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PROJECT
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DRAWING TITLE
Figure 16
Proposed development plans - Units 16-17

DRG No.	BE10614/016	REV	A
DRG SIZE	A3	SCALE	1:200
DRAWN BY	KH	CHECKED BY	TC
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