

LOCATION
Manor Farm
Graveley

CLIENT
Stuart Poonawala

PROJECT NUMBER
BH23023

DOCUMENT NUMBER
01



INTRODUCTION & BRIEF

Manor Farm, Graveley

This 'Design and Heritage' statement has been prepared by Benchmark Architects in support of a planning application for Grade II Listed home Manor Farm, Graveley formerly known as Chesfield Manor.

The application explores the potential for refurbishment and extension of this Grade II Listed home.

A pre-application advice (Ref. 24/00243/PREH) was sought earlier this year from North Hertfordshire Council and a site meeting was held in April 2024.

This document is prepared in support of the following proposed changes:

- Minor internal changes to the ground and first floor to improve the design and function of the spaces.
- Extension to the ground floor to link the two wings of the existing house.
- Rebuilding of the existing outbuildings to create a space to accommodate gym, golf simulator, home office, green house and store.
- Gate to the driveway.

This document will also explain the comments of the Building Conservation officer from pre-application advice and how these comments have been addressed through this planning application.



*Drone image looking southwest across the site.
Source: Savills*

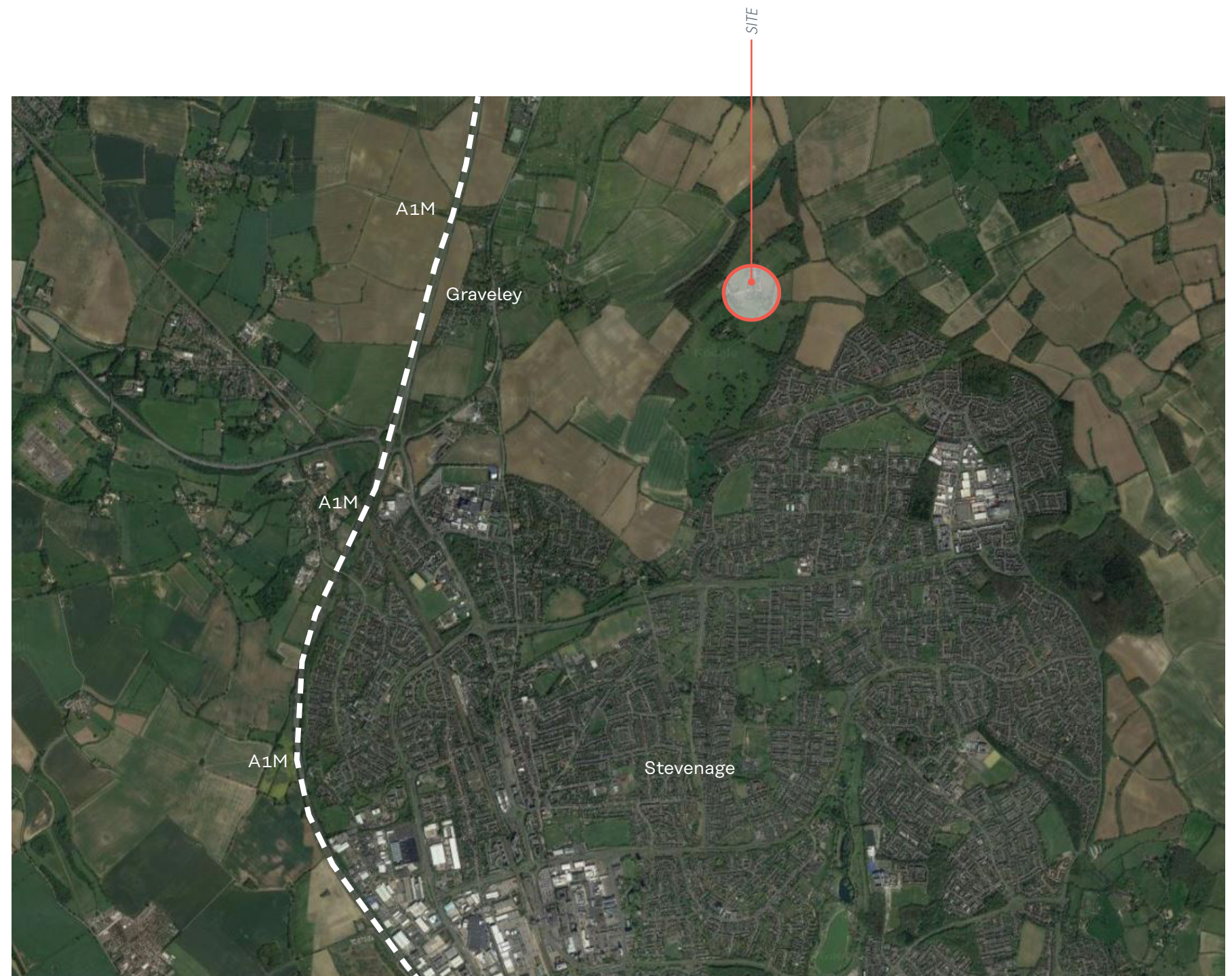
SITE ANALYSIS

Aerial Imagery

Sitting to the north of Stevenage and to the east of Graveley Village, Manor Farm is part of the disparate hamlet of Chesfield. It is a 2.5mile drive to junction 7 of the A1M and Stevenage train station is serviced by both national and local rail services.

It sits within the Greenbelt in the local authority area of North Hertfordshire District Council (NHDC)

Site located by a red circle on the image opposite.



Source: Google Maps Imagery

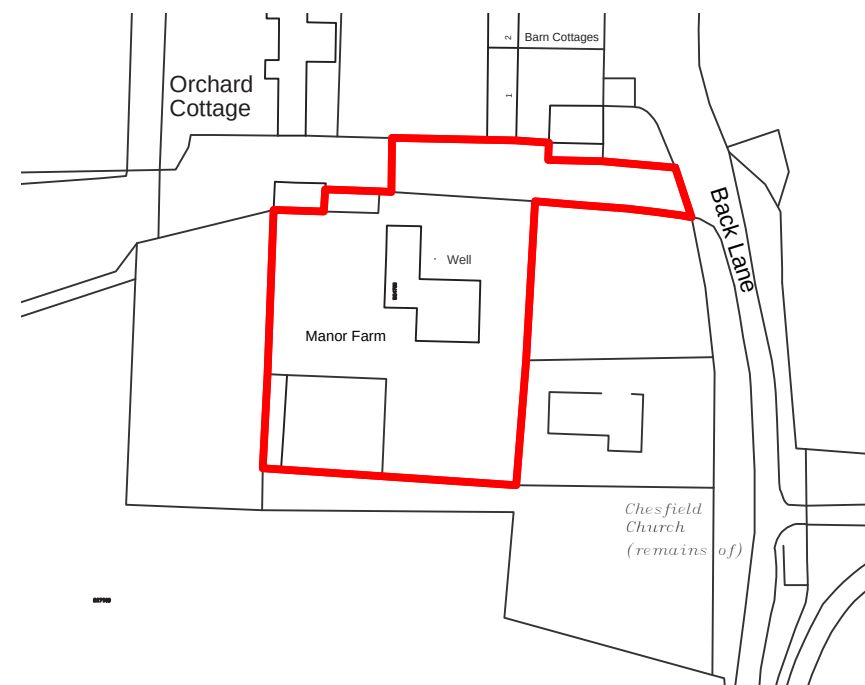
SITE ANALYSIS

Site Location Plan

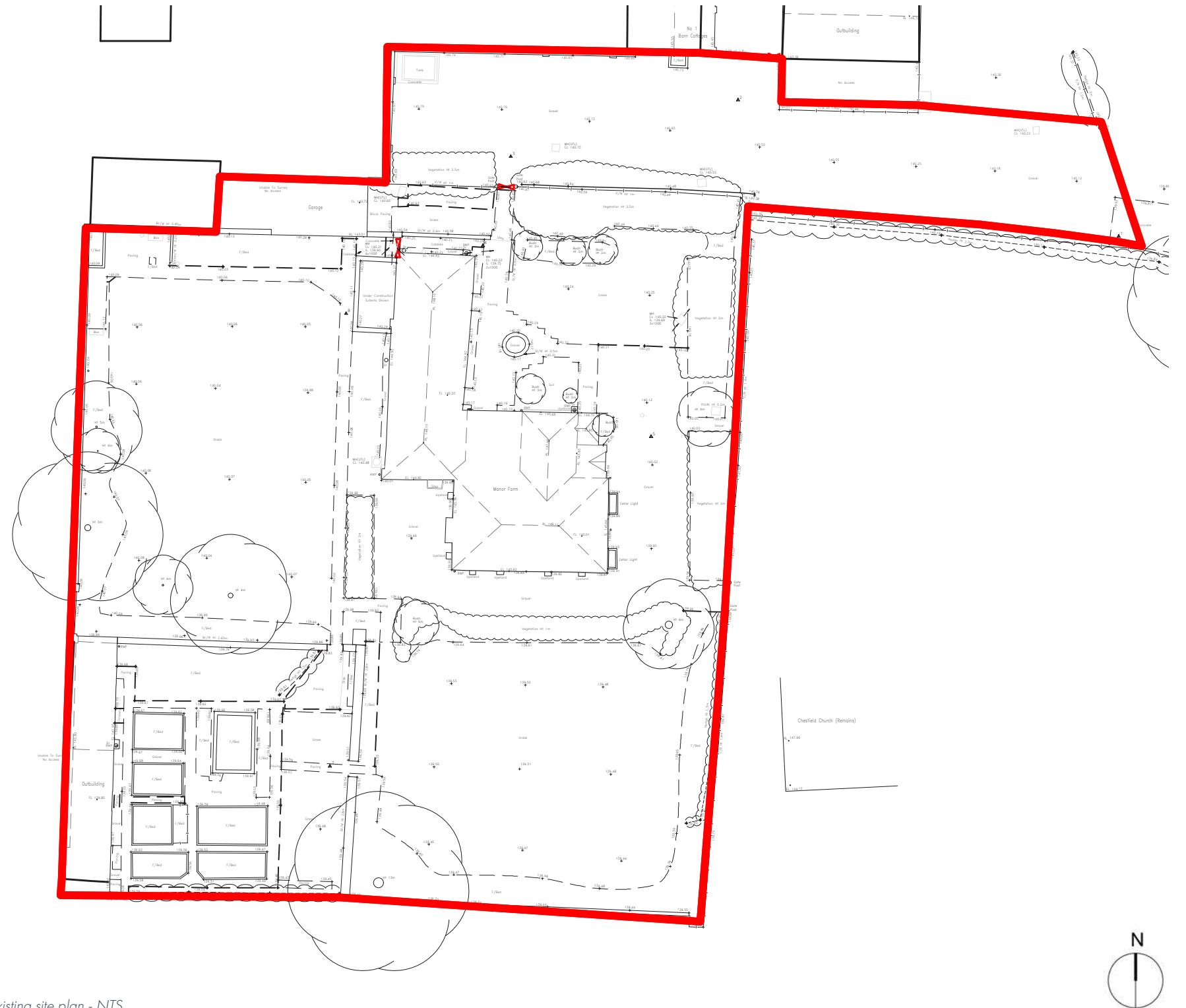
The Manor Farm is accessed via a private driveway from Back Lane, shared with the neighbouring buildings to the north. All of the surrounding land was once associated with the house and the older buildings would have serviced the house and farm.

The house is located centrally on the plot, with a walled garden to the immediate west; this has been subdivided to create a Kitchen Garden to the southwest. Here the existing outbuildings sit on the east side of the north/south section of the Grade II listed boundary wall.

The Grade II Listed Manor Farm sits to the northeast of the site. To the east is the Grade II * St Etheldrada, the remains of Chesfield Church which is also a Scheduled Monument.



Site location plan - NTS



Existing site plan - NTS

SITE ANALYSIS

Site Plan

The plot is divided into four quarters. The house occupies the north-east corner. The Walled Garden to the west, the Kitchen Garden to the south west and the open lawn to the south.

The only outbuilding to service the main house is a modern single garage built abutting the listed wall. To the south west the Kitchen Garden contains early to late C20th garden buildings along the western boundary.



Google Maps view - Not To Scale

SITE ANALYSIS

Setting - The Main House

Manor Farm is a Grade II Listed home which has undergone a series of extensions and alterations over successive generations of use. It is now ready for that narrative of adaptation to continue. Of timber frame construction it sits over 4-storeys with Cellar, Ground, First and Attic storeys within the principle south range; Ground and First floor to the rear service wing. Each wing has a staircase, with the historic stair tower still in use to the main range. Much of the south range has been brick clad and remodelled in the Queen Anne / early Georgian period. The rear wing has more of an Edwardian aesthetic. The north end of the service wing appears to have evolved with a single storey bay, later made two-storey and extended to the north. The hipped roofs are clad in plain clay tiles. Most of the windows are replacement painted softwood timber, although there are older sashes, and two phases of mullioned windows survive; 2 no early unglazed are no longer in use (stair tower and west elevation of north range) and a third, later window in the north range with diamond leaded metal casements, the window to the stair tower appears to be in its original location whilst the other two have been relocated to the rear range. The layout is complicated and reflects the evolving uses of the building, from Manor, to Farmhouse, split residences and part agricultural use.

A 'meaningful start' was made on an earlier approval for additional Utility space to the north-west of the building, but there is no intention to realise the current permission.



Photo-montage of south and west elevations with views of the walled garden to the west and the ruins to the east

SITE ANALYSIS

Conservation and Heritage

The listing to Manor Farm reads:

GRAVELEY CHESFIELD TL 22 NW 4/1 Manor Farmhouse 27.5.68
(formerly listed as Chesfield Manor Farmhouse)

GV II

Manor house, now a farmhouse. C17, part demolished and remainder converted to a farmhouse in c.1770s, renovated and rear extensions C19. W wing timber frame, now with roughcast on 1st floor on N and E, exposed timbers on W side with brick infill, red brick ground floor casing on S and SW to match red brick of south wing. Steep old red tile hipped roofs. A 2-storeys and attics house facing S with a long 2-storeys W wing joined to its NW corner and linked only by a single-storey lean-to. The S wing has a 2-rooms, end chimneys, single-room-depth plan with an older very large projecting rearwall chimney to the W room and a large rear stair tower adjoining it on E. Entrance now by a gabled C19 low porch in the NW angle of the stair tower and the S wing. W wing has a large internal chimney a third from the N end a 3-cells plan later adapted to service rooms. S front has 2 windows to each floor. 3-lights casement windows on ground floor, 2-lights on 1st floor, and segmental arched heads on both floors. Sash windows to E end, stair tower, and C19 extension at rear. Near S end of W side of W wing is a 5-lights original moulded oak mullioned window on the ground floor. 3 tall diagonal shafts to rearwall chimney of S wing. Interior of W room of this wing said to have oak panelling. Stair of dog-leg plan, oak with square newels, moulded caps, and turned balusters. (RCHM (1911)93: VCH (1912)86: Pevsner (1977) 149: RCHM Typescript).

Listing NGR: TL2470027954



01 | Northeast elevations - Source: Savills



02 | northeast corner of Kitchen Garden wall



03 | West elevation looking south towards Kitchen Garden



04 | View towards St Etheldrada

Whilst the listing to the boundary wall reads:

GRAVELEY CHESFIELD TL 22 NW 4/2 Boundary Wall and 27.5.68 Gate Piers to garden on SW and W of Manor Farmhouse

GV II

Wall and gate piers. C18. Red brick in Flemish-bond. About 3M tall garden wall with swept offset on W side a little below the brick on edge coping. Square piers for gateways project and are carried higher with stone plain caps. Gateway blocked by brickwork on W. (RCHM (1911)93).

Listing NGR: TL2467927944

Listing for the ruins of CHURCH OF ST ETHELDRADA



Etching of the house c.1800. Note the central door - now lost.

GRAVELEY CHESFIELD TL 22 NW 4/3 Church of St. Etheldreda 9.6.52 (formerly listed as Ruins of Church of St Etheldreda, Clayfield)

GV II*

Ruined church. C13 or early C14, SE chapel mid C14, dismantled 1750 by licence of Bishop of Lincoln, ruins consolidated in 1980s. Flint rubble walls with clunch dressings, chapel walls have many pebbles. Unroofed. External plastering remains on some walls, internal plaster has traces of painting to simulate masonry on N and S walls of nave. A large rectangular church, internally 50ft x 18½ft, of nave and undivided chancel, with angle buttresses. Added SE chapel of equal height, internally 21ft x 13ft, with diagonal corner buttresses, and E wall in line with the E wall of the church. Chapel floor at present ground level but church nave floor buried by about 1½ft. W gable walls of church and chapel stand to full height, N and S walls of nave, and W half of S wall of chapel also, NE angle of chancel is nearly complete, but walls elsewhere are reduced to ground level and have been marked out with consolidated walltops. The standing walls have putlog-holes at 3 levels with clunch surrounds. Wide, 2-centred, N and S doors to nave with continuous external chamfer, scroll-moulded external drip, and internal door checks. Long bar-slot in N wall in E jamb of doorway. Remains of jamb and sill of a N and a S window, and a tumbled section of wall lies within the chancel. Tall narrow 2-lights W window has continuous splay-stones in the head but has lost its central mullion. Stubs of tracery show it had cinquefoil heads to the lights and a quatrefoil above in the head. Similar but narrower doorway in middle of W wall of chapel has continous chamfered jambs with doorcheck, but a pointed segmental rear arch and exposed threshold. Single-light narrow pointed cinquefoil window in remaining half of S wall. Straight joint between W wall of chapel and S wall of nave. Slate tablet set on floor of nave inscribed, 'SAINT ETHELDREDA/BY BIRTH PRINCESS/BY MARRIAGE QUEEN/BY CHOICE ABBESS/630 - 679/HER PARISH CHURCH/FOR THE PEOPLE OF/ CHESFIELD MANOR/DOUNE RUINATED/AND PLUNDERED 1750'. A stone coffin was noted in a hole in the chancel by RCHM (1911:93) and VCH (1912:90). Statue outside W

door of chapel a standing figure of St. Etheldreda on an inscribed plinth by Mary Spencer Watson 1982. There is documentary reference to a chapel at Chesfield manor in 1216 which may have preceded the church for the deserted medieval village of Chesfield the ruins of which remain. (RCHM (1911)93: VCH (1912)90: Kelly (1914)105: Pevsner (1977)149: inf Mr. George Seebohm).

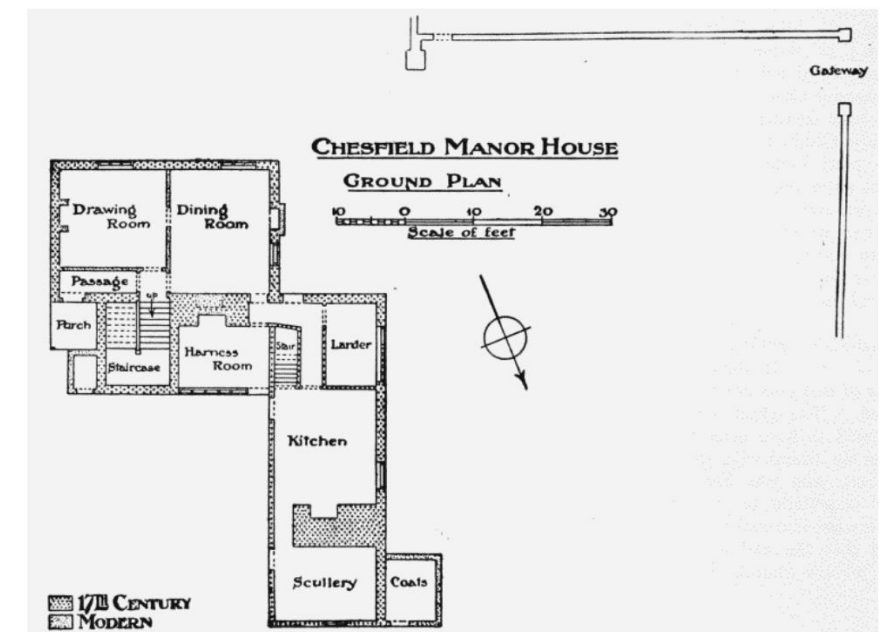
Listing NGR: TL2473227932

The Scheduled Monument List Entry Number is 1003542



An interesting description of the house is found in 'A History of the County of Hertford: Volume 3'. Originally published by Victoria County History, London, 1912. (Now available at British History Online)

'The existing building is only a portion of the old house which has been considerably modernized. What is left dates from the beginning of the 17th century. The house consists of what was apparently the old hall, having a projection at the back or north side containing the staircase and a long wing, in which are the kitchen offices, projecting northwards and connected now to the main block at one corner only. The hall has been subdivided into a drawing room and dining room, each having a modern fireplace, the old fireplace on the north side of the hall having been built up, though the original chimney still exists. The dining room contains some old moulded panelling. The old entrance door has disappeared, but it was probably on the south side, as the old boundary walls and gate piers still remain on that side of the house. On the north side of the old hall a modern passage has been formed giving access to the staircase and to the present entrance door. The stair is the original one and is of the type known as 'dog-legged,' having two straight flights without a wall between them. The stair is all of oak, with square newels finished with moulded tops, the balusters are of the usual pattern, 3 in. square at top and bottom, the centre part being turned and moulded. The main block consists of two stories and attics, but there is very little of interest internally. Externally, the chief feature is the brick chimney stack at the back, which consists of a row of three square chimney shafts set diagonally on a heavy mass of brickwork, all of a plain character. The bricks are 2¼ in. thick, rising about 11 in. to four courses, but much of the work has been refaced. The south and west of the kitchen wing are of brick, but the other two sides are timber-framed and plastered. In the west wall is a long low window of five lights, with moulded mullions and frame of oak, the casements being glazed with the old diamond panes in lead. It is the only original window left in the building.'



Chesfield Manor House Ground Plan

SITE ANALYSIS

Planning History

The applicant and current owner of Manor Farm has not made any applications to NHDC for development since purchasing the property in 2023 until now. However, there has been a number of previously applied applications listed as below:

23/01101/FP | Retention of two dormer windows on South roofslope, box dormer on North roofslope and continued use of first floor as one 1-bed studio accommodation | The Studio Manor Farm Church Lane Graveley Hitchin Hertfordshire SG4 7BN

NOT YET DETERMINED - note that the location plan for this application is incorrect and has no connection to the current owners of Manor Farm

22/00683/FPH | Single storey side extension (as amended by drawing nos. P001 Rev P1; -002 Rev P1; --003 Rev P1; -004 Rev P1; -005 Rev P1; and -006 Rev P1 received on 08.09.2022 and 12.09.22) | Manor Farmhouse Manor Farm Church Lane Graveley Hitchin Hertfordshire SG4 7BN

APPROVED Tue 13 Sep 2022

22/00687/LBC | Single storey side extension. Internal and external alterations (as amended by drawing nos. P001 Rev P1; -002 Rev P1; --003 Rev P1; -004 Rev P1; -005 Rev P1; and -006 Rev P1 received on 08/09/2022 and 12.09.22). | Manor Farmhouse Manor Farm Church Lane Graveley Hitchin Hertfordshire SG4 7BN

APPROVED Tue 13 Sep 2022

20/00184/FP | Change of Use and conversion of existing ground floor detached garage to one self contained 1-bed flat including insertion of ground floor windows and doors on the front elevation. Relocation of existing external staircase (existing first floor use as office accommodation remains unchanged). | Manor Farm Church Lane Graveley Hitchin Hertfordshire SG4 7BN

APPROVED Wed 06 May 2020

19/02394/FPH | Side extension to existing triple garage and insertion of three front and one rear dormer windows. Two front porch extensions and replacement of external staircase. | Manor Farm Church Lane Graveley

Hitchin Hertfordshire SG4 7BN

REFUSED Tue 17 Dec 2019

16/02051/1 | Erection of residential annexe to farm house following demolition of existing store building. | Manor Farmhouse Manor Farm Church Lane Graveley Hitchin SG4 7BN

REFUSED Mon 05 Mar 2018

16/02518/1LB | Erection of residential annexe to farm house following demolition of existing store building. | Manor Farmhouse Manor Farm Church Lane Graveley Hitchin SG4 7BN

REFUSED Mon 05 Mar 2018

15/00099/1LB | Tanking of cellar and internal alterations (as amended by drawing no. SCF/20/2A received on 07/05/2015) | Manor Farmhouse Manor Farm Church Lane Graveley Hitchin SG4 7BN

APPROVED Mon 11 May 2015

11/01683/1DOC | Condition 4: Landscape details | Manor Farmhouse Manor Farm Church Lane Graveley Hitchin SG4 7BN

APPROVED Mon 19 Sep 2011

11/01765/1DOC | Condition 11: Details and/or samples of materials to be used on all external elevations and the roofs | Manor Farmhouse Manor Farm Church Lane Graveley Hitchin SG4 7BN

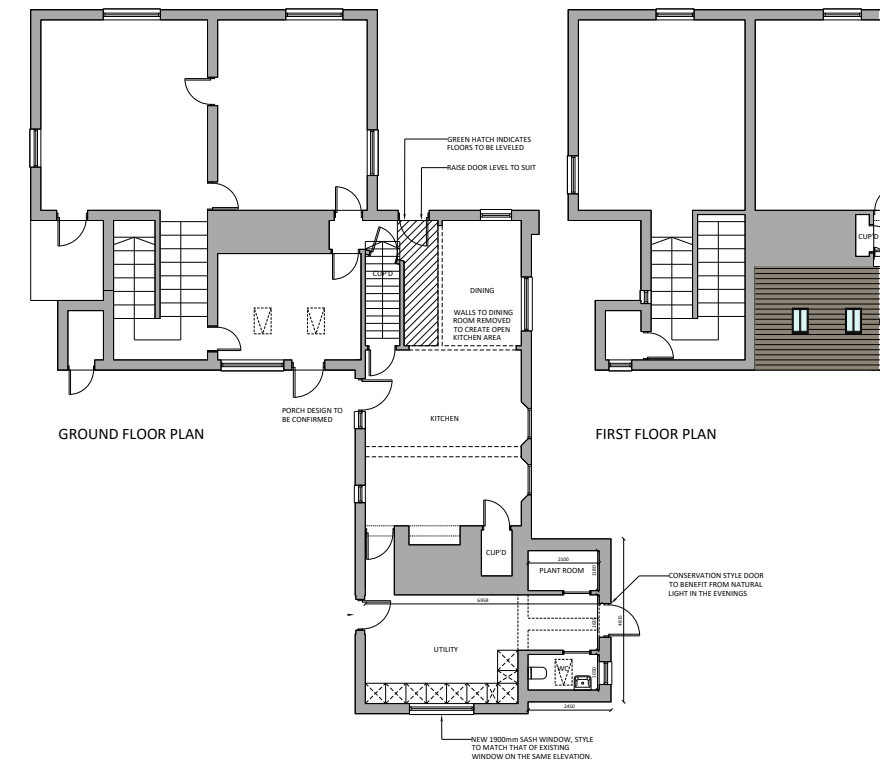
APPROVED Thu 29 Sep 2011

11/01766/1DOC | Condition 12: Archaeological written scheme of investigation | Manor Farmhouse Manor Farm Church Lane Graveley Hitchin SG4 7BN

APPROVED Mon 19 Sep 2011

07/00450/1LB | Satellite dish on chimney (as amended by drawing SCF/18/1A received on 19/06/07 and drawing SCF/18/2B received on 04/07/07). | Manor Farm Chesfield Graveley Graveley SG4 7BN

APPROVED



Plans from the approved 2022 scheme (above)
Works were initiated by the previous owner and footings on-site but there is no intention to complete the scheme

SITE ANALYSIS

Plans of Significance - Basement

The Cellar sits to the east end of the main south range. It is accessed via the stair tower and is one room deep. It appears to have had an inserted hearth which has now been lost. The original timbers are supported by a central timber post.

The cellar has been treated with modern tanking methods and has lost any natural ventilation it may have once had. It is now used as a Den and Bar area.

Other than the upgrading of both heating and electrics, no development is proposed to the Cellar.



SITE ANALYSIS

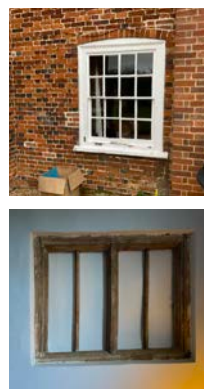
Plans of Significance - Ground Floor

As described earlier in this document the south range has more status than the rear north wing. According to earlier accounts the two rooms would have once been one large Hall, now split into two reception rooms with more recent fireplaces at each end. The original fireplace to the north of these rooms has been lost on this side. There is a ground floor hearth on the north side which heats the single storey lean-to. The Lounge has timber panelling of various ages and style. The location of an earlier front door in the south facade is visible both internally and externally. There is evidence that the Living Room had a later passage added to create access from the east porch to the stair tower; this has been lost at some-point.

The north range may have originally been an open barn and indicates the change of use to domestic, with inserted stair, and partitions. The main hearth within the kitchen appears to be early Georgian and was likely contemporary with the major remodelling to south facade of the south range. The mullion windows have been relocated here. The blocked up mullion window matches the style of the one found in the stair tower. The mullion with leaded lights could have been relocated as part of the Georgian works.

The two-storey bay north of the main chimney appears to be late Victorian / early C20th.

Many of the windows are modern timber single glazed casements. There are some early Georgian sashes and earlier mullioned windows.



The timber panelling to the Lounge varies in age and style. The windows in the Lounge (Top Right) and Stair tower (Bottom Right)



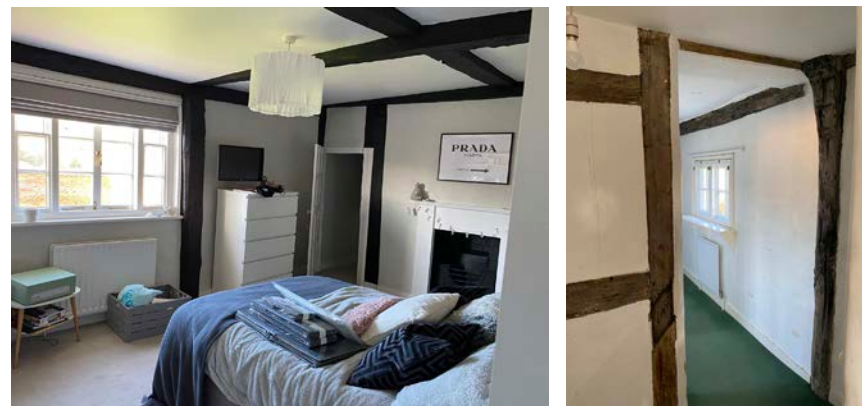
SITE ANALYSIS

Plans of Significance - First Floor

The First Floor continues the narrative of the major rooms being within the South range.

The subdivision of the north range is pragmatic with inserted windows and stud partitions.

Note that the 2-bay attic accommodation to the south range has been omitted as no development is intended other than the upgrading of services and repair/replacement of windows.



Under the stairs of the north range show the reuse of older timbers.
Upstairs the timber frame shows signs of alteration



SITE ANALYSIS

Elevations -West and South



West Elevation



West Elevation



South Elevation



South Elevation

SITE ANALYSIS

Elevations -North and East



North Elevation



North Elevation



East Elevation



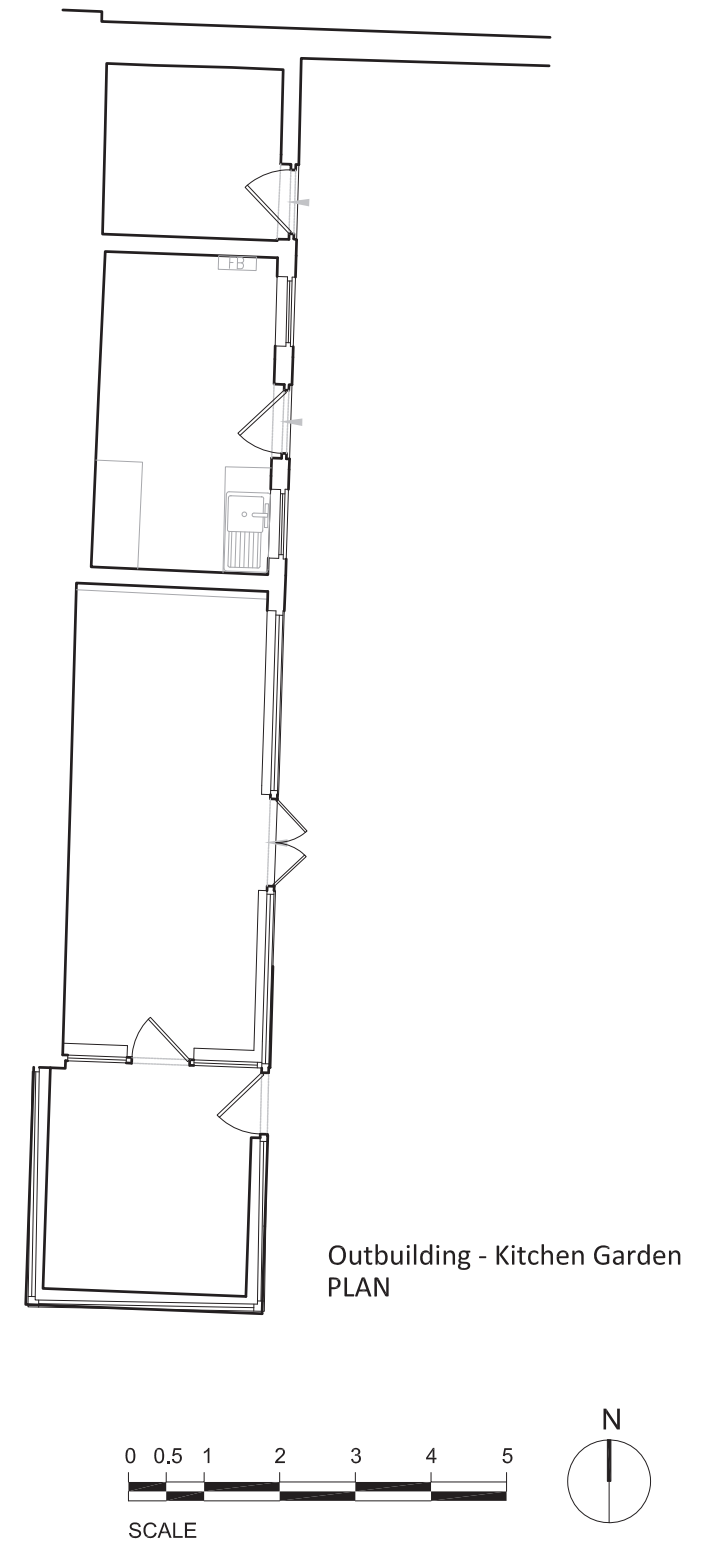
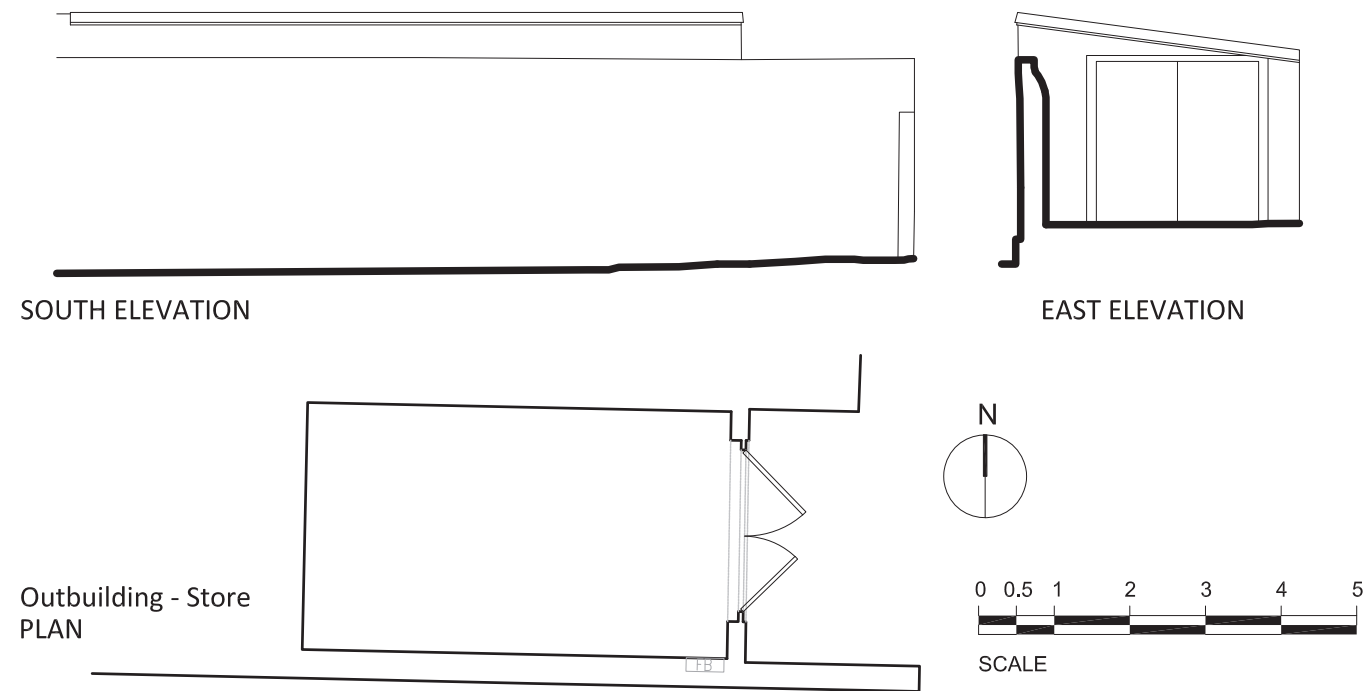
East Elevation



East Elevation

SITE ANALYSIS

Outbuildings



CONCEPT DESIGN

Precedent Images - House Extension

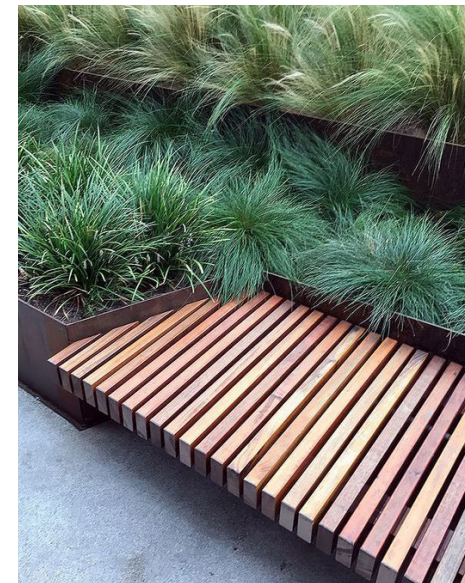
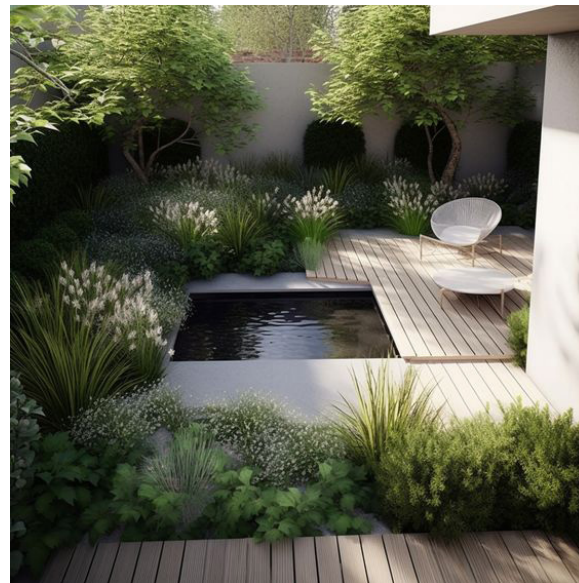
These are some images of contemporary additions to listed and historic buildings in the style that the client is considering.



CONCEPT DESIGN

Precedent Images - Kitchen Outbuildings

These images show the style proposed for the rebuilt outbuildings.

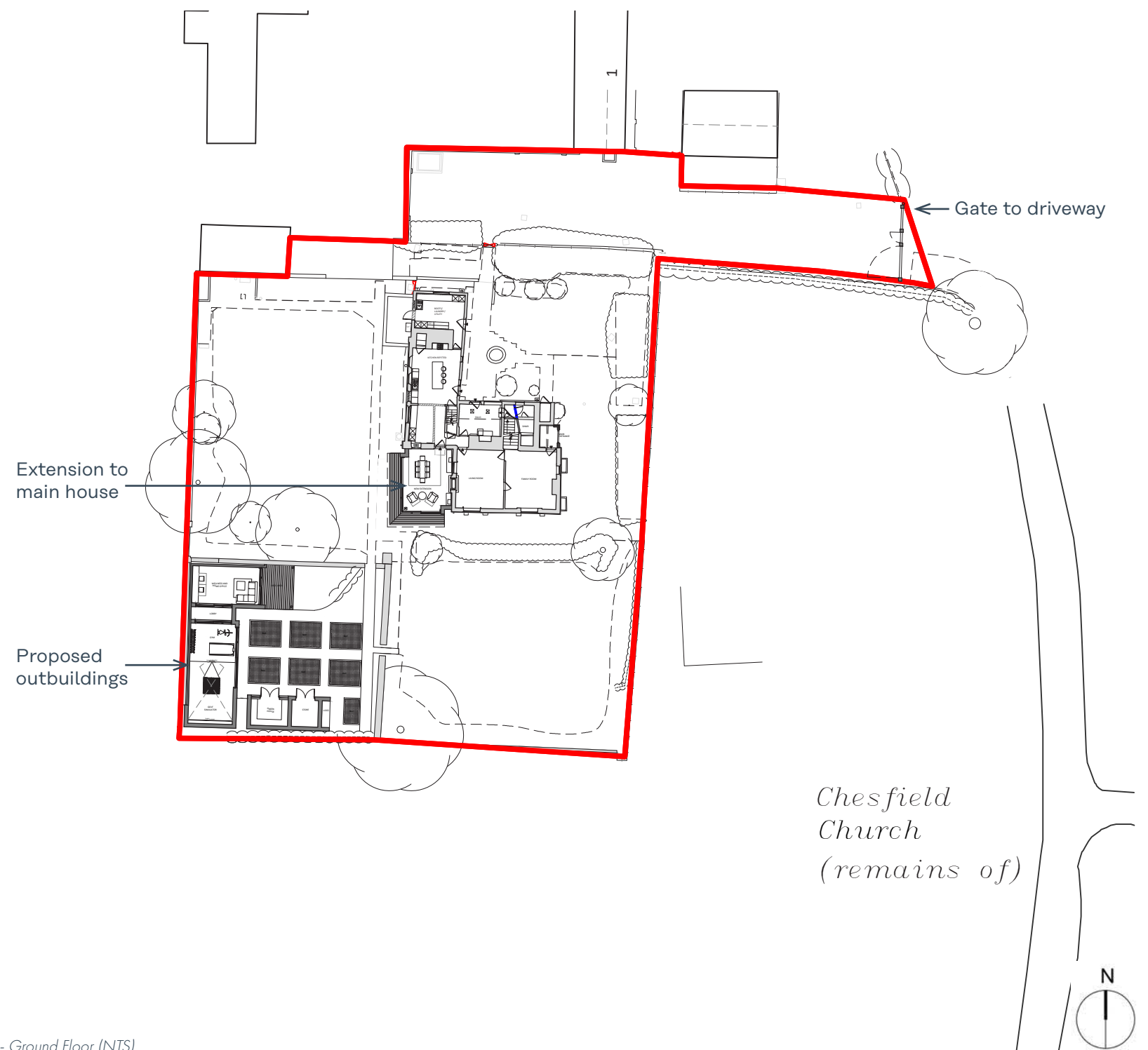


DESIGN PROPOSALS

Proposed Site Plan - Ground floor

The adjacent drawing shows the proposed site plan with the ground floor plan of the main house and the proposed kitchen garden outbuildings. The design proposal includes:

- A single storey extension to the main house that links the two wings of the house and provides an opportunity to enjoy the views of the garden and church ruins.
- The rebuilding of the outbuildings in the kitchen garden enclosed within the listed wall.
- A new gate to the drive way.

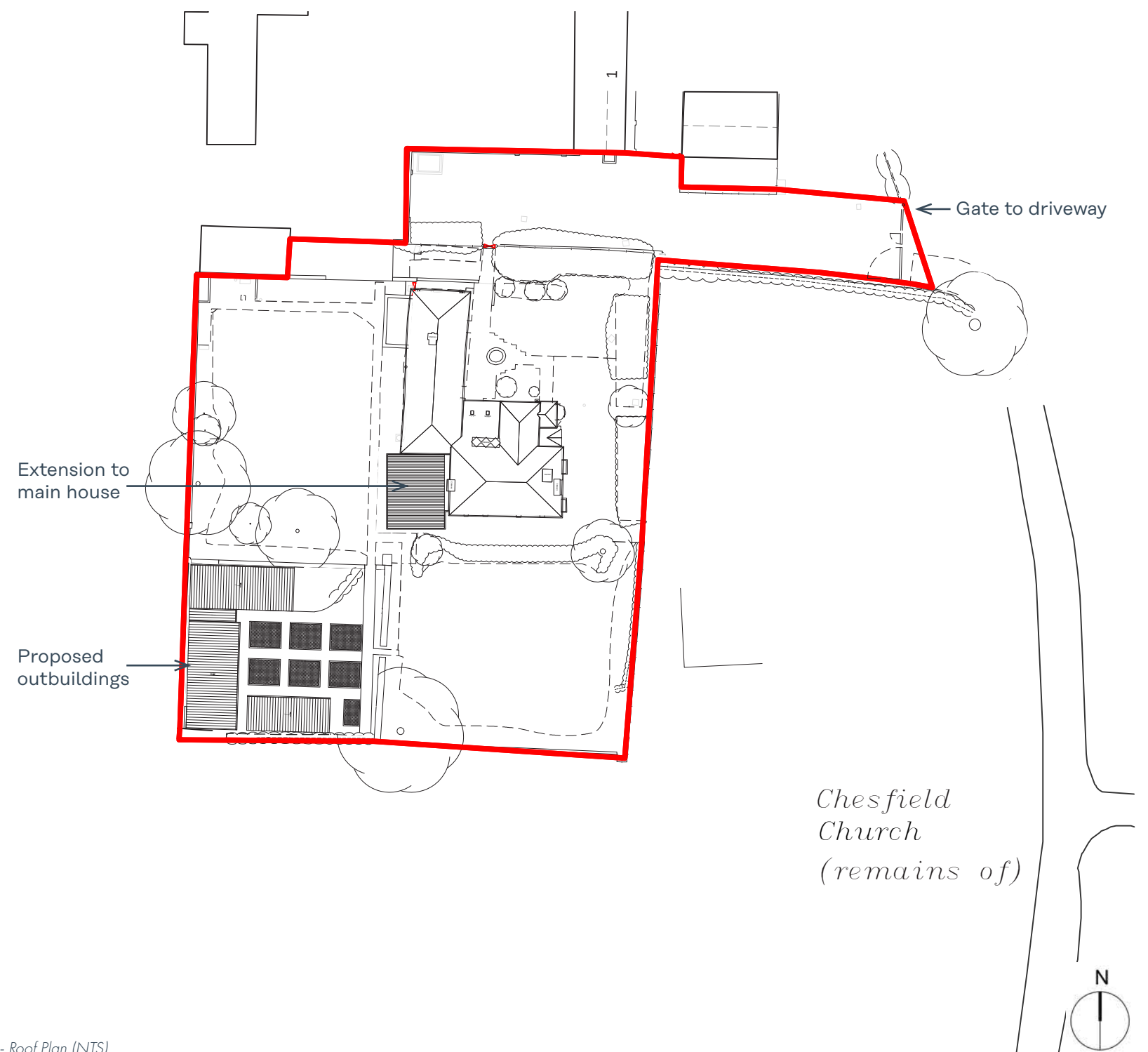


Site Location Plan - Ground Floor (NTS)

DESIGN PROPOSALS

Proposed Site Plan - Roof plan

The adjacent drawing shows the proposed site plan with the roof plan of the main house and the proposed kitchen outbuildings.



Site Location Plan - Roof Plan (NTS)

DESIGN PROPOSALS

House & Extension (Pre-application comments)

Listed below are comments by the Building Conservation of North Hertfordshire on the concept proposals for the refurbishment of the main house and extension. We have listed our response in underlined text, below each comment as follows:

- REFURBISHMENT OF THE MAIN HOUSE

1. The proposed changes are limited to the ground floor and that the new opening from the Boots/Laundry/Utility and the removal of internal partitions in the north range and the raising of an area of floor were all permitted under the approved applications 22/00683/FPH and 22/00687/LBC.

The proposed changes on the ground floor remain as above. In addition to these changes, a new wall with door opening is proposed for the shower room on ground floor. On the first floor, a new wall with a door opening is proposed to create a corridor that separates the bedroom from general circulation.

2. No objection to the opening up of the mullion window on the west elevation, assumed relocated from the stair tower or south range. Whilst it is proposed to protect this window by fixing external glazing, I am not entirely convinced by this approach.

The proposed opening up of the mullion window remains as above.

3. Enlarging the doorway on the south elevation of the north range may prove problematic in that the pre-application submission refers to this part of the building being of high or highest significance. There is no convincing justification to enlarge this opening and so this aspect of the proposal is discouraged.

The design proposal keeps the existing door and opening as existing. This door will lead into the newly proposed extension.

4. On the one hand the pre-submission states that the removal of the east door from kitchen is required to help clarify the confused access to the building and yet the concept proposals indicate the door and quarter-pane window alongside being replaced by a single larger window. The door is a flush-panelled type which, in my opinion, contributes positively to the building's external appearance but may well have

been installed as part of the refurbishment works undertaken under ref:99/00835/1LB. In my opinion whilst loss of the door would be disappointing there is not a compelling heritage case to retain it. The quarter-pane window on the other hand, would if retained, complement the other quarter-pane window in the same expanse of brickwork and I recommend that this is either retained (or if beyond repair), replaced like-for-like.

The design proposes to retain the window and door opening as existing, however the existing door and frame to the kitchen is cracked and warped, it will be replaced by new door and frame of similar style. The existing softwood window is in poor condition which will be replaced by a new hardwood window of similar style.

5. I am prepared to support the proposed opening up of the later chimney stack to create a dual accessed fireplace between the living room and proposed dining room.

The proposal of the dual accessed fireplace between the living room and extension will remain.

6. Just to clarify matters with respect to the proposed French doors to the Boots/Laundry/Utility. Whilst it is correct to say that the opening was approved in 2022, this opening would have sat behind and therefore screened by a plant room addition. In my opinion, whilst French doors may not be objectionable, there is a case to suggest that with this being the service end of the property it would seem more appropriate to encourage a single service door as opposed to formal French doors. It was also brought to the officer's attention that the applicant would like to install a new boiler on the hard standing area here where the extension was to be built (unobjectionable). Although it is suggested that the base of the unimplemented extension becomes effectively a patio, the combination of boiler and access to Boots/Laundry/Utility is such that it arguably does not lend itself to the best position for a patio and French doors.

The design proposal shows new door and a window opening instead of the French doors to the Boots/Laundry/Utility. The previously proposed extension at this side of the house is not to be realized, however as per the applicant's requirement an external boiler will be placed near the Boots/Laundry/Utility space on the outside.

- EXTENSION TO THE GROUND FLOOR

1. As stated in the submission, the major change would be the proposed single storey single bay and where it says that 'this will enhance the layout of the whole building without competing with the dominant façades'. First and foremost, I am prepared to consider and infill here if undertaken sensitively and respecting the significance of the host building.

The proposed extension will be contemporary in appearance with glazing panels opening at the corner. The extension will connect the two wings of the house and will add an additional space for the kitchen. The design and appearance of the extension is shown in the drawings in the following pages.

2. As stated in the submission, 'the extension will be contemporary with a low-pitched black zinc roof and a high level of glazing. The glazing will project beyond the main structure of the extension to ensure that views into the garden areas and to the church ruins are achieved. The overhanging roof will minimise the risk of overheating'. Whilst I raise no objection to the choice of materials or the amount of glazing, the substantial roof projection will impact upon the reading of the south and west facing façades considered as possessing high and highest significance respectively.

The revised proposal has reduced this overhang/projecting eaves. We do not feel that it will impact significantly on the south and west façades.

3. I place minimal weight to the aspiration of being able to enjoy views of the walled garden, neighbouring countryside, and the remains of the Church of St. Etheldreda (grade II* and a scheduled monument). The question is whether the roof projection would be a modest, polite intrusion or a more severe interruption to the existing building line. In my view, the projection is the most challenging aspect of the design and there may be other measures that could compensate for any perceived overheating or maybe simply setting the extension further back from the front building line on both sides.

Similar to the concern above we feel the projection of the roof of proposed extension is not a severe change to the existing building line.



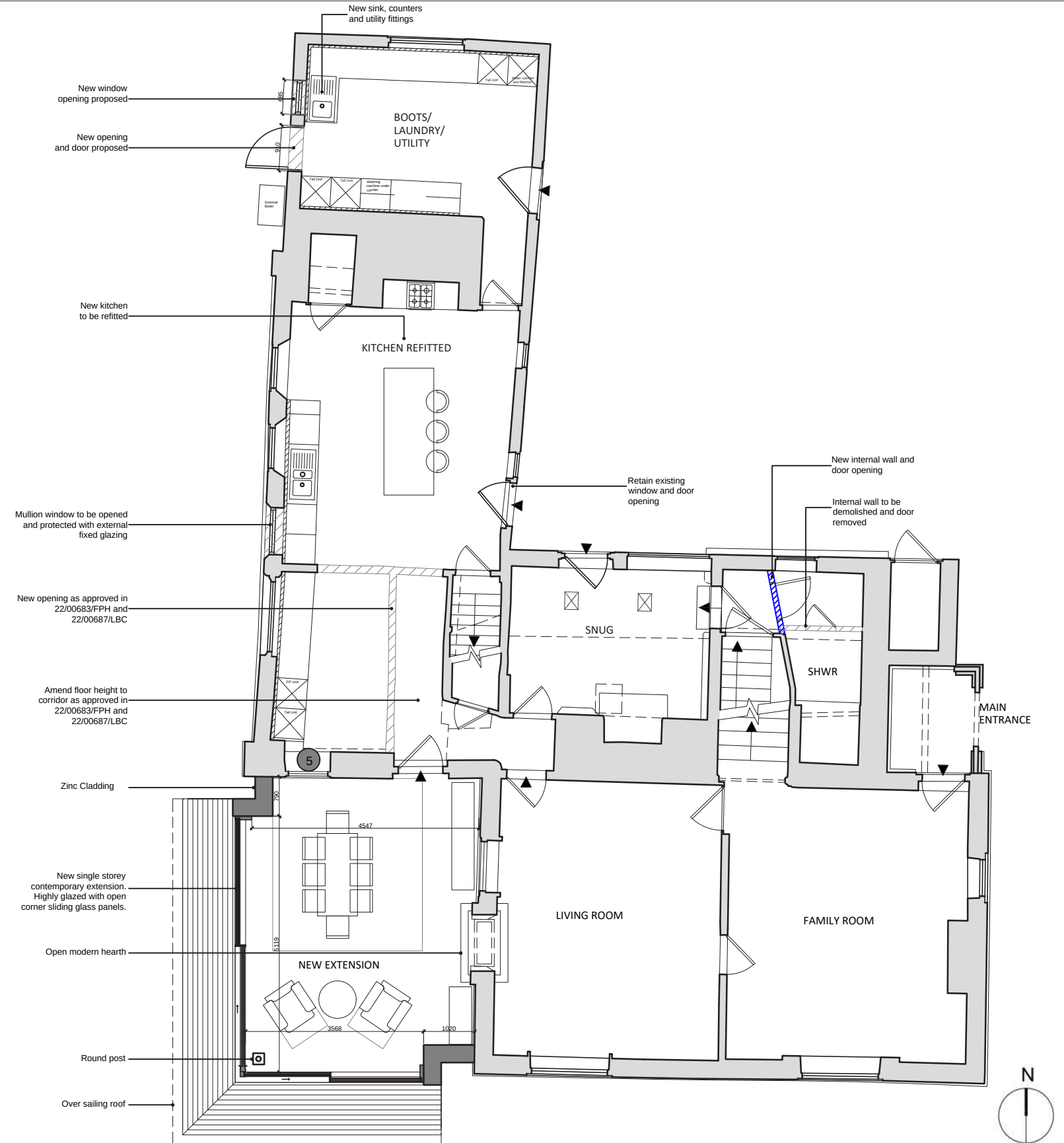
DESIGN PROPOSALS

House & Extension- Ground Floor Plan

The adjacent drawing shows the ground floor of the existing main house and the proposed extension. A few changes are proposed in the ground floor of the main house which mainly include:

- Wall partly removed to create a new door and a window opening for the utility space.
- Internal wall leading into the shower room to be removed and create a new wall with a door opening.

The proposed extension will be contemporary in style with sliding glass panels opening at the corner.



DESIGN PROPOSALS

House & Extension - First Floor Plan

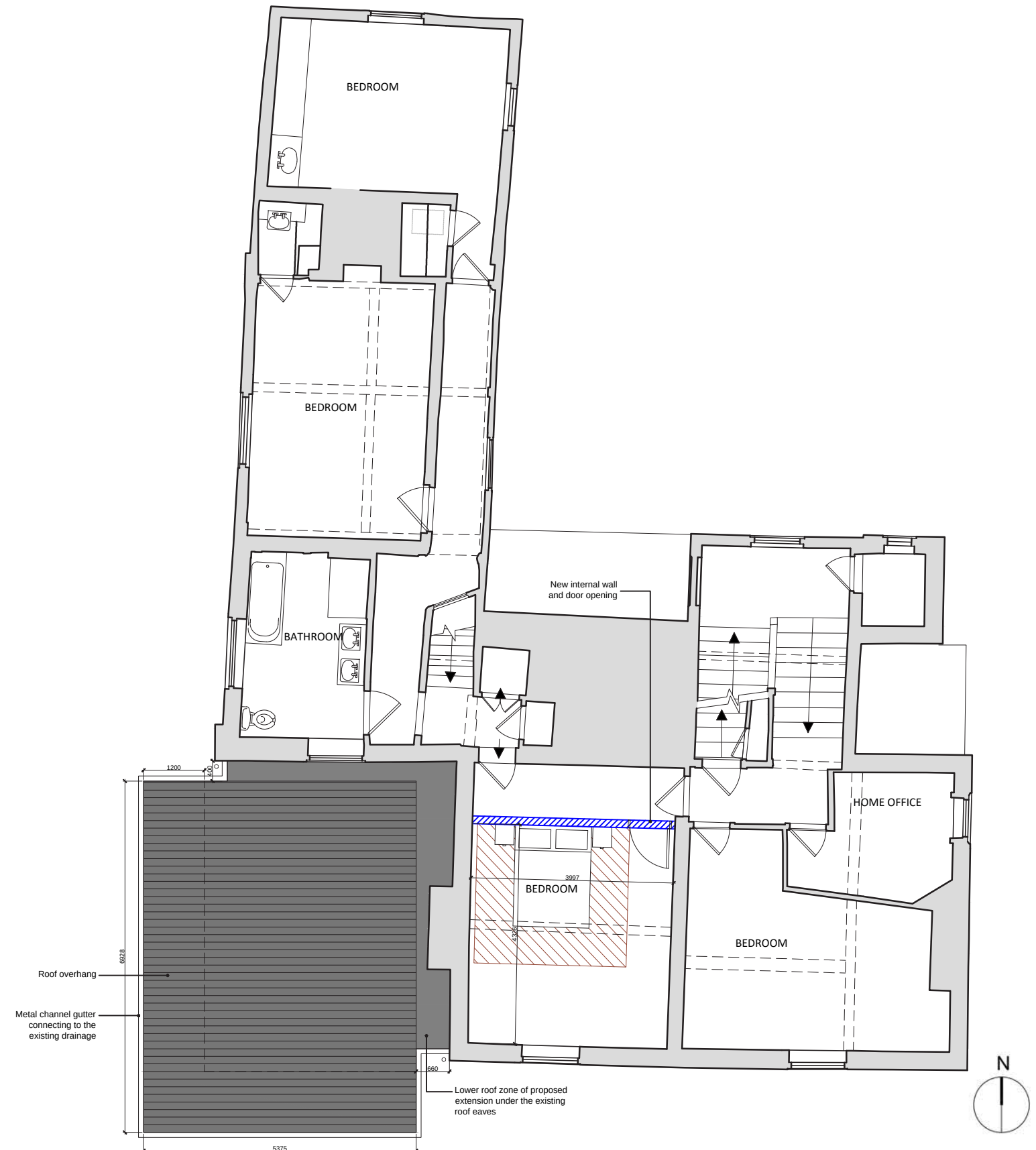
The adjacent drawing shows the first floor of the existing main house and the roof of the proposed extension. A change is proposed in the first floor of the main house which is:

- New internal wall proposed to create a separation between the corridor and the bedroom.

The proposed material for the roof is zinc. A metal channel gutter will be running around the roof of the extension connected to the existing gutters. This is clearly shown in the south and west elevations.

Key

-  Walls to be removed
-  New structure/walls
-  Existing red tiles on roof



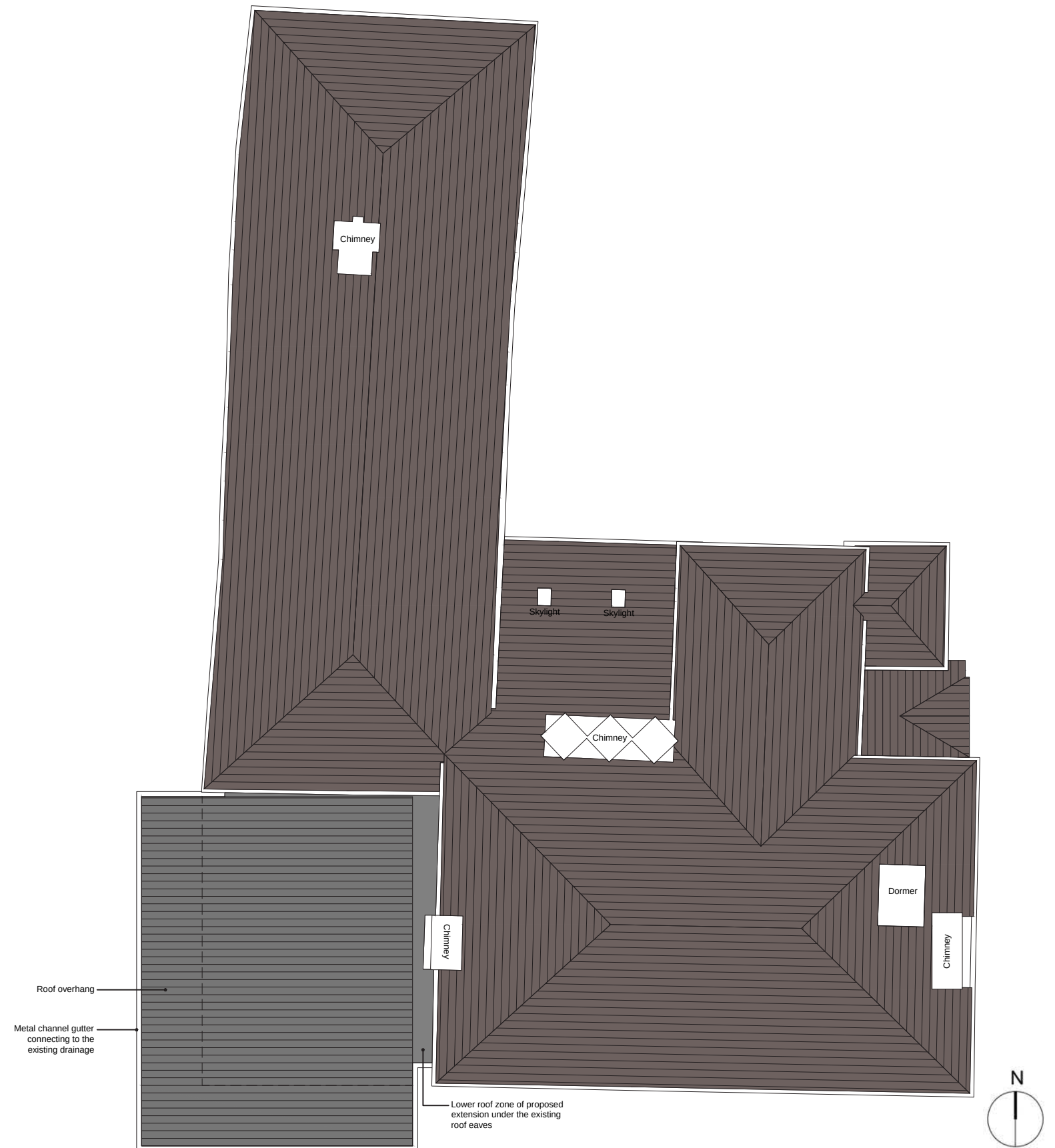
DESIGN PROPOSALS

House & Extension - Roof Plan

The adjacent drawing shows the roof plan of the main house along with roof of the newly proposed extension.

Key

-  Walls to be removed
-  New structure/walls
-  Existing red tiles on roof



DESIGN PROPOSALS

House & Extensions - Elevations

The following pages show the proposed design for the elevations of the extension and the main house. Please read the drawings in conjunction with the numbered points for treatment to the existing windows and doors.

Key

-  Zinc cladding (new extension)
-  Existing render
-  Existing red tiles on roof

- 1 Existing sash window with bottom sash opening.
To be replaced by a window of similar style as the existing one.
- 2 Existing sash window with bottom sash opening.
To be replaced by a window of similar style as the existing one.
- 3 Existing softwood window in poor condition.
To be replaced by new hardwood window of similar style as the existing one.
- 4 Existing softwood window in poor condition.
To be replaced by new hardwood window of similar style as the existing one.
- 5 Window opening into the proposed extension.
To be repaired following Planning Permission/LBC.
- 6 Existing softwood double glazed window in poor condition.
To be replaced by new hardwood window of similar style.



- 7 Existing softwood double glazed window in poor condition.
To be replaced by new hardwood window of similar style.
- 8 Existing softwood double glazed window in poor condition.
To be replaced by new hardwood window of similar style.
- 9 Existing softwood double glazed window in poor condition.
To be replaced by new hardwood window of similar style.
- 10 Existing softwood double glazed window in poor condition.
To be replaced by new hardwood window of similar style.

- 11 Existing softwood single glazed window in poor condition.
To be replaced by new hardwood window of similar style.
- 12 Existing softwood double glazed window in poor condition.
To be replaced by new hardwood window of similar style.
- 13 Existing softwood single glazed window in poor condition.
To be replaced by new hardwood window of similar style.
- 14 Existing softwood single glazed window in poor condition.
To be replaced by new hardwood window of similar style.

- 15 The existing sash window is irreparable.
To be replaced by a new hardwood sash window of similar style.
- 16 The existing door and frame to the kitchen is cracked and warped.
To be replaced by new door and frame of similar style.
- 17 The existing door and frame to the utility room is in poor condition.
To be replaced by new door and frame that matches the kitchen door in colour and style.



DESIGN PROPOSALS

Garden Outbuildings (Pre-application comments)

Listed below are comments by the Building Conservation of North Hertfordshire on the concept proposals for the rebuilding of the outbuildings. We have listed our response in underlined text, below each comment as follows:

- RECONFIGURATION AND EXTENSION OF THE EXISTING OUTBUILDINGS

1. At page 5 of the pre-application submission, it states the following: 'The only outbuildings to service the main house is a modern single garage built abutting the listed wall. This can no longer be accessed from the driveway and is too small for modern cars. This is currently used as a temporary home-gym. To the south-west the Kitchen Garden contains early to late C20th garden buildings along the western boundary'. This aspect of the proposal is arguably more contentious than the extension to the main house. The OS map regression below identifies the site during the late C19 and early C20 and the walled garden with buildings is clearly shown. Looking at the planning history and particularly photos on appn ref:00/01123/1LB, the outbuildings against the west wall of the walled vegetable garden show that the structures were in poor condition. Other photos show a chimney stack that would have served a building in the north-east corner of this enclosure. What we see today is the implemented scheme approved in 2001. It is fair to say that the softwood framing to the conservatory/greenhouse has not stood up particularly well to weathering in the last 23 years. Having said that, the scheme makes a positive contribution to the walled garden and to the wider setting of Manor Farmhouse. Contextually it is highly appropriate. Whilst I probably cannot resist the demolition of C21 structures, the question this raises is would the proposal make an equally or better contribution to Manor Farmhouse's setting?

We feel that the proposed garden outbuildings will make a positive contribution to the Manor Farmhouse as it will enhance the quality of the garden space by the rebuilding of structures in the kitchen garden.

2. The weatherboarding and large glazed areas do not have the architectural vocabulary of buildings expected to be found in a walled garden setting. Additionally, whilst I appreciate the benefits of introducing solar PV to the roof, this will also instil the perception that

rather than being a building ancillary in character, this building adopts a rather domestic appearance giving the perception of an annexe as opposed to garden buildings.

In the design proposal we are not proposing PV panels on the roofs to maintain the domestic nature of the proposed spaces.

3. The justification of the use of the new building is not particularly compelling although I am empathetic to a home office use. I am also mindful that as the land in the ownership of Manor Farm has diminished over recent years, so the opportunity to provide such facilities outside of the residential garden grounds cannot be realised.

In addition to the wellness/home office space with an extended deck space, a green house along with a store space is also proposed. A space to accommodate a golf simulator and gym is also proposed.

4. Under the subheading ' Overview' of the North Herts Council Climate Change Strategy 2021-2026, it states: 'The climate emergency is a wide-spread cross-cutting issue and requires a concerted and coordinated effort. In recognition of the value of community-led responses in helping contribute to the wider de-carbonisation of the district and to reaching the national net zero target of 2050, inspiring the community forms a key part of the strategy. Local authorities can play a key role in stimulating community led action and in encouraging behaviour change which will see residents, community groups, and businesses reduce their impact on the environment and make more sustainable choices. We will continue to work in partnership with those in our community in order to consult, inform, and inspire action which will ensure we mitigate and adapt to the climate emergency. The solar PV array would appear quite dominant in the walled garden, however, considering the scale and sitting of the solar photovoltaic panels and the fact that the panels are also demountable should they no longer be required in the future, it is concluded that this aspect of the proposal will not occasion significant harm to the setting of Manor Farm. The proposal may be perceived as occasioning a small level of less than substantial harm (negligible harm) but this could be considered to be offset by the fact that solar energy production creates minimal noise. The proposal would complement the Council's Climate Change Strategy and paragraphs 163 and 164 of the NPFF should also be considered. By supporting this aspect of scheme,

North Herts Council would effectively be endorsing its own Climate Change Strategy 2021-2026 by encouraging behaviour change and in this case, the applicant making more sustainable choices. This is not to say that all solar PV installations affecting Heritage Assets either directly or indirectly are considered acceptable, but this is very much a case of looking at the merits of each application.

The design proposal does not propose any PV panels on the roofs of outbuildings.

5. On a further point, the new build is that much deeper when compared with existing in which case I envisaged one of the three things happening.
 - Option 1 - Raising the height of the listed wall to screen the mono-pitched roof (not to be encouraged but I acknowledge that this wall was repaired previously).
 - Option 2 - Introducing an over sailing roof feature similar to an approved scheme that the architect is aware of elsewhere. This would be visible from outside of the site and I am reluctant to support this approach.
 - Option 3 - Maintaining the height of the wall but perhaps setting the eaves lower down which may require the internal and/or external ground level to be lowered.

The design proposal maintains the height of the existing brick wall. However the lowest existing level of (139.61m above datum level) is maintained through the entire ground floor of the outbuildings. In doing so the roof of the outbuildings does not project above the highest level of the existing brick wall significantly. A comparison of the heights of existing brick garden wall and the roof of the proposed outbuildings is shown in the elevations on the following pages.

6. The proposed depth of this building, therefore, has practical repercussions. In short, if a replacement building is to be successful here then I believe the design should be revisited to create a building that is more traditional in appearance, thus more respectful to its context.

We feel contemporary out buildings in appearance will sit well in the garden space and complement the newly proposed extension of the main house, maintaining a connection between the two parts of the Manor Farmhouse.



DESIGN PROPOSALS

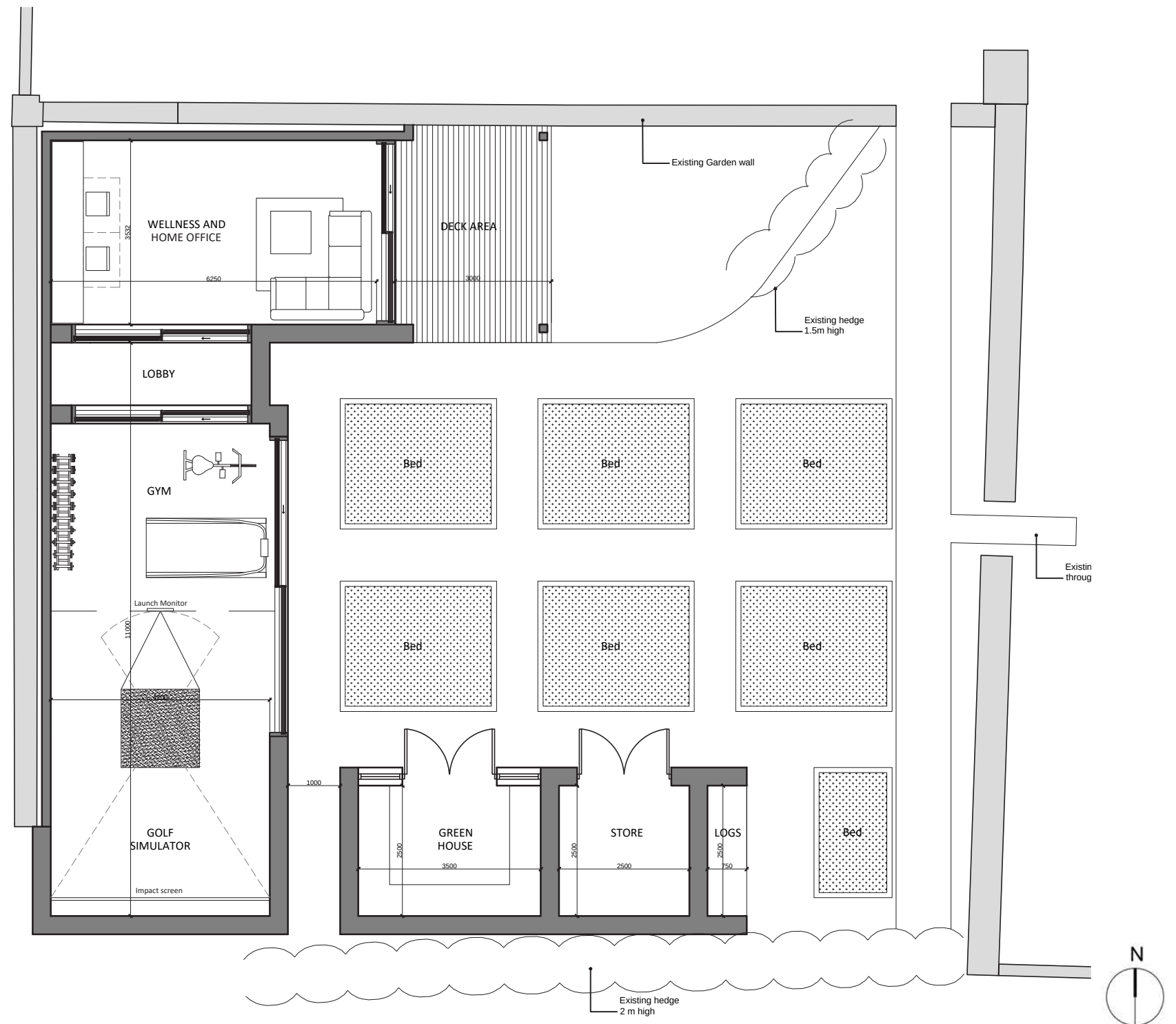
Outbuildings - Ground Floor Plan

The adjacent drawing shows the ground floor of the proposed outbuildings in the kitchen garden. The outbuildings will consist of:

- A wellness and home office area with external deck area.
- A gym area along with golf simulator equipment.
- A green house.
- A store and semi-enclosed area for keeping logs.
- An indicative rearrangement of the plant beds in the kitchen garden.

Key

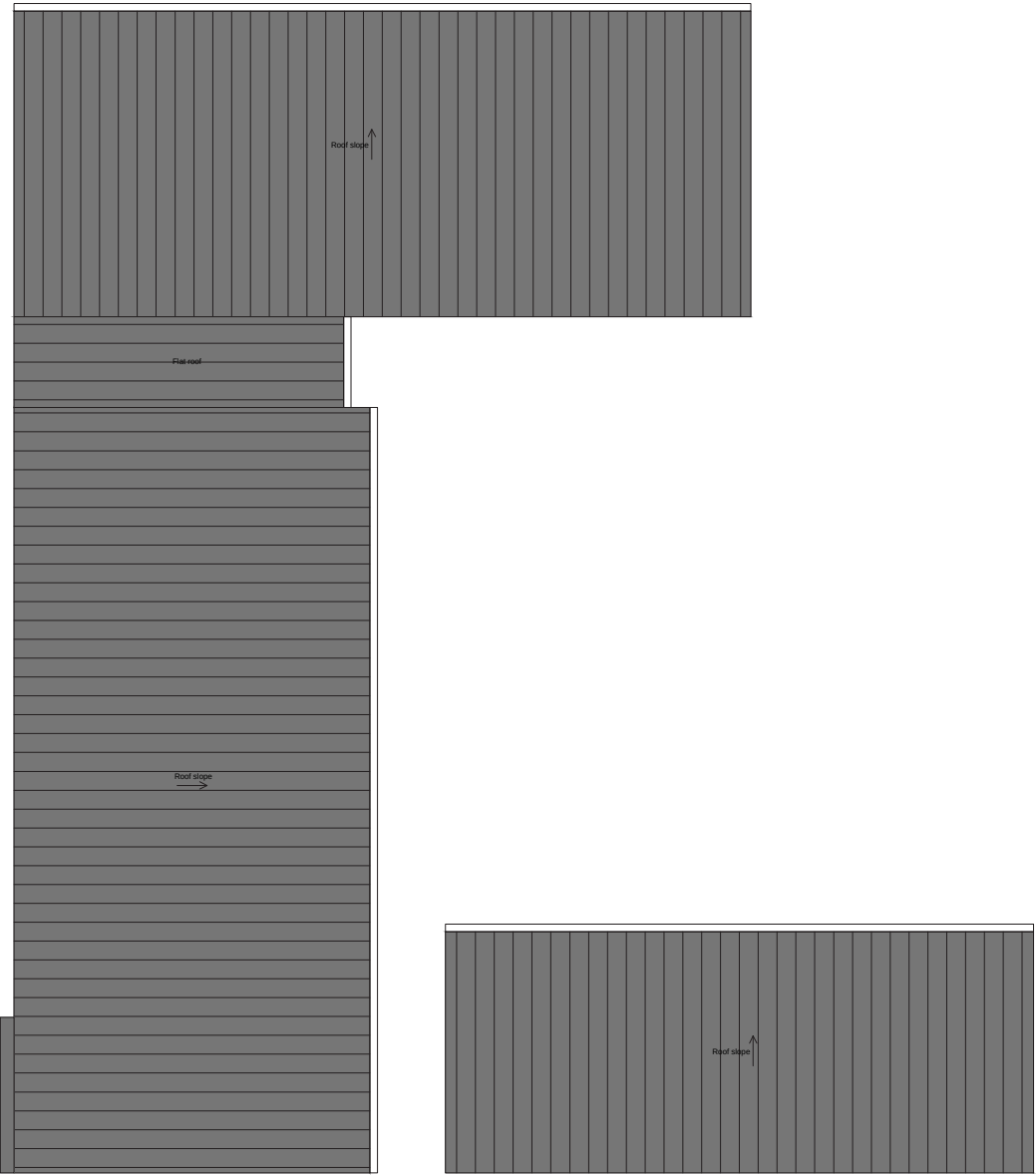
-  Metal Roof
-  Vegetation Beds



DESIGN PROPOSALS

Outbuildings - Ground Floor Plan

The adjacent drawing shows the roof plan of the proposed outbuildings in the kitchen garden.



Key

-  Metal Roof
-  Vegetation Beds



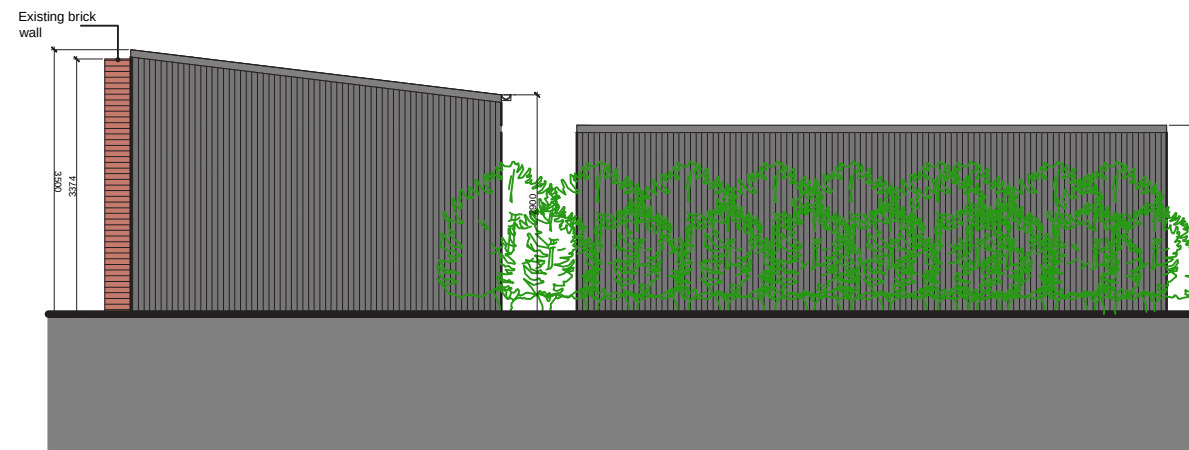
DESIGN PROPOSALS

Outbuildings - Elevations

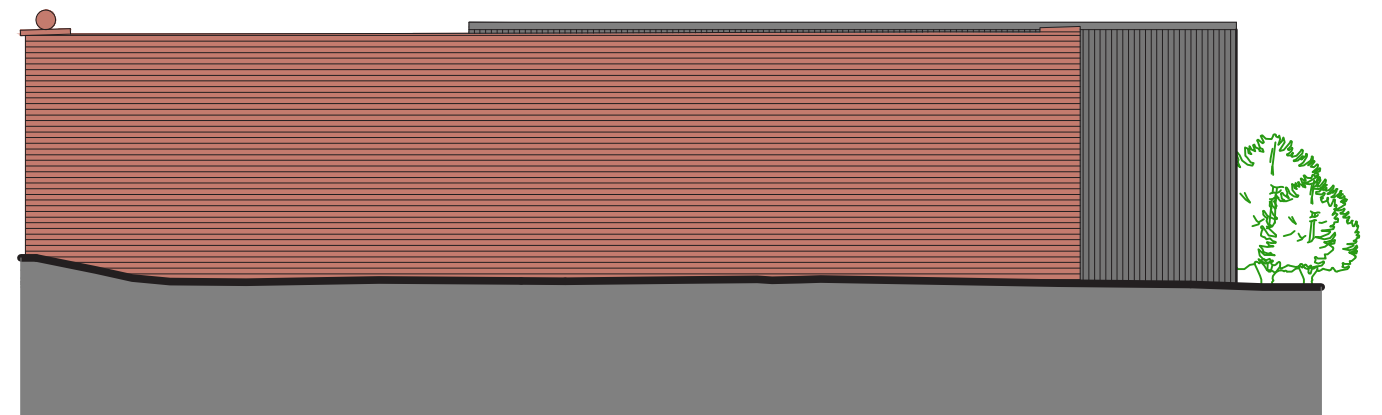
The drawings below show the proposed design for the elevations of the outbuildings and the relationship of the overall height with the existing garden wall.

Key

-  Timber cladding
-  Zinc roof



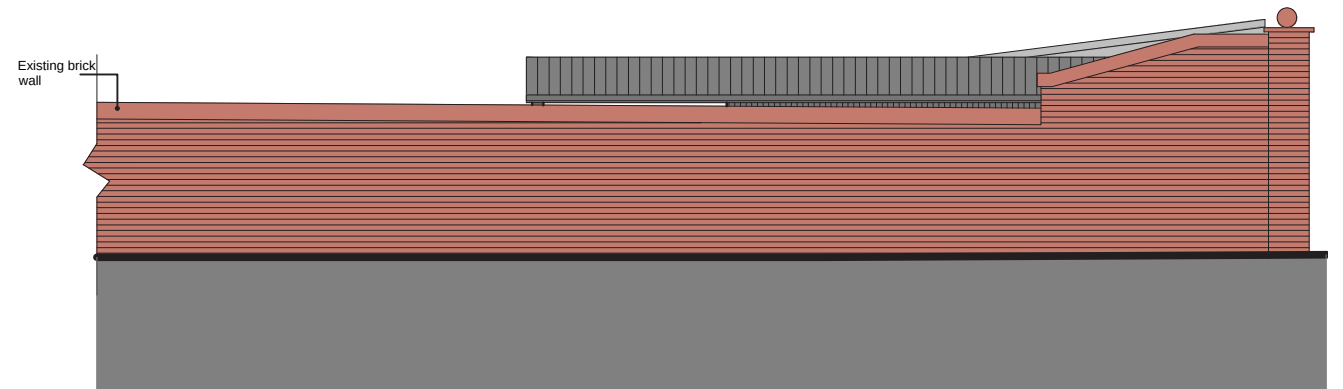
South elevation (NTS)



West elevation (NTS)



East elevation (NTS)



North elevation (NTS)

DESIGN PROPOSALS

Carport and Gate (Pre-application comments)

Listed below are comments by the Building Conservation of North Hertfordshire on the concept proposals for the carport and gate to drive way. We have listed our response in underlined text, below each comment as follows:

- A NEW GARAGE / CARPORT FOR THE FAMILY VEHICLES
1. I have queried with colleagues the planning status of the wall that appears to have replaced green-painted, solid gates that existed in September 2016. This has effectively cut-off access to Manor Farm from the west and a new curtilage has been established to nos. 3 & 4 Barn Cottages (recently amalgamated under ref: 17/04225/LDCP). The subdivision of the wider site including the reduction in area associated with Manor Farmhouse appears to be a direct consequence of the period of ownership by the Seebohm family and Mr Sandford and is no longer read as it did even in the late C20.
 2. Why does it matter? Well under ref:01/01253/1HH a triple garage serving Manor Farm, but this has also changed ownership, been modified, and no longer used for garaging. A garage in the location now proposed will have an additional impact upon the close setting to Manor Farm. Only if the boundary wall is considered authorised and if the former opening is unlikely to be re-established is a garage here likely to be considered more favourably. Assuming for now that the wall remains, the ownership does not change and access to Manor Farm is only achievable from the east, then and only then, I offer my thoughts on a garage building, probably favouring a building of the following form as opposed to a more conventional pitched roof form. This would, however, necessitate severely cutting back or removing a mature hedge forming part of the boundary to the house.

The design proposal does not include a new-garage/carport.

- A GATE TO THE DRIVEWAY

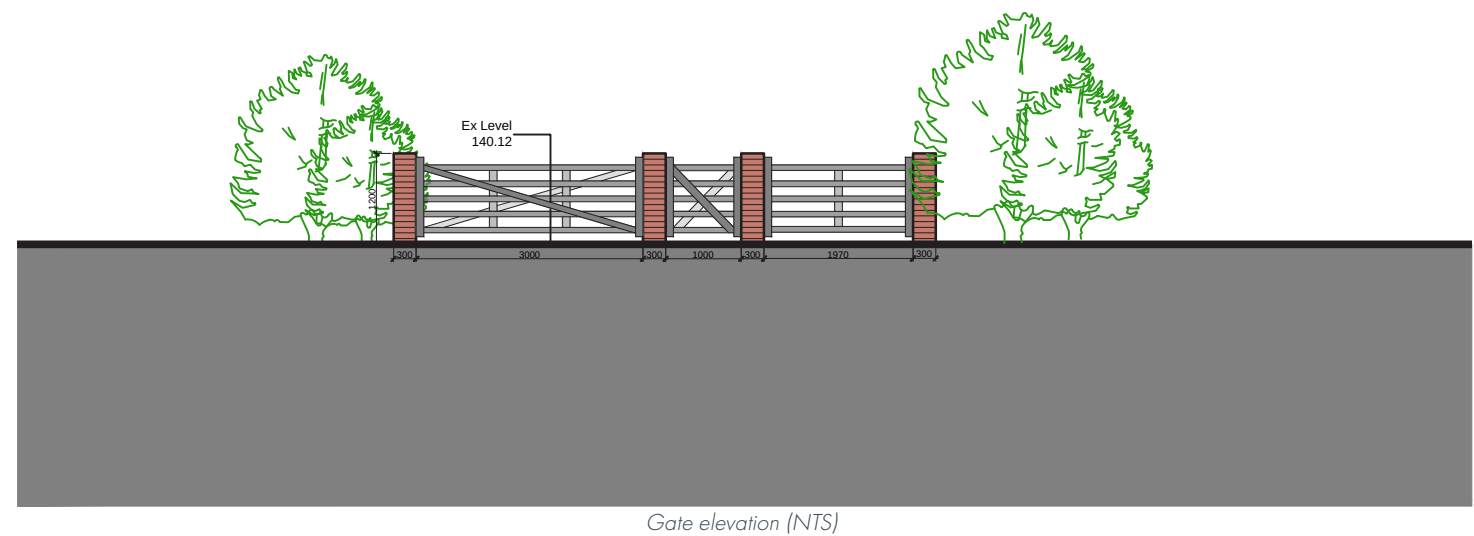
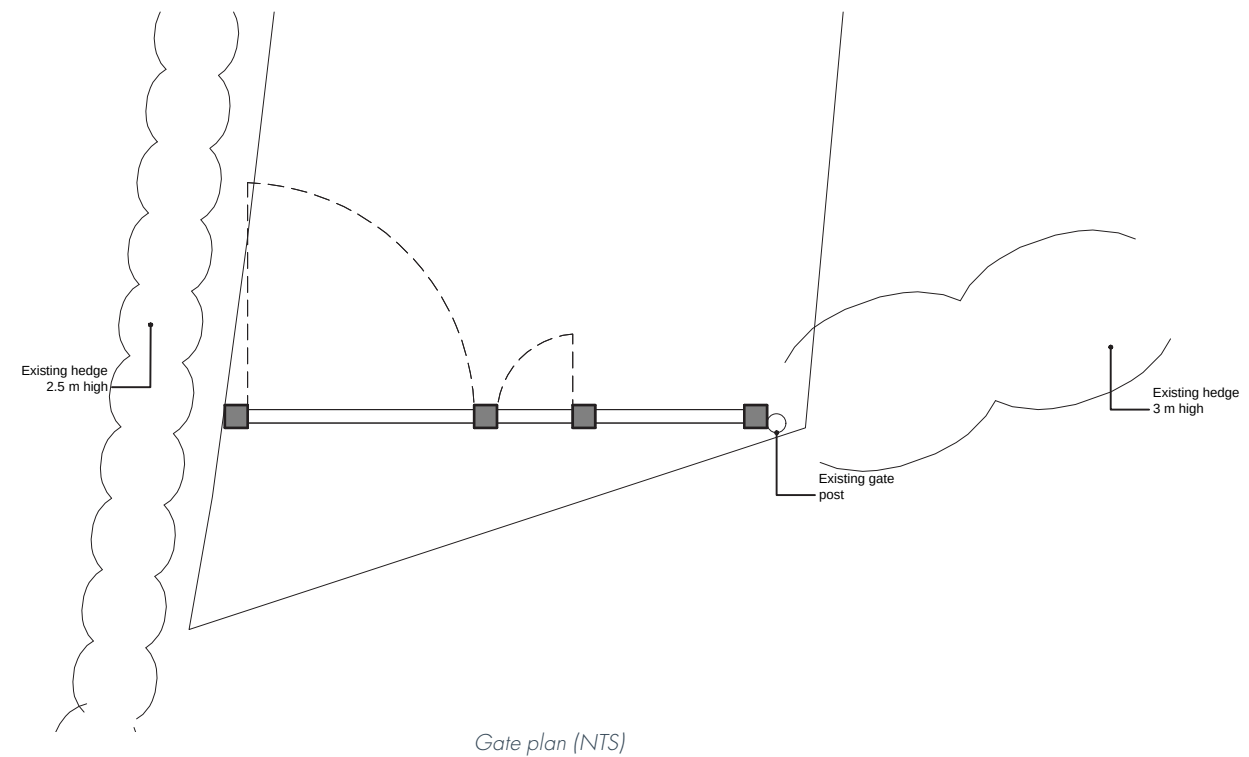
1. Unobjectionable but requiring planning permission.
The design proposal includes a gate to the driveway. Please see the following pages for the plan and elevation of the gate.



DESIGN PROPOSALS

Gate to driveway

The adjacent drawings show the proposed design for the gate to the drive way. The gate will be a simple farm gate design with brick post at the ends and in between.



SUMMARY AND CONCLUSION

In summary, we have tried to address and incorporate the concerns discussed in the pre-application process with the North Hertfordshire District Council into the proposed design.

We feel the proposed extension and the outbuildings in the kitchen garden, along with the gate to the driveway will contribute to the successful ongoing use of the Manor Farmhouse making it a desirable and comfortable home for the client/applicant and the future generations.





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