



Tudor House, Preston (257)

Listed Building Consent **Part 1/2**

Minor Works
June 2025

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This statement, in accordance with the guidance, will:

- 1. Demonstrate how the proposals relate to the site context and the impacts upon it.
- 2. Explain the design principles and concepts and how they are applied to the proposals, including taking into account the local planning guidance and mitigating measures to minimise effects upon neighbouring amenity and heritage assets.

The content of this statement is proportionate to the scale, complexity and nature of the application. It will tell the story by explaining the design thinking behind the proposal and how issues relating to access have been addressed using images, plans and diagrams to supplement the text.

Note to be read in conjunction with the planning statement.

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1. Summary

1.1 SUMMARY

The work proposed should be fairly superficial in nature and conservation positive. The following is a description of the proposal.

Internal and exterior repairs and minor alterations comprising of:

i) new flooring on the ground floor and first floor; ii) localised electrical upgrades and new lighting; iii) redecoration of the staircase; iv) internal joinery redecoration and fitting; v) en-suite refurbishment; vi) door bay infill; vii) external brickwork and door redecoration.



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1.2 TUDOR HOUSE BUILDING DESCRIPTION

The Tudor House is a single-residential home with remarkable 16th-century historical features and a Grade 2* listed building status.

The aim of this Listed Building Consent (LBC) is to improve the property’s services and aesthetic features. These are considered minor interventions with minimal impact on the building’s fabric. These alterations are part of a longer-term conservation strategy to remove harmful 20th and early 21st-century elements, but also modernise elements that contribute to a sustainable future for the property.

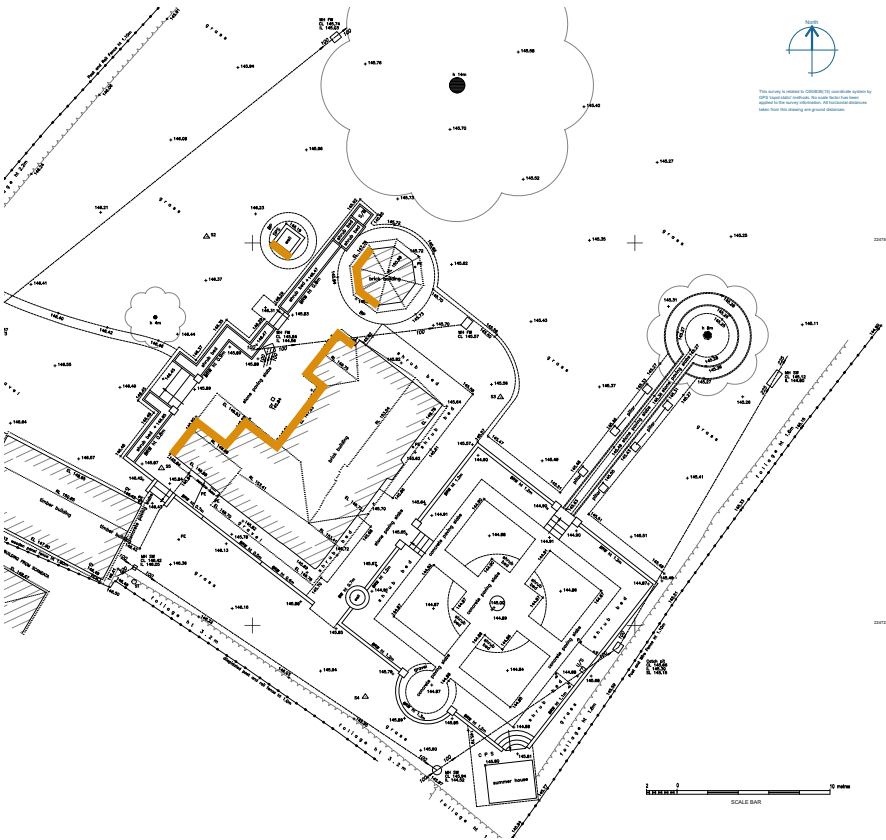
This LBC aims to present an understanding of the significance of the building and the impacts of the proposed alterations. This first section provides an overview of the building and the site, as well as the house’s overall history and development. Section 2 provides a set of existing plans and elevations to report on the existing house, in addition to a Statement of Heritage Significance in Section 3. Section 4 establishes the list of works in detail, and Section 5 provides an Architectural Heritage Impact Assessment to assess the scope of the proposed work.

This first segment of the report gives a high-level overview of the condition of the house on the following pages.

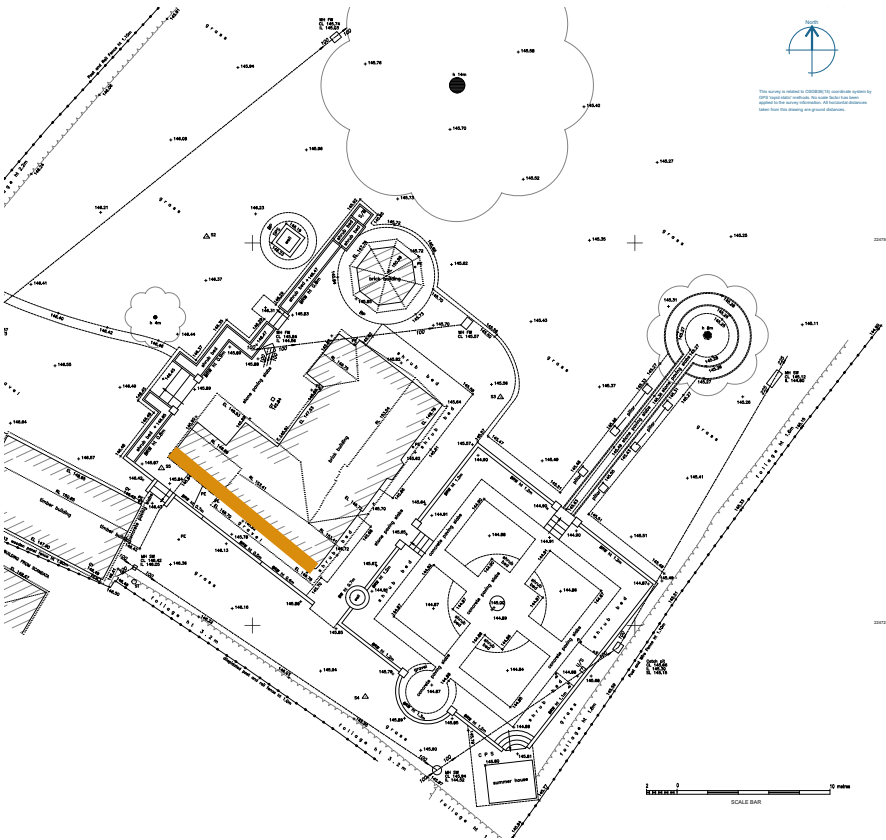
Externally, the house is in various conditions and is composed of black timber carried out in various periods as suggested by the section and dimensions of the timber, red bricks featuring flemish bonds, clay tiles, white-yellow plaster finish and paint over bricks. The elevations evidence the development of the house, discussed in detail in the sub-section 1.4. The property had a well which was 329 feet deep - possibly the deepest well in Hertfordshire at the time.



Exterior - West elevation



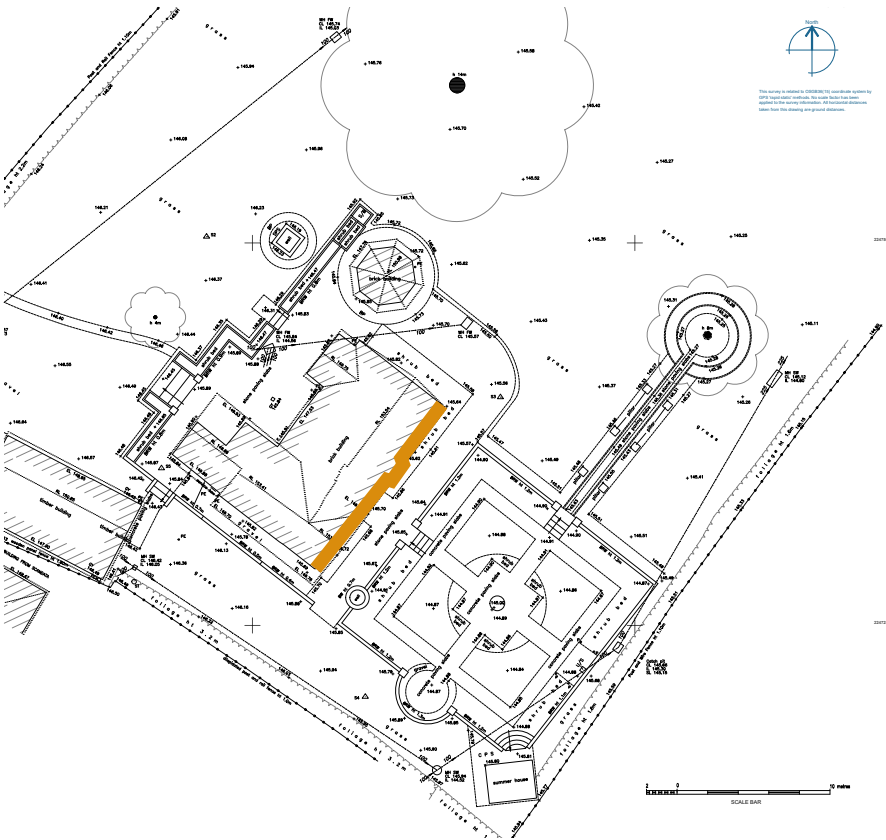
Exterior - South elevation



Exterior - East elevation

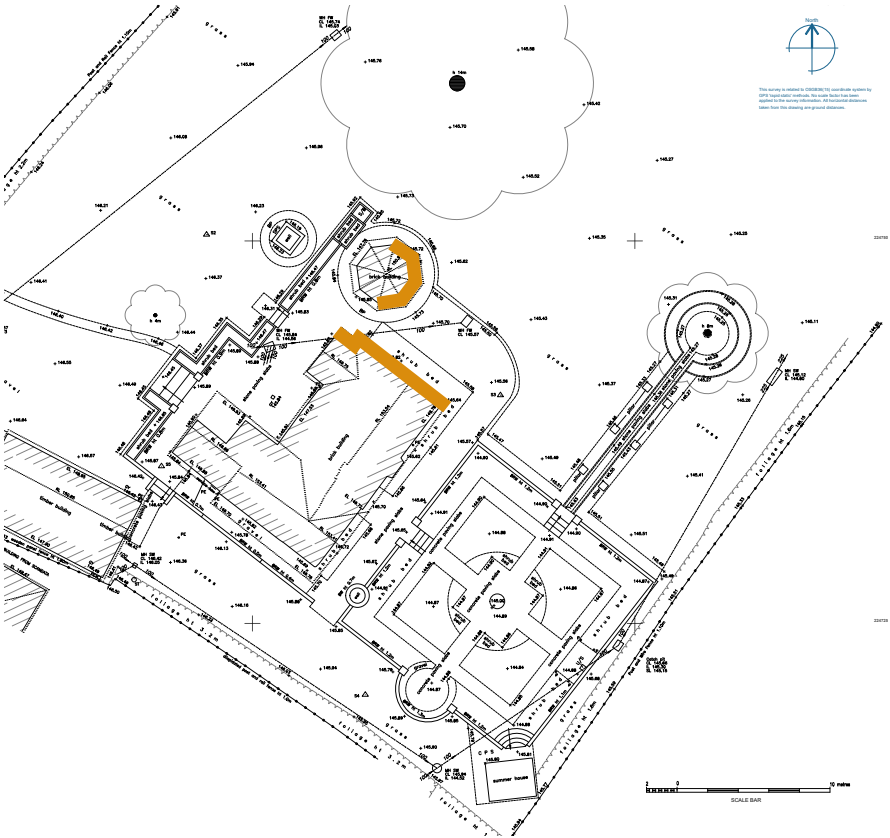


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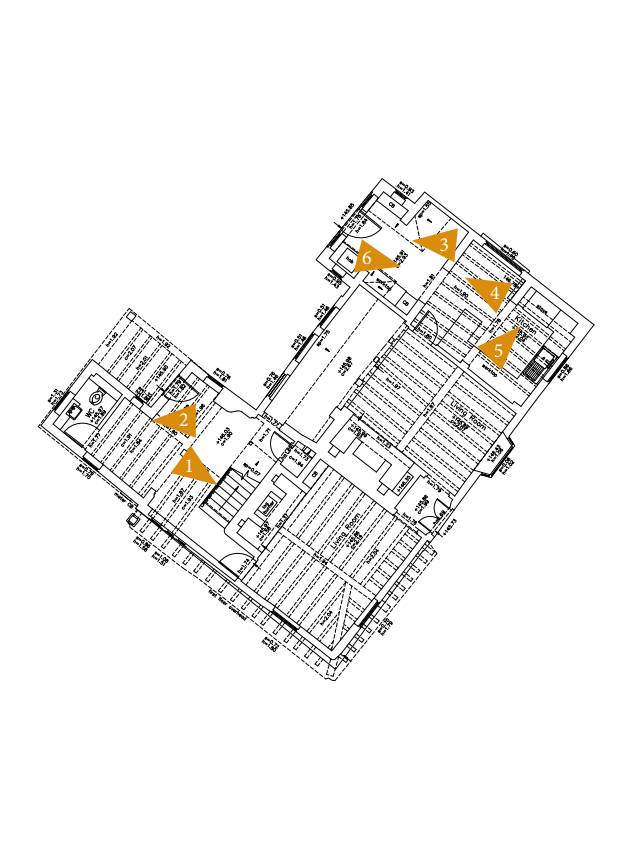


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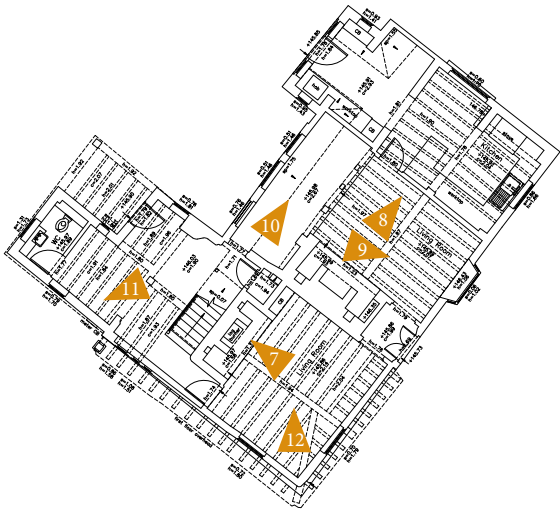
Exterior - South elevation



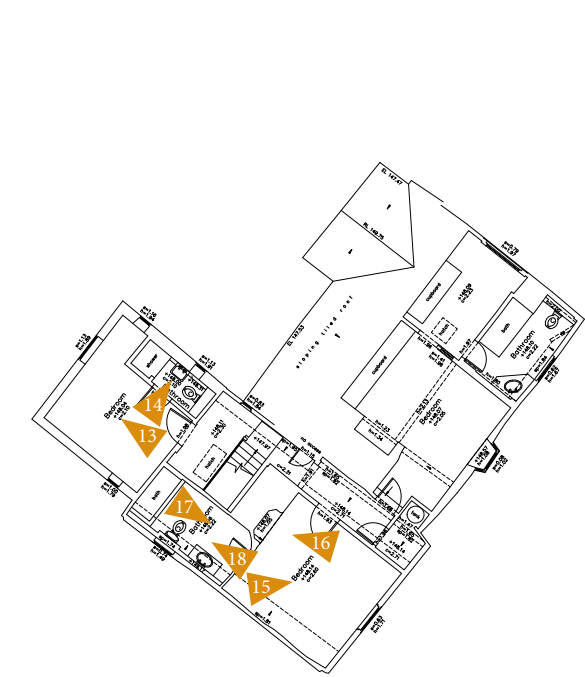
Interior - key views ground floor 1/1



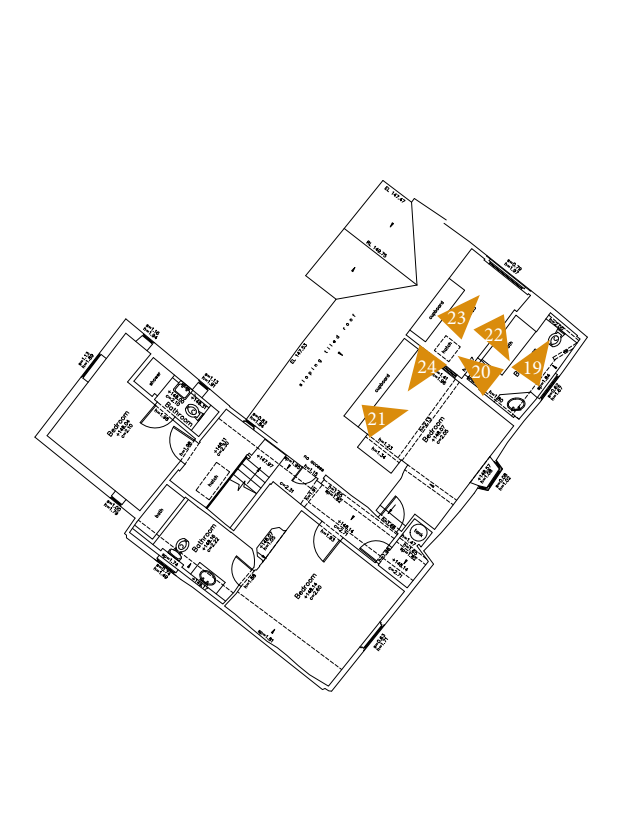
Interior - key views ground floor 1/2



Interior - key views first floor 1/2



Interior - key views first floor 2/2



1.3 HISTORIC ENGLAND INFORMATION

The house subject to the listing includes an ancillary dairy, located at the north corner of the house. The two structures have been designated as listed buildings. The following description is provided by Historic England as follow:

Main House

Listed Building Grade: II*
List Entry Number is 1102430

House. C15 or early C16 S crosswing, in mid C17 hall range rebuilt, and rear outshut added c.1700. Timber frame on flint and brick sill, exposed frame with red brick infill (and close-studding to ground floor) on S and W sides of crosswing and N end of hall range. Roughcast elsewhere but red brick casing to ground floor of hall range on front (E). Steep old red tile roofs. A 2-storeys T-shaped house facing E comprising an older 2-cells S crosswing jettied on 2 adjoining sides (S and E) and a 2-storeys, 2-cells hall range with rear outshut replacing an earlier open hall. Lobby entrance on E by internal chimney next to crosswing. 3 windows to each floor. Flush casement windows with small panes or rectangular leading. 2-lights except for 3-lights window to right of boarded double doors at entrance. Post with separate curved bracket at SE corner of jetty instead of more usual dragon-post. Jettied S side has 2 blocked original windows in the close-studding of the ground floor. 2 wooden casement windows to each floor. Plastered large internal chimney to middle of wing. Catslide roof to rear outshut and 4 windows and a door. C20 entrance and lean-to porch to rear of wing,

Source:
Historic England: <https://historicengland.org.uk/listing/the-list/list-entry/1102430>

Buildings and Curtilage Historic England Heritage Protection Guide under Listing, at <https://historicengland.org.uk/listing/what-is-designation/listed-buildings/>

and dark weatherboarded top to gable. This end has a central post and jowled corner-posts. N end of hall range has central post, jowled corner-posts, mid-height jointed in-line, and close studding to ground floor. Glazing has been inserted between the studs of part of the 1st floor 3-lights casement window to ground floor. Interior has exposed timbers showing that the jetty of the S crosswing is of unusual construction with short joists supporting most of E side. Originally unheated with 2 rooms on each floor it has axial beams, dragon-beam to front corner, convex stops to chamfers on beams, and collar-beam trusses at middle and E-gable which are parts of a collar-purlin roof, largely rebuilt. The large internal chimney added in the early C17 heated only the ground floor E room but a fireplace for the chamber over was added in the late C17. The original stair position is uncertain but was probably in the rear bay. 3-centre arched chamfered head and stopped jambs to 1st floor fireplace. Rectangular recesses in back of open fireplace on ground floor with chamfered timber lintel to parlour. Former hall not structurally linked to wing. Hall range open fireplace has 2 recesses at back with shouldered tops. Fireplace to chamber over hall not added



until early C18 when the 1st floor was ceiled over. The N room originally unheated had a chimney built in early C19. The main room is distinguished by chamfered and stopped joists and axial beam. The axial beam to the N room has 2 bars to the stops of its chamfer, an elaboration unexplained. Clapsed-purlin roof with long straight wind-braces. (RCHM Typescript).

Outbuilding and well

Listed Building Grade: II
List Entry Number: 1176732

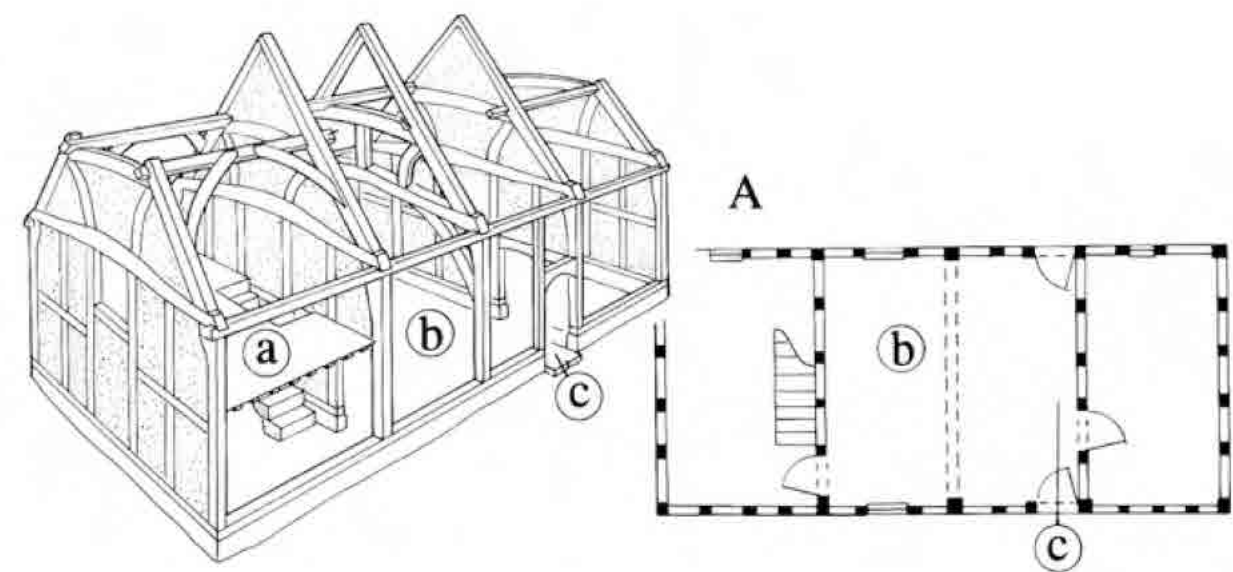
Octagonal dairy near North West corner of Tudor House, Preston Poynders End. Early C19. Red brick with steep pointed roof now covered in felt. A small single-storey octagonal dairy near NW corner of house facing S. Deeply recessed small windows to rear (N), and double doors on S side. Interior white tiled. Very steep faceted roof now crowned by a cowl. Included for group value.



1.4 TYPICAL ENGLISH HALL HOUSE BAY

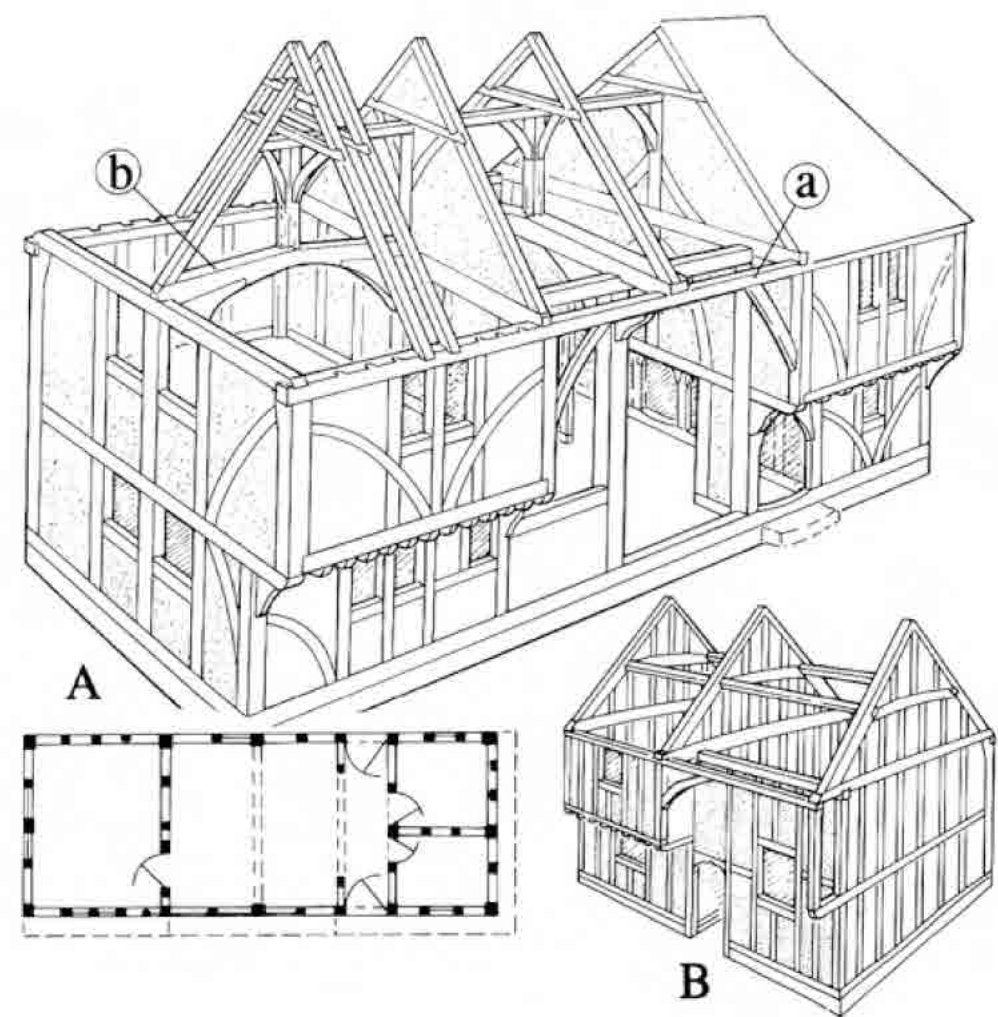
As demonstrated in the illustrations below, Tudor House retains the key historical features that it was built for.

Tudor house is a noteworthy exemplar of an English hall house, exhibiting a historical timber truss structure. The ground floor is subdivided into three cells, conforming to a hall-and-crossing layout. The upper storey is characterised by an overhanging roof.



A Four-bay three-cell house

- a) Solar
- b) Two-bay open hall with open truss
- c) Cross-entry



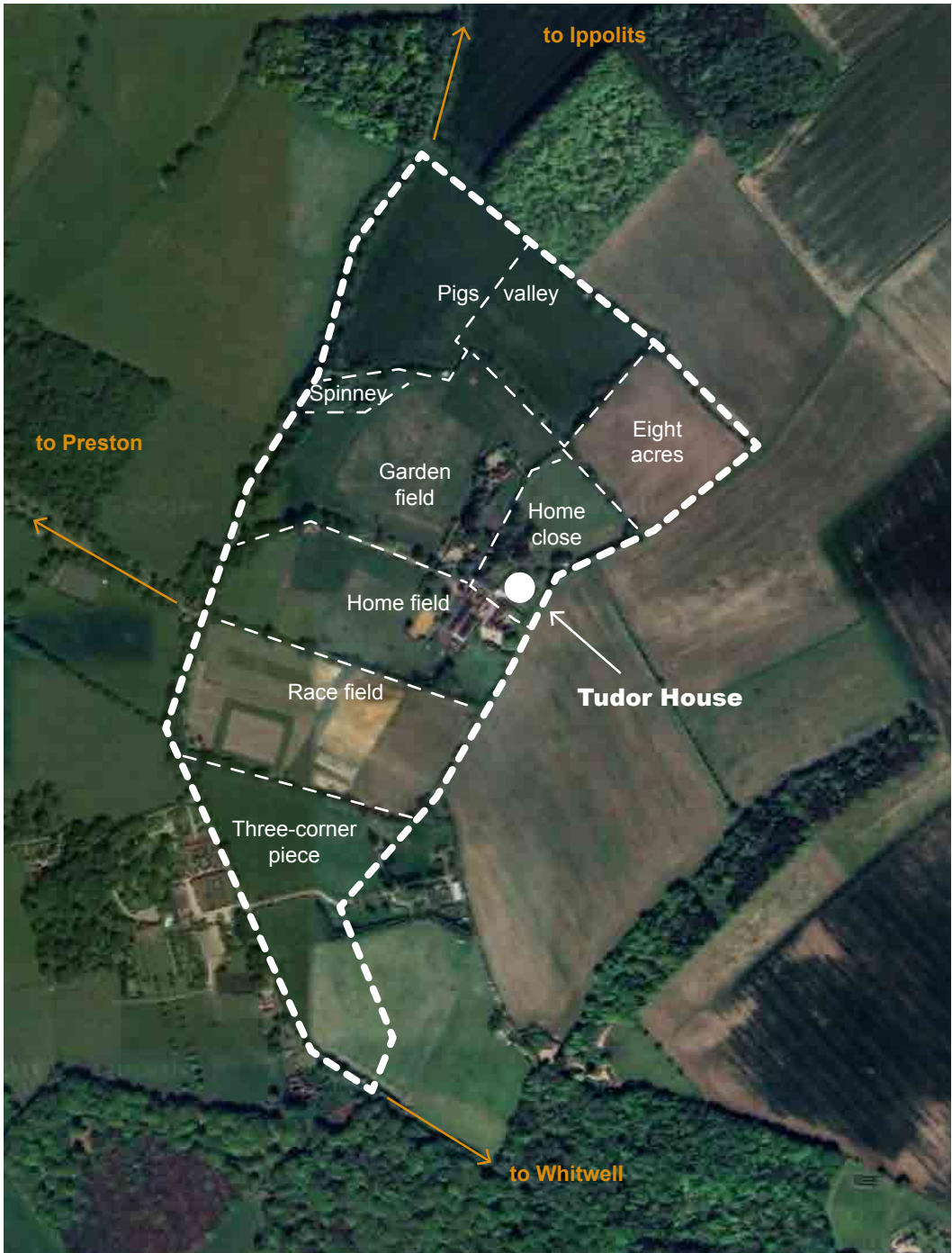
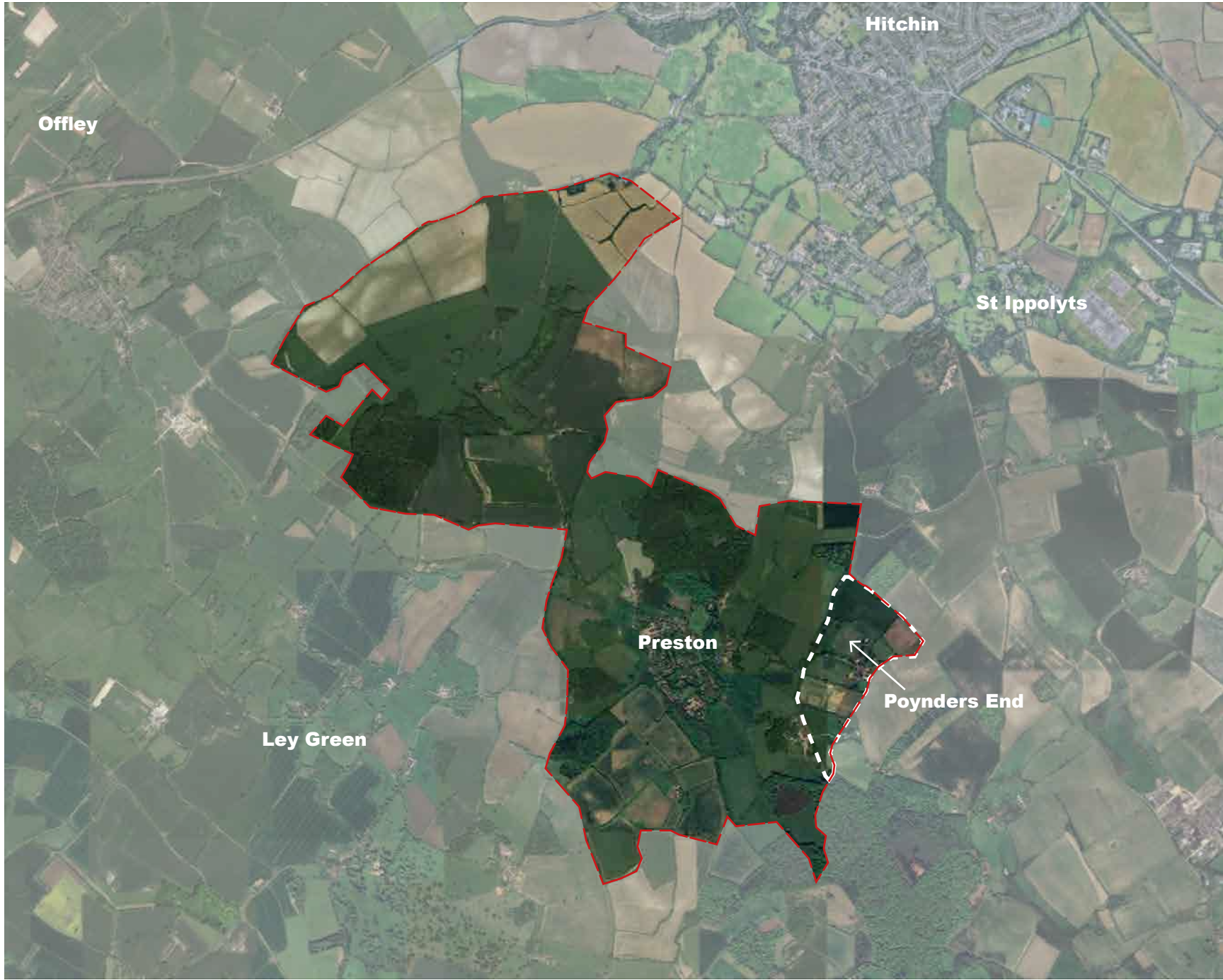
A Wealden plan (includes two-bay hall with open truss and cross entry)
B) Single ended Wealden

- a) Flying wall plate
- b) False tiebeam

<https://www.vernacularbuildingglossary.org.uk/a-z/open-hall-house/>
(c) Cliive Rodger, typical English hall house bay

1.5 HERITAGE AND LAND USE EVOLUTION

Tudor House is located in the present-day parish of Preston, created in 1894. Its boundaries are indicated on the left map below. Poynders End is a locality situated within the Preston parish. The toponymy of the area derives from the Poyders family, who were landowners at the turn of the fourteenth century. The following page comprises a compendium of the names of the proprietors of the property from the early 19th century onwards.



Source:
<https://north-herts.oc2.uk/document/19/1899#d1900>
<https://www.prestonvillageherts.com/key-organisations/preston-parish-council/>

Tudor House, also previously known as Poynders End Farm. Poynders End is named after the Poydres family who owned land and property in the area at the turn of the fourteenth century. Poynders End had various landlord and people living in the place

List of the residents since late 18th century:

SAUNDERS, Joseph	1799
MERRITT, Widow	1821
BROWN, George	
BROWN, William	
ANDREWS, Thomas	
HATTON, Elizabeth	
ROBOTTOM, Thomas	
LAWRENCE, Thomas	1841
SAUNDERS, George	
PAYNE, James	(to 1871)
MOULES, Peter and Ann	(to 1851)
ANDREWS, JosephANDREWS, Thomas	(to 1851)
TITMUSS, James (Farmer)	
PAYNE, James	(to 1861, a farmer) 1861
WARD, William	
WALKER, Ann	
PAYNE, Sarah	1871
PALMER, John	(to 1881)
CRAWLEY, John	(to 1881)
CREWE, William	1881
PAYNE, John and Hannah	(to 1891)
SHAW, William	1891
SMITH, Jesse	(to 1901)
THRUSSELL, George	(to 1901)
THRUSSELL, Joseph	(to 1894/5)
GROOM, Thomas	1897
WRAY, Alfred	1901
BARBER, Ernest (Farmer)	
THRUSSELL, William	

Source: <https://prestonherts.co.uk/poyndersendfarm.htm>



The house subject to the listed building consent includes additional outbuildings, as outlined in Section 1.2, in conjunction with the external documentation of the facades. The stable, the well, and the dairy have been in existence for a considerable period of time. The carport and studio, located at the entrance of the site, represent the most recent addition.

In addition, an analysis of archival cartographic documents indicates that the residential structure and its immediate environs have demonstrated a notable degree of stability over a considerable time period, with significant change occurring in the 20th century.

The cartographic document from the 1880s clearly indicates that Poydersend Farm was a single edifice, clearly delineated as an agricultural holding on a large plot of land.

Following a period of fifty years, the context underwent significant modification, following the construction of five new edifices situated to the north-west of the Tudor House, later designated as The Barn at Tudor House, as per planning application records indicated in 2008 (please refer to planning application 070 2942).

In the early 20th century, the construction of additional barns was initiated on the southwestern periphery of the site, reflecting the current situation of the area. It is unclear when Poynders End / Tudor House stopped serving as a farm, but the latest agricultural activity found was in 1901.

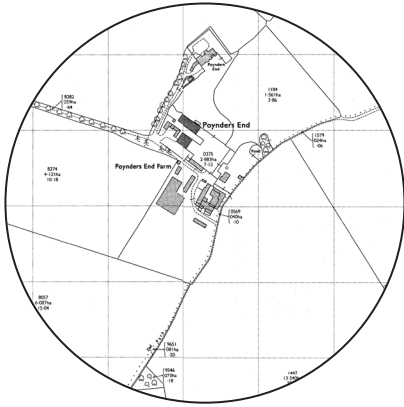
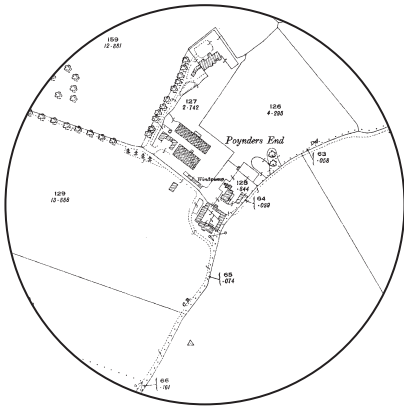
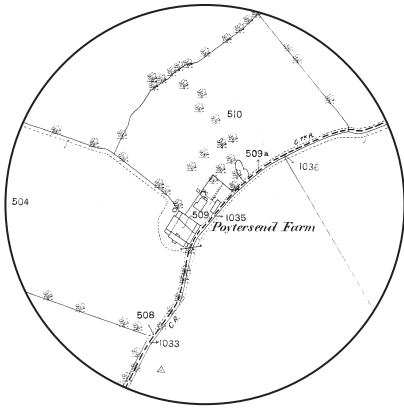
© Crown Copyright and Landmark Information Group Limited (2025)

Source

1880's map: 1:2500 County Series 1st Edition [TIFF geospatial data], Scale 1:2500, Tiles: hert-01209-1,hert-01210-1,hert-01213-1,hert-01214-1, Updated: 30 November 2010, Historic, Using: EDINA Historic Digimap Service, <https://digimap.edina.ac.uk>, Downloaded: 2025-06-05 22:41:41.667

1900's map: 1:2 500 County Series 2nd Revision [TIFF geospatial data], Scale 1:2500, Tiles: hert-01209-3,hert-01210-3,hert-01213-3,hert-01214-3, Updated: 30 November 2010, Historic, Using: EDINA Historic Digimap Service, <https://digimap.edina.ac.uk>, Downloaded: 2025-06-05 22:42:36.474

1950's map: National Grid 1:2500 1st Edition [TIFF geospatial data], Scale 1:2500, Tiles: tl1723-5,tl1724-5,tl1725-5,tl1823-5,tl1824-5,tl1825-5,tl2023-5,tl2024-5,tl2025-5,tl1923-5,tl1924-5,tl1925-5, Updated: 30 November 2010, Historic, Using: EDINA Historic Digimap Service, <https://digimap.edina.ac.uk>, Downloaded: 2025-06-05 23:06:36.722



1850s



1900s



1950s



1.6 HERITAGE AND BUILDING DEVELOPMENT

In addition to the 'aggrandisement' of the property from a compact agricultural hall house to a large country home, it is clear that the fabric of the property has been altered significantly over the last three centuries. The morphology, composition, and dimensions of the timber provide insight into the duration over which these alterations took place.

As evidenced by the planning records (LBC application 88/00756/1), a proposed development in 1988 involved an extension to Tudor House, including the construction of two-storey and single-storey extensions on the main west elevation of the house.

This consideration is supported by photographic documentation illustrating Tudor House in 1980 (see Photos to the right). The photographic documentation clearly indicates the addition to the west elevation of the first-floor extension (the location of a bedroom) and a single-storey extension serving as a continuation of the kitchen in the present day. As indicated by planning application reference 07/02930/1, a carport and studio workshop were erected in 2007.

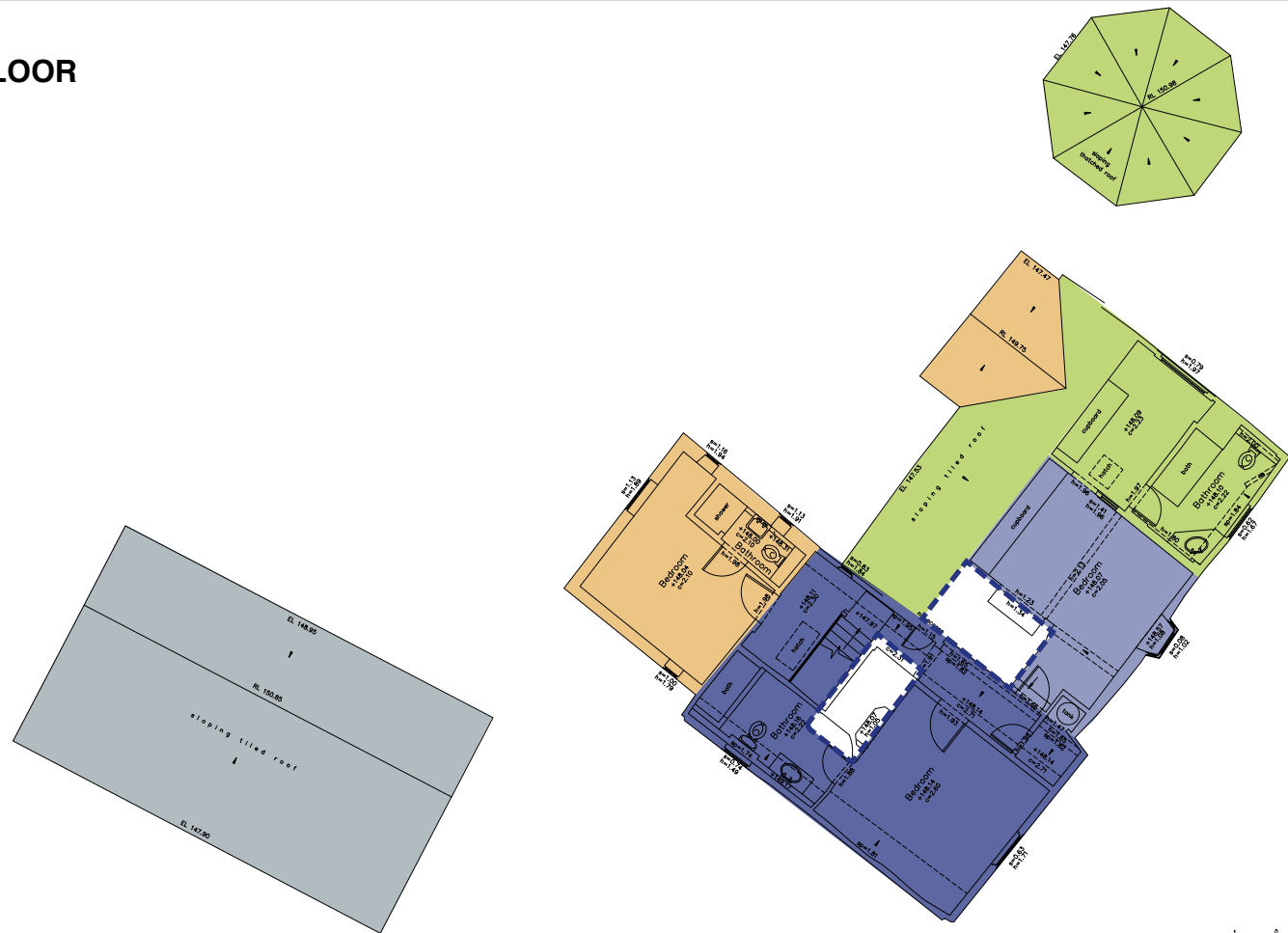


Source: <https://prestonherts.co.uk/poyndersendfarm.htm>
NHDC planning portal - LBC application 88/00756/1

GROUND FLOOR



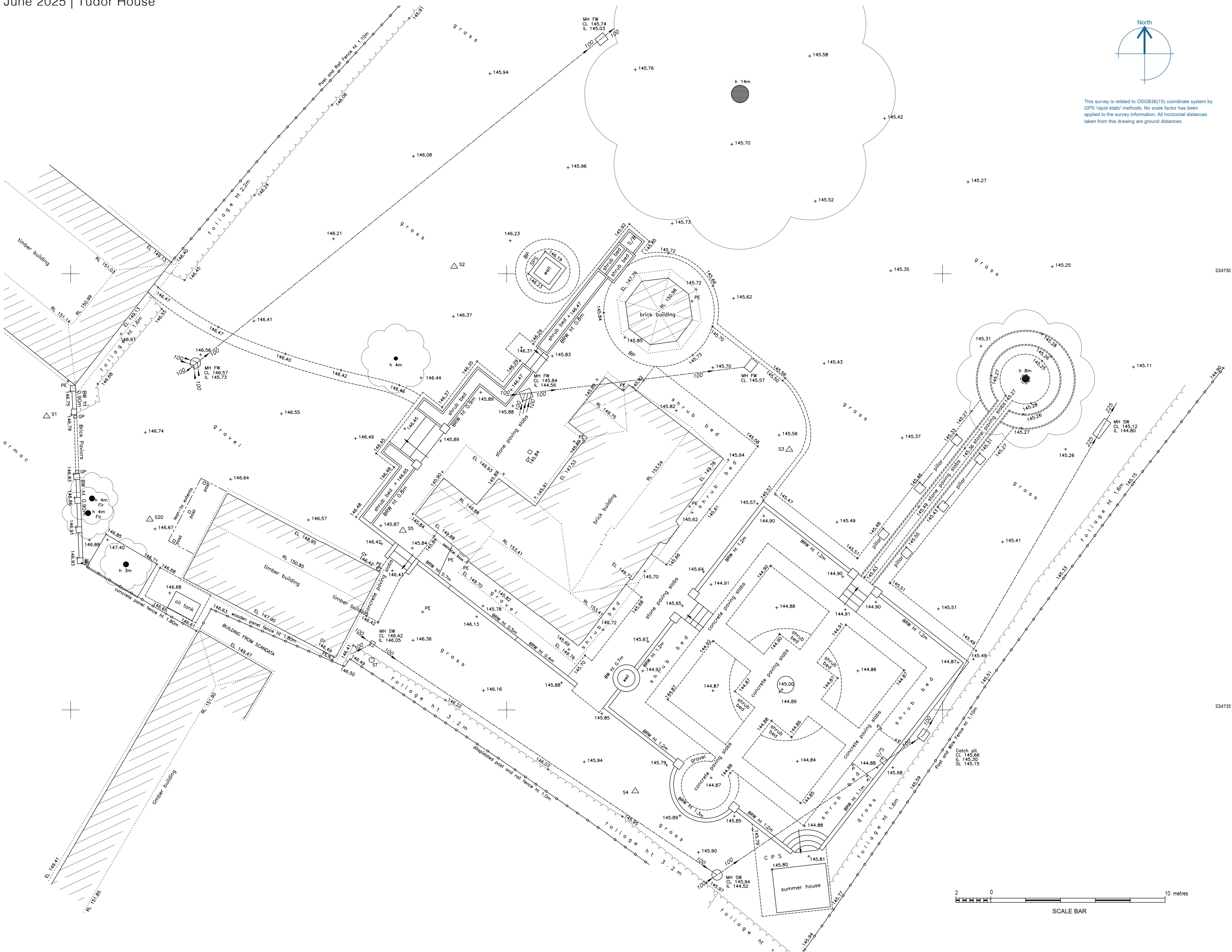
FIRST FLOOR



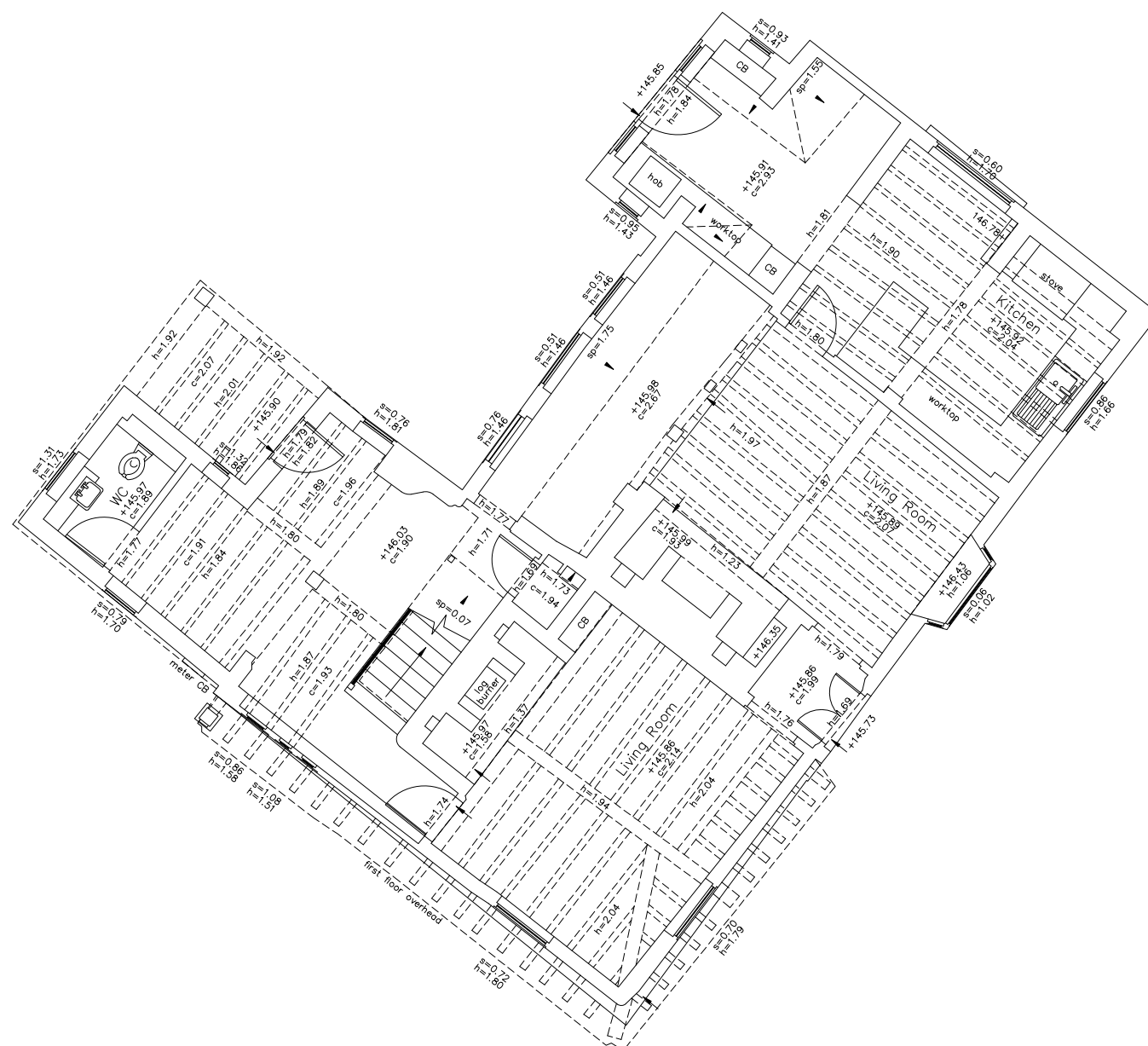
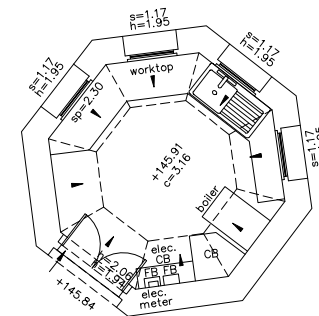
- 2007 carport and studio
- 1988 single and two-storey extension
- 1800s addition
- 1700s crossing
- 1600s chimney
- 1550s original house

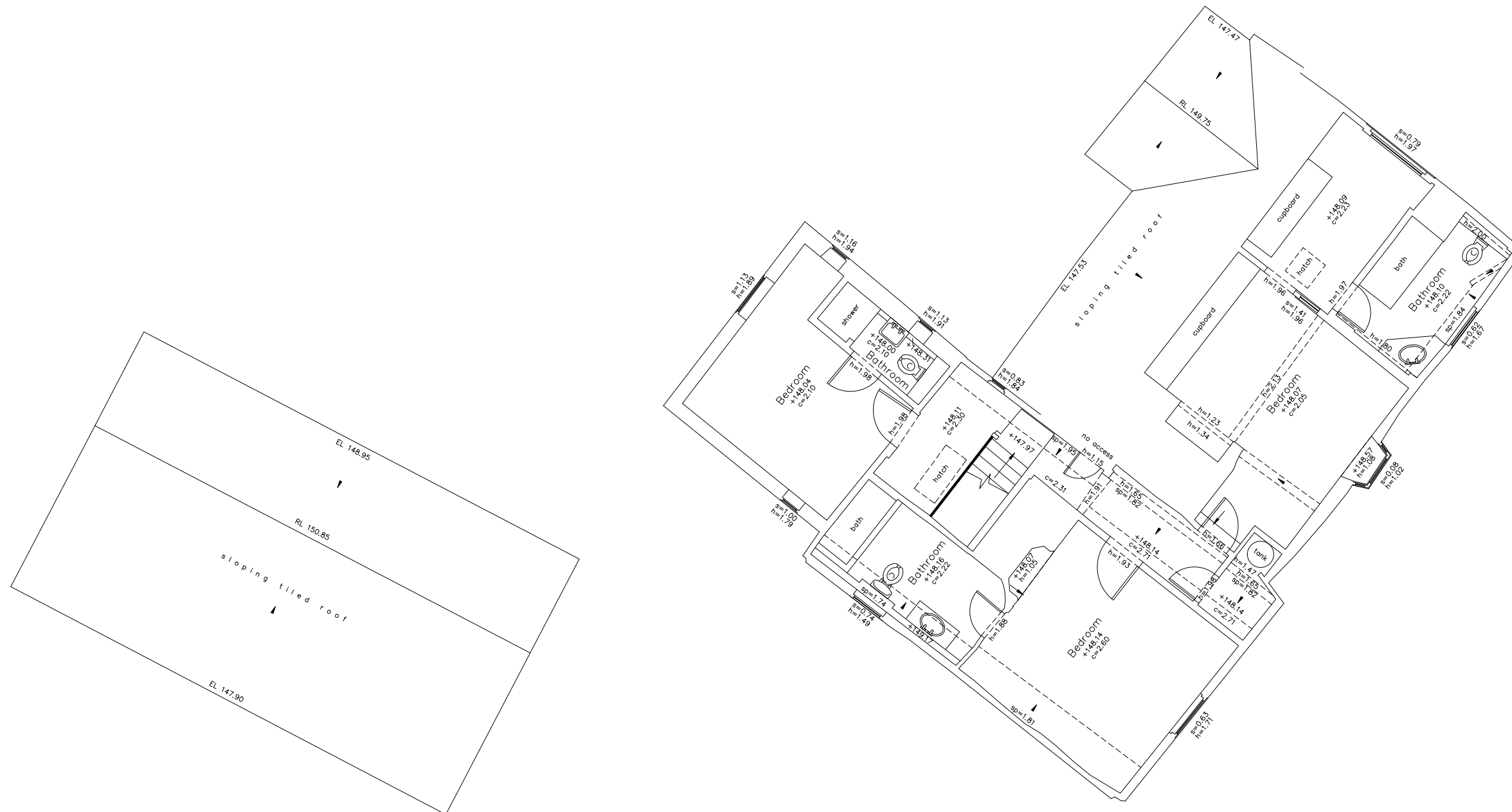
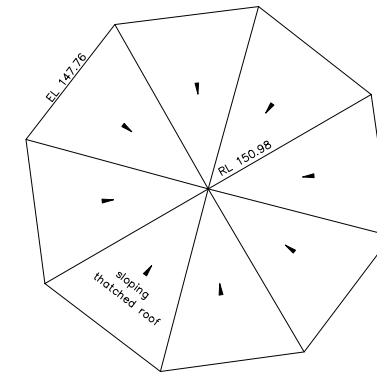


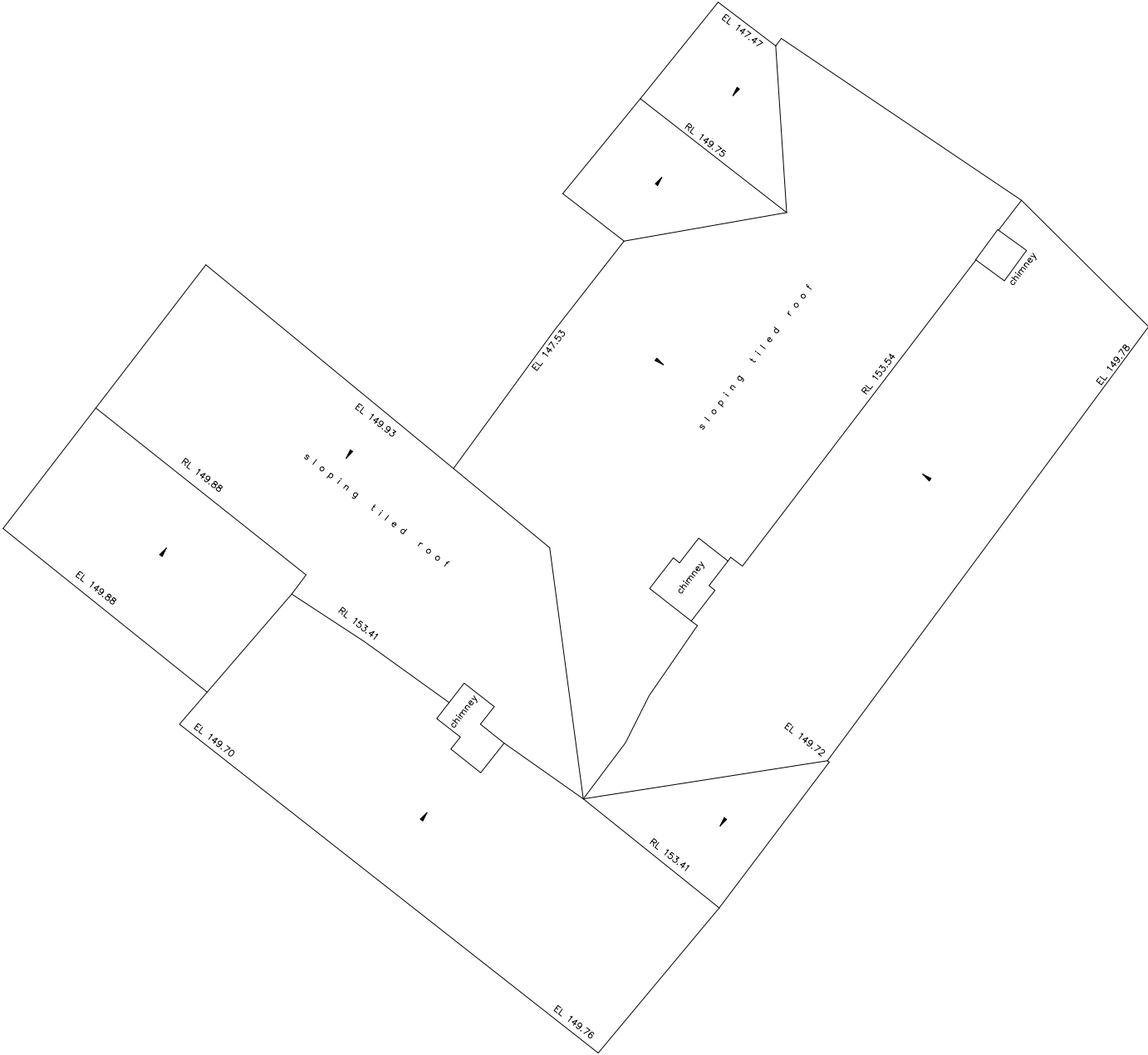
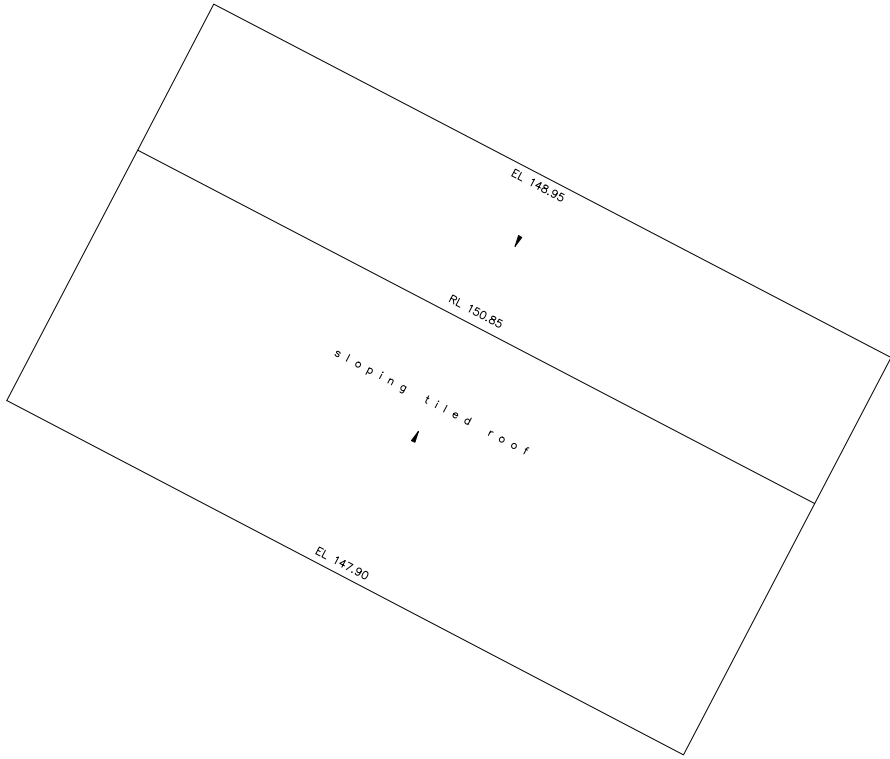
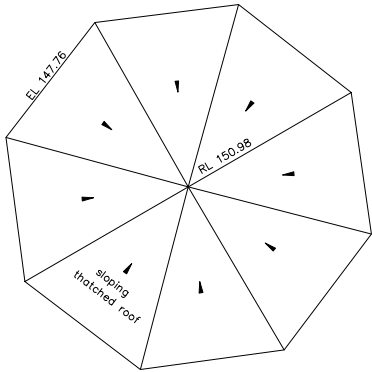
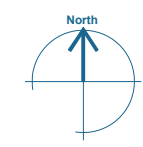
2. Existing plans



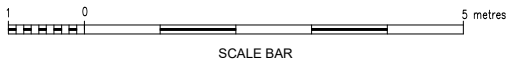
This survey is related to OSGB36(15) coordinate system by GPS 'rapid static' methods. No scale factor has been applied to the survey information. All horizontal distances taken from this drawing are ground distances.

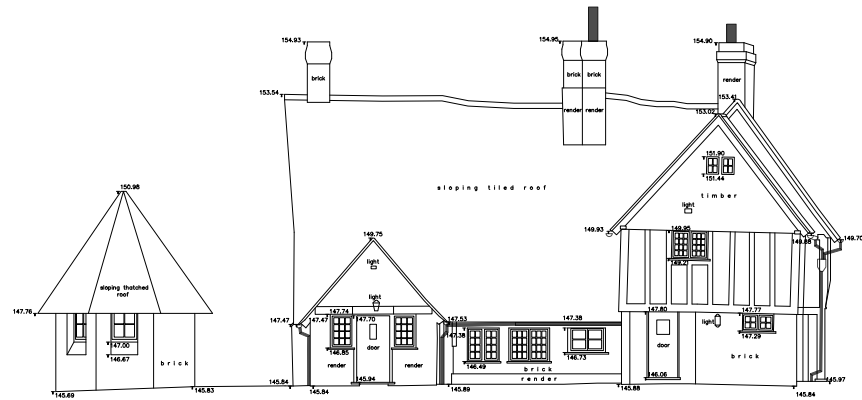




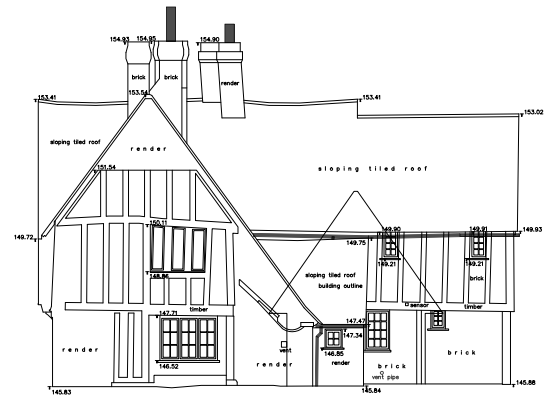


ROOF PLAN

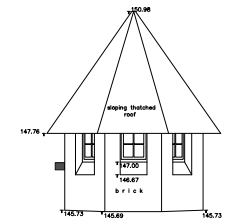




ELEVATION 1

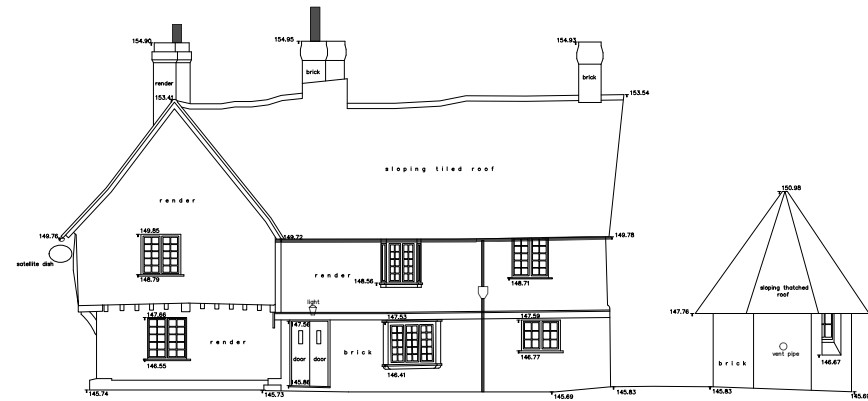


ELEVATION 2

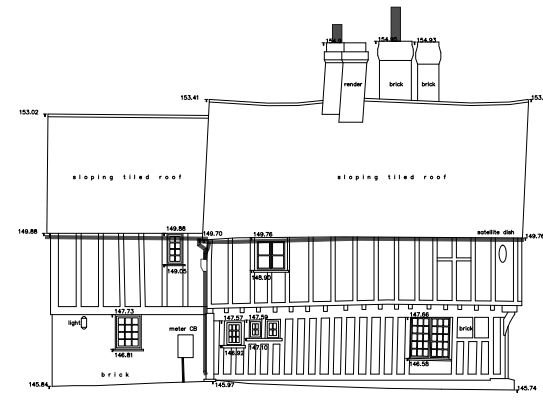


ELEVATION 2A

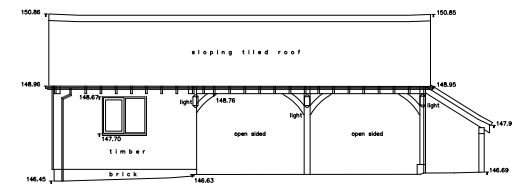
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ELEVATION 3

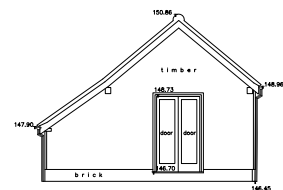


ELEVATION 4

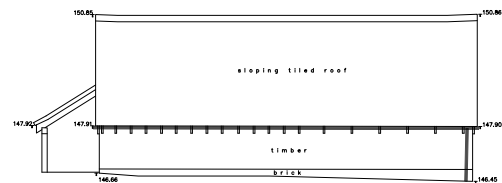


ELEVATION 5

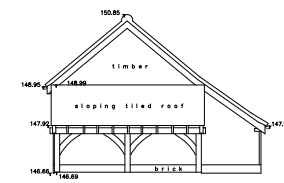
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ELEVATION 6

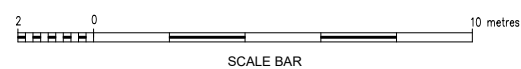


ELEVATION 7



ELEVATION 8

datum: 143.00m



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