

Maydencroft Manor
Design and Access Statement
incorporating Heritage Statement

LBC Application: December 2024
Revised April 2025



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1.0 Introduction

This application relates to works proposed to the grade II* Maydencroft Manor. These are in addition/ changes to the recently permitted proposals submitted in 2021 and earlier in February 2024. Planning references: 21/00218/LBC & 21/00217/FPH, 24/00282/LBC

Maydencroft Manor is located south of Hitchin in North Hertfordshire.

Listing number: 1347391

2.0 History and Alterations to the property over time

2.1 Its listing describes the house as a multi-phase manorial complex, built in the 15th Century, added to and changed during every century since;

'House. Late medieval former open hall house in E part of N wing, C16 E wing possibly built as a separate house, united and hall floored over early C17 ('EC/1615' on oak pillar supporting inserted floor), later in C17 originally unheated block to W of hall, subsequently kitchen added to N wing, gabled stair turret on E side of E wing, and L-shaped lean-to service room in NE angle of kitchen and hall. Interior features of early C18 and some brick casing. Renovated 1980-81.'

Full listing attached as appendix (B).

Whilst the plan form has been added to over the centuries, doors and windows have been inserted, moved, enlarged and changed throughout also.

The first floor itself is a later installation to the original Grand Hall, and its division and layout have been continually changed over the last centuries, with new partitions and insertions of bathrooms. Whereas the ground floor plan remains fairly unaltered since the 18th Century.

The latest extension to the house was an additional wing in the 1980's.

2.2 Excerpts relating to the areas proposed for change under this application, taken from the Heritage Statement written by Jon Lowe, which accompanied the planning and listed building applications (21/00218/LBC & 21/00217/FPH);

First Floor of East Wing

70. **The East Wing:** The east wing was built in the late 16th century and its overall form remains relatively unchanged, despite numerous internal changes. As such it is of considerable architectural interest. The structure contributes to the significance of the building by virtue of its form and fabric illustrating the architectural style and materiality of the local vernacular at the time of its construction, as well as representing a substantial phase of development in the history of Maydencroft Manor.
71. The entrance hall at ground floor level comprises the north bay and leads to the house's principal staircase. This staircase dates to the late 17th century though is thought to have been brought in from another property in the late 20th century. The drawing room at ground floor level is the most impressive room in the house and displays early 18th century panelling with dado rails and cornice and a fireplace with a large bolection moulded surround, though as with the staircase this is thought to be a later addition brought in from another site.
72. At first floor level the structural form of the east wing is better revealed. Tie beams with queen posts are exposed in the south bedroom and are illustrative of late 16th century roof construction. Like the north wing the fireplace has been blocked though that to the east wing has also been entirely infilled, though the form of the chimney breast remains. Fragments of wall paintings survive on the west wall at first floor level, now located in the bathroom adjacent to the south bedroom, and are of considerable historic and artistic interest. As examples of domestic wall paintings they would have been added to the east wing in order to imitate more expensive architectural features and are illustrative of the societal and artistic practices of Maydencroft Manor's earliest occupiers.
73. The bedrooms and bathrooms within the east wing at first floor level are relatively unadorned, likely the result of phases of alterations and changing of tastes and styles. These rooms have also been affected by the insertion of modern services, resulting in new ceilings and service risers to some areas. The doors to each of these rooms are the best surviving items of decorative joinery at first floor level and date to the late 17th or early 18th century.

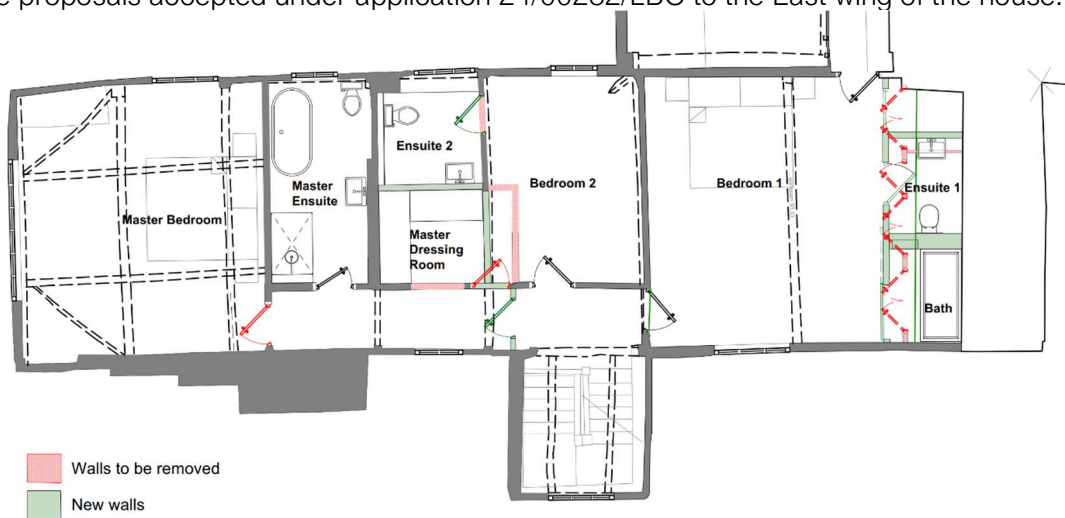
First floor of service range

112. (17) Relocation of partitions between bathrooms of kitchen range to form single large bathroom and laundry room and infilling of existing doorway current laundry room: The partitions proposed to be removed likely date to the 20th century are of little heritage value. As such the loss of this fabric would not affect the significance of Maydencroft. Given the rooms to be altered are a relatively recent arrangement the proposed changes to plan form, minor in nature, would also preserve significance. Similarly, the doorway proposed to be infilled is relatively modern feature and its removal would not affect the building's heritage value.

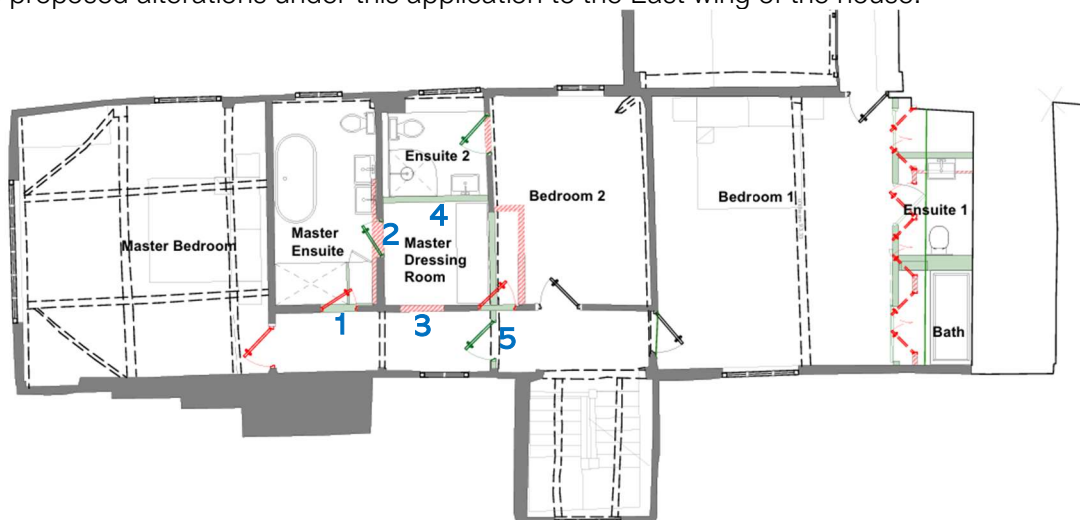
3.0 Proposals, Significance & Impact

The proposals under this application are minor amendments to the first floor series of works accepted under the previous applications. Predominantly relating to location of doorways and openings internally on the first floor at the east end and an alternative position/relocation of walls above the service range on the first floor. The proposed alterations under this application have no impact on the external appearance of the house.

The proposals accepted under application 24/00282/LBC to the East wing of the house:



The proposed alterations under this application to the East wing of the house:



1. Removal of existing door to corridor (reuse door in new opening), block up existing opening.
2. New opening in wall, reuse of door in new location. Removal of modern boxing out of wall on bathroom side for redundant services.

3. New opening in wall previously granted now proposed to be moved to the left slightly and reduced in size.
4. Partition wall previously granted now proposed to be moved slightly (175mm closer to window).
5. New doorway into Master Suite (with use of removed door from bedroom entrance) previously granted in location adjacent to top of stairs now proposed to be located on the beam in line with the partition wall of the bedroom and ensuite.



Existing door into Master Ensuite from corridor side and bathroom side

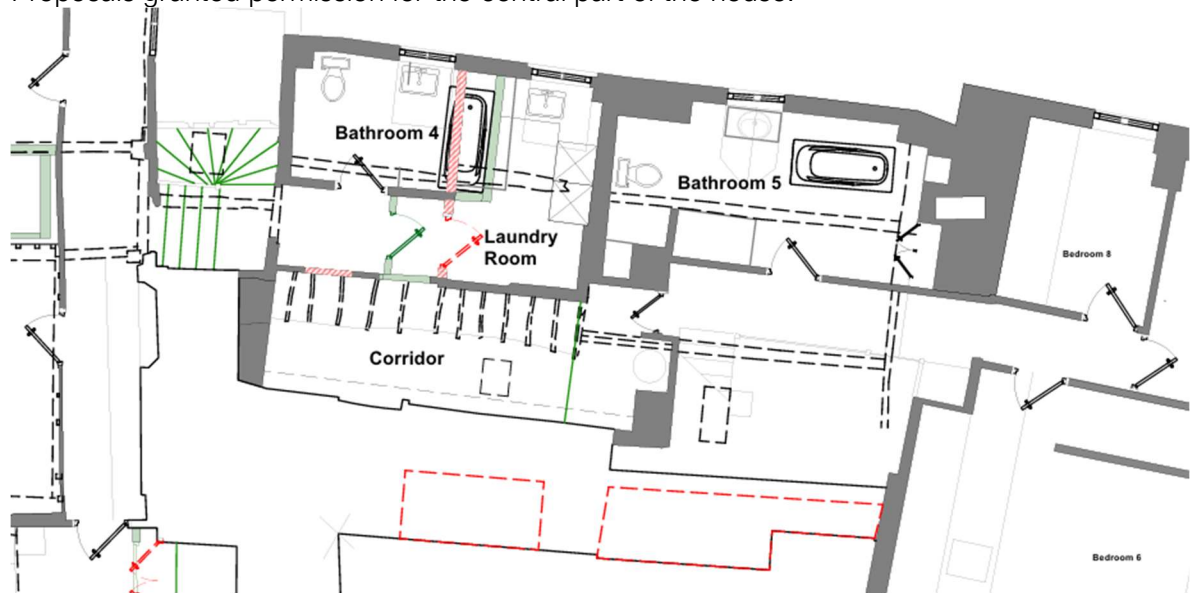
The existing door opening into the Bathroom from the corridor is proposed to be blocked up and a new entrance created into the Bathroom from the newly designated Dressing Room which gives more flexibility for the layout of the bathroom and means that the toilet and bath can be moved further away from the window wall and historic wall paintings which is a benefit. The door will be reused in the new location. Overall, this is considered to have a very low impact.

The existing righthand side wall of the Bathroom has been built out to hide services routes, the services for the bathroom will be reconfigured and minimised and the boxing reduced back to the original width of the wall as far as is possible which is a benefit.

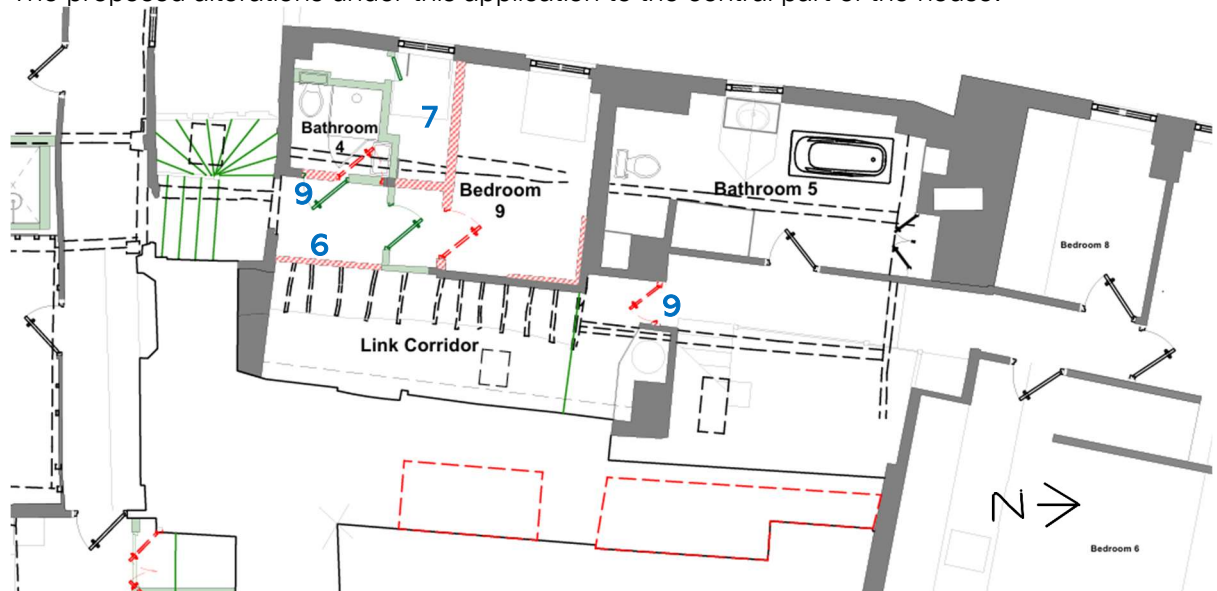
The door to the Master Bedroom is now proposed further down the corridor to give privacy to the Master Suite as a whole. This door has been located in several places along this corridor in the past. The corridor and the subdivision of the wing creating rooms are themselves later features. A 1610 inventory notes that the entire first floor of the east wing would have been the Great Chamber. Now blocked up at first floor level this space would have had a fireplace, today this would be located within the corridor opposite the bathroom. Previous permissions have been granted to relocate the door in other locations along this corridor, this application seeks to align it with the beam and

the continuation of the partition wall on the bedroom side which is a more natural location for it to sit.

Proposals granted permission for the central part of the house:



The proposed alterations under this application to the central part of the house:



6. Instead of relocating the opening further along the wall, the proposal is now to enlarge the opening by removing the section of wall below the beam on the link corridor side.
7. Walls to the Bathroom and Laundry Room to be 'moved' in a different configuration to previous proposal to create Bedroom with smaller Shower Room adjacent instead of large Bathroom and Laundry Room.
8. 'Move' door location to the left and alter swing of door.

9. Removal of modern door (and surrounding frame and wall over).

Opening up the wall to the link corridor and removal of the modern door at the far end will allow for the first floor of the house to be better connected, currently it feels as though the two sides of the house are disconnected with the only connection through a back of house services space. Removal of the wall and door will bring the two sides of the house together without drastically altering the plan form and being able to read the evolution of the house.

The door and surrounding partition at the north end are modern, installed in the 80's, they are not considered of any heritage value nor is the function of the door in that location. Removal does not cause harm.

The section of wall to be removed has modern linings on the hallway side and older visible timber studs on the link corridor side, whilst there will be a requirement to remove some historic fabric this wall is not deemed highly significant and has been previously altered. The beam at lintel height and the 'wonky' post adjacent to the current door opening will be retained on the link corridor side, overall, this is considered to have a low impact.



Link corridor with 'wonky' post to side of existing modern opening in wall.

Permission has been granted to remove the central wall between the existing two bathrooms and move the entrance door to create a larger bathroom and a smaller laundry room. This has been reconsidered by the Client as the current laundry room on the ground floor in the 1980's part of the house is sufficient, and the bigger bathroom is not as necessary now that new ensuites are being distributed closer to bedrooms at the

southern end of the house. Reconfiguring the modern partition walls in this area but in a different way will allow for another bedroom and adjacent small shower room utilising the space better. The new proposals are not considered to harm the heritage of the building.



Left: Existing bathroom (Righthand side wall being removed)
Right: Existing bathroom (Lefthand side wall being removed)

4.0 Access and Accessibility

The proposed alterations under this application do not make the existing level of accessibility any worse. They do not change any of the external entrances into the house.

5.0 Appendix

Listing

MAYDENCROFT MANOR

Overview

Heritage Category: Listed Building

Grade: II*

List Entry Number: 1347391

Date first listed: 09-Jun-1952

Date of most recent amendment: 28-May-1987

Statutory Address: MAYDENCROFT MANOR, MAYDENCROFT LANE

County: Hertfordshire

District: North Hertfordshire (District Authority)

Parish: St. Ippolyts

National Grid Reference: TL 18189 27421

Details

ST IPPOLLITTS MAYDENCROFT LANE TL 1827 (North side)

Gosmore 8/56

Maydencroft Manor 9.6.52 (formerly listed as Maydencroft Farmhouse)

GV II* House.

Late medieval former open hall house in E part of N wing, C16 E wing possibly built as a separate house, united and hall floored over early C17 ('EC/1615' on oak pillar supporting inserted floor), later in C17 originally unheated block to W of hall, subsequently kitchen added to N wing, gabled stair turret on E side of E wing, and L-shaped lean-to service room in NE angle of kitchen and hall. Interior features of early C18 and some brick casing. Renovated 1980-81. Timber frame on red brick sill, frame exposed with plaster infill panels in E wing and W gable of N wing, roughcast 1st floor of N wing, red brick casing to ground floor of N wing and lower buildings to N of N wing. Steep old red tile roofs. A large 2-storeys house on a moated site with 2 long wings joined at right-angles and 1 1/2-storeys service wing extending to N of N wing. N wing faces S, and E wing faces W with entrance near junction with N wing and jettied S gable end. Irregular fenestration with 3-lights C16 leaded casement windows (one of 4 lights to hall and C19 casements each of 6-lights to jettied S end of E wing. N wing has 3 windows to each floor on S front. E wing has 4 windows to 1st floor and 3 to ground floor, that to left of door an early C17 4-lights ovolo moulded mullioned window moved here from kitchen wing on N. Battened oak door in old hollow chamfered doorway with 4-centred head. Similar blocked door at S end of this W front noted in works in 1965. Front shows 4 structural bays. Entrance into N bay with stair projection to rear. Late C17 cut-string stair with barley-sugar twist balusters, panelled newells all lit by large 9-lights mullioned and transomed window. Large 3-bays room to S has chamfered crossbeams supported by brackets on the bay-posts, early C18 panelling with dado and cornice, large open fireplace in middle of rear (E) wall but indications that the S end bay may originally have been partitioned off. Large projecting rear wall chimney of flint and clunch with 2 diagonal brick shafts. Bolection moulded marble fire surround added in C20. Similar large rear wall chimney on N side of hall in E part of N wing has 3 diagonal shafts and 4-centred fireplace now blocked on 1st floor. The medieval hall was of one bay with a narrow screen passage bay to W the whole forming a square plan with smoke blackened clasped-purlin roof. E wall of hall removed and room extended to E

with stone floor and Doric column dated 1615 on line of former hall wall. Convex curved tension braces, heavy jowled posts, and long curved braces to tie-beam in hall bay. Later W block has edge-halved scarf joint with bridled butts in rear wallplate. Added rearwall chimney to heat W room. Kitchen to N originally open to roof has large internal chimney with oven to rear (N) and lobby entrance from W. 2 gabled dormers at eaves and 4-lights casement window to ground floor. (RCHM (1911)130 no. 2: VCH (1912)25: Pevsner (1977)148: RCHM Typescript: inf Mrs. Rance, and the owners).

Listing NGR: TL1818927421