

DESIGN AND ACCESS STATEMENT

Manor Farm Cottage, Park Lane, Old Knebworth, Herts SG3 6QB

Grade II Listed

Physical Context

Manor Farm Cottage is situated in the village of Old Knebworth on Park Lane and close to the Lytton Arms public House. Manor Farm Cottage became Grade II listed on 21 March 1984 and states:

Small house. Later C17. Exposed timber frame. Whitewashed brick infill. Large flint and red brick chimney stack on right gable end. Steeply pitched plain tile roof. 2 large plastered gabled dormers with 3-light casements. 2 similar ground floor casements. Door on left centre. 1 storey and attics.

Design

The current roof needs substantial repairs.

The repaired roof will use the existing roof tiles wherever possible but where replacement tiles are needed these will be plain tiles on a like for like basis and will match the existing in design and appearance.

The external and internal appearance, floorspace and layout of the property will not be altered from either the front or rear elevations.

Access

Access to the dwelling is from Park Lane. There is a large driveway with gardens surrounding.