



HERITAGE, DESIGN AND ACCESS STATEMENT FOR PROPOSED KITCHEN CEILING WORKS AT JULIANS PARK



Property Address:

Julians Park
Rushden
Buntingford
SG09 0TD

Agent

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ARCHITECT ACCREDITED IN BUILDING CONSERVATION

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1. Introduction

This is a Listed Building Application for the removal of a C20th Kitchen ceiling at Julians Park to reinstate a vaulted Kitchen.

Recently we obtained Listed Building Consent Approval for works at Julians Park which included, amongst other changes, minor alterations to the Kitchen and the adjacent spaces, so this Country House had a viable family Kitchen. These works have started. These approvals are: 24/02061/LBC & 24/02060/FPH.

Whilst doing these works, we have established that the Kitchen ceiling is C20th, with orange sawn ceiling joists, steel beam and modern concrete blockwork walls above and C20th partitions. We would therefore like to remove the ceiling and reinstate a vaulted Kitchen space as one would expect in a Country House Kitchen. The current ceiling is so low you can touch it. There will be no harm to historic fabric.

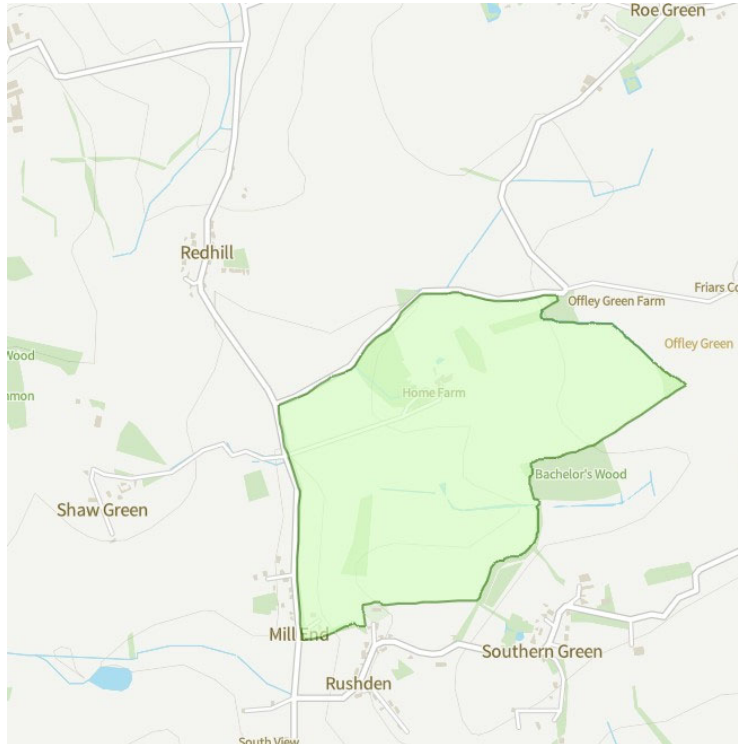
2. Understanding Julians Park:

Julians Park lies north-east of the village of Rushden and was Grade II* listed on the 9th June 1952, List Entry Number: 1347370

"Julians 9.6.52 GV II Country house. c.1605 for W. Stone. Refronted and remodelled c.1710 for A. Meetkerke, altered early C19. Again refronted, remodelled and extended 1937-9 for Col. R. Cooper. Red brick, largely cement rendered. Portland stone dressings. Tiled roof. Neo-Georgian Style. 2 storeys and attics. 2:3:2 front with centre breaking forward. Plinth, angle quoins. Central entrance: paired 8 panelled doors, Ionic pedimented doorcase. Early C18 thick glazing bar sashes in reveals with C20 architraves. First floor centre, 9 panes, lugged architrave with scrolled jambs. Central pediment with Meetkerke arms in cartouche with putti and swags. Cornice with coped parapet over outer bays. Roof hipped to front, 2 light segmental headed dormers at each end. Central valley has main stack and tall C20 clock turret, round arched openings to octagonal belfry, copper ogee head with weathervane. Left end: projecting at angle with front is evidence of C18 refronting in an earlier section of wall with 2 offsets. Projecting again is 2 storey 4 bay secondary entrance elevation. Large door with integral semi-circular fanlight, rendered surround. Scattered 1, 2 and 4 light casements and a sash. Moulded eaves. Right end is 3 bays, glazing bar sashes. Central entrance, half glazed door in reveal with early C18 pseudo-Ionic pedimented timber doorcase, removed from front. Attached to rear and extending to right is a C20 5 bay 1 storey music room with tall 18 pane architraved sashes, parapet to hipped roof, central round headed windows in both ends, extruded stack to rear. Rear elevation is largely C18 red brick. 3 storeys. 3 bays to left project slightly. Ground floor: entrance to left, early C19 canted bay to right. First floor: large round-headed staircase sash with gauged brick head. 2 sashes with gauged brick flat arched heads. Flat band to second floor with three 2 light small pane casements. Coped parapet. To right irregular fenestration, stack at angle. Attached to rear left a lower 1 and 2 storey kitchen range, square on plan with a hipped roof. Segmental headed 2 and 3 light casements and a sash. Ridge stacks. Passageway through to rear. External stack with offsets on left end which has an entrance. Right end and rear to garden is 1 storey, an entrance with a leaded semi-circular fanlight, scattered casements and a horizontal sliding sash, dentilled brick eaves. 2 light dormer with a moulded flat head. Interior: early C18 dog-leg staircase, barley twist and fluted colonnette balusters arranged 2 to 1, fluted colonnette newels, open string with cheek pieces, moulded ramped handrail, dado panelling. Early C18 dog-leg secondary staircase with slightly bulbous balusters, closed string, moulded handrail. Late C18 panelling and columnar screen in dining room. Neo-Georgian 'hall'. Julians was formerly known as Rushden Place. (East Hertfordshire Archaeological Society Transactions, Vol. 4, pt. 1, 1908-9: RCHM 1910: VCH 1912: Country Life, 20 and 27/6 and 4/7/47: Pevsner 1977: RCHM Typescript)."*

Julians Park falls under North Herts District Council.

The whole park and gardens are also Grade II listed in their own right on, 11th June 1987, List Entry Number: **1000914**.



The grounds are not a Scheduled Ancient Monument or an archaeological site.

The site is defined as being a rural area beyond greenbelt (policy 6).

It is a Historic Park and Garden (policy 9). It is in the Countryside (policy DLP2a).

The property is not located within a Conservation Area.

The site is in Flood zone 1, which is a low probability of flooding from rivers and seas.

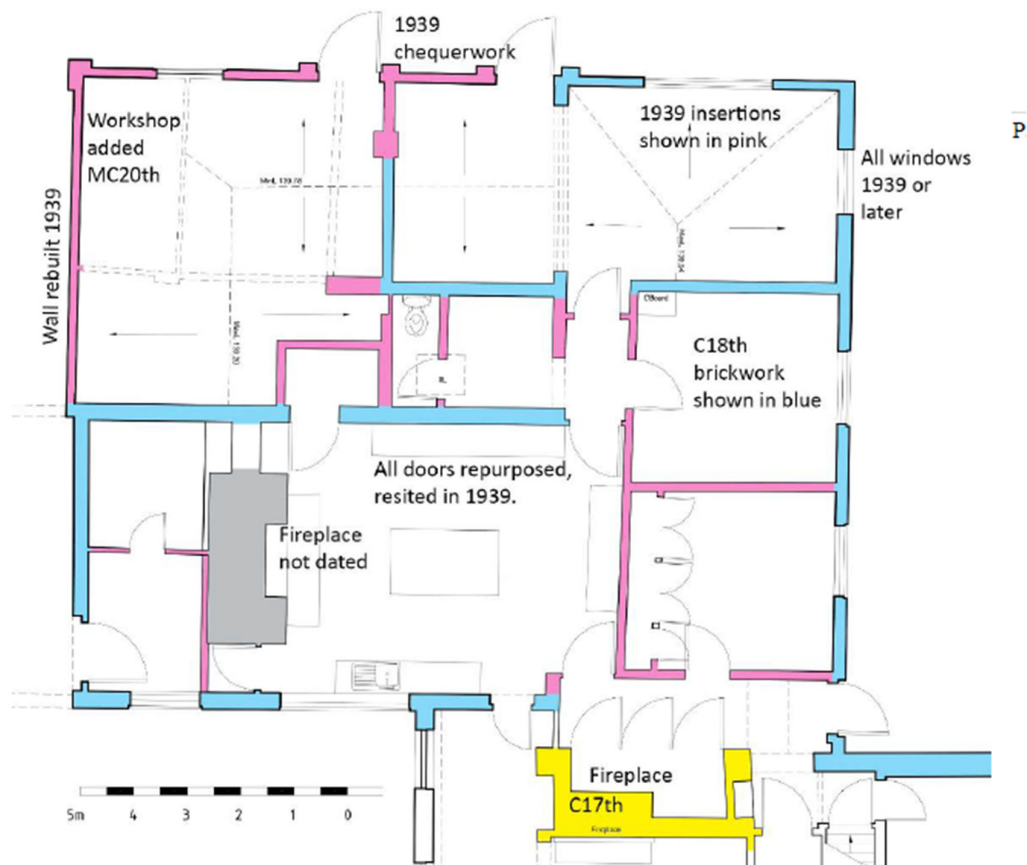
Heritage Environment Record

In Heritage Gateway there are no other listed buildings within 500m of the house. There is an English Heritage Record within 500m; two fields to the south-west, of cropmarks of a former field boundary.

Heritage Gateway map showing Julians Park (circled) and neighbouring heritage assets/local Historic Environment Record record points.

A Historic Building Recordings carried out by Barry Hillman-Crouch detailed the history and evolution of the Villa,

Below is an extract which shows the ground floor phasing plan. He notes in first floor, above the Kitchen and service ranges is entirely C20th.



2023. Phases of the internal brickwork. Ground floor only. First floor entirely 1939.

Pevsner's 'Buildings of England' Hertfordshire refers to Julians P286, 'Essentially now a house of 1937-9, though much of the masonry is Early Georgian and some perhaps even Jacobean'.

HISTORIC DEVELOPMENT (Historic England's description): In 1603 William Stone and his brother bought a farmhouse called Julians in the manor of Rushden. Here William built a house, c 1605(10. By 1700 the house (also known as Riseden or Rushden Place) was fronted by a symmetrical enclosed court, flanked by a service yard giving access to a porch on the west front, and a kitchen garden partly enclosed by orchards (Chauncy 1700). Adolphus Metekerke, who had married Penelope Stone in 1699, remodelled the house c 1715. It was again altered in the early C19.

Colonel Reginald Cooper remodelled the house and gardens from 1937 to 1939 (CL 1947). Amongst other things, Colonel Cooper reinstated the enclosed court, which by the late C19 had been replaced by an informal carriage sweep (OS 1883) and remodelled the gardens to the north of the house, adding a swimming pool set in one of the walled gardens. The estate was bought by the Honourable Mrs P Pleydell-Bouverie in 1940 and remains (1999) in private ownership.

JULIANS was a capital messuage or farm which Richard and William, sons of John Stone, bought in 1603 from Edward Newport, who had acquired it in 1586 by purchase from William Wilson of Walkern. (fn. 83) Richard Stone was knighted, and in 1651, with Elizabeth his wife and John Stone, was holding land in Rushden. (fn. 84) On his death his heir was his son Thomas Stone, who died in 1696. (fn. 85) He left no son, and his elder daughter and co-heir Penelope inherited Julians. (fn. 86) She married in 1699 Adolphus Meetkerke, who was descended from Sir Adolphus Meetkerke, President of the High Court of Flanders in the latter half of the 16th century. (fn. 87) He was an adherent of the Reformed religion and took part in an endeavour to surrender Leyden to the Earl of Essex. (fn. 88) The plot failed and he was obliged to take refuge in England. Later he was appointed ambassador to England by the United States of Holland, and he died in London in 1591. (fn. 89) His two eldest sons were killed fighting in the Netherlands, but his fourth son Edward, who was only a year old at the time of his father's death, settled in England, and, taking holy orders, was for many years Professor of Hebrew at Christ Church, Oxford. (fn. 90) His grandson, who married the heiress to Julians, died in 1732, (fn. 91) and Penelope died in 1746, (fn. 92) when Julians descended to their son Adolphus Meetkerke, (fn. 93) who purchased the manor of Rushden in 1779, and from this date Julians has descended with that manor (q.v.).

3. Proposals & Impact table

	Proposal	Significance of affected fabric	Impact	Justification and Mitigation
Proposed Works to the Villa – Ground Floor				
1	Removal of the C20th ceiling joists and steel beam in the Kitchen to reinstate a vaulted ceiling within the Kitchen.	Low	No harm to heritage	The ceiling in the Kitchen for this Country House is very low and like a cottage Kitchen that you can touch. The ceiling is C20th and has a C20th steel beam and orange, sawn C20th ceiling joists. The proposal is to remove these and allow the Kitchen to be vaulted. Making good any side walls with lime hair plaster.
2	Removal of Blockwork wall and C20th partition in room above Kitchen and make good with lime hair plaster.	Low	No harm to heritage	The storeroom/bedroom that was created above in the C20th, has a blockwork wall that sit ontop of floor boards and this doesn't line up with the kitchen wall below. You can see that this was put in later and originally the Kitchen was vaulted as the plaster ceiling carries on behind. Therefore, the removal of this partition causes no harm.
3	Removal of first floor C20th steps /doorway in room above Kitchen (to the east) and create new partition along beam line to Kitchen below. This separates the access to the Linen Room from the vaulted kitchen on an existing partition line.	Low	No heritage harm	The steps/doorway into the room above the kitchen are C20th. Their removal will allow the Kitchen to be vaulted and still maintains access to the Linen Room at first floor (which is also C20th).
4.	Remove the C20th partition in the Cottage Bathroom – to make it one big bathroom instead of two ensuites and infill the ensuite doorway off the new Vaulted space	Low	No Heirtage harm	The partition in the cottage bathroom is C20th and holds no value – the same is true of the door into the ensuite being removed and infilled. There is no heritage harm here.

4. Photos



Image 1: The Kitchen – with the very low C20th ceiling



Image 2. Kitchen ceiling joists and the steel to be removed – Clearly showing they are C20th



Image 3: Looking East in the room above the Kitchen – Blockwork wall on the left is to be removed and the C20th partition at the end removed and rebuilt slightly further back on the Kitchen beam line below.



Image 4: Looking West toward chimney stack in the room above the Kitchen – door on left to be infilled and C20th Blockwork wall on right removed



Image 5: The C20 block wall to be removed on the North side of the room above the Kitchen (it sits onto of the boards)



Image6 : partition on right (C20th) to be removed and this will become a larger Cottage bathroom.