

Design & Heritage Statement (v3)

Rooks Nest Farm, Rooks Nest Lane, Therfield, SG8 9QX

Planning Permission & Listed Buildings Consent for Renovation & Habitable Conversion of Barn 'A' With a Glazed Access passage from House to Barn

This statement is to read in conjunction with:
Drawings 0450-1b & 0450-2b (existing details)
Engineers report 0450-4698 structural report
Proposed Plans 0450-3b Proposed Block plan 0450-BP-a

Property

Located Outside the picturesque village of Therfield

The Property consists of approximately 35 acres of land. A single dwelling (formerly a farmhouse) estimated as originally built in the 17th century which has recently been renovated. Several farm buildings some of historic significance & some more recent. The land is purely domestic (no longer classified as agricultural)





Proposals

The Barn is currently in quite serious state of disrepair & if renovation is not carried out in the near future, there is a very real risk that further irreversible damage could occur. Realistically if the owners are to invest a lot of time & money to save the barn, it is only reasonable that a fair amount of freedom is allowed with the design.

The conversion of the barn is to be as sympathetic as possible with minimal disruption to any historic structure, however significant repair will be required in many locations, all repair materials are to be as close to the originals as is practicable.

Reclaimed roof tiles & replacement timber cladding will maintain the period feel of the construction, but with modern doors windows & an Oak framed largely glazed access link will, mark this point in the properties history,

Nearly all the original timber structure will be clearly visible on the inside of the building,

The modern supports for the new mezzanine level will be cloaked as much as possible by the existing exposed structure.



Modern Repair

The access link has been carefully designed so that the existing intact timbers are not disturbed by having the walk way sunken into the floor, the existing sole plate & foundation in this area has already had modern renovation, (see left)



Even though the timbers at the right hand gable end are quite modern, the new window has still been designed to fit within the existing timbers with very little alteration required (see left).

The new windows & doors to the Front gable fit to the existing door opening. All New windows are designed to fit between existing vertical struts. The Roof will consist of entirely new rafters, the roof lights will not affect any original timbers at all

Access

There are large gates to the property adjacent to the main house, leading to Rooks nest Lane (rural B road) allowing access for vehicles large & small. As well as pedestrian access. As the property is to be use solely as a residential dwelling there will not be any increase in local traffic.

The new Link will have adequately wide doors & internal turning circle to accommodate a wheelchair should the need ever arise.

Impact

The Property is very isolated with only one other rural dwelling within ½ mile, therefore any work will have little or no effect on anyone else.

The currently rather unsightly barn, will be transformed into an aesthetically very pleasing addition to the house.

Revisions

Following withdrawal of previous applications 11/00282/1HH & 11/00283/1LB
As advised by Naomi Reynard on 24/03/2011 following the report &
recommendations from conservation officer Mark Simmons on 18/03/2011

The following is a list of changes

- The number of rooflights has been reduced as to 2 no. from 13 no. as recommended, the size of rooflights has remained as they are only on the rear of the building & natural light to the mezzanine would be inadequate. (four smaller rooflights, rather than the two larger ones would be an option).
- A small under eaves window has been added to the WC as advised.
- The glazed link has been revised & reduced very similar to that recommended. The steps have been designed to satisfy building regulations as well as wishes of the applicant, having a separating door is essential..
- The original cart doors are to be repaired or sympathetically replaced, the external cladding & doors are to extend nearer to the external ground level.
- The bi-fold doors have now been set back & open inwards, all as recommended. However due the new internal floor being significantly higher than the external ground level, building control will insist that below floor level is brick (this will be concealed when cart doors are closed)
- The glazed panels in the east gable have now been reduced to a uniform size separated by timber cladding, the reduction is not as great as suggested but it is felt that the design is a reasonable compromise.

Comments

- The previous conservation document talks of the barn as being described as “5m east of the farmhouse” I can find no documentation where this is stated, the observed distances by Mark Simmons are correct. (perhaps this was an internal comment?)
- The extent of the steps from the glazed link into the barn are governed by maintaining headroom below the existing historic member, this style of access was designed on the original verbal recommendation from Mr Simmons. The lowest step will be 240mm lower than the existing ground floor level, considerably higher than the noted high water table (the trial holes were over 1m deeper than the existing floor) the new internal floor level shown on the plans is not indicative of the existing floor level.

BARN ABOUT 5 METRES EAST OF ROOKS NEST FARM HOUSE

Listed on the National Heritage List for England. Search over 400,000 listed places

(<https://historicengland.org.uk/listing/the-list/>)

Official list entry

Heritage Category:**Listed Building**

Grade:**II**

List Entry Number:**1347390**

Date first listed:**29-Jan-1986**

List Entry Name:**BARN ABOUT 5 METRES EAST OF ROOKS NEST FARM HOUSE**

Statutory Address 1:

BARN ABOUT 5 METRES EAST OF ROOKS NEST FARM HOUSE, ROOKS NEST LANE

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Understanding list entries

(<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

Corrections and minor amendments

(<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address:

BARN ABOUT 5 METRES EAST OF ROOKS NEST FARM HOUSE, ROOKS NEST LANE

The building or site itself may lie within the boundary of more than one authority.

County:**Hertfordshire**

District:**North Hertfordshire (District Authority)**

Parish:**Therfield**

National Grid Reference:**TL 34340 35633**

Details

THERFIELD ROOKS NEST LANE TL 33 NW (East side) Dane End 4/127 Barn about 5m E of Rooks Nest Farm House GV II Barn. C17 or C18. Timber frame on brick base, weatherboarded. Steeply pitched corrugated iron roof. 3 bays with single aisle. Central gabled midstrey projects to yard. Aisle to rear. Left end lean-to outshut.

Listing NGR: TL3434035633

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:**162450**

Legacy System:**LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

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End of official list entry

ROOKS NEST FARM HOUSE

Listed on the National Heritage List for England. Search over 400,000 listed places

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Official list entry

Heritage Category:**Listed Building**

Grade:**II**

List Entry Number:**1307694**

Date first listed:**29-Jan-1986**

List Entry Name:**ROOKS NEST FARM HOUSE**

Statutory Address 1:**ROOKS NEST FARM HOUSE, ROOKS NEST LANE**

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[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/)

(<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

Corrections and minor amendments

(<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address:**ROOKS NEST FARM HOUSE, ROOKS NEST LANE**

The building or site itself may lie within the boundary of more than one authority.

County:**Hertfordshire**

District:**North Hertfordshire (District Authority)**

Parish:**Therfield**

National Grid Reference:**TL 34324 35632**

Details

THERFIELD ROOKS NEST LANE TL 33 NW (East side) Dane End 4/126 Rooks Nest Farm House GV II House. Early C17, extended C18, altered C19. Timber frame on flint base, rendered. Tiled roof. 2 cell lobby entry with a wing added to rear left to form an L on plan. 2 storeys and attic. Ground floor: central entrance with bracketed hood, flanking C19 canted bays with sashes, tiled heads. First floor 2 flush frame horizontal sliding sashes. Central square ridge stack, rebuilt cap. Right end: ground floor entrance, first floor horizontal sliding sash. Left end: ground floor French windows, first floor sash and attic horizontal sliding sash, flush frames. C19 gabled entrance porch with side door where main range meets rear wing, flush frame sashes in rear wing. Rear gable end of wing has first floor and attic horizontal sliding sashes, exposed plates and purlins. Catslide roof over lean-to outshut on inner return with a stack, links to lean-to outshut to rear of main range, also with catslide roof. Interior: exposed framing, jowled posts, curved tension braces, stop chamfered ovolo moulded binding beam.

Listing NGR: TL3432435632

Legacy

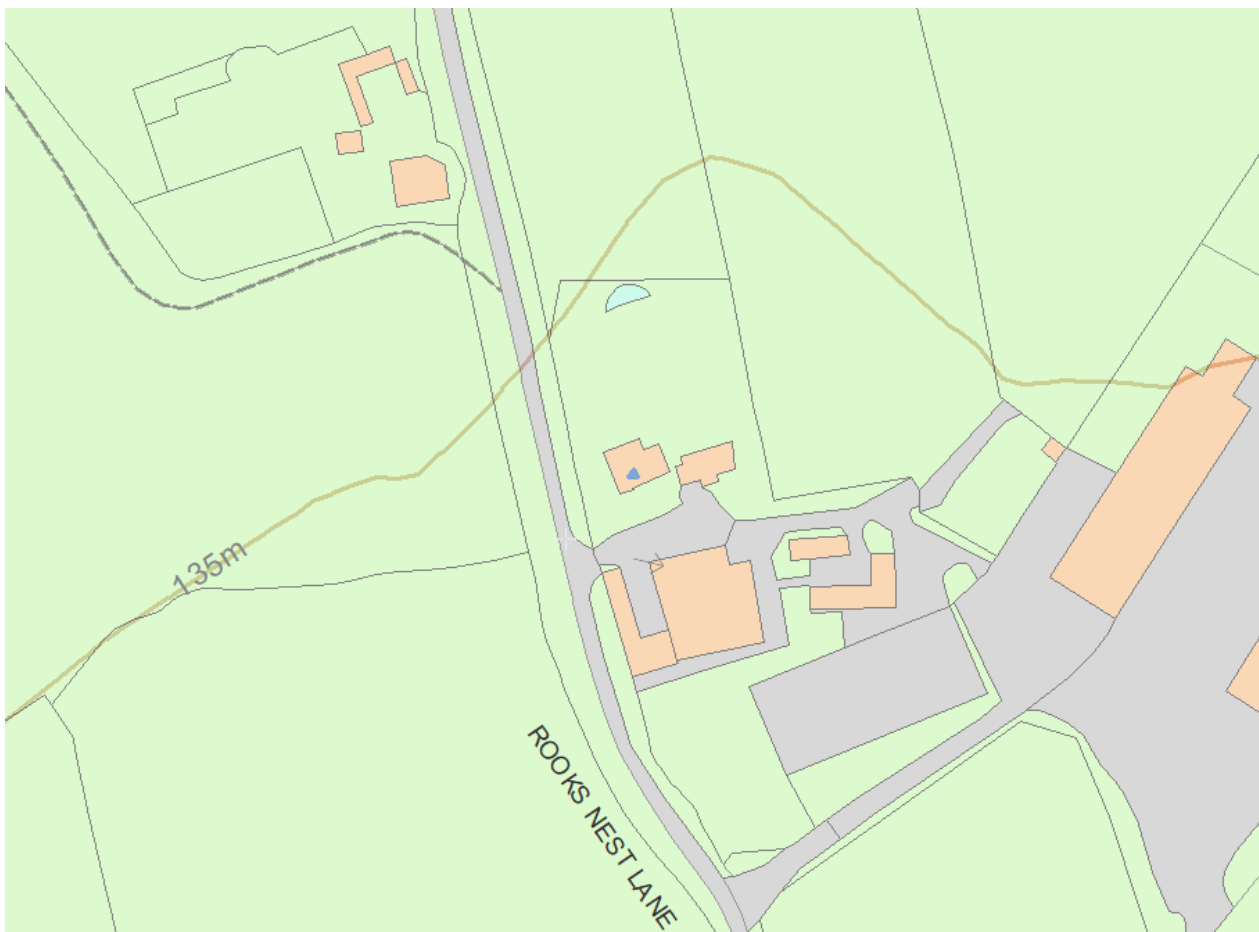
The contents of this record have been generated from a legacy data system.

Legacy System number:**162449**

Legacy System:**LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

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