



Tudor House, Preston (257)

Listed Building Consent

PART 1/2

Kitchen Refurbishment and Extension

February 2026

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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

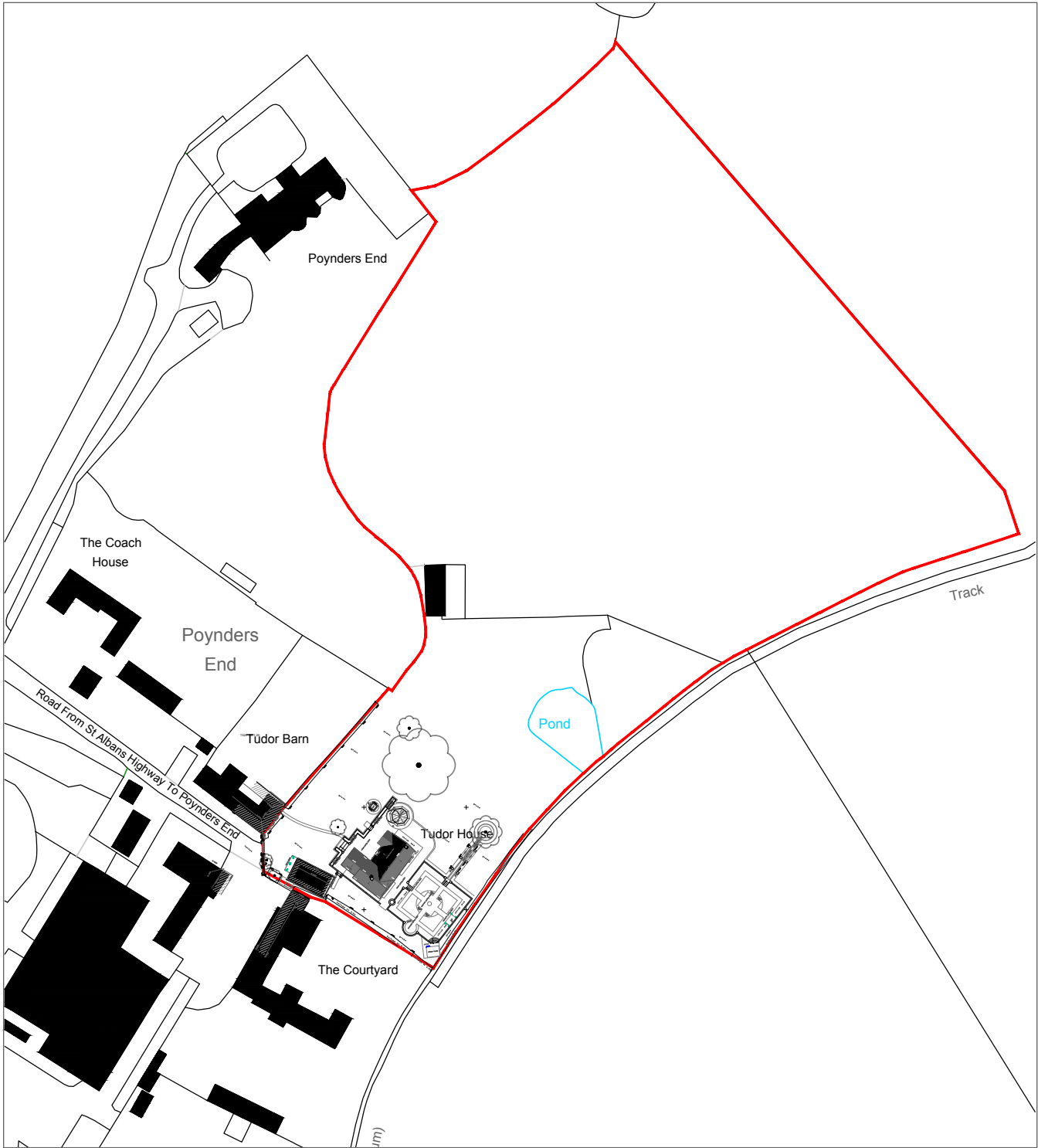
1.1 SUMMARY

The proposed works are intended to be conservation-led, enhancing the functionality of the space while remaining sensitive to the heritage character of the building.

Installation of new flooring within the kitchen combined with under-floor heating; alterations to the rear elevation to improve garden access, including lowering of an existing window’s sill to form a new glazed door providing direct access from the kitchen to the garden; construction of a new single-storey extension in the place of and following the structure of an existing 20th-century gable extension, comprising new glazing / window to each side.



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Note: boundaries are shown indicatively
Note: to be read in conjunction with Structural Engineers
Information, specification and drawings

All setting out dimensions to be checked on site by
contractor and any discrepancies to be noted ASAP.
Windows, steelwork, to be site sized.

All sundry work not shown to be undertaken in accordance
with the British Standards.

Note: This drawing is not a deed plan.

Michael Collins Architect LLP

Tudor House, Poynders End,
SG4 7RX

Job No: 257 Location Plan as
existing

Stage 3
Status: Planning

001

REVISION: Scale
1:1250@A4

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 pre-application planning advice is to improve the property's services, aesthetic features, and overall use of space. A carefully considered kitchen refurbishment and extension are proposed as part of a long-term conservation strategy to remove harmful 20th and early 21st-century elements, while introducing sympathetic modernisations that support a sustainable future for the property.

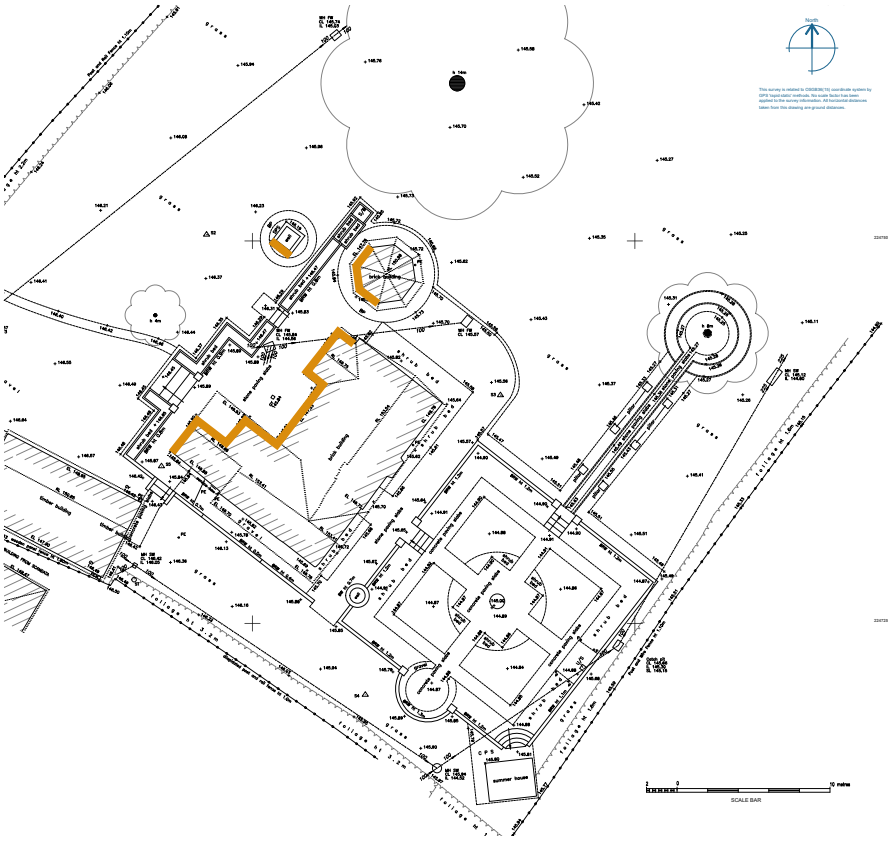
This pre-application aims to present an understanding of the significance of the building and the impacts of the proposed alterations. This first section provides an overview of the building and the site, as well as the house's overall history and development. Section 2 provides a set of existing plans 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.

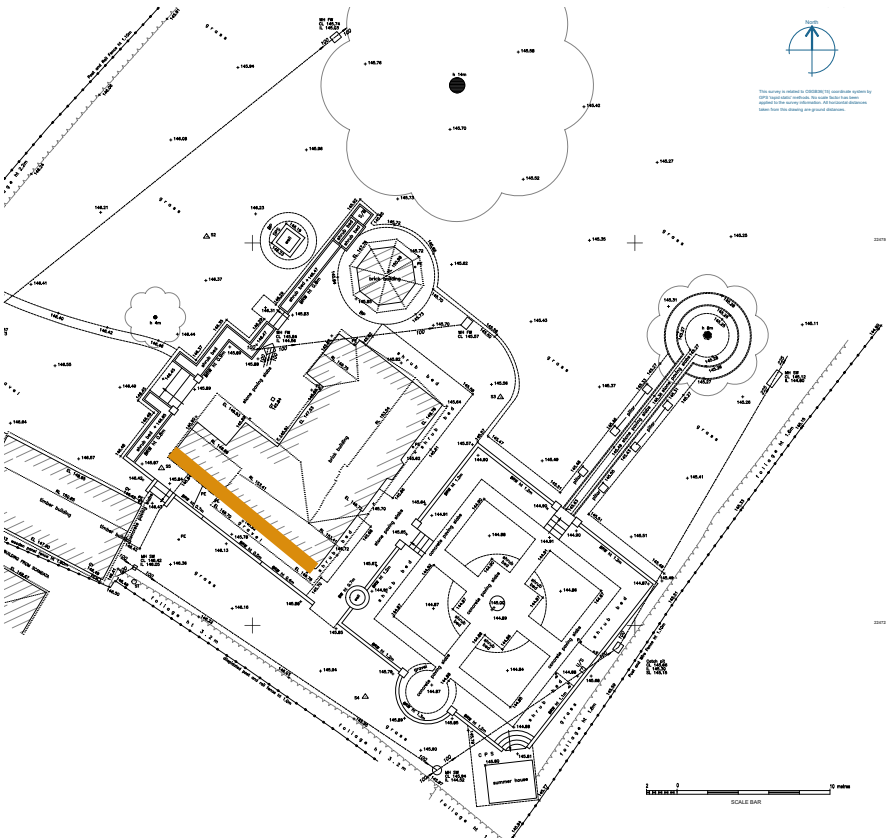
Externally, the house is in various conditions and is composed of black timber carried out in various periods as suggested by the section and dimensions of the timber, red bricks featuring flemish bonds, clay tiles, white-yellow plaster finish and paint over bricks. The elevations evidence the development 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.



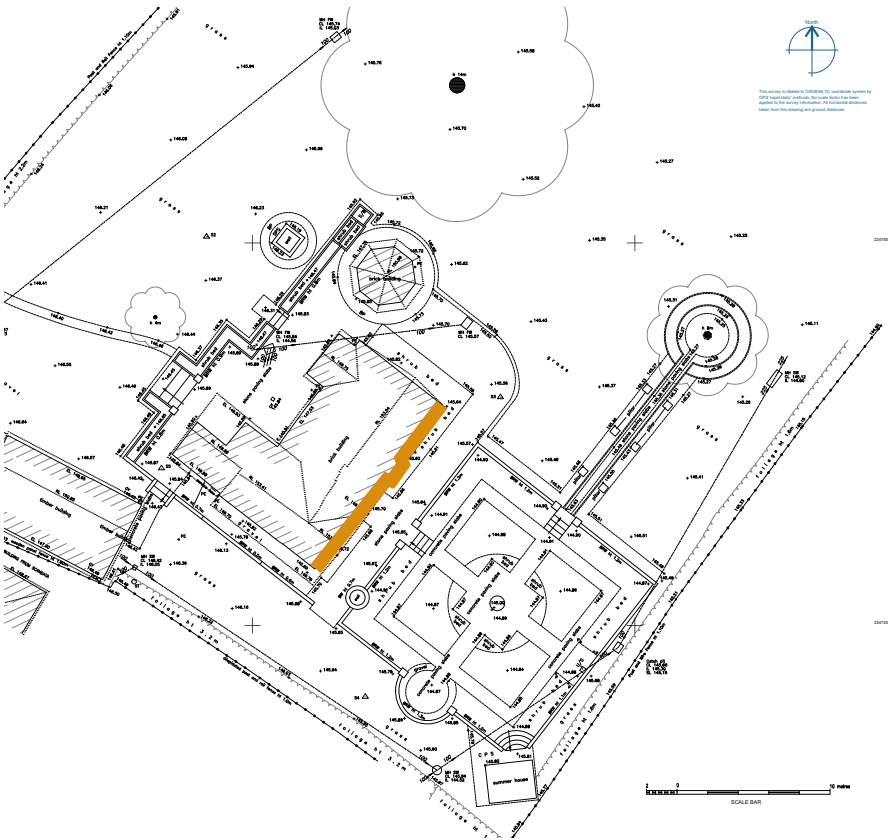
Exterior - West elevation



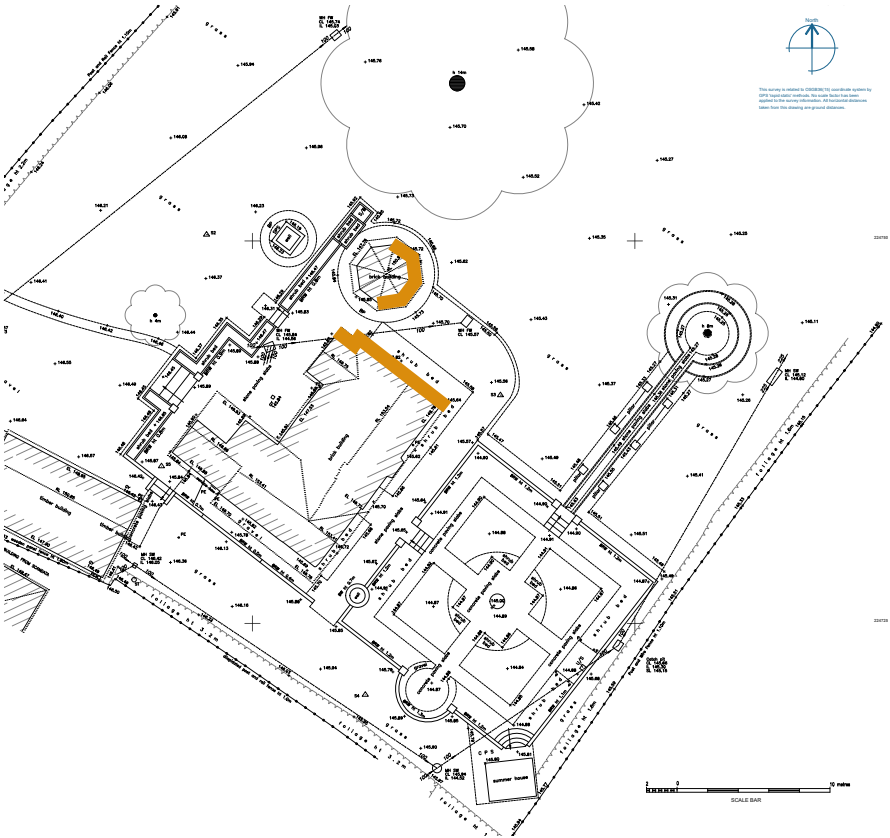
Exterior - South elevation



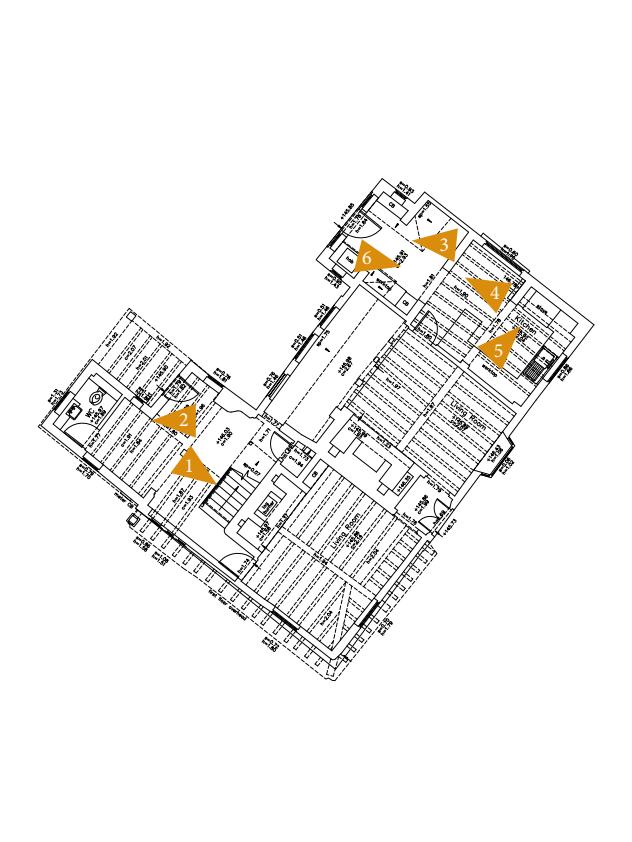
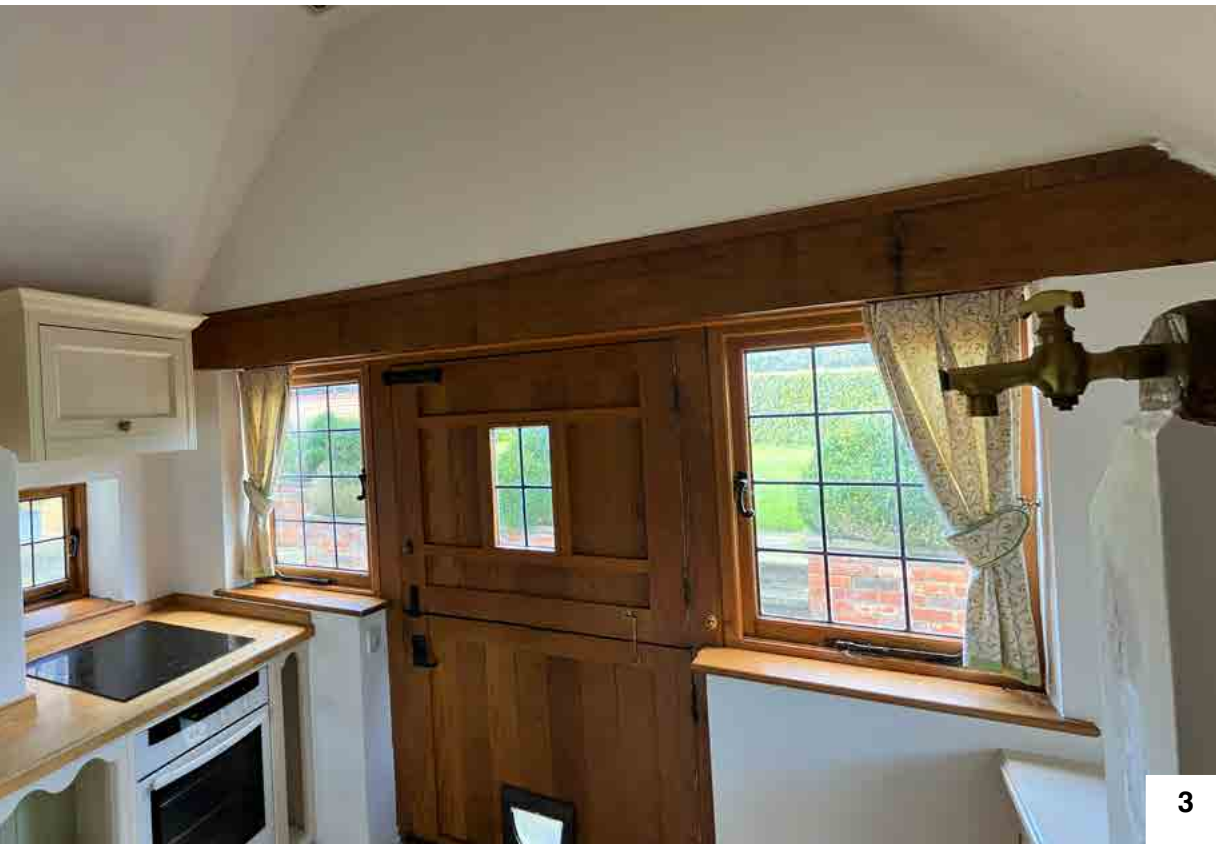
Exterior - East elevation



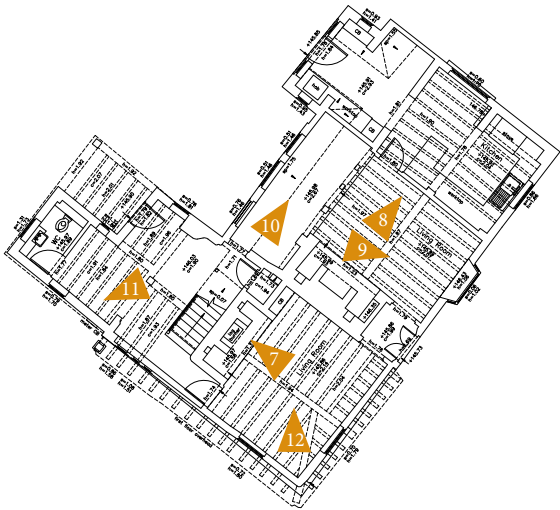
Exterior - South elevation



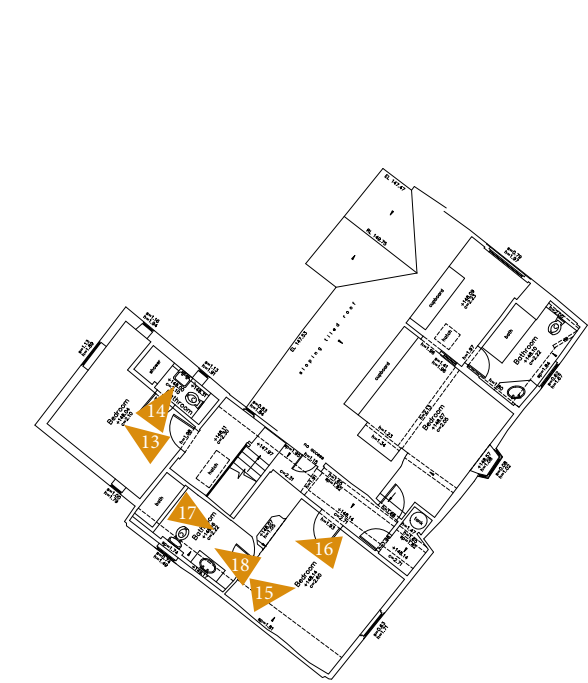
Interior - key views ground floor 1/1



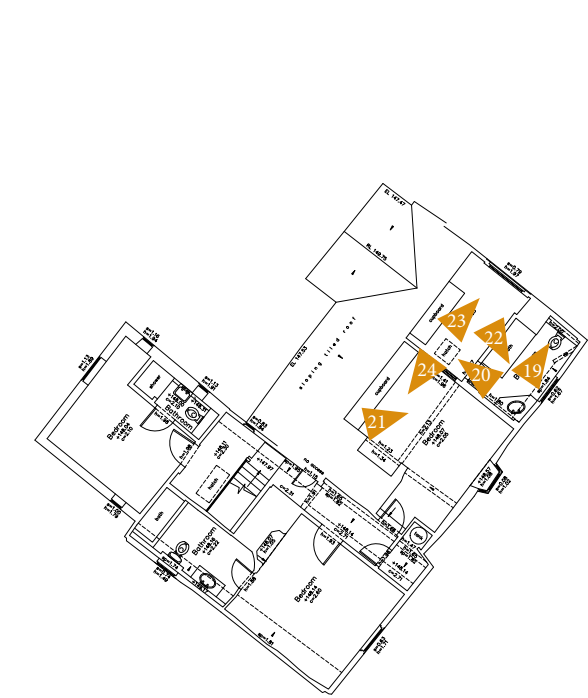
Interior - key views ground floor 1/2



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,

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.

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

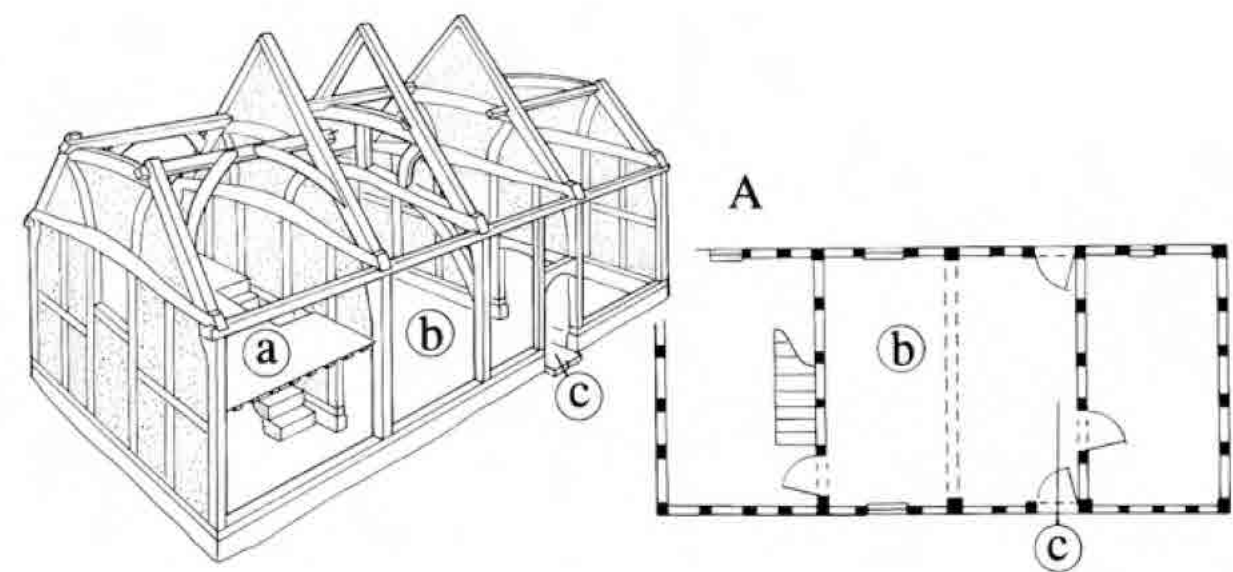
Buildings and Curtilage Historic England Heritage Protection Guide under Listing, at <https://historicengland.org.uk/listing/what-is-designation/listed-buildings/>



1.4 TYPICAL ENGLISH HALL HOUSE BAY

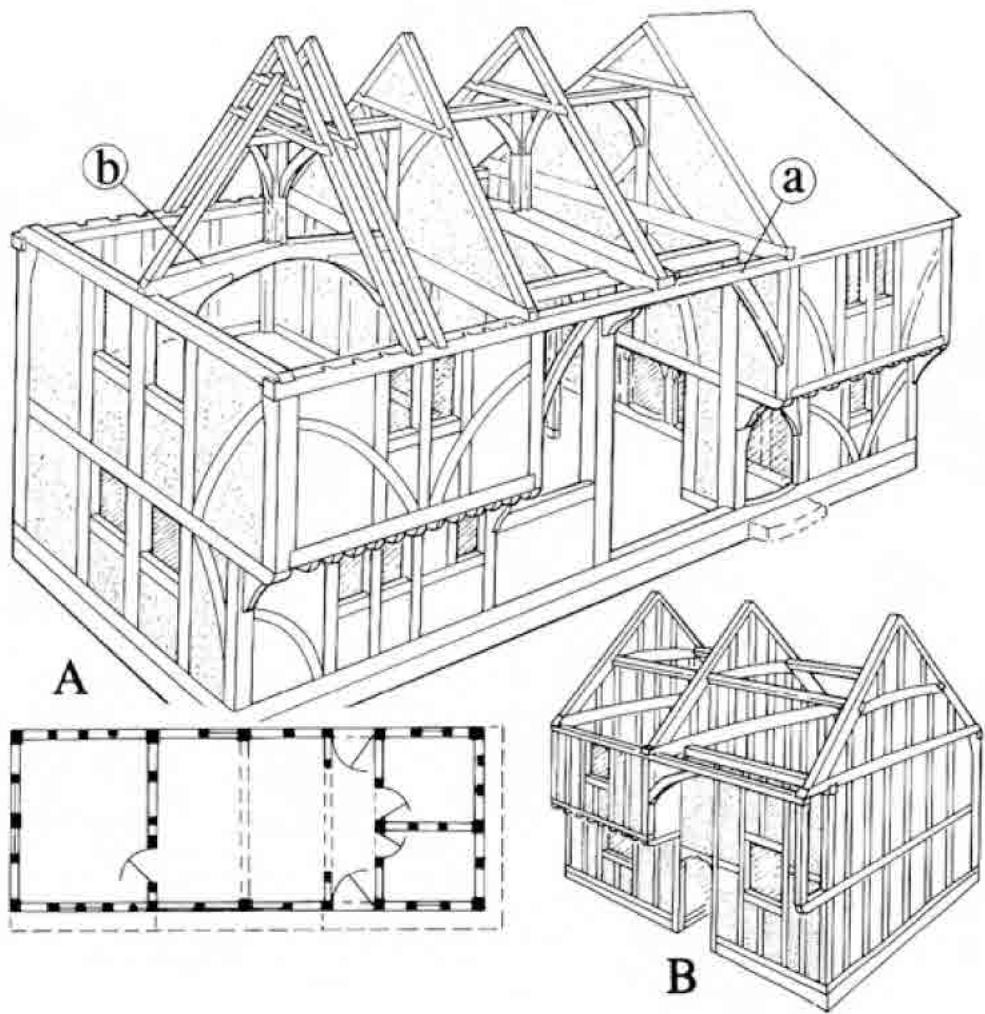
As demonstrated in the illustrations below, Tudor House retains the key historical features that it was built for.

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



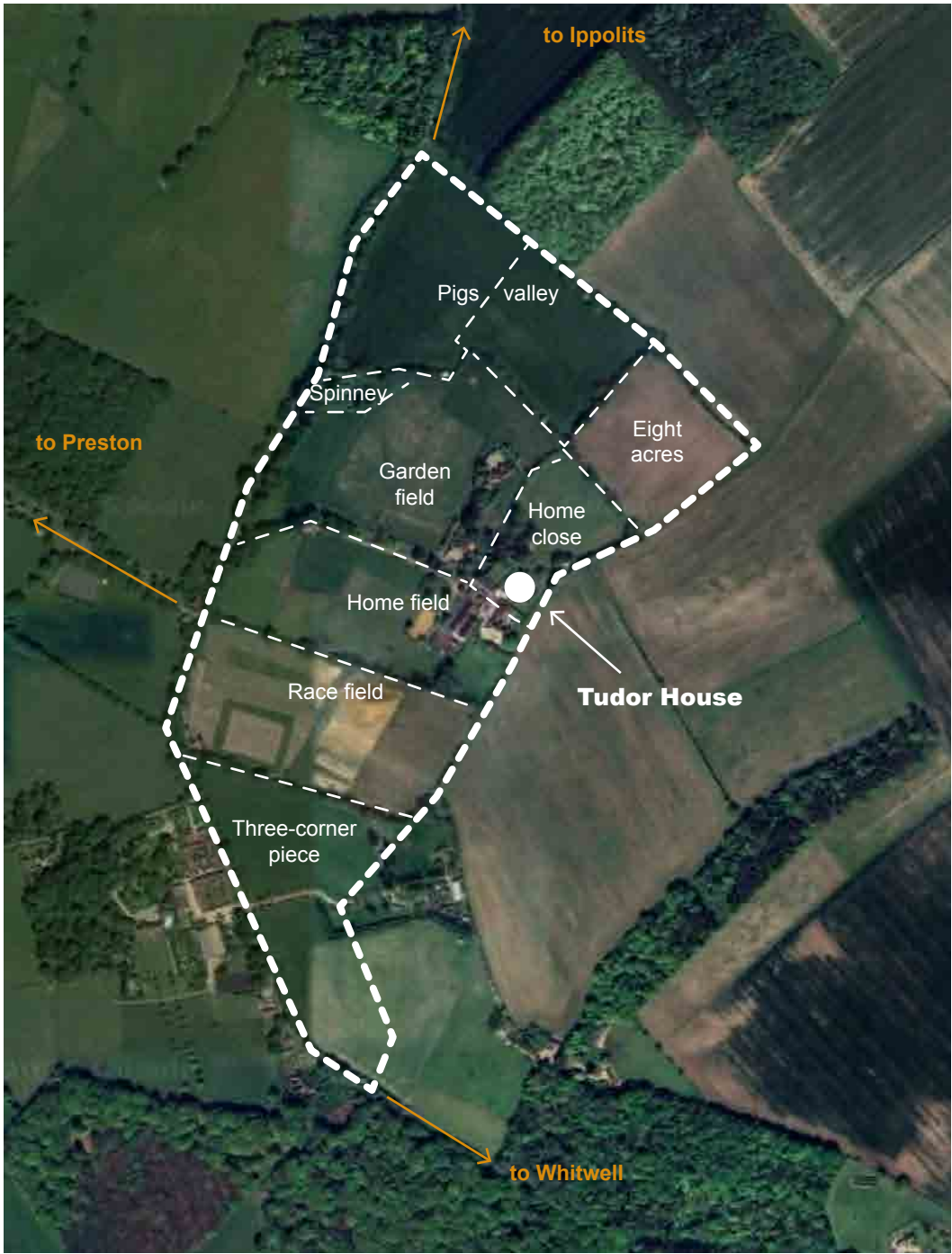
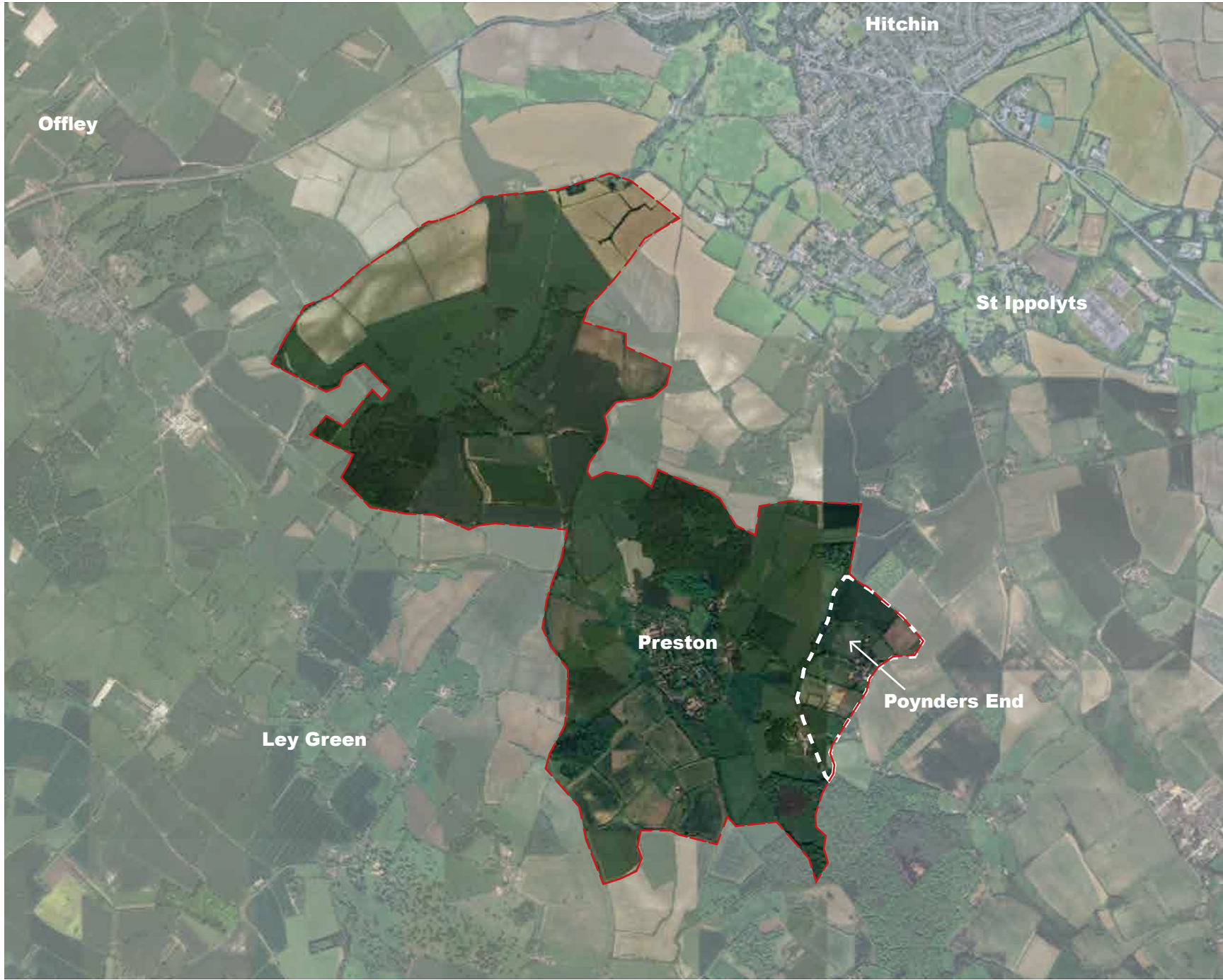
A Wealden plan (includes two-bay hall with open truss and cross entry)
B) Single ended Wealden

- 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.

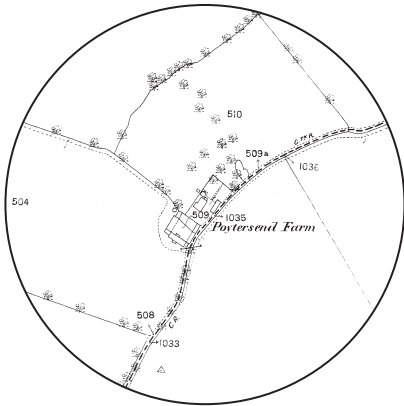
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Source

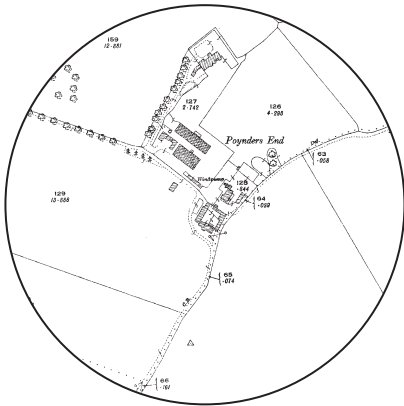
1880's map: 1:2500 County Series 1st Edition [TIFF geospatial data], Scale 1:2500, Tiles: hert-01209-1,hert-01210-1,hert-01213-1,hert-01214-1, Updated: 30 November 2010, Historic, Using: EDINA Historic Digimap Service, <https://digimap.edina.ac.uk>, Downloaded: 2025-06-05 22:41:41.667

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

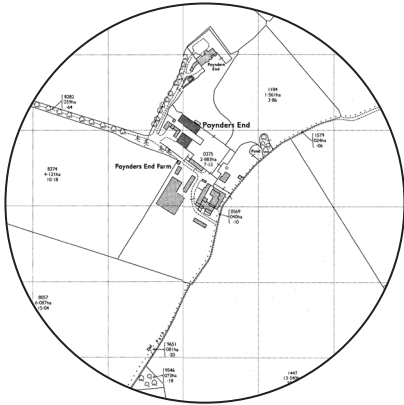
1950's map: National Grid 1:2500 1st Edition [TIFF geospatial data], Scale 1:2500, Tiles: tl1723-5,tl1724-5,tl1725-5,tl1823-5,tl1824-5,tl1825-5,tl2023-5,tl2024-5,tl2025-5,tl1923-5,tl1924-5,tl1925-5, Updated: 30 November 2010, Historic, Using: EDINA Historic Digimap Service, <https://digimap.edina.ac.uk>,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

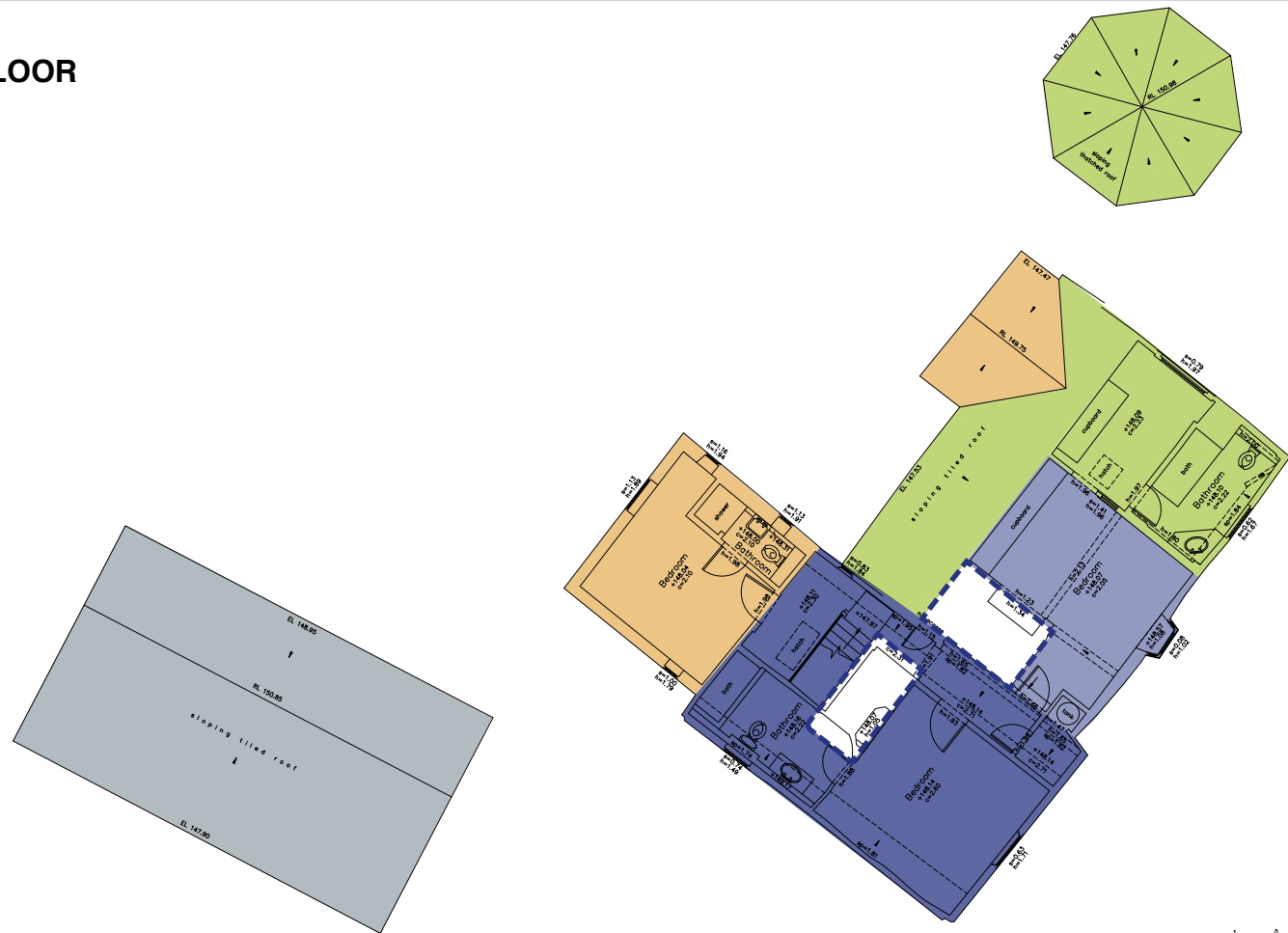


Source: <https://prestonherts.co.uk/poyndersendfarm.htm>
NHDC planning portal - LBC application 88/00756/1

GROUND FLOOR



FIRST FLOOR



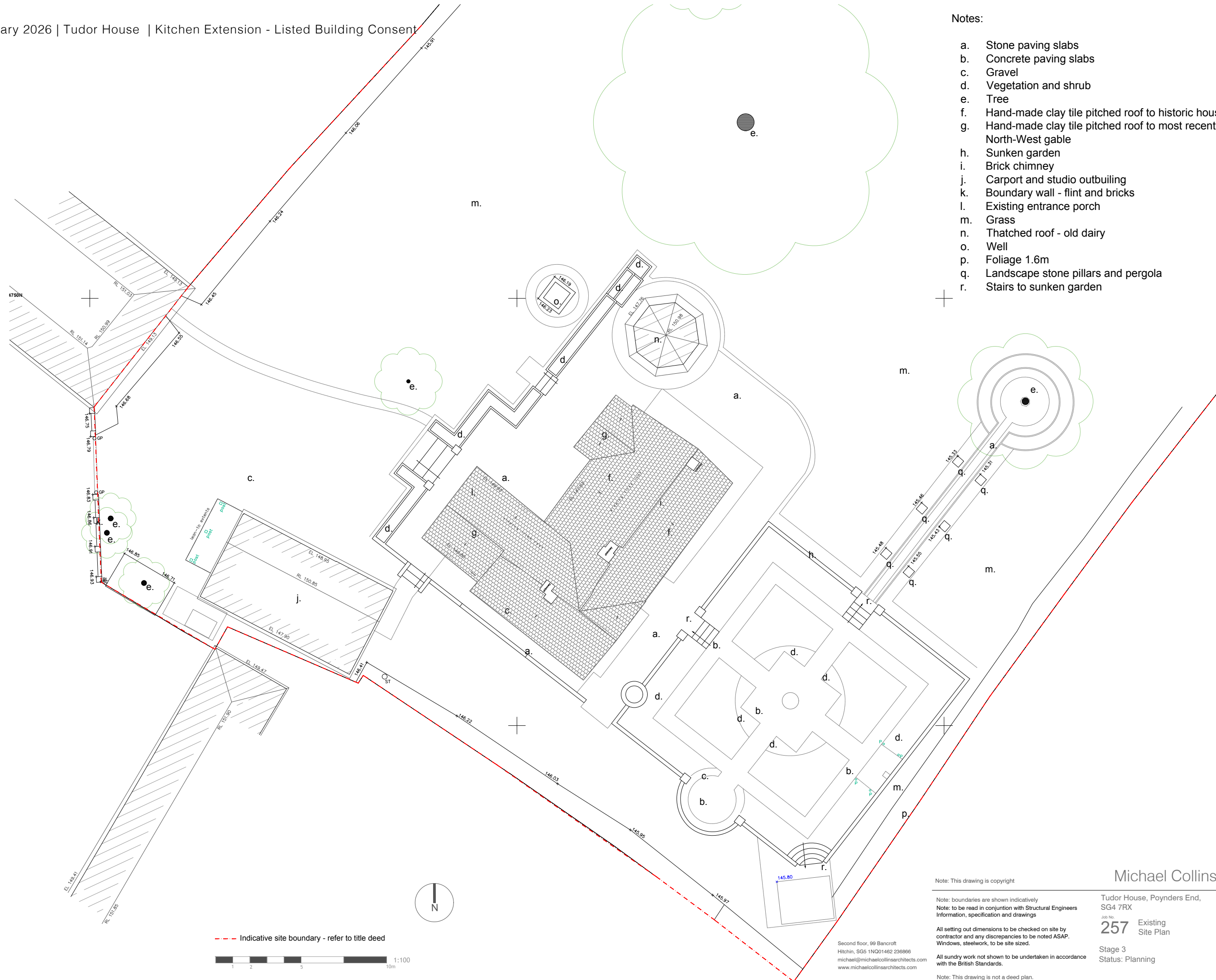
- 2007 carport and studio
- 1988 single and two-storey extension
- 1800s addition
- 1700s crossing
- 1600s chimney
- 1550s original house



2. Existing plans

Notes:

- a. Stone paving slabs
- b. Concrete paving slabs
- c. Gravel
- d. Vegetation and shrub
- e. Tree
- f. Hand-made clay tile pitched roof to historic house
- g. Hand-made clay tile pitched roof to most recent extensions on the North-West gable
- h. Sunken garden
- i. Brick chimney
- j. Carport and studio outbuilding
- k. Boundary wall - flint and bricks
- l. Existing entrance porch
- m. Grass
- n. Thatched roof - old dairy
- o. Well
- p. Foliage 1.6m
- q. Landscape stone pillars and pergola
- r. Stairs to sunken garden



Note: This drawing is copyright

Note: boundaries are shown indicatively
Note: to be read in conjunction with Structural Engineers
Information, specification and drawings

All setting out dimensions to be checked on site by contractor and any discrepancies to be noted ASAP. Windows, steelwork, to be site sized.

m All sundry work not shown to be undertaken in accordance with the British Standards.

Note: This drawing is not a deed plan.

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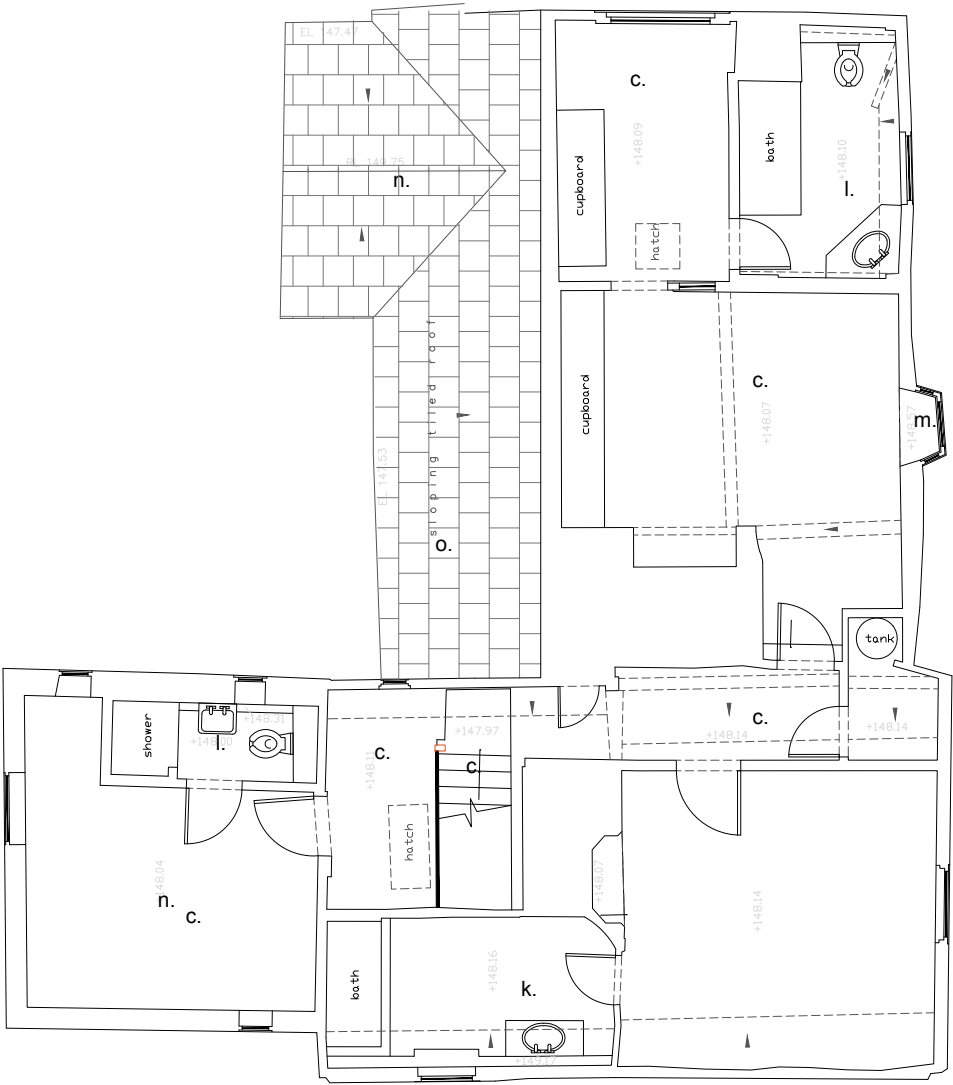
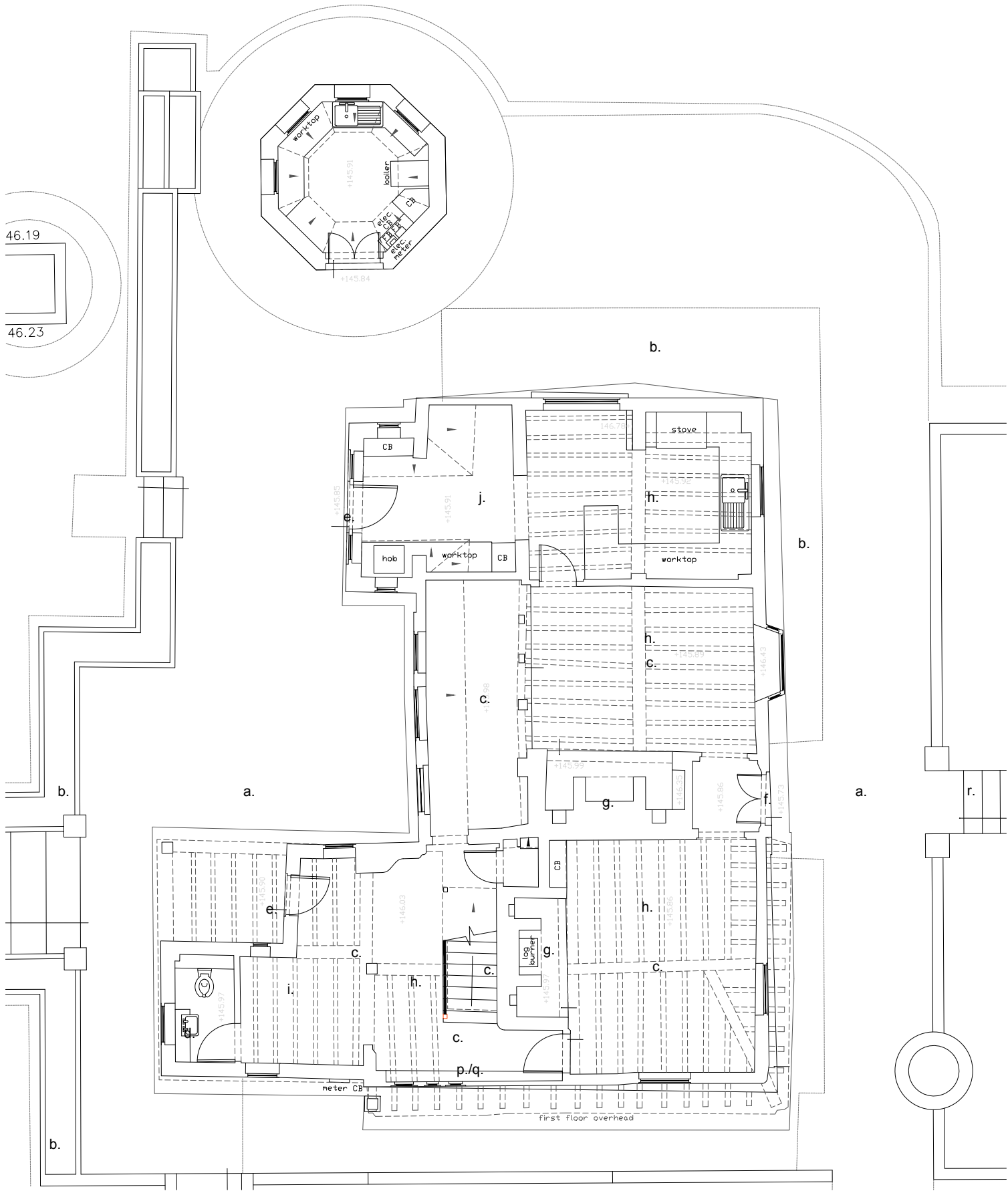
Tudor House, Poynders End,
SG4 7RX

Job No. **257** Existing Site Plan

Stage 3
Status: Planning

002

REVISION: Scale
1:100@A1



First Floor Plan

Notes:

- a. Stone and concrete paving salbes
- b. Vegetation and shrub
- c. Existing carpet
- d. Toilet with hardflooring as a part of a later extension
- e. Entrance / access door to the garden
- f. Existing french door
- g. Inglenook existing chimney
- h. Historic timber above
- i. Timber of later addition to the building
- j. Tiled floor area in the kitchen
- k. Tiled floor in bathroom
- l. Hardflooring in bathroom
- m. Bay window
- n. Area from a later extsion in 1988 - see LBC report
- o. Hand made clay tiles to the pitched roof
- p. Internal plaster between historic timber
- q. Historic timber visible internally between plaster
- r. Sunken garden

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Job No. 257

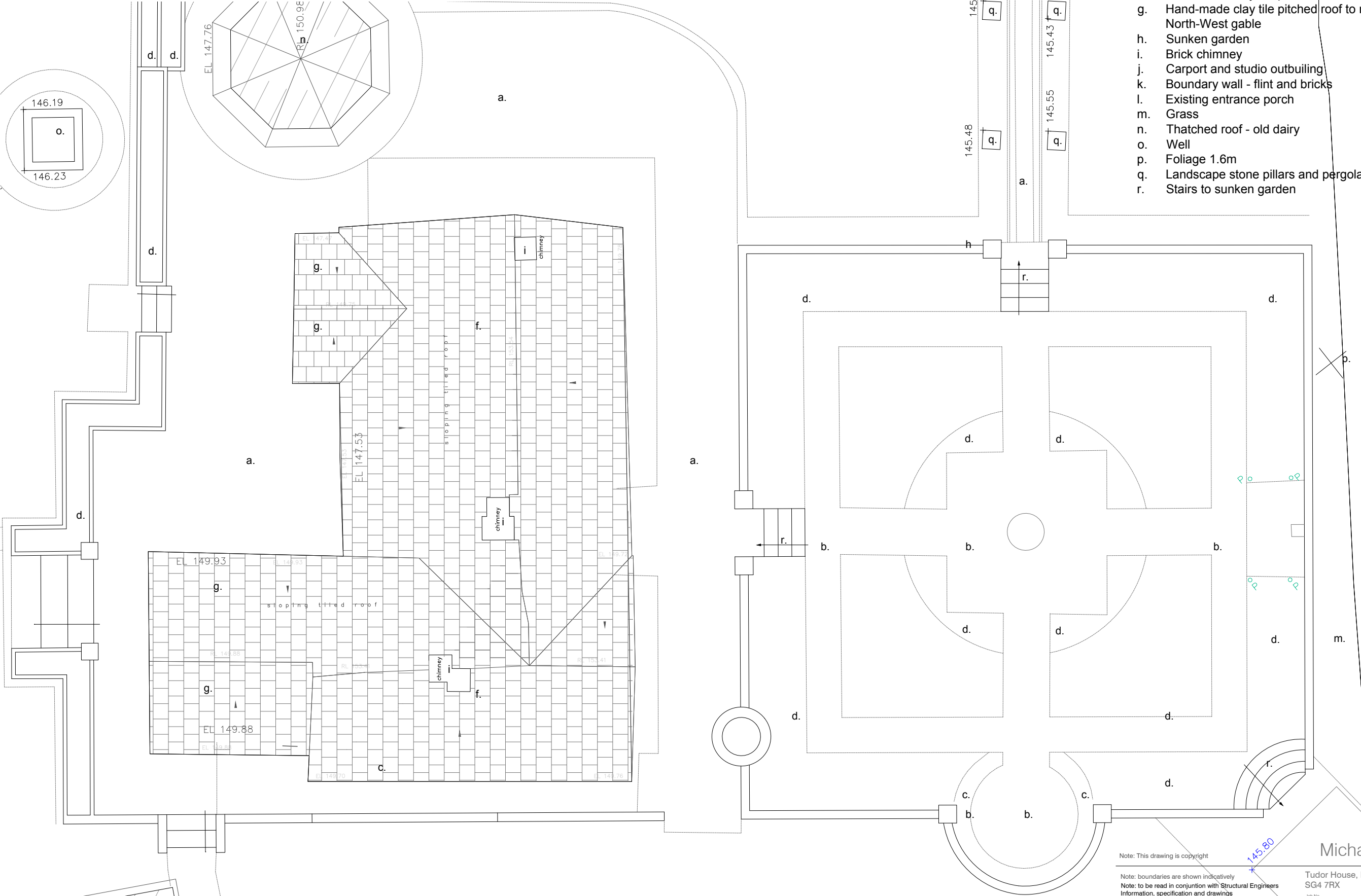
Ground and First Floor Plans

Stage 3
Status: Planning

003

REVISION: Scale 1:50@A1

2.2 EXISTING
Plan



- Notes:
- a. Stone paving slabs
 - b. Concrete paving slabs
 - c. Gravel
 - d. Vegetation and shrub
 - e. Tree
 - f. Hand-made clay tile pitched roof to historic house
 - g. Hand-made clay tile pitched roof to most recent extensions on the North-West gable
 - h. Sunken garden
 - i. Brick chimney
 - j. Carport and studio outbuilding
 - k. Boundary wall - flint and bricks
 - l. Existing entrance porch
 - m. Grass
 - n. Thatched roof - old dairy
 - o. Well
 - p. Foliage 1.6m
 - q. Landscape stone pillars and pergola
 - r. Stairs to sunken garden

Roof Plan as Existing

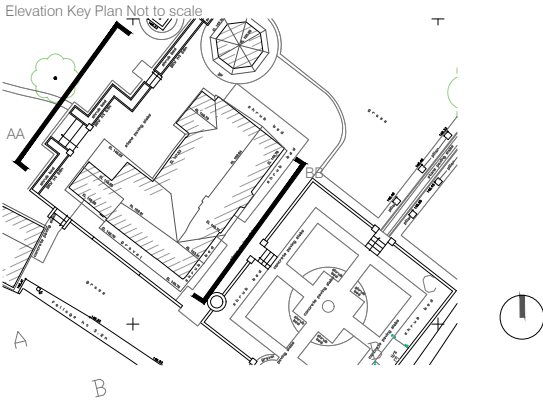
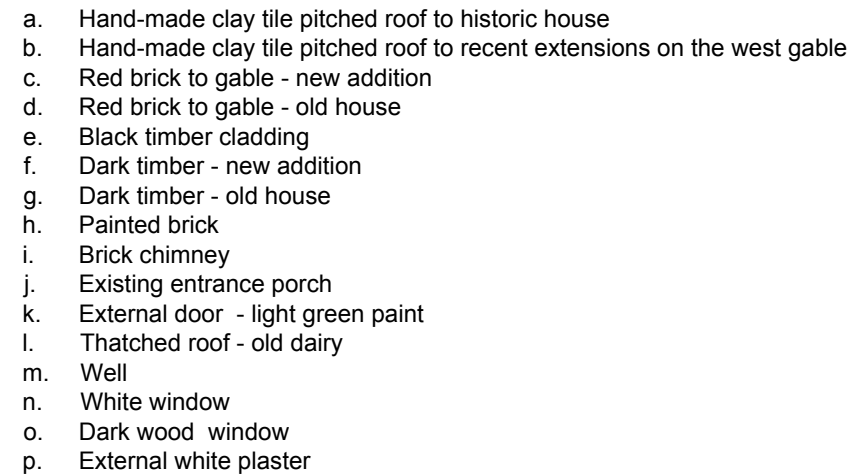


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Tudor House, Poynders End,
SG4 7RX
Job No. 257
Roof Plan as existing
Stage 3
Status: Planning

004

REVISION: Scale 1:50@A1



— Indicative site boundary - refer to title deed

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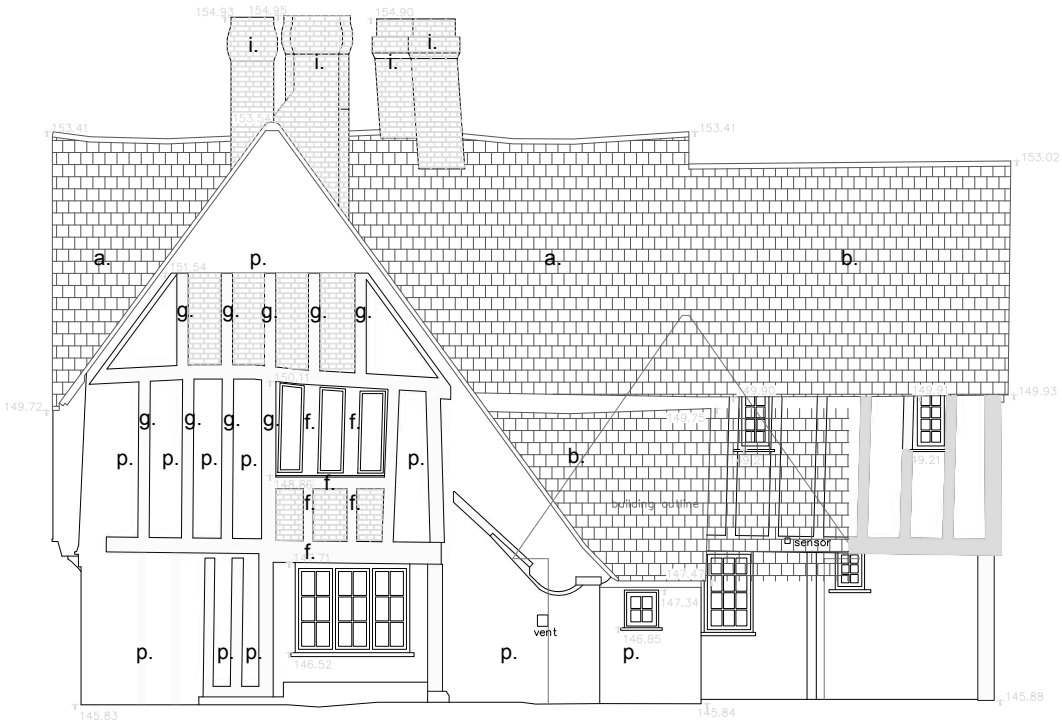
Job No.
257 Elevations as exists
West / East

Stage 3
Status: Planning

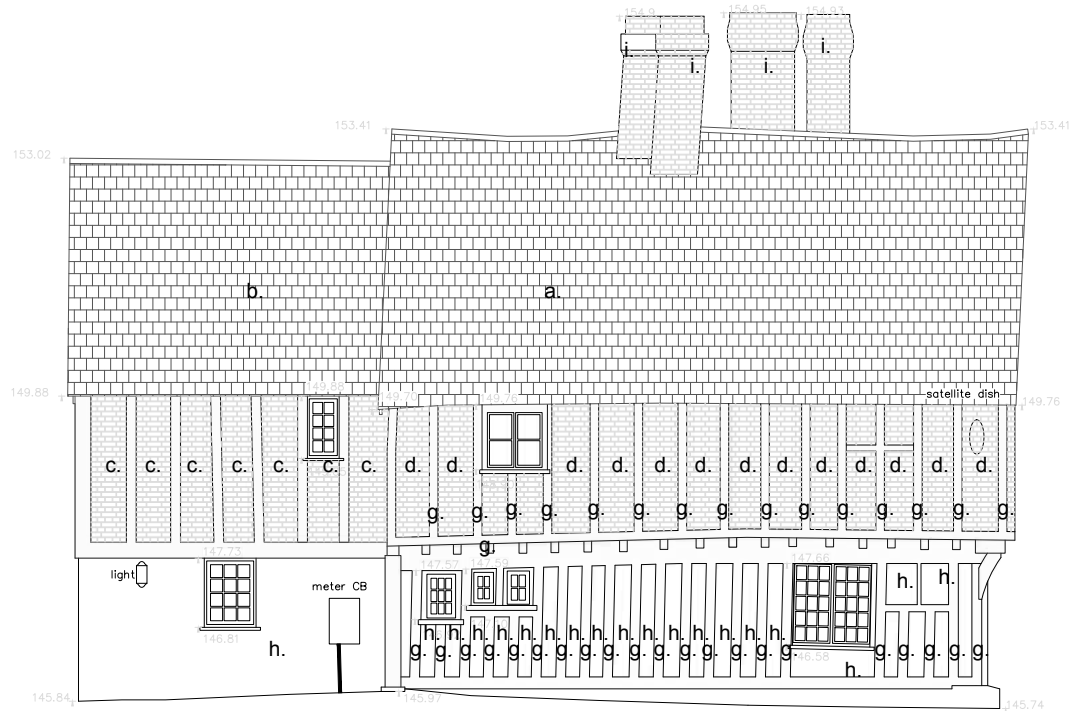
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REVISION: Scale
1:50@A1

2.3 EXISTING
Elevations

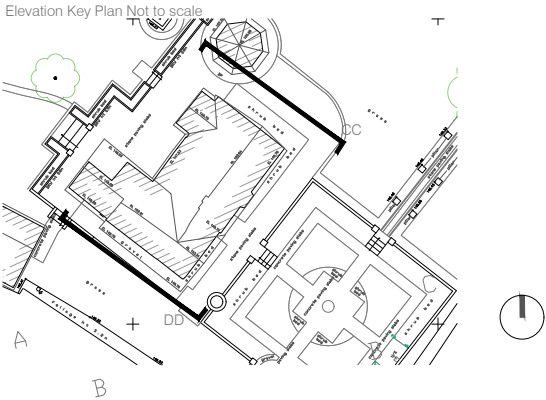


Front Elevation CC (North)



Rear Elevation DD (South)

- Notes:
- a. Hand-made clay tile pitched roof to historic house
 - b. Hand-made clay tile pitched roof to recent extensions on the west gable
 - c. Red brick to gable - new addition
 - d. Red brick to gable - old house
 - e. Black timber cladding
 - f. Dark timber - new addition
 - g. Dark timber - old house
 - h. Painted brick
 - i. Brick chimney
 - j. Existing entrance porch
 - k. External door - light green paint
 - l. Thatched roof - old dairy
 - m. Well
 - n. White window
 - o. Dark wood window
 - p. External white plaster



Indicative site boundary - refer to title deed

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contractor and any discrepancies to be noted ASAP.
Windows, steelwork, to be site sized.

All sundry work not shown to be undertaken in accordance
with the British Standards.

Note: This drawing is not a deed plan.

Michael Collins Architect LLP

Tudor House, Poynders End,
SG4 7RX

Job No. 257 Elevations as existing
North / South

Stage 3
Status: Planning

006

REVISION: Scale 1:50@A1

3. Statement of Heritage Significance

3.1 INTRODUCTION

3.1.1 Terms of reference

This heritage statement describes the importance of Tudor House heritage features, providing a compelling rationale for its preservation. Section 3 therefore considers its historical, architectural, artistic, and archaeological values to assesses the potential impact of proposed works, addressing the following:

- Scope: Define the boundaries of the heritage asset and its setting.
- Purpose: State the goal of the statement, which is to understand and protect the heritage asset’s significance.
- Content: Outline the information that needs to be included, such as historical data, architectural features, and impact assessment.
- Methodology: Specify the methods used for assessing the asset’s significance, including site visits, research, and consultation with experts.
- Resources: Identify the necessary resources, such as personnel with expertise in heritage and planning.
- Review: Outline the process for reviewing and updating the statement over time.

This Statement of Heritage Significance highlights potential threats to this significance and aims to highlight and enhance these special qualities so that they can be retained for future generations. The findings of this Statement will provide an objective framework to guide decisions on the future management of the building, from its use, repair and general maintenance.

3.1.2 The site

Tudor House is a Grade II* listed property located in Poynders End. It is a two-storey dwelling that has undergone significant alterations as well as extensions, transforming it from a compact hall house into its current form. The residence is situated within a large property of almost 2 hectares. The property features a sunken garden situated to the east, along with a pergola in close proximity to the residence, and a pond. As illustrated in Section 1.1, the property is predominantly composed of a field situated to the north.

3.1.3 The Scope of the Statement

The Heritage Statement considers the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve.

3.1.4 Methodology

The following methodology was adopted in preparation of the Statement of Significance

- Understanding the site: In-depth inspection of the building; compilation of photographic record; assessment of current physical condition; including review of previous condition.
- Assessment: Identification and presentation of the significances, vulnerabilities, constraints and gaps in knowledge and understanding of the site; threats to significance.

3.1.5 Legislative and Guidance Context

This appraisal has been conducted in accordance with the general guidelines set out in British Standard 7913:2013 ‘Guide to the Conservation of Historic Buildings’ and also the Historic England publications ‘Informed Conservation’ and ‘Conservation Principles, Policies and Guidance,’ 2008 and in particular responds to policies outlined in the National Planning Policy Framework (NPPF).

In respect of information requirements, it sets out that: “In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.”

Guidance on the implementation and interpretation of historic environment policy has been provided by the following Historic England publications:

- Enabling Development and Heritage Assets Historic Environment Good Practice Advice in Planning Note 4, 2020
- Historic England 2015: GPA2 (Managing Significance in Decision-Taking in the Historic Environment)
- Historic England 2017: GPA3 (The Setting of Heritage Assets)
- Historic England 2019: HEAN12 (Statements of Heritage Significance: Analysing Significance in Heritage Assets)
- ClfA 2014 (Updated 2020): Standard and Guidance for Historic Environment Desk Based Assessment.

Although non-statutory, there are several key international charters which guide best practice in terms of protecting cultural heritage, as follows:

- Venice Charter, 1964, Charter for the Conservation and Restoration of Monuments and Sites.
- Grenada Charter, 1985, Charter for the Protection of Architectural Heritage of Europe
- Burra Charter, 1988, Australia ICOMOS Charter for the Conservation of Places of Cultural Significance.

Further guidance:

BS 7913: 2013 Guide to the conservation of historic buildings (adopted Dec 2015)

3.2 UNDERSTANDING OF PLACE

3.2.1 Sources

As parts of the building pre-date collected records, the most reliable means of understanding the history and evolution of Tudor House is to undertake a detailed analysis of the building’s physical structure. Despite alterations and modernisations in some areas, this evidence original fabric remains prevalent. An in-house study was carried out to identify visible fabric and potential alternation. This was supplemented by an examination of historic maps, which illustrate the building sequence.

The physical evidence has been recorded and documented, and is elaborated upon within this document. This physical evidence is supported by historic photographs and maps; notably the Tithe maps and deed plans.

Printed sources are primarily contextual with reference to Preston in both the Pevsner Architectural Guide to Hertfordshire, 2019 and A History of the County of Hertford: Volume 3, 1912. In addition, a local historical society provides a valuable record of both photographs and anecdotal evidence of the evolution of the village.

3.2.2 Topography and Setting

Tudor House is the original house in Pynders End, as evidenced by historical maps in section 1.4 page 17. Tudor House is a landmark building in Poynders End, a settlement with remarkable architecture, including an Art & Crafts-style house, which was completed in 1905 by the then owner of Tudor House, Hugh. E. Seebohm.

From the east side of the garden, Tudor House offers a view of Stevenage. It is believed that the recessed French-style garden was created to provide shelter from the wind. On the West side features a retaining wall and steps that lead from the garden.

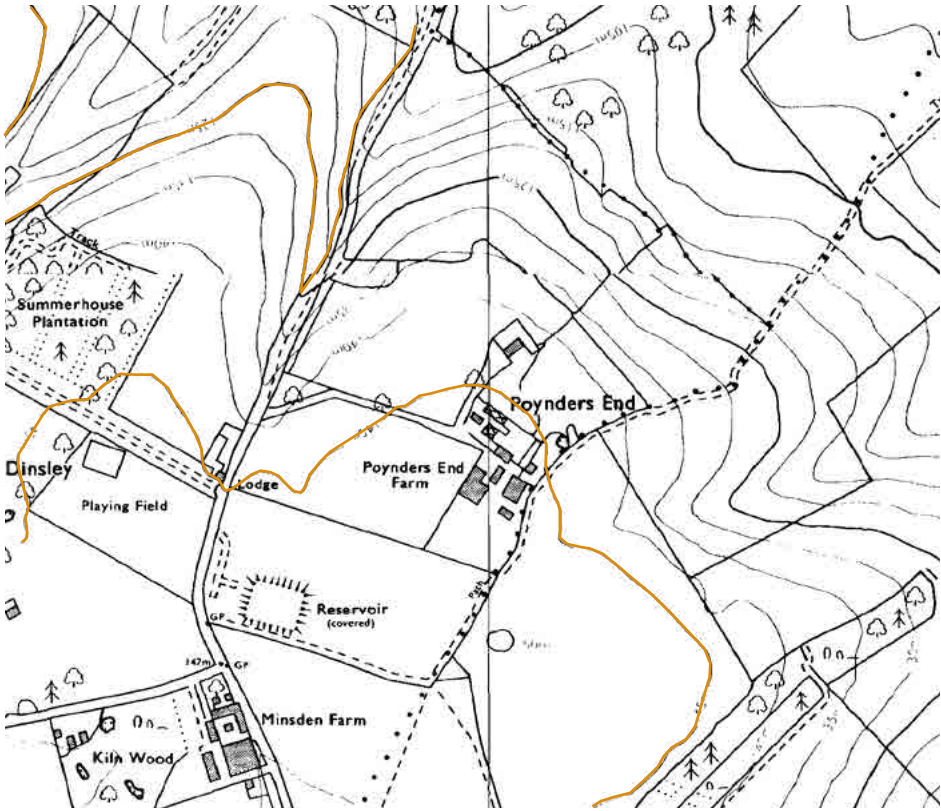


Figure 1: Topography of Pynders End

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Accessed via a private road leading off a country lane, the house feels very private but not secluded. Immediately adjacent to the house is a courtyard sheltered by hedging on one side and the sitting room and annexe on the other. The outbuildings consist of an attached double garage and a separate barn-style garage.

Tudor House’s contribution to the settlement and the historic landscape setting are of considerable historical significance.

3.2.3 Condition

The building is currently in a variable state of condition but it is important that works are carried out relatively quickly to accomodate more modern living and improve services around the house and avoid further decline. A level 3 survey was carried out attached to this LBC application.

3.2.4 Gaps in Knowledge

Historic photographic evidence is limited and surviving historic architectural and construction drawings could not be sourced. While the detailed on-site survey and careful investigation uncovered much information regarding the original function and appearance of both the external envelope and each of the internal spaces, some information remains unclear without further invasive means of investigation.

Following analysis and investigation the following elements have been identified as being areas of uncertainty:

1.) The staircase appears to have been inserted after the upper floor was constructed. The date of this alteration is unknown. It has provisionally been dated to the early 19th century.

2.) The northern elevation appears to have been significantly altered, combining historic timber with modern glazing and aircrete blockwork. The historic composition of this elevation has been considerably altered, with the timber being filled out with foam and rotten timber sections faced with modern fascia.

3.) The entrance hall displays a variety of timbers, some of which appear to have been altered with a painted resin and two are painted fibreglass to conceal steelwork from the 1988 addition. Despite the fact that this intervention appears to have been carried out quite recently, there is no documentation available to explain the reasons.

3.2.5 Threats to heritage

Following a two-year period during which the property was unoccupied, it is now essential to implement improvements to the building’s sustainability, in view of the fact that the perceived maintenance burden of such a large property is likely to be a determining factor in the decision-making process. Today, several potential threats to the heritage and significance of the site for a number of reasons.

Deterioration of the Building Fabric

There is a loss of historic details and fabric due to rot and/or misuse is a matter that requires attention to remedy the issue or prevent it from worsening.

The building is in acceptable condition, despite some instances of inappropriate repair and maintenance work. There is evidence of failure in the existing flashings and rainwater goods, which is a cause for concern as there is evidence of water ingress and dampness in the internal timbers and masonry. Damage to the clay tiles was observed on the front and rear pitches of the central section, including slippage and breakage.

Securing Appropriate Uses

In light of the potential for hidden services, it is imperative to conduct a thorough investigation into any potential fire hazards. The most effective method of protecting a building’s heritage values is to ensure its continued use. Consequently, the work subject of the LBC is designed to address modifications that will enhance the building’s general use for the new owners.

The key to successful building conservation is managing change in a sustainable way to ensure the cultural value of the buildings is passed on to future generations. An open, flexible and forward-looking approach, based on an informed understanding of the site and buildings, is fundamental to good conservation practice.

3.3 APPROACH TO SIGNIFICANCE

A consensus among the various authoritative sources indicates that a statement of heritage significance is predicated on values in terms of the historic, aesthetic, and landsape contribution, which must be safeguarded.

The basis of protection for buildings of cultural heritage significance is understanding their unique identity, expressed as a collection of values that can be enshrined by a place – in other words, what is important, and what aspects of the building contribute to that importance.

The following assessment of significance is laid out in accordance with the documents Historic England Conservation Principles, 2008 and British Standard 7913: Conservation of Historic Buildings, 2013, which acknowledge that understanding both the tangible and intangible significances of a historic building enables effective decision making about its future.

The principles state that sustainable management of a heritage asset must begin with gaining an understanding of its cultural heritage values, and then by setting out its significance, in order to guide appropriate conservation decision making which seeks to sustain those values.

First, Historic England Conservation Principles, 2008, clearly states, “A ‘statement of significance’ of a place should be a summary of the cultural and natural heritage values currently attached to it and how they interrelate, which distils the particular character of the place. It should explain the relative importance of the heritage values of the place (where appropriate, by reference to criteria for statutory designation), how they relate to its physical fabric, the extent of any uncertainty about its values (particularly in relation to potential for hidden or buried elements), and identify any tension between potentially conflicting values. So far as possible, it should be agreed by all who have an interest in the place. The result should guide all decisions about material change to a significan place.”

Further, The ICOMOS Charter for the Conservation of Places of Cultural Significance (1988, also known as The Burra Charter), lays down the principles for assessing cultural significance, defined as “the aesthetic historic, scientific or social values for past, present and future generations.”

Finally, the approach to signification uses the Assessment of Cultural Values BS Standard 7913 framework, that identifies four categories of primary values, paraphrased as follows:

Evidential value

An element of an historic asset that provides evidence about past human activity, including standing structures that are easily visible, as well as those that may be hidden below ground or under water. This aspect of value is strongly related to physical remains, but may also include documentary sources, pictorial records and artefacts.

Historical value

These aspects of significance are often less tangible than physical evidence, including associations with notable people, or historical events or developments. They often connect past people, events and aspects of life with the present, and are likely to have changed with time of shifting perspectives. Historical values are less vulnerable to change than evidential values.

Aesthetic value

This is derived from the way in which people draw sensory and intellectual stimulation from an historic asset, including its appearance and how it lies within its setting. As such, this aspect of value is more subjective than the preceding classifications, being particularly sensitive to change over time and subject to fluctuations depending on many factors.

Communal value

This element of value derives from the meanings an historic asset holds for those who relate to it, or for whom it forms part of a collective experience, or memory. This may include emotional links, and aspects of the site that people can relate to their collective history and heritage. It is important to remember that not all aspects of communal value are positive, and can often relate to uncomfortable experiences and events. Aspects of social value are included in this category. Communal value will change over time.

3.4 SUMMARY STATEMENT OF SIGNIFICANCE

Tudor House is a building of special interest and local significance, as reflected in its designation as a Grade II* listed building under the Planning (Listed Buildings and Conservation Areas) Act 1990.

Unfortunately, the building has suffered in many areas from previous remedial work and unsuitable modernisation, which has had a detrimental effect on its overall condition and the historic fabric.

Some of the historic interventions do not retain their integrity due to their subsequent major alteration from later phases. The heritage asset has indeed been subject to pronounced change since its inception as a single-room width hall house. Some of the original evidential fabric has been lost with the primary exception of remnants of the timber frame which are of exceptional significance.

Therefore, it is recommended that remedial measures be implemented in order to mitigate any potential decline.

3.5 RELATIVE SIGNIFICANCE

As identified by BS 7913, where changes to the fabric or use of a historic building or its setting are planned, the potential impact of that change on its significance should be identified and quantified.

The impacts from change can either be direct (i.e. affecting the fabric or character of the historic building), or indirect, (i.e. altering spatial qualities or relationships within its setting). Change that protects or reveals the historic building’s significance should be encouraged, whilst change that has the potential to be detrimental to the significance of the historic building should be avoided where possible.

The various spaces or elements within Tudor House have been assessed and graded, based upon the contribution they make to the overall significance of the building. This will assist in the future conservation and management of the building, to protect and enhance the significance. A guide to the grading levels is outlined as follows:

Exceptional Significance

A space or element of the building, which is of great importance, and is integral to the overall significance and character of the building. Layout and original fabric are intact, and the space or element is a strong example of a particular period or style.

Considerable Significance

A space or element of the building, which makes an important contribution to the significance and character of the overall building. Layout and original fabric are substantially intact, and the space or element is a good example of a particular period or style.

Moderate Significance

A space or element of the building which contributes to the overall significance of the building but is not a key component.

Neutral Significance

A space or element which neither contributes, nor detracts from the significance of the building.

Negative

A space or element which detracts from the significance of the building.

3.6 TABLE OF RELATIVE SIGNIFICANCE

The various spaces or elements within Tudor House have been assessed and graded in the table below, based upon the contribution they make to the overall significance of the building. This will provide an objective framework to assist in the future conservation and management of the building, to ensure the special qualities are retained over the various phases of works.

A guide to the grading levels is outlined below and highlighted on the accompanying colour coded floor plan:

Exceptional Significance

A space or element of the building, which is of great importance, and is integral to the overall significance and character of the building. Layout and original fabric are intact, and the space or element is a strong example of a particular period or style.

Considerable Significance

A space or element of the building, which makes an important contribution to the significance and character of the overall building. Layout and original fabric are substantially intact, and the space or element is a good example of a particular period or style.

Moderate Significance

A space or element of the building which contributes to the overall significance of the building but is not a key component.

Low Significance

A space or element which makes little or no contribution to the significance of the building.

The elements or spaces have been subsequently graded according to their sensitivity to change as outlined below:

Very High

Even minimal change or alteration has the potential to negatively impact upon the significance of the building.

High

Some small degree of change or alteration is possible, without having negative impact upon overall significance.

Moderate

A reasonable degree of change is possible.

Low

The space is not of special importance and a considerable degree of change is possible.

EXTERIOR ELEVATIONS AND ELEMENTS					
AREA	SIGNIFICANCE (see 3.5)	CONTRIBUTION TO OVERALL SIGNIFICANCE (see 3.6)	SENSIVITY TO CHANGE (see 3.6)	KEY ELEMENTS OF SIGNIFICANCE	ADDITIONAL COMMENTS
Principal West elevation (entrance elevation)	- Both extremities of the building, where the external doors are located, are part of a later extension as highlighted in section 1.5 - The central ground floor elevation, with a series of windows, is an addition to the original house - However, the form, massing, and well-balanced, rhythmic fenestration convey the building’s modest yet well-proportioned nature. - The building reflects a consistent approach to materials, using red brick, rendered walls, and clay tiles. This approach is consistent with the Conservation Area. - Clay tile roof	EXCEPTIONAL / LOW	MODERATE	- Despite the later addition of single and two-storey extension in 1988, this elevation presents elements of the building which contribute to the overall significance of the building. - Clay tile roof - Brick chimney flues	- There is evidence that the roof has been subject to modern, unsympathetic alterations and modifications over time. - The paint finishes on the brickwork and render are poor quality and unsympathetic in colour. - The existing external surfacing and ground level in the external area are accelerating damp issues in the building fabric. - There is an opportunity to reconsider the overall composition of this elevation, specifically the 1988 addition to the kitchen, which poorly mimics rural features. The removal of modern interventions would benefit the building’s overall significance.
North elevation (gable)	- The vertical timber truss arrangement is reminiscent of the Tudor period, but is analysed as a 19th and 20th element due to its detailing and the presence of sawn timber with features suggesting prior use elsewhere. - The northern elevation appears to have been significantly altered, combining historic timber with modern glazing and blockwork, as well as painted foam infill. - Windows with modern feature - White-yellow rendering between the timber	HIGH	MODERATE	- The visible historic timber in the vertical truss arrangement is reminiscent of the Tudor period. - The elevation towards the garden and vista is of significance as create a sense of openness. - the steep vertical asymmetry of this elevation compliments the landscape setting	- Evidence that the first floor window with a unsympatheitc framing and section - The window is unsympathetic in its framing and section. - The gable tilts outwards and is internally composed. - There is evidence of failure and rot to this elevation.

EXTERIOR ELEVATIONS AND ELEMENTS					
AREA	SIGNIFICANCE	CONTRIBUTION TO OVERALL SIGNIFICANCE (see 3.5)	SENSIVITY TO CHANGE (see 3.6)	KEY ELEMENTS OF SIGNIFICANCE	ADDITIONAL COMMENTS
East elevation (looking towards sunken garden)	• Most genuine elevation as this is the remiang elevation of the orginal house fomr the 16th centruy. • Modern windows • Clay tile roof • Brick detaling is not original feature • Painted timber sash and case window with brick relieving arch. • Brick Detailing, including flush pointed Flemish brick bond burnt headers • Brick chimney breast with clay pots	EXCEPTIONAL	VERY HIGH	• The left-hand side of the façade features timber including a chimney breast.	• The rendering plaster is in poor condition, with a crack and damage area on the right-hand side of the façade. • UPVC and casted-iron water goods
South elevation	• This is a highly authentic elevation, as it is the remaining elevation of the original 16th-century house. • The timber truss with brick infill has been incorporated to reflect the authenticity of the original house. • The lower part of the original house features a vertical timber truss, while the new addition (a two-storey extension completed in 1988) incorporates a metal structure to replicate the original timber design. • The exterior of the brick has been painted with a light yellow colour during the last decade or so.	EXCEPTIONAL / LOW	HIGH / MODERATE	• The inclusion of the 1988 two-storey extension has been designed to blend in with the original building materials and layout, but is of low significance. The original house is of exceptional significance. It is vital that the original features, including the historic timber and brickwork, are respected. • Overall, the original building has historic significance, and subsequent alterations made to accommodate 20th-century extensions	

EXTERIOR ELEVATIONS AND ELEMENTS					
AREA	SIGNIFICANCE	CONTRIBUTION TO OVERALL SIGNIFICANCE (see 3.5)	SENSIVITY TO CHANGE (see 3.6)	KEY ELEMENTS OF SIGNIFICANCE	ADDITIONAL COMMENTS
Front Courtyard (to West elevation)	- No evidence of the original ground material finishes - Identification of damp due to differential movement between the timber frame and brickwork panels, allowing rain water to track behind the panels and into the timber frame.	MODERATE	LOW	The shape of the courtyard	Advice to remove the render to the bricks, and the exposed flint/brickwork to be repointed or rendered with an appropriate lime mortar to ensure breathability.
Roofscape	- The irregular roofscape is notable for its expression of the timber structure and the aggregate nature of the building’s evolution. - Pitch of clay tile demonstrates a material consistency with surrounding heritage assets. - The presence of a variety of periods of construction results, however, not in a clear demarcation between the clay roof tiles. - Steep slope on the West elevation	EXCEPTIONAL	HIGH	- Clay tiles - Brick chimney breasts with clay pots of varying periods, heights and detailing - Steep roof slope	- The significance of the roofscape, particularly the rear clay tile pitch, was affected by the ill-considered placement of services and poor cement flashings that have compromised the overall aesthetic quality and historic fabric. - Despite a slight sagging ridge Timbers, some loose and poorly installed lead flashings and decay of cast-iron rainwater goods with a prevalence of vegetation.
Boundary Walls	The property is surrounded by a low boundary wall, which is composed of sections of flint material.	LOW	LOW		The boundary wall is in good condition and there are no significant reasons to replace it.

INTERIOR ROOMS AND ELEMENTS - GROUND FLOOR					
AREA	SIGNIFICANCE	CONTRIBUTION TO OVERALL SIGNIFICANCE (see 3.5)	SENSIVITY TO CHANGE (see 3.6)	KEY ELEMENTS OF SIGNIFICANCE	ADDITIONAL COMMENTS
Entrance lobby and stairs	- Although the entrance lobby forms part of the original house, the bathroom and the section of the lobby to the right of the entrance door, facing the stairs, are new additions. - The overall floor-to-ceiling height is reminiscent of a feature of the original house. - The staircase is highlighted in section 3.2 as part of the knowledge gap. - The painted timber is likely to be of some heritage significance, albeit from different periods. - Carpet to the floor, which is on a concrete slab - Vertical timber wall and stucco, with some areas of later cementitious plaster.	EXCEPTIONAL / MODERATE	VERY HIGH / LOW	- The overall floor-to-ceiling height is reminiscent of a feature of the original house. - The staircase has vertical timber. - The location and proportion of the window openings - Vertical timber and external rendering.	- The previous remedial works involving tainted resin and paint on the wood has had a detrimental effect on the heritage and internal aesthetics of the house. - Depending on the elements considered, the heritage significance fluctuates from exceptional to desirable to address inappropriate wood treatment - Areas have been subject to predominantly unsympathetic intervention over the years. - The use of a concrete florr rather than a limecrete or other breathbale construction may have been damaging to the building foundations and timber base.
Sitting room	- Two windows to East and South facade - Carpet, likely on concrete slab - A large timber structure with several timber posts is present - dragon beams to the corners - Outdated electrical wall light outlets - Large ingelnook brick chimney breast with seats to both sides	EXCEPTIONAL	HIGH / MODERATE	- Large brick chimney breast, set into the wall and with seats on both sides. - Timber ceiling.	- Some elements are not of historic value, such as the build-in bookshelves next to the - There is limited scope for change, but improvements can be made to the finish of the internal wall. The electrical wall light outlet is outdated and needs to be replaced

INTERIOR ROOMS AND ELEMENTS - GROUND FLOOR					
AREA	SIGNIFICANCE	CONTRIBUTION TO OVERALL SIGNIFICANCE (see 3.5)	SENSIVITY TO CHANGE (see 3.6)	KEY ELEMENTS OF SIGNIFICANCE	ADDITIONAL COMMENTS
Kitchen	- Planning records suggest that the western part of the kitchen is a later extension. - The original area displays low historic beams, and the area where the AGA is located is suggestive of a 21st-century lower, square-angled beam. - The central window has a low window sill, but its date of construction is unclear. - The kitchen is in a rustic style, but is definitely a recent addition with no clear evidence of an old fireplace the original added kitchen range would have been of the large inglenook fireplace, which will have replaced a central fire. - Recent floor tiles, likely to be on a concrete slab - the wall to the current dining room area is composed of stud work with areas of brick infill (victorian), which may be concealing gable from the 17th-century cross wing.	MODERATE / LOW	HIGH / LOW	The overhaed beams tin the room appear to be of a historic nature and are located on the east side of the building.	- The 20th century additions of partitioning and flooring are of no interest. - The side utility extension is a later intervention of low significance
Dining room	- Bay window to the East facade - The carpet to concrete slab - A large timber structure with several timber posts is present - Outdated electrical wall light outlets - Large recessed brick chimney breast with seats to both sides	EXCEPTIONAL	HIGH	- Large brick chimney breast, set into the wall and with seats on both sides. - Timber ceiling. - A large timber structure with several timber posts - The jutting-out windowoverlooking the sunken garden	- There is limited scope for change, but improvements can be made to the finish of the internal wall. The electrical wall light outlet is outdated and needs to be replace - The wall to the kitchen could be opened in areas where infilled with later victorian/edwardian masonry infills.

INTERIOR ROOMS AND ELEMENTS - GROUND FLOOR					
AREA	SIGNIFICANCE	CONTRIBUTION TO OVERALL SIGNIFICANCE (see 3.5)	SENSIVITY TO CHANGE (see 3.6)	KEY ELEMENTS OF SIGNIFICANCE	ADDITIONAL COMMENTS
Gallery	- The north wall of the gallery features evidence of historic open timber framing, which would have formed the exterior wall of the 16th/17th century range, with plaster render present between the timber and likely above it in places. - The ceiling under the pitched roof is high indicating pitched lean-to-rafter above. - Three windows are on the western elevation. Two of the windows are of similar size, while the window on the left has a higher windowsill. - The carpet and floor are higher than in the dining room, with a step measuring approximately 5–10 cm. - A large timber structure with several timber posts is present. - Outdated electrical wall light outlets	HIGH	HIGH	- Historic timber framing within the north wall of the gallery and large timber sturcure with several timber posts - Full height under the roof slope.	- There is limited scope for structural change, but improvements can be made to the finish of the internal wall. - The electrical wall light outlets are outdated and needs to be replaced. - The electrical services are currently non compliant with modern standards
Corridor between dining and sitting room and to sunken garden	Small area between innng room a and linving room	HIGH	MODERATE	- Opening onto the garden - Overall contribution to the ground floor plan.	Some elements are not of historic value, such as the build-in bookshelves in front of the french doors

INTERIOR ROOMS AND ELEMENTS - FIRST FLOOR					
AREA	SIGNIFICANCE	CONTRIBUTION TO OVERALL SIGNIFICANCE (see 3.5)	SENSIVITY TO CHANGE (see 3.6)	KEY ELEMENTS OF SIGNIFICANCE	ADDITIONAL COMMENTS
Bedroom 01 (small bedroom with en-suite bathroom)	- Modern En-suite bathroom with shower - Carpet, likely on concrete slab - A large timber structure with several timber posts is present - Outdated electrical wall light outlets - Large recessed brick chimney breast with seats to both sides	LOW	LOW		Bedroom as a result of the later extension undertaken in 1988, no significant element of heritage significance.
Bedroom 02 (middle bedroom with en-suite bathroom)	- Modern En-suite bathroom with bath - Evidence of historic timber frame to area between bed area and en-suite - Brick chimney	HIGH	MODERATE	- Chimney / fireplace - Timber on the wall and ceiling, visible between the bedroom and en suite. - Historic plaster visible	
Bedroom 03 (primary bedroom with dressing and en-suite bathroom)	- Modern En-suite bathroom with bath - Evidence of historic timber frame to area between bed area and dressing - chimney breast with timber beam - Remnants of historic timber frame within North wall - Jutting-out window - Outdated electrical wall light outlets - The ceiling over the bathroom and dressing area is made from modern plasterboard, there is evodence of historic lath and plaster removal above the partition between the dressing and bath room is modern	HIGH	MODERATE	- Chimney / Fireplace: - Timber on the wall and ceiling, visible between the bedroom and dressing area. - Visible timber in the places - Bay window	- Damp indentified in multiple locations due to poor quality workmanship and lack of maintenance. - Holes in fixed glazing to the North gable. - There is scope for change, improvements can be made to the finish of the internal wall. The electrical wall light outlets are outdated and needs to be replaced. - Need to upgrade electrical outlets / wiring to be checked. - Bathroom ceiling not historical and can be removed

NTERIOR ROOMS AND ELEMENTS - FIRST FLOOR					
AREA	SIGNIFICANCE	CONTRIBUTION TO OVERALL SIGNIFICANCE (see 3.5)	SENSIVITY TO CHANGE (see 3.6)	KEY ELEMENTS OF SIGNIFICANCE	ADDITIONAL COMMENTS
Store behind bedroom 01 chimney	Historic timbers runing in the roof slop	LOW	LOW	- Overall contribution to the ground floor plan. - Timber in the roof	Area not in use.
Store behind bedroom 01	Historic timbers runing in the roof slop	LOW	LOW	Lath and plaster	Location of the boiler.
First Floor Corridor	- Carpet - Window - Outdated electrical wall light outlets	EXCEPTIONAL / LOW	HIGH / LOW	- Overall contribution to the ground floor plan. - Window opening	- Need to upgrade electrical outlets / wiring to be checked. - The stair balustrade is a poor later addition

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