

4 Proposals

4.1 Outline of Proposals

In answer to the brief described in 1.3 above, NRAP have explored and developed a design with the intention of carefully removing elements that detract from the house and adding new elements that better complement it architecturally.

The proposals can be summarised as follows:

- Remove the 1953/54 extension and the concrete terracing on the north elevation, which are of poor quality, are in poor condition and detract from the house architecturally and as a heritage asset
- Provide naturally-lit garden-facing rooms within a new extension that speaks clearly of its additive and subordinate nature and that grows out of the materials and constructional principles of the original house, thus complimenting the heritage asset and allowing it to be more easily read
- Provide new hard landscaping to the north of the 1988 extension that better complements the house to give exterior space from which the garden can be enjoyed
- Remove the modern secondary stair that is accessed from the nineteenth-century Drawing Room to allow this room to be enjoyed as a space rather than as circulation
- Provide a new secondary stair within the new extension
- Replace the porch with a slightly larger structure to provide space for coats and shoes before entering the house
- Reconfigure the ground floor of the 1988 extension to provide a larger kitchen

4.2 Design Development

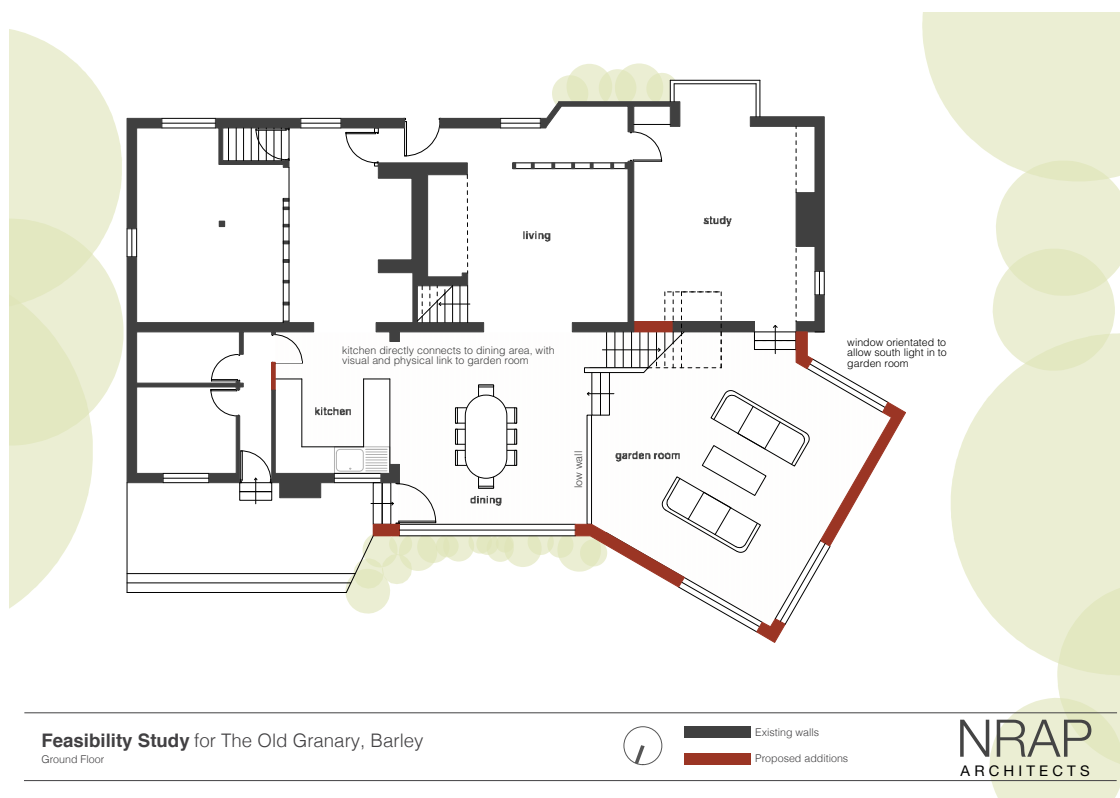
4.2.1 Initial Ideas

The initial proposals are described in the plan below and the two views of a digital model, opposite.

They describe the creation of a Dining Room and Garden Room to the north of the original house within a single-storey extension. The Dining Room is level with the existing floor and one steps down into the Garden Room to be closer to the garden.

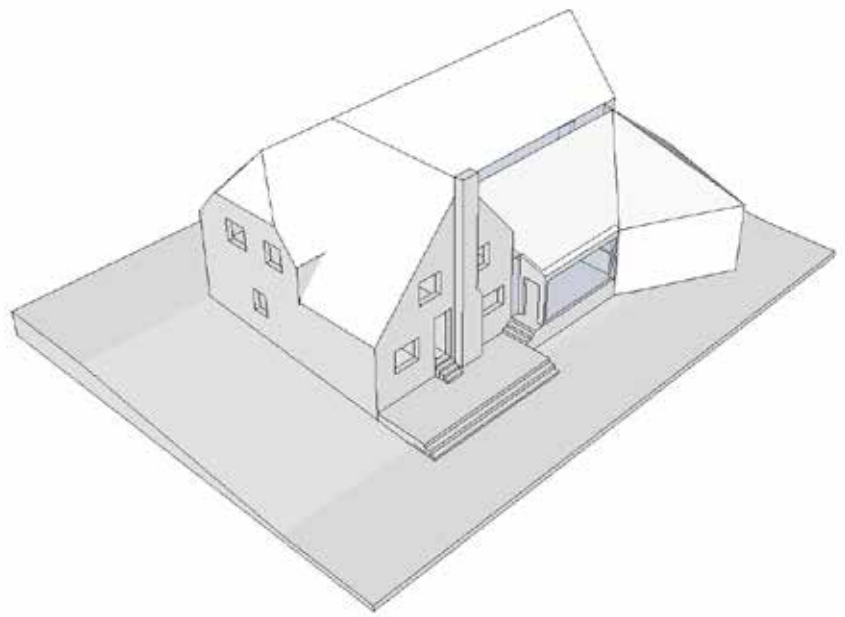
The Garden Room is articulated by twisting the plan towards the principal views of the garden to the north, which also allows for south-facing glazing to bring natural light into the room from both sides.

Both rooms are connected to spaces in the existing house while a new stair in the extension rises along the north wall of the house and passes through a slightly altered window opening to provide a replacement for the secondary stair that has been removed from the Drawing Room, here labelled as a future Study.

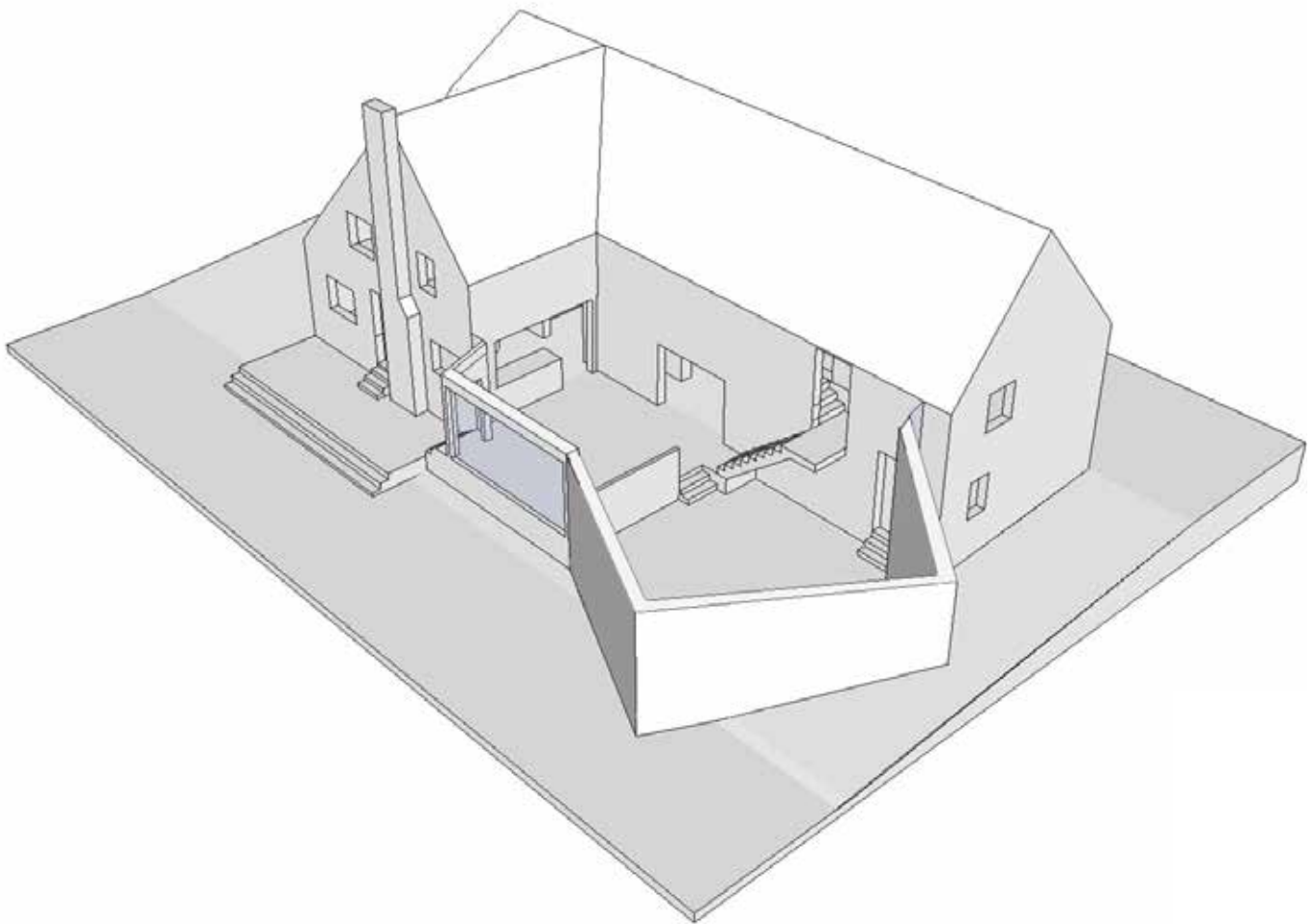


The extension has a shallow-pitched roof so that it can sit below the eaves of the main house. Between the old and the new is a continuous rooflight to bring natural light into the heart of the plan and to articulate the junction between the house and its extension.

The roof pitch combined with the steps down into the Garen Room create a light, high space overlooking the garden.



The model from the north east (above) and from the north west (below)

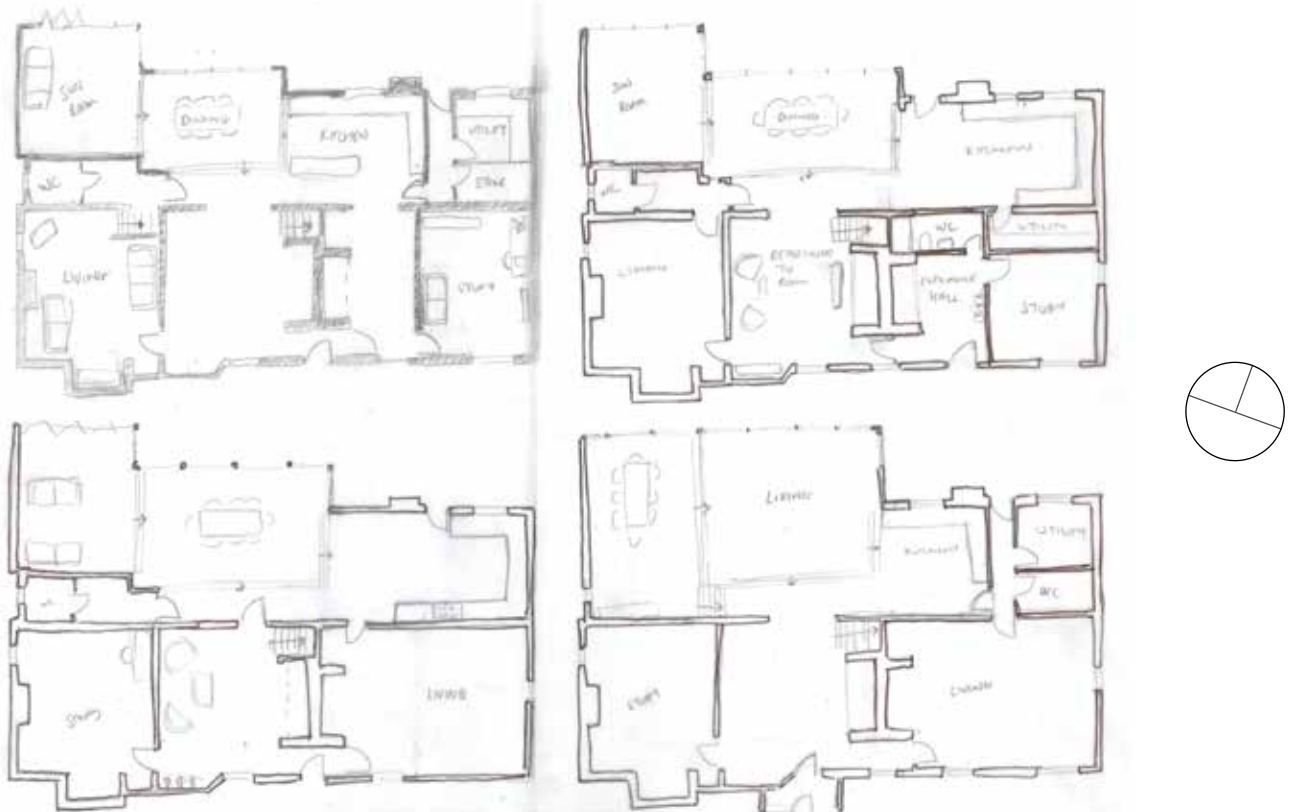


4.2.2 Developing the Idea

While some of the moves made in the initial scheme worked well, others were less successful. The setting of the two new rooms at different levels with a stair rising back into the original house would create gently defined but inter-connected spaces making the interior a rich experience. On the other hand, the twist of the Garden Room made for a sculptural roof form and a significant western projection beyond the extent of the original house that detracted from the strength and simplicity of the main building.

With this in mind the design was developed through sketches, looking at alternative arrangements for the two rooms with the possible creation of a new WC where that in the 1953/54 extension had been removed, thus allowing the kitchen to expand.

The external articulation was explored with reference to the construction of the original house, that of a regular timber frame on a brick base.



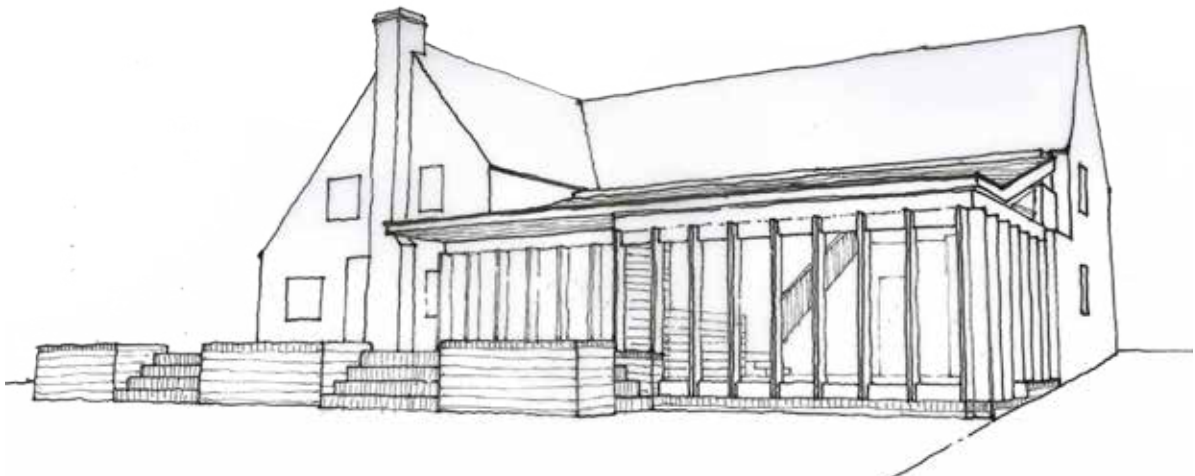
Four ground-floor plans exploring alternative layouts for the extension



Sketch north elevation showing the brick plinth of the existing house extended into the extension to underline the change in level across the site



The plinth rises to form the walls of the extension in this early scheme



Timber framing echoes the structure of the original house to link the brick plinth with the new roof

4.2.3 A Revised Proposal

The sketches were developed into a revised proposal that placed the same arrangement of rooms and levels below on oversailing roof and behind a rectilinear elevation that stepped out towards the garden.

The exposed structure of the roof with its primary beams and secondary rafters referenced the visible timber floor and roof structures of the main house, uniting the spaces of the extension with those of the original building.

The use of brick was also a reference to the original building, the masonry plinth with isolated vertical elements echoing the plinth and chimneys of the main house. Between these sections of brick wall were timber-framed windows and doors, referencing the timber frame of the house and giving views across and access to the garden.

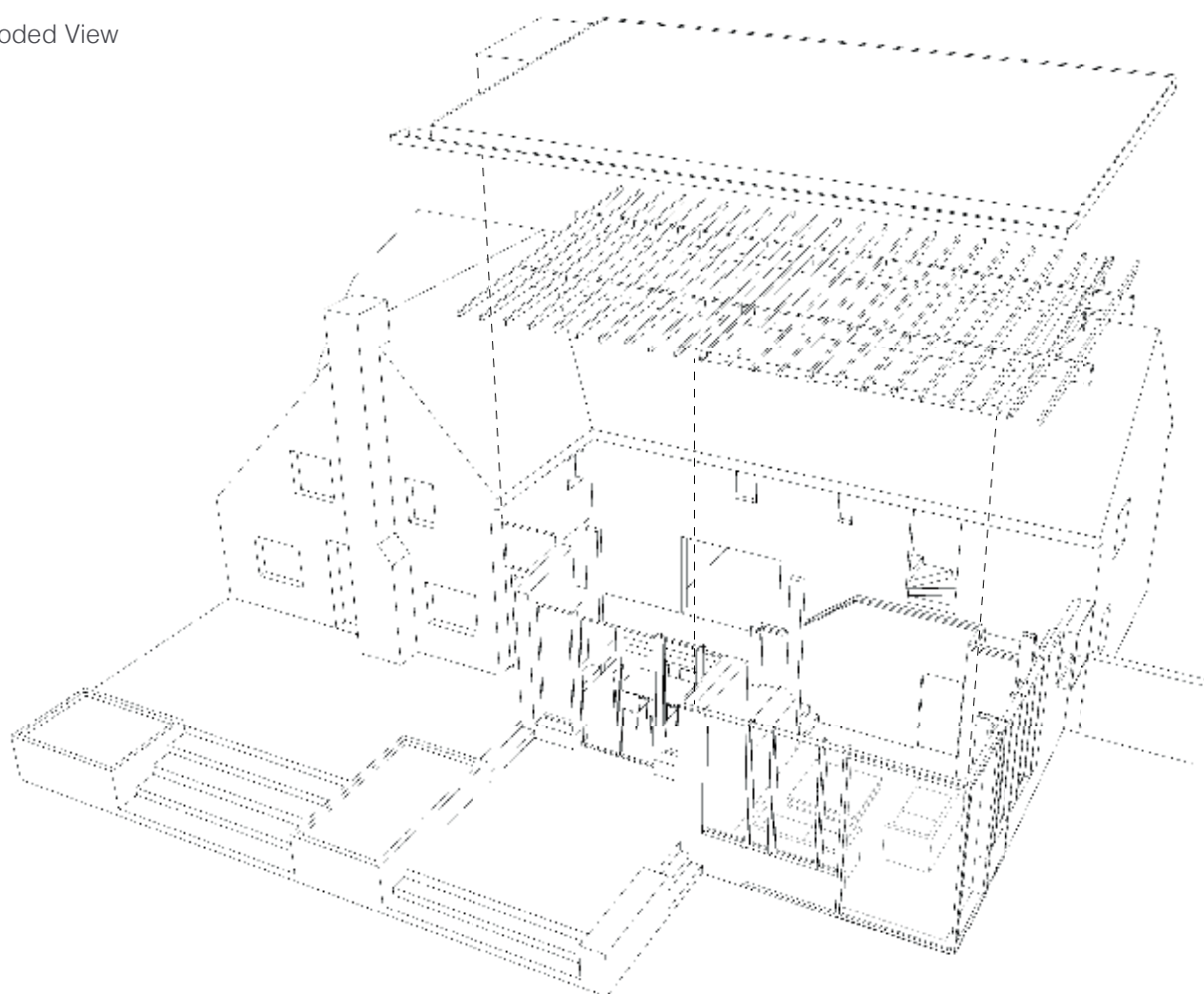


The proposal viewed from the north west



View looking across the extension with the north wall of the original house on the left

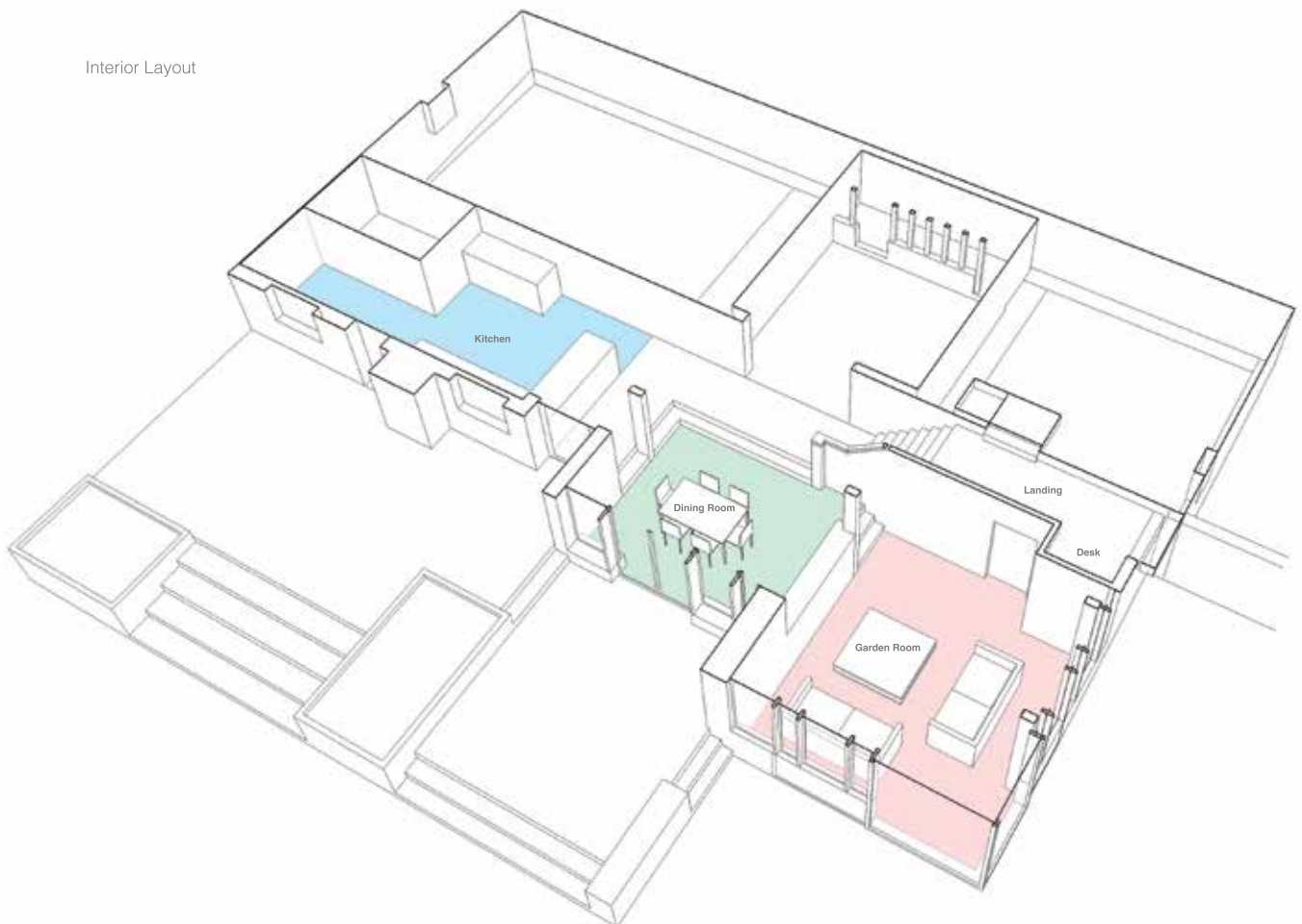
Exploded View

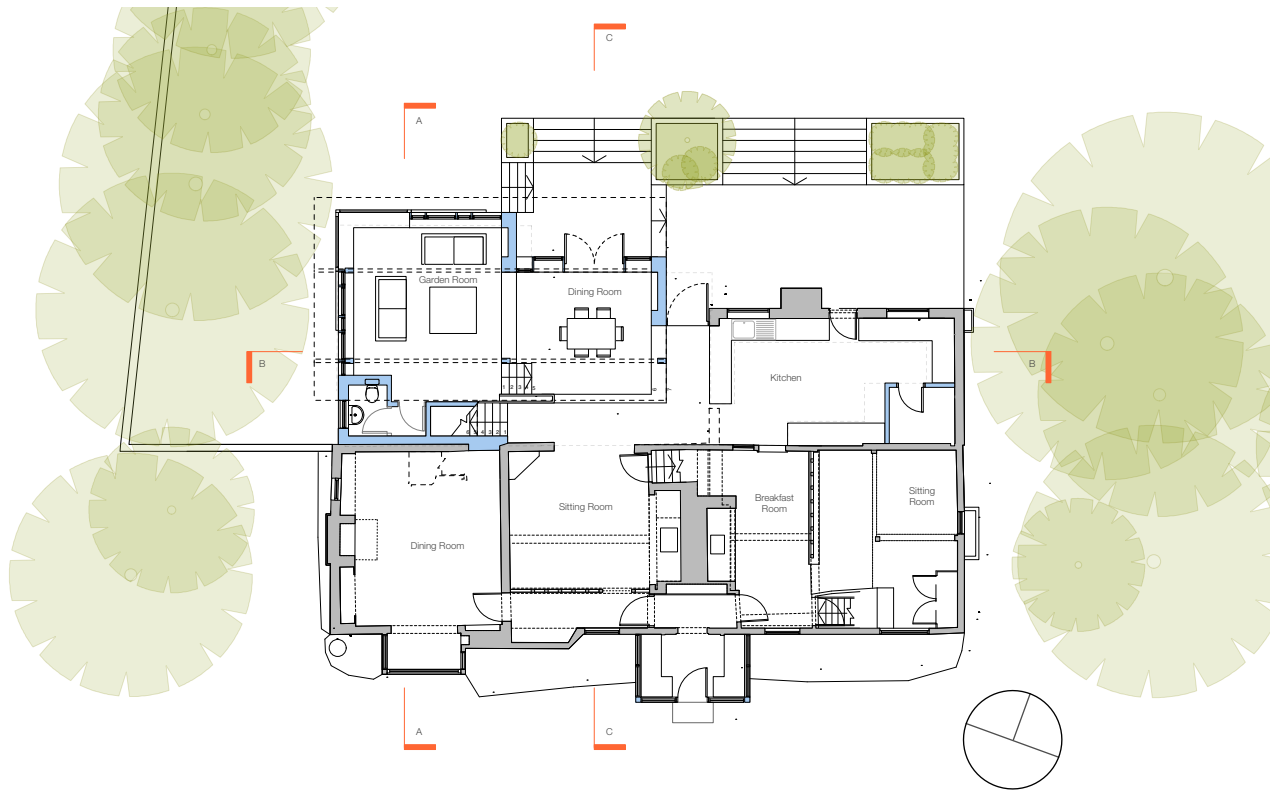


Internally, the revised proposal placed a small WC between the main house and the Garden Room with the landing of the new stair running over it to give a small desk area where one could look over into the Garden Room. This freed up space from the 1988 extension and allowed the Kitchen to expand.

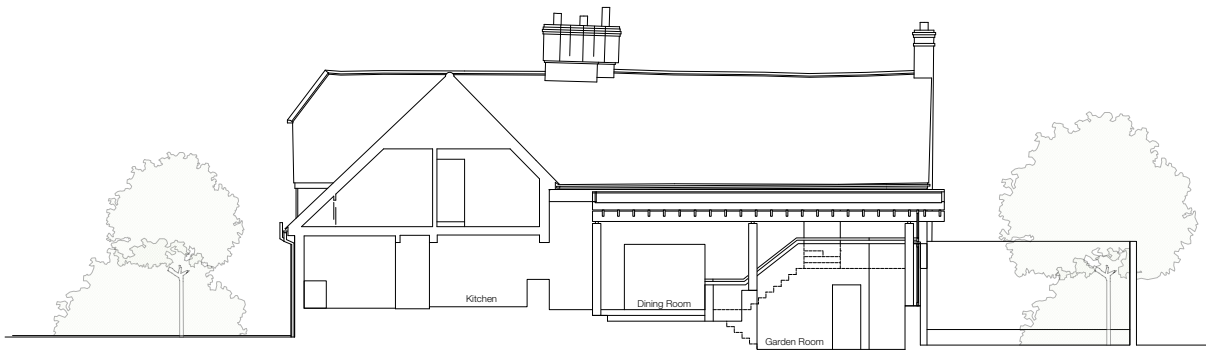
The two connections from the main house to the extension in the initial idea were reduced to a single opening in this iteration, reducing the impact on the historic fabric. In this case the central window on the north elevation of the house, already significantly rebuilt during the second half of the twentieth century, would be taken down to the floor. This would allow for a generous connection between the old and the new, as well as bringing in more natural light to the old room.

Interior Layout

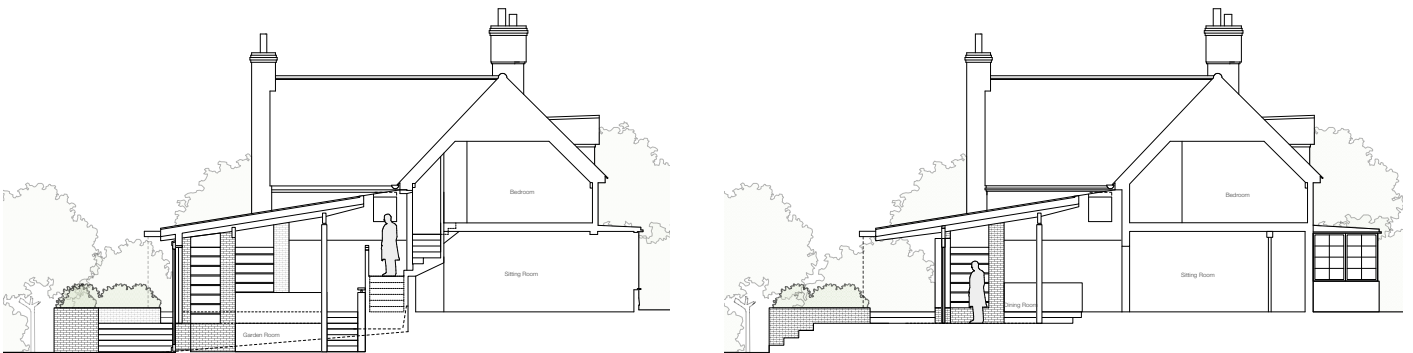




Ground Floor Plan



Long Section through 1988 Addition and proposal (Section B-B)



Short sections through the original house and the proposal, left: Section A-A, right: Section C-C

4.3 Articulation

The design iteration discussed in 4.2.3 above was further developed into the proposals that are being submitted for this application. A key part of this development was an exploration of the articulation of the elevations.

While the motif of timber frames sitting on a brick plinth linked the proposal back to the main house, the irregular height and spacing of the framing distracted from the underlying principle. With the roof supported on timber columns rather than the external walls, the timber framing was also somewhat ambiguous: was it structural or was it just separating doors and windows from each other?

With reference to contemporary works, the expression and articulation were re-thought from first principles. The brick plinth would set a continuous datum, onto which a regular arrangement of vertical timber columns would sit to support the roof, just as the timberwork in the original house. To ensure the views of the garden and plentiful natural light that was driving the design, the columns would be rectangular in section.

With this rhythm of framing creating the enclosure, the gaps in the frame could either be glazed or solid. The north elevation to the garden would be glazed while the west elevation to the boundary would be solid.



Early sketch model exploring timber articulation of the elevation

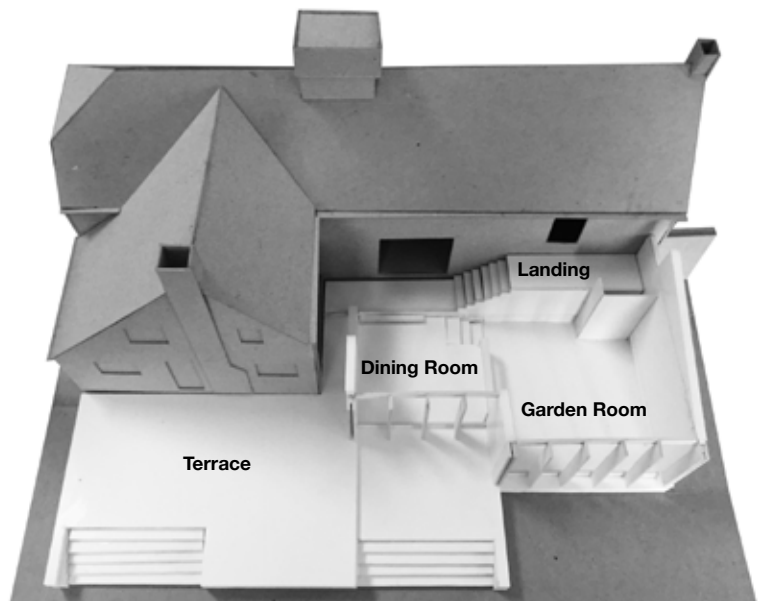




Right and above: extension to a house by Studio Carver, the elevation formed from timber fins with sash windows between



The original structure of The Old Granary, exposed on the first floor



Right and below: extension to a house by O'Sullivan Skoufoglou, the elevation formed from timber fins with glazing or boarding between



4.4 Material Expression

The pre-twentieth-century house is a simple structure built from a timber frame resting on a brick base. It is currently roofed with clay tiles of differing ages.

It is intended that the new addition would grow out of the same material language as the original house. The walls would be framed in timber, likely oak, and boarded between the frames on the west elevation with the same material.

The timber frame would sit on a brick plinth that will continue into the garden to form the new terraces. This will be a soft, handmade red brick set in a lime mortar to compliment the original brickwork.

The roof is too shallow to tile. Instead a metal roof is proposed in a deep brown colour to compliment the existing tiling. This would either be achieved using pre-patinated copper (to prevent it turning green) or pigmented zinc. Rainwater goods would be formed from the same material as the roof.

The images on these pages give a flavour of these external materials.

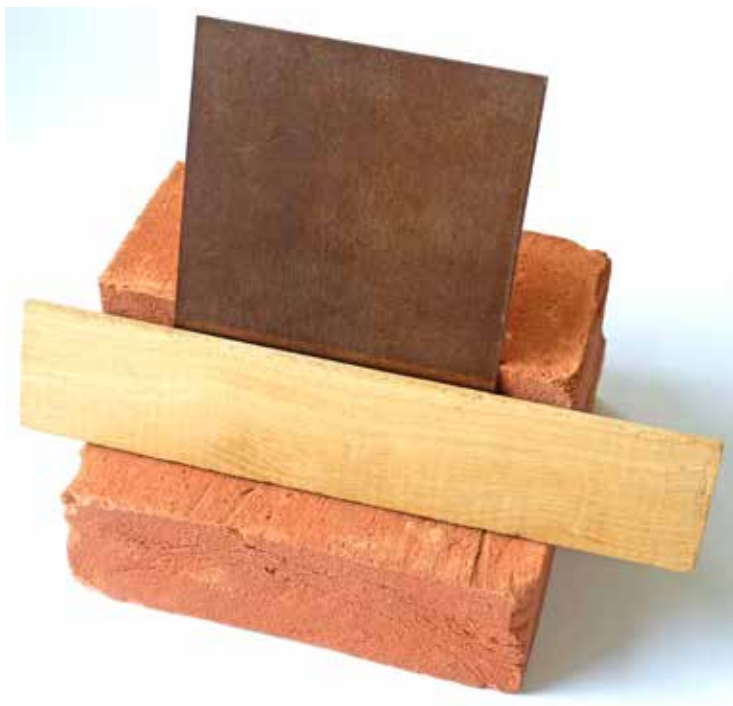


top: pre-patinated copper roofing

middle: oiled oak boarding at a recent project by NRAP

bottom: York Handmade Brick's Thirkleby range





proposed palette of materials



oak canopy and door with pigmented zinc rainwater goods at a recent project by NRAP in Cambridge's Storey's Way Conservation Area



oiled oak boarding to an extension at a recent project by NRAP in Cambridge's Storey's Way Conservation Area

4.5 The Model

The model shown below and opposite illustrates the proposed extension to the Old Granary as presented for pre-application advice.

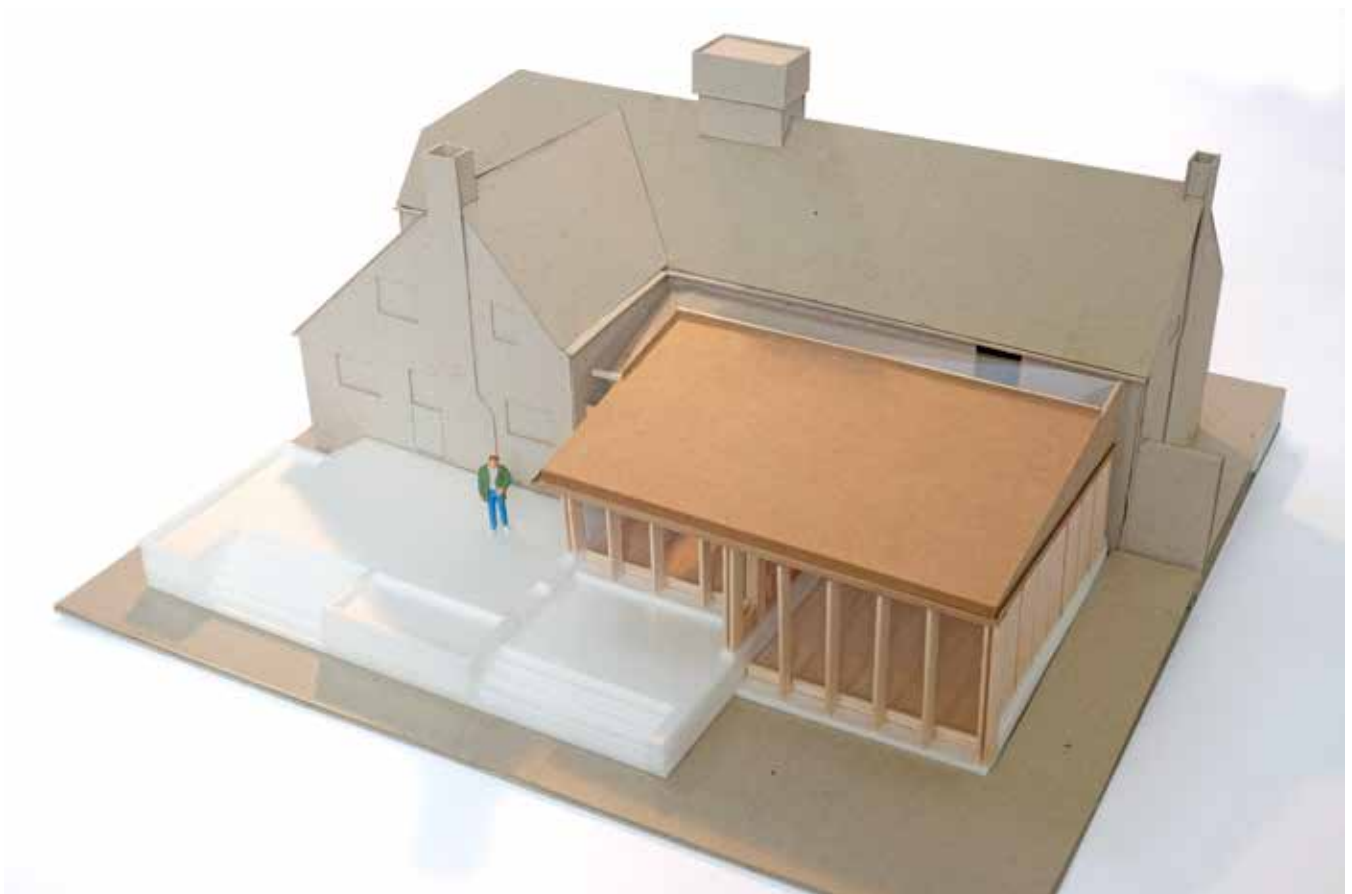
The proposal has evolved as described in sections 4.2 and 4.3 above and the principles put forward during the early design stages have been retained and refined.

The extension replaces the 1953/54 addition and the adjacent concrete terracing. It contains a new Dining Room and Garden Room that face north to take advantage of views across the mature garden.

The form is simple and grows out of the interior arrangement and the constraints of the site and the historic fabric. The north elevation steps out in two stages to define the two rooms and is echoed internally as the floor steps down to reach garden level. The walls are characterised by a continuous timber frame sitting on a brick datum that is glazed to the north and is infilled with timber boarding to the west. Above the walls a single roof plane extends from under the eaves of the main house to the north wall of the Garden Room. The eaves line is continuous as the north wall steps back to the Dining Room to provide an external covered space outside the doors to the terrace.

Between the new roof and the existing walls is a continuous rooflight. This articulates the junction between old and new (and minimises the interventions required where they meet) and provides generous natural light into the heart of the house.

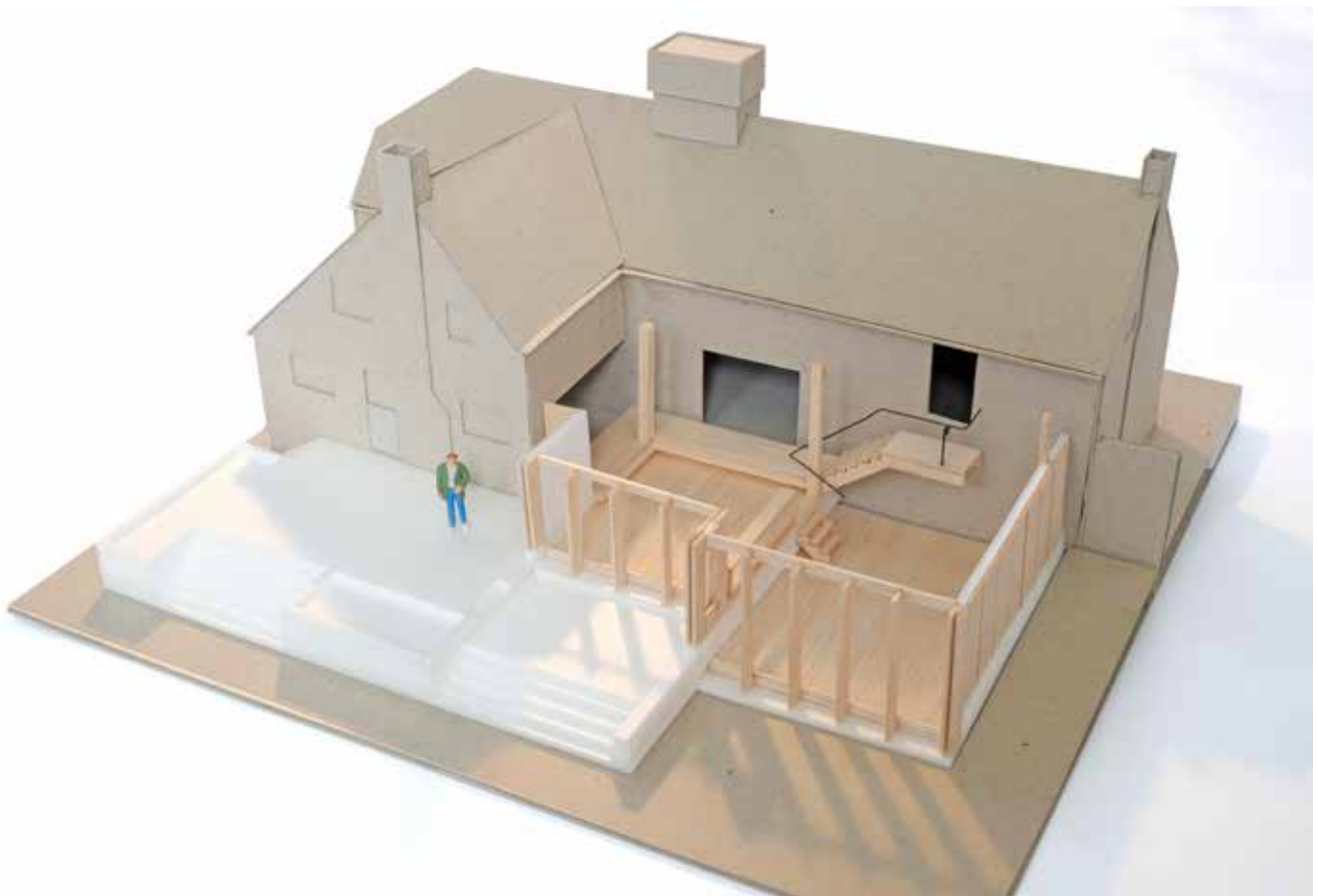
The west wall of the extension is set back from the west wall of the main house, again articulating the junction between old and new as well as underlining the subservience of this form to the form of the main house.



Internally, a threshold space follows the route of the rooflight above between old and new and leads off the floor level of the main house. At the west end this leads to a light timber stair that leads up and through the north wall of the house to replace the secondary stair that currently compromises the nineteenth-century Drawing Room.

Beyond this threshold space the floor steps down into the Dining Room before finally stepping down to the Garden Room. The spaces are separated from each other physically by low furniture and experientially by the changing proportions of the rooms as the floor level steps down.

Above the timber columns that frame the views out to the garden, the timber structure of the roof is exposed creating a visual and architectural link to the main house, as well as a rich and enjoyable internal environment.





The model showing the extension from the north-west (above) and from the north-east (below)





The existing view from the garden (above) and with the proposed alterations (below)



5 Consultation

A draft of this document together with a set of plans, elevations and sections was submitted to North Hertfordshire District Council on 2nd March 2018 for pre-application advice. The Application was registered as 18/00669/PRE.

The Planning Officer Jo Cousins and the Conservation Officer Mark Simmons visited site on 16th May to see the property. The model was presented and the proposals were described in detail. Written comments in line with the issues discussed on site were received on 4th June.

The Planning Officer commented as follows:

“From a purely planning point of view, Policy 28 of the current Local Plan gives guidance on acceptable house extensions. The nature of the proposals would not conflict with these policies in my view given the scale and form of development proposed in relation to the existing buildings at the site. The proposals would not be disproportionate to the existing buildings and would not give the effect of a new dwelling here. I would not raise an objection to the impact of the development on either the street scene (public views) or upon the amenity of any neighbouring property. Therefore in this instance I would consider the issues raised by the Conservation Officer relating to the impact upon designated heritage assets, as set out below to be key to any decision here.”

The Conservation Officer commented on the various aspects of the proposals separately and extracts from these comments follow:

Porch

I concur with page 43 of the assessment which states that the flat-roofed porch is considered to be of no significance. Although cedar shingles are proposed, it is not necessarily the roof covering but rather the roof form... which is more of a concern. The side elevations are proposed to be vertically boarded whilst the front elevation is proposed to be timber-framed and glazed. In my opinion, the form of the porch roof together with the glazing and vertical boarding would unnecessarily result in a contemporary addition to an otherwise more traditional fenestration. A flat or shallower profile roof enabling the first floor window to be fully revealed should be encouraged and it may be possible to achieve this with the same pre-patinated copper roofing proposed for the rear extension? I also suggest that whilst all of the windows are considered to be of no significance because they date from 2015 (see page 42 of the ‘Assessment’) there is a case to suggest that the existing porch and the flat-roofed square window bay assist in unifying (to an extent) the front fenestration with the use of glazing bars.

North Elevation

No objection is raised to the removal of the 1953/54 rear extension which possesses no significance.

The extension’s depth would not normally be considered appropriate for a mono-pitch addition but the external ground levels enable this to be achieved without compromising head room at the northern end of the extension. The extension would also extend 9.75m across much of the building’s rear elevation and the combined impact of length, depth and materials, means that the extension would have a significant impact upon the building’s special character. The height

of the extension is such that a staircase is proposed to ascend on the outside face of the original rear wall to the C19 addition with access to the first floor achieved by enlarging a first floor rear window. I find this objectionable and I have offered an alternative solution under the section 'Internal Alterations'.

West Elevation

A slightly deeper recess for the external door between the dining room and kitchen would be welcomed which would help to more fully define the form of the 1988 extension. This would effectively reduce the size of the opening seen on drawing no. 2567-042. Below, I refer to the position of the staircase at the western end of the building and if those comments are taken on board then the west elevation of the extension could perhaps be reduced by one of the oak vertical boarded panels.

East Elevation

The solid wall forming the east side of the extension could, perhaps, be reduced by half and consideration could be given to inserting a glass panel in the east elevation where it relates to this corner.

Internal Alterations

The applicant is encouraged to consider reducing the width of the opening [between the Parlour and the new extension] to that of the former double casement that would have occupied this space and perhaps to move this double door opening slightly away from the door to the staircase.

With regard to the staircase arrangement at the western end of the house, I advise that consideration is given to perhaps placing a new staircase within the drawing room but rising in the opposite direction with access provided via the existing opening that leads through to the 1953/54 extension... The staircase would no longer need to be placed within the proposed extension which may enable the extension to be less deep i.e. perhaps up to 1200mm less, thus, the extension would be 5.6m rather than 6.8m deep. Furthermore, the existing rear window onto the existing staircase may also be able to be retained providing a view from the realigned staircase through to the extension.

Hard Landscaping

It is my considered opinion, that the split level terrace would be a rather dominant aspect of the design and would transform the immediate setting of the listed building when viewed from the rear to one with a rather formal and urbanised character.

I suggest that the larger 'upper deck' area is significantly reduced to perhaps only a walkway from the external single door (between the kitchen and dining room) onto the smaller lower deck and then to perhaps introduce a patio area at existing ground level providing perhaps access out from the garden room.

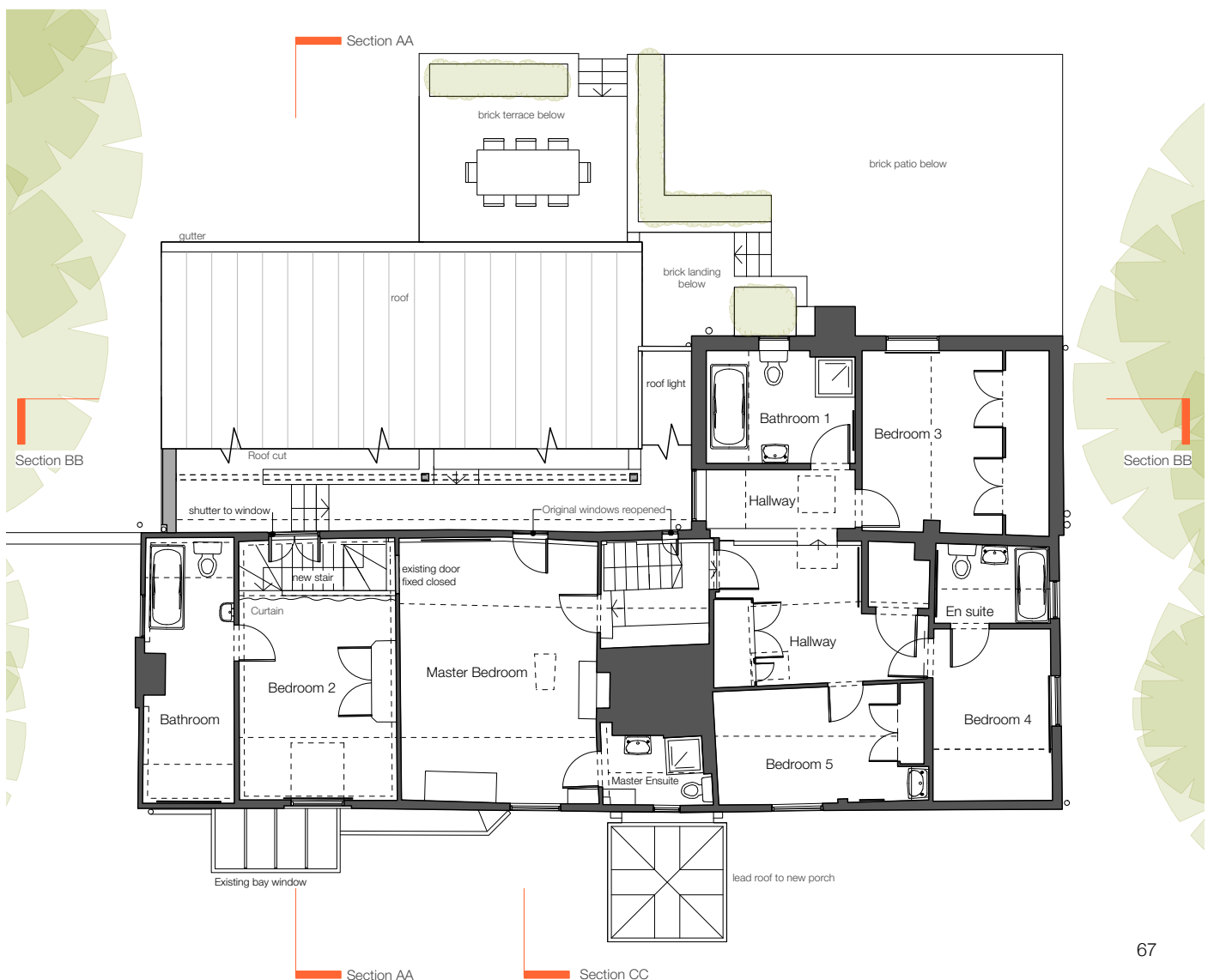
In addition to these aspects of the proposals, the applicant asked during the site visit visit on 16th May whether the fireplace in the Parlour could be painted. The Conservation Officer suggested making good the brickwork where there is significant deterioration and painting with a lime wash.

The following pages describe the final proposals, which incorporate the comments made by the Conservation officer.

The new connection into the old house will be made through the wide twentieth-century window opening in the north wall. The opening would be lined with a deep reveal to mark this threshold. Following the Conservation Officer's comments, this opening will be narrower than the existing window.

The final item on the ground floor is the making good of brickwork to the Parlour fireplace where this is in poor condition and the painting of the brickwork with limewash. It is expected that the areas of brickwork repairs will be conditioned and agreed on site with the Conservation Officer, together with the materials to be used prior to work commencing in this area.

On the first floor the main intervention is the introduction of the new secondary stair, which leads from the new extension rather than out of the nineteenth-century room below. A full-height curtain will be hung to provide a consistent north 'wall' to Bedroom 2. Further east along the north elevation of the main house, two small blocked windows will be reopened to allow natural light from the rooflight beyond into the main Bedroom and the landing at the top of the stairs. All three windows along this elevation at first floor will be provided with internal timber shutters to give privacy from the new spaces below.



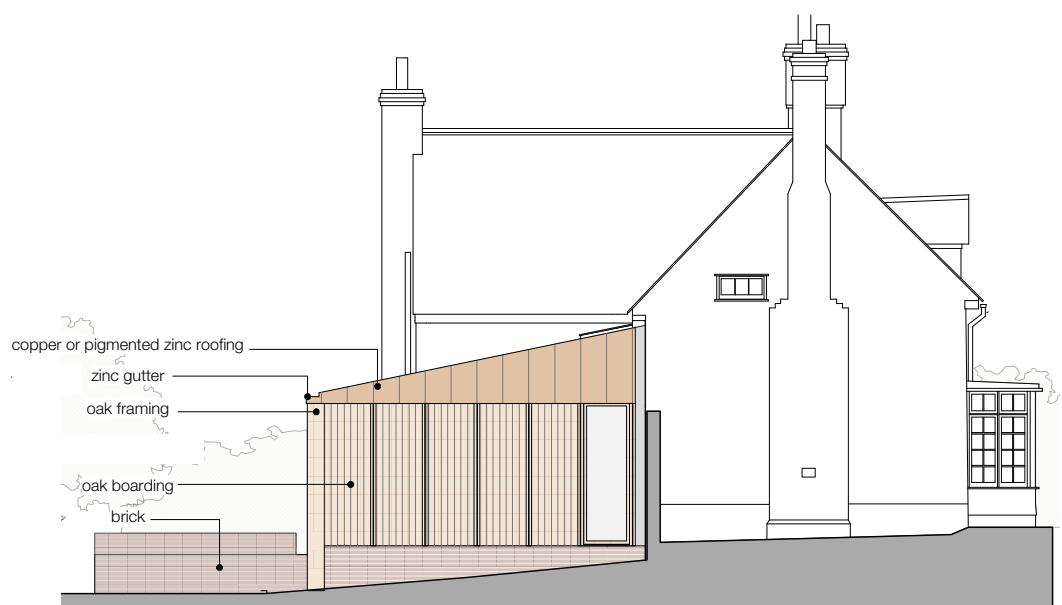
6.2 Elevations

The north and west elevations are shown here, the south elevation is discussed below with the new porch.

The west elevation illustrates how the new extension will sit below the eaves of the main house, taking advantage of the natural fall in ground level to create a generous interior space that looks through the north elevation to the garden beyond.

The elevations are defined by the materials of floor, wall and roof. The brick datum grows out of the external terracing and provides a base to the timber-framed walls, as it does in the original house. The timber frame above this is glazed to the north and infilled with timber boarding to the west, retaining a simple material palette while expressing the rhythm of the frame. Above this the copper-clad roof falls to a slim gutter section to the north. To the west, the vertical face of 'roof' is set back to allow the horizontal of the wall head to dominate. In this way the top of the timber frame is allowed to set a second datum line.

Since the submission of information for pre-application advice, a window has been added to the west elevation opposite the internal steps down to the Garden Room and, as described in 6.1 above, the north elevation of the extension has been pushed back to make the extension less deep.



west elevation

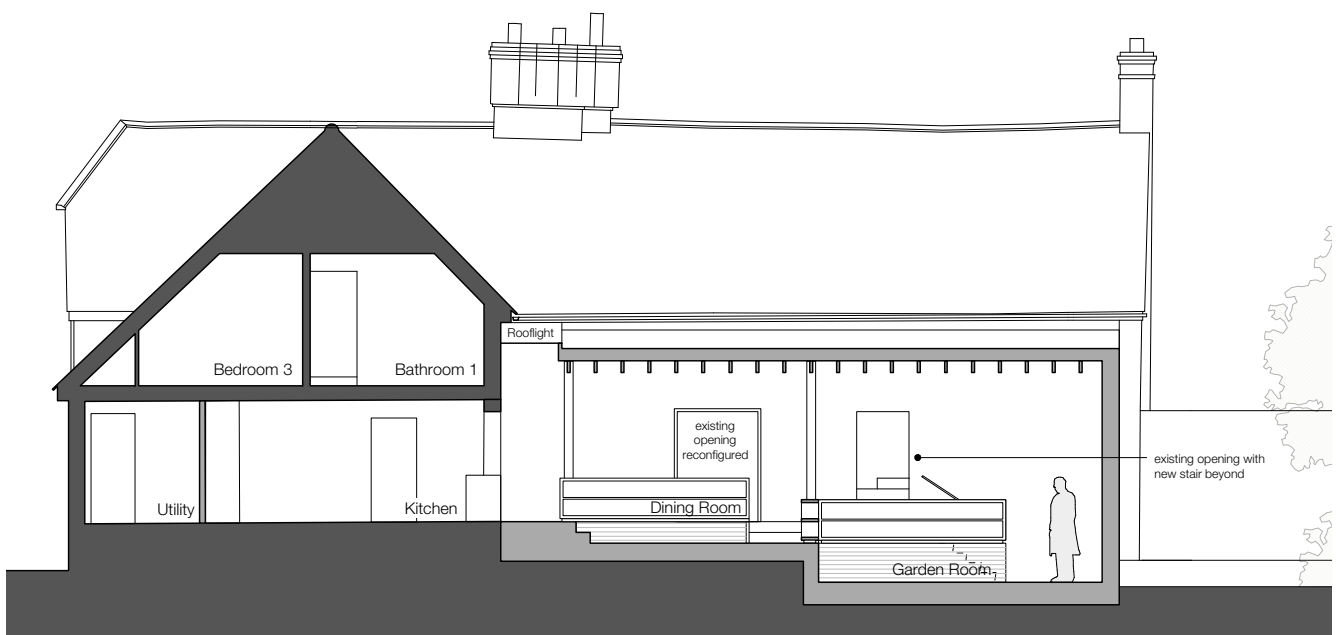


north elevation to the garden

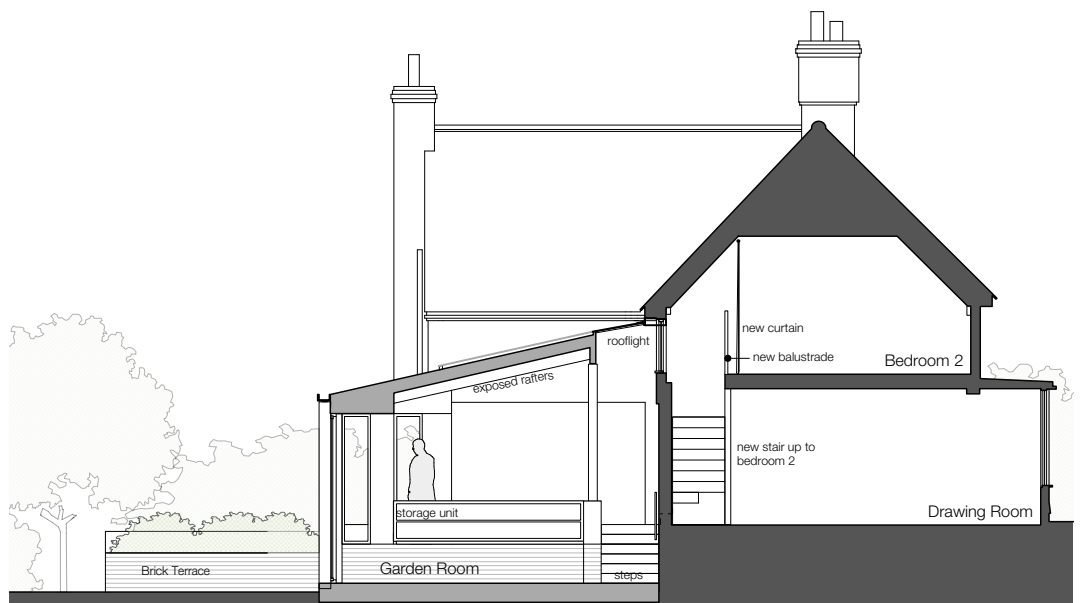
6.3 Sections

A short and long section are shown below, looking east and south respectively. The interior spaces are characterised by the warm material palette of the exposed timber roof above and the generous natural light through the north elevation and from the rooflight between the old and new roofs.

The floor steps down from the existing house to the Dining Room and finally to the Garden Room which sits just above the level of the external ground. This creates generous spaces below the pitched roof.



Long section through the 1988 Addition and the proposed extension



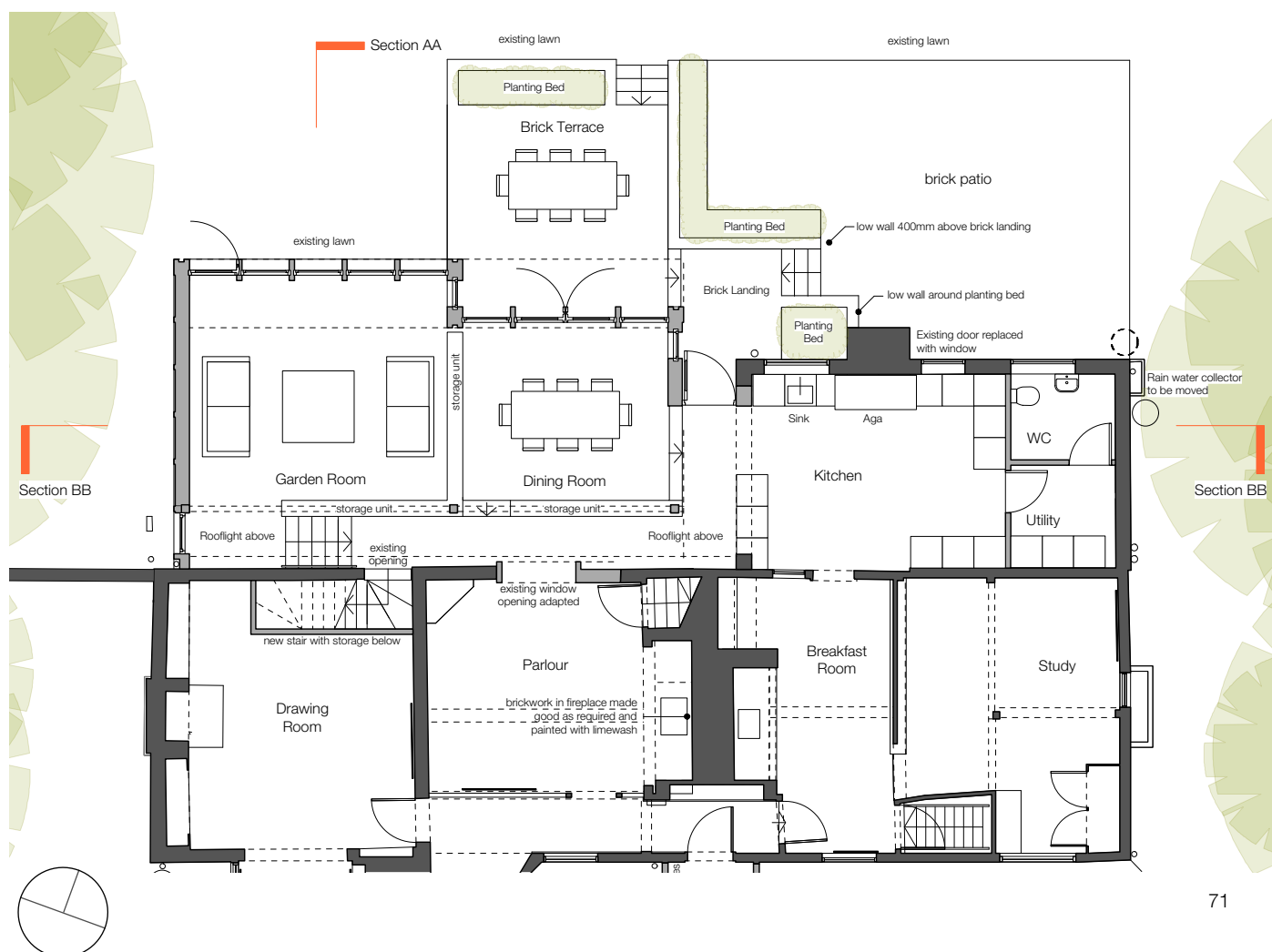
Short section through the original house and extension showing the new stair

6.4 Hard Landscaping

The ground level across the site falls from the south to the north and the land directly north of the house sits considerably lower than the internal floor level. At present there are five steps down from the back door to the garden and eight steps in the terracing. The new extension will replace the existing concrete terraces and the concrete-paved patio will be removed.

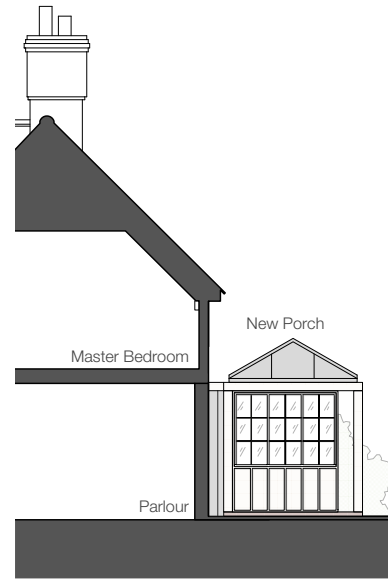
The hard landscaping proposals have been developed with reference to the Conservation Officer's comments. This will provide an area level with the Dining Room and a much smaller higher level than that described in pre-application information to give a 'landing' outside the door between the kitchen and dining room. The higher level will have steps down to the terrace, as well as steps down onto a ground-level patio outside the kitchen. The patio has been placed to the east of the site rather than the west to maximise the amount of low evening sun reaching the area over the mature planting along the western boundary.

The new external levels will be built from a soft red brick that is more appropriate to the context than the existing materials. The same brick will be used to create a low wall c.400mm high minimum along the edge of the landing and terrace to give some protection from falling. Planting beds within all three levels will create a sense of enclosure and soften the massing of the terracing.





above and below: the front (south) elevation showing the existing porch



side elevation of the proposed porch



south elevation showing the proposed porch

6.5 The South Elevation and the New Porch

No work is proposed to the south elevation other than the replacement of the existing porch. The present porch is very small and is of no historic or architectural interest, having been added to the front of the house in the first half of the twentieth century.

The design of the porch has been developed from the pre-application submission with reference to the Conservation Officer's comments. The proposed porch is slightly larger than the existing and has a shallow pyramidal pitched roof so that the small casement window on the first floor is not blocked. Like the extension to the north it is proposed to work with the constructional language of the original house, creating a timber-framed structure on a brick base.

The entrance front is set slightly back from the front of the frame. Both this and the sides of the porch will be articulated with vertical timber mullions at low level around internal storage benches. Above this level the sides and front will be glazed with timber mullioned windows echoing the existing windows of the house. The door will be solid but continue the rhythm of mullions across the surface.

All of the timber will be painted and the shallow roof will be made from lead.

7 Heritage Statement

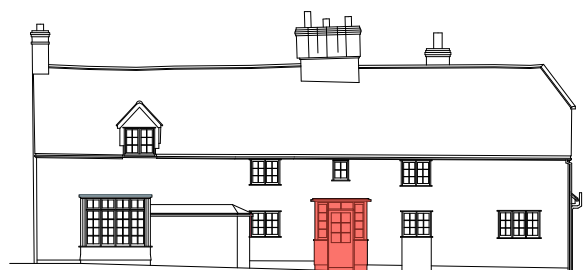
7.1 Introduction

The brief and the proposals have at their heart a desire to allow the heritage asset to be better appreciated.

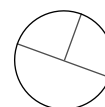
The proposals include a small number of internal alterations where modern fabric will be removed, as well as one instance where it is proposed to remove a small section of fabric that potentially dates from the seventeenth century.

The most significant impact of the proposals, however, will be on the setting of the heritage asset through the replacement of the existing extension and terracing.

The harm caused by the removal of the small area of historic fabric must be weighed against the benefits to the historic fabric and to its setting.



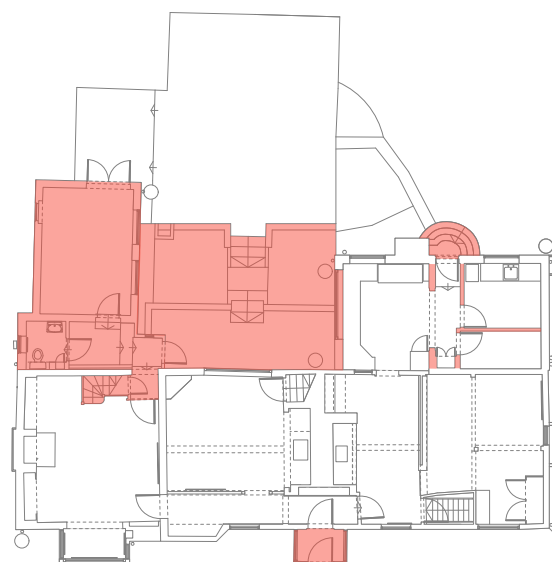
south elevation



7.2 Benefits to the Heritage Asset

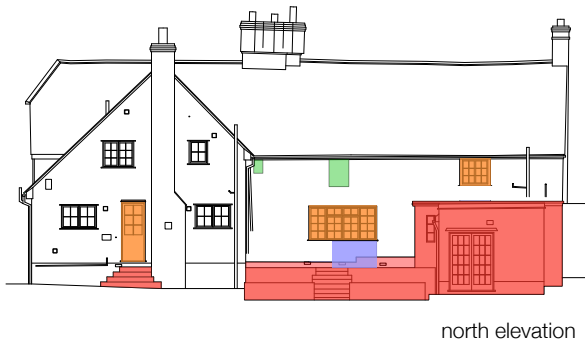
The proposals include the removal of the modern stair in the nineteenth-century Drawing Room. The stair is considered to be of no significance to the Heritage Asset and, combined with the existing route through to the extension, has turned the Drawing Room into a circulation space. The removal of these elements will return the room to something much more akin to its original arrangement and allow it to be more fully enjoyed.

The proposals also include the opening of two small blocked windows on the first floor within the original part of the house. These were likely blocked when the north elevation was rendered over. This work will bring some much-needed natural light to the top of the main stairs and adjacent landing. In addition, it will make these original elements of the Heritage Asset more easily read, as they can currently only be guessed at from inside.



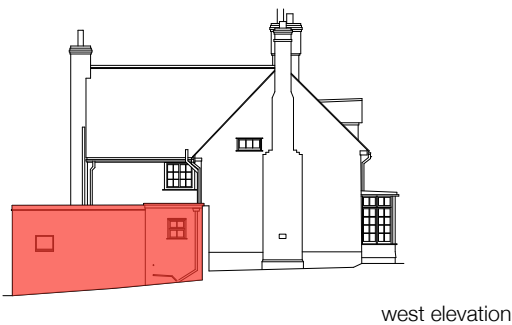
ground floor plan

7.3 Benefits to the Setting of the Heritage Asset

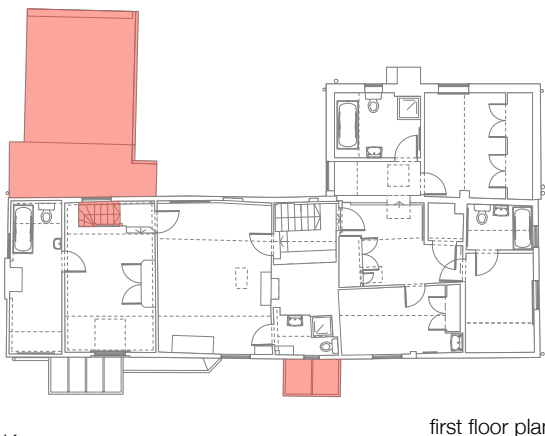


The proposals describe the removal of the flat-roofed 1953/54 extension and the adjacent concrete terracing. Both elements are considered to be of no significance to the Heritage Asset as their poor design and condition actively mar the setting and the appreciation of the Heritage Asset when viewed from the garden.

The proposed extension, by contrast, has been developed to compliment the Heritage Asset. Its constructional methodology echoes that of the original house with a timber frame set on a brick plinth. It expresses the form of the landscape by stepping down from the house to the garden and sits below a gently pitched roof that fits below the eaves of the original house and follows the fall of the land, underlining the subservience of the addition. The form is broken down by the stepping of the north elevation and a restrained palette of high-quality materials will bring the building to life. Similarly, the proposed hard landscaping draws on the brick plinth of the original building and will be built from a soft red brick.



It should also be noted that the north wall of the original building will again be readable inside the new extension once the 1953/54 has been removed, a change that could allow this wall to be taken back to its original appearance at a later date while being protected from the elements.

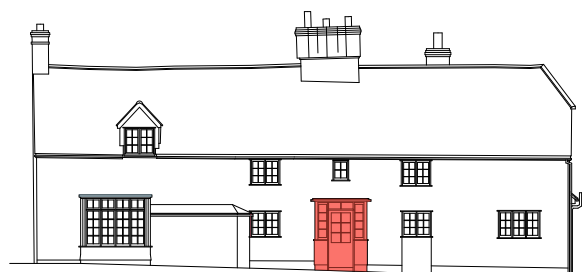


Key:

- demolition of 20C additions
- removal of pre 20C fabric
- reinstatement of pre 20C windows
- removal of 21C windows

7.4 Interventions without an impact on the Heritage Asset

The proposals include a number of interventions to the 1988 extension which are not considered to have an impact on the Heritage Asset. These include the reconfiguration of internal walls on the ground floor, the blocking of the back door and the removal of the steps to the garden, and the opening out of the west wall into the new extension.

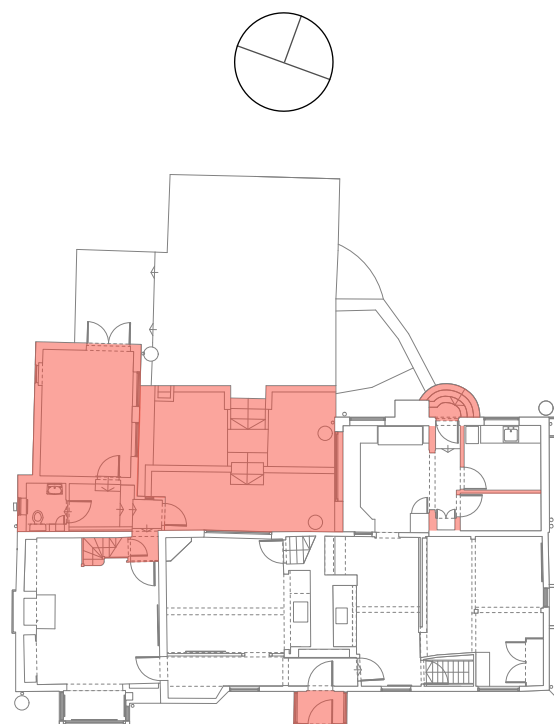


south elevation

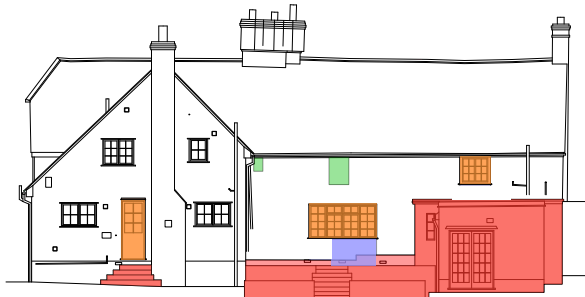
7.5 Interventions that potentially harm the Heritage Asset

The proposals include the alteration of one existing opening in the north wall of the house.

On the ground floor it is proposed to lower the cill of the window in the Parlour to the ground to give a direct connection between this room and the new reception rooms in the extension. The window itself dates from 2015 and its removal is not considered to cause harm to the Heritage Asset. The drawings for the 1953/54 extension show that the opening has since been doubled in width, meaning that the material to the jambs dates from the second half of the twentieth century, and that the lintel almost certainly does as well. Following comments from the Conservation Officer during pre-application consultation, the opening will be reconfigured so that it is narrower than the existing window and positioned further away from the door at the bottom of the internal stair. It is not known whether the material below the window is contemporary with the surrounding seventeenth-century wall, whether it is infill dating from the widening of the window, or whether the opening may in fact be a blocked door to the garden. In the worst case, the removal of the 1.3m² of wall below the window would be considered a small element of physical harm to the Heritage Asset, though it does not significantly impact on the architectural or historic interest of the structure.



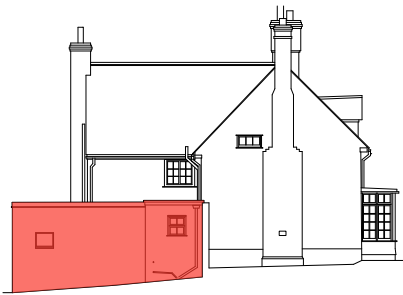
ground floor plan



north elevation

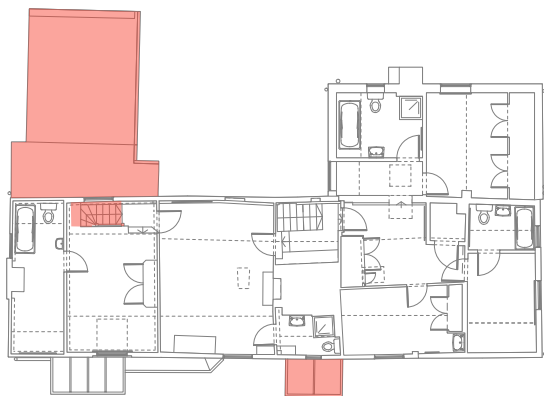
7.6 Summary of Impact

The proposals include the removal of a small area of wall where the cill to an existing opening will be lowered. The age of this material is unclear because of the significant alteration already made to this opening. This intervention constitutes a small amount of physical harm to the Heritage Asset, though it does not significantly impact on the architectural or historical interest of the structure. It should also be noted that the intervention is being made in a wall that has been extended and altered many times during its life and that is currently hidden behind a cement render.



west elevation

The proposals include significant improvements to the Heritage Asset and its setting that must be weighed against this harm. The opening itself will be made narrower to avoid conflict with the existing door to the staircase and to better reflect the original size of the opening. Elsewhere within the house, the nineteenth-century drawing room will be returned to something more akin to its original arrangement through the removal of the modern stair and the blocking of the route through to the existing extension. In addition, original windows on the first floor will be re-opened. The biggest improvement, however, will be to the setting of the Heritage Asset which will be greatly improved through the replacement of the existing extension and terracing with well-designed elements that compliment the original house.



first floor plan

Key:

- demolition of 20C additions
- removal of pre 20C fabric
- reinstatement of pre 20C windows
- removal of 21C windows

Overall, the harm to the Heritage Asset arising from the alteration to the window opening is considered to be less than substantial and is outweighed by the benefits to the Heritage Asset and its setting.

8 Impact on Conservation Area

The Old Granary is set well back from the street behind an eighteenth-century barn to the south and a boundary of mature planting elsewhere, including to neighbouring properties. The drive is also gated. Because of this the house cannot be seen from the street and does not make a visual contribution to the Conservation Area, though clearly it is of historical and architectural value to the village.

The immediate impact on the Conservation Area of the proposed additions and alterations is therefore negligible. However, as described in the preceeding Heritage Statement, the proposals will greatly improve the setting of the house.

The proposals describe the removal of the flat-roofed 1953/54 extension and the adjacent concrete terracing. At present the poor design and condition of both elements actively mar the setting and the appreciation of the house. The proposed extension, by contrast, has been developed to compliment the building. Its constructional methodology echoes that of the original house with a timber frame set on a brick plinth. It expresses the form of the landscape by stepping down from the house to the garden and sits below a gently pitched roof that fits below the eaves of the original house, underlining the subservience of the addition. The form is broken down by the stepping of the north elevation and a restrained palette of high-quality materials will bring the building to life. Similarly, the proposed hard landscaping draws on the brick plinth of the original building and will be built from a soft red brick.

In this way the proposals will have a positive impact on a building that is of architectural and historical value to the village and to the Conservation Area.

No trees are known to have TPOs within the site boundary and no work to any trees is required as part of the proposals.

9 Planning Policy

The proposals are compliant with local and national planning policy.

The National Planning Policy Framework indicates that:

58 “Planning decisions should ensure that developments respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.”

60 “Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles.”

131 “In determining planning applications, local planning authorities should take account of the desirability of new development making a positive contribution to local character and distinctiveness”

137 “Local planning authorities should look for opportunities for new development within Conservation Areas and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the heritage asset should be treated favourably.”

As described in the body of this document, the proposed alterations and additions to The Old Granary have been developed in parallel with a careful study of the original building, which has informed the proposals at every stage. The new addition to the rear of the house has been designed to compliment and improve the setting of the existing house while remaining subservient to it.

The North Hertfordshire Local Plan remains in draft form and was submitted to the Government in June 2017 though it dates from 2011. Consequently the current guidance remains the 1996 document. Both documents pre-date the publication of the NPPF and its policies.

Related policies from both Local Plan documents are considered in tandem below.

Listed Buildings and the Historic Environment

The 1996 local plan states:

Policy 18 — “Any conversion, alteration or extension should preserve the character, historic fabric and setting of the building and ensure its continued use and maintenance. Also the use of traditional materials and craft skills will be expected in order to retain the character of a Listed Building.”

Policy 20 — Conservation Areas “In Conservation Areas the Council will only permit proposals which will maintain or enhance their character.”

The 2011-2031 draft local plan states:

Policy SP13 — Historic Environment “The Council will pursue a positive strategy for the conservation and enjoyment of the historic environment through maintaining a strong presumption in favour of the retention, preservation and enhancement of heritage assets and their setting.”

Policy HE1 — Designated heritage assets “Planning applications relating to Designated heritage assets shall be accompanied by a Heritage Assessment/Justification Statement that: (i) Assess the significance of heritage assets, including their setting, impacted by the proposal; (ii) Justify and detail the impacts of any proposal upon the significance of the designated asset(s); and (iii) Inform any necessary mitigation measures to minimise or mitigate against any identified harms. Planning permission for development proposals affecting Designated Heritage Assets or their setting will be granted where they (as applicable): (a) Enable the heritage asset to be used in a manner that secures its conservation and preserves its significance; and (b) Incorporate a palette of materials that make a positive contribution to local character or distinctiveness, where it is appropriate and justified.

The body of this document has assessed the significance of the heritage asset, justified and detailed the impacts of the proposals and described the benefits of the proposals that weigh against the

small amount of physical harm caused to the fabric. The proposals will enable the heritage asset to be used in a manner that secures its conservation and preserves its significance. In addition, the proposals will benefit the heritage asset and its setting through the replacement of poor-quality additions with a well-designed and complimentary extension and hard landscaping. High-quality materials — handmade brick, oiled hardwood and copper roofing — will ensure that the character of the listed building and its setting is enhanced.

Design

The 2011-2031 draft local plan states:

Policy SP9 — Design and Sustainability “The Council considers good design to be a key aspect of sustainable development. We will support new development where it is well designed and located and responds positively to its local context.”

Policy D1 — Sustainable Design “Planning permission will be granted where development proposals respond positively to the site’s local context and take all reasonable opportunities to reduce energy consumption and waste.”

The body of this document has described the development of a design that has grown out of the structural and material language of the original building and responds to the landscape by placing the new rooms of the extension on different levels that step down to the garden. The new extension has been designed to let generous amounts of natural light into the original house and into the new spaces, reducing the demand for electric lighting. It should also be noted that the creation of a new extension with modern insulation and glazing along the north wall of the original house will help to make the interior of the original building more comfortable and reduce the demand for its heating.

Extensions to Dwellings

The 1996 local plan states:

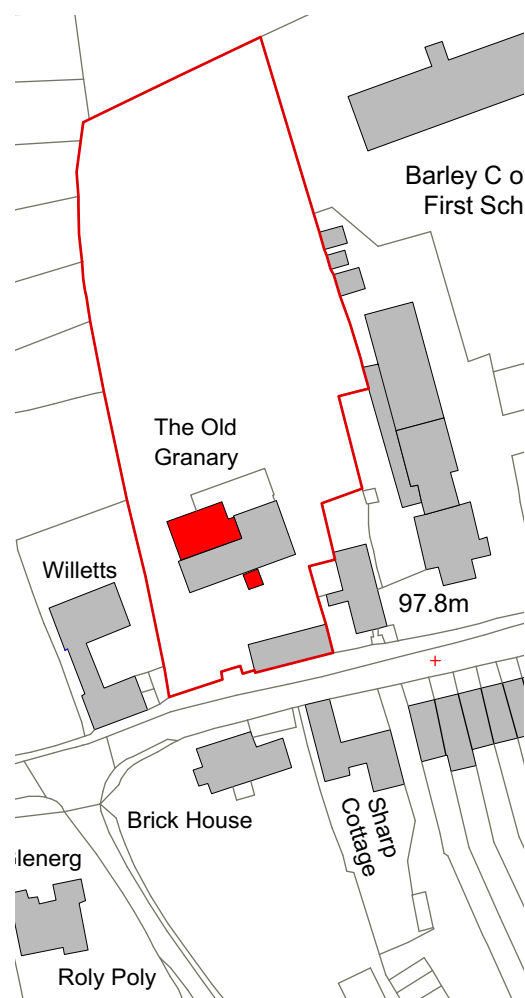
Policy 28 — House Extensions “For House extensions, the Council will normally only permit development proposals if: (i) the extension is sympathetic to the existing house in height, form, proportions, window details and materials; and (ii) pitched roofs are used where appropriate, particularly if the extension is more than the height of a single storey. Rear extensions should not dominate adjoining property and should be well related to the levels of adjoining properties, the direction the house faces, and the distance between the extension and the windows in the next door properties.

The 2011-2031 draft local plan states:

Policy D2 — House Extensions “Planning permission for house extensions will be granted where: the extension is sympathetic to the existing house in height, form, proportions, window details and materials; pitched roofs are used where appropriate, particularly if the extension is more than the height of a single storey; rear extensions should not dominate adjoining property and should be well related to the levels of adjoining properties, the direction the house faces, and the distance between the extension and the windows in the next door properties.

This policy has not changed since the early 1990s and some elements of it are at odds with NPPF policies 58 and 60. Nevertheless, the appropriateness of an addition to a building with regard to height, form, proportion and orientation are integral to good design. The body of this document has demonstrated how the design of the additions to the Old Granary have been developed to create a high-quality building with an appropriate and subservient form that sits below the eaves of the original building, gives generous views across the property’s garden and takes advantage of the landscape to step the main addition down to garden level. All of this is a great improvement over the present extension and landscaping on the same site.

Neighbouring properties are some distance away and are visually unconnected to the site because of the significant trees and mature planting along the property’s boundaries. Their windows do not look onto the site, nor can they be seen from the site. The form of the proposal is low, sits below the height of the boundary planting and to the north of the building line so will not overshadow any neighbouring properties or their gardens.



Plan showing the property boundary and the extension and porch marked in red



Photographs showing the mature boundary planting and the sheltered nature of the site

10 Appendices

10.1 Historic England Listing

BARLEY CHURCH END TL 4038 (North side) Barley

8/70 The Old Granary

GV II

House. Early to mid C17, extended C19. Timber frame on brick base. Panelled rendering. Tiled roof. Lobby entry, originally 2 cells, extended at both ends. 2 storeys. Entrance now to right of centre, an early C19 6 panelled door with 4 fielded panels, architrave, all in a C20 glazed porch. Over entrance a single light casement. Flanking bays have flush frame small pane 2 light casements. Axial ridge stack behind entrance has 3 conjoined diagonally set shafts. Further left on added bay is a tiled and shingled shallow projection and a large 3 light bay window with a 2 light gabled dormer. Left end extruded stack with offsets. Right end weatherboarded and half hipped, 1 and 2 light casements. To rear scattered small pane casements and 2 C20 1 storey flat roofed additions of no special interest. Interior not inspected.

10.2 Letter from Dr Parkes

Extract from a letter dated 1st June 1964 from Dr. James Parkes to Walter Doggett (owner of Hores Manor – now called simply "The Manor") concerning the use of the name Old Hores Manor when he sold The Old Granary:

"Your house has been the Manor House of Hores (or Burrells or Barley) since at least the time of the Elizabethan Terrier of Barley, now in the British Museum. I forget its date, but somewhere round 1580.

The statement that this was previously the manor house was made by Frome Wilkinson to the Chapman's from whom I bought the house, and Frome was a pretty good judge.

The evidence of the actual construction of the house bears out his statement. The whole of the late medieval house is contained within the present house. It is precisely of the plan of a basic medieval manor house, consisting of a hall, a kitchen, and a solar-sleeping room. Between 1450 and 1500 this plan was giving way to a new one, with a long parlour and bedrooms over it, such as can be seen at Tewes near Great Sampford. I think that, conservative as the countryside is, this house must have existed before 1580.

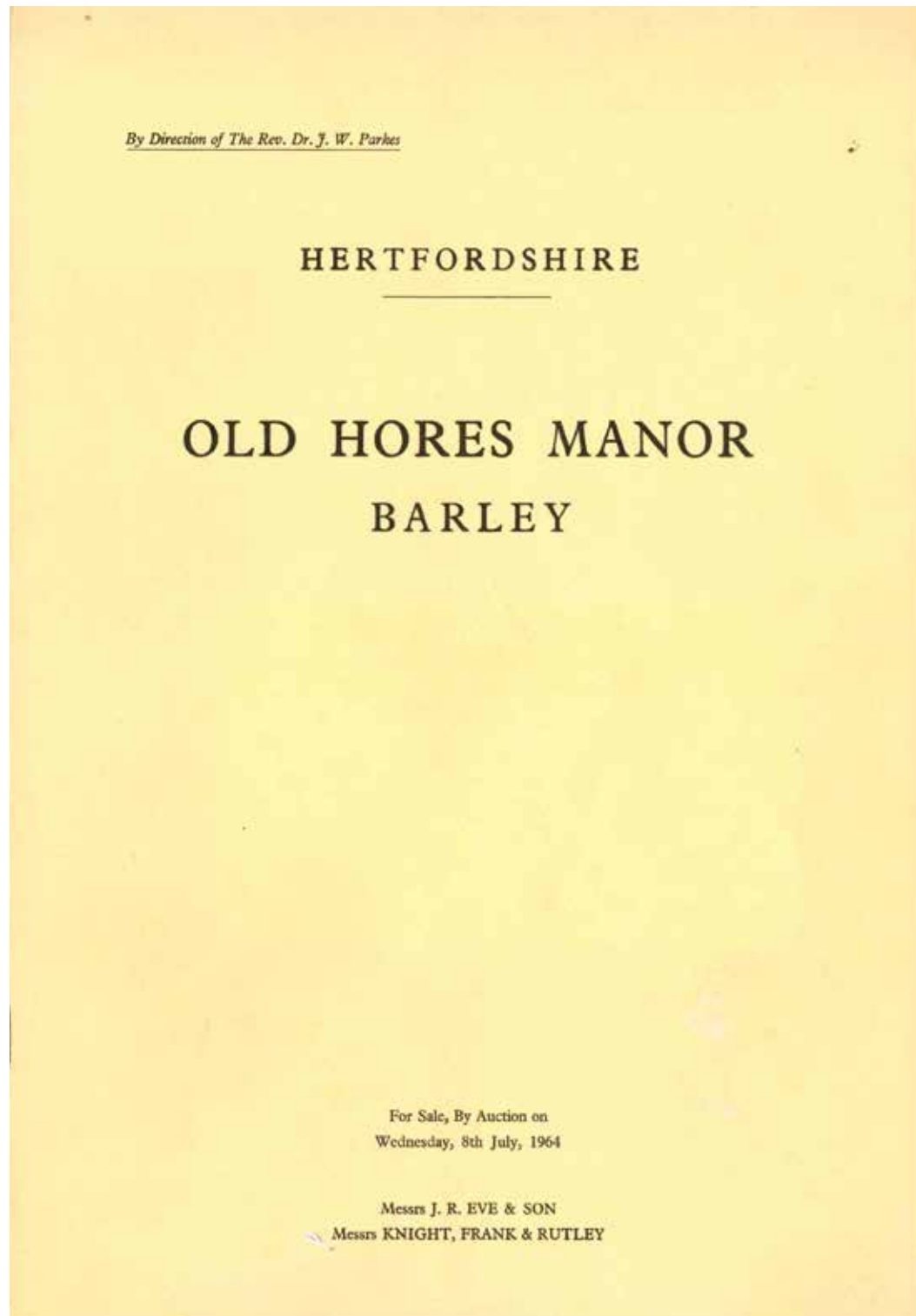
A very simple explanation would be a widow for whom they wanted a dower house, so they left her here, and rebuilt the manor down the road where they had more room – my granary and barn are right on top of the house, yours are more spaciouly arranged. The fact that I have a sizeable barn and a granary shows that the house once had a good deal of land.

There were four manors in the village by 1500, and I think it is difficult to explain the existence of still another house of this size, and of the manorial plan and with land, unless it was one of the four!"

Dr. Parkes hand wrote on a description of the house the following comments:

"Most of the village of Barley belonged for several centuries to the family of Brand who became Lord Hampden. Unfortunately, their archives were burned in a fire at one of their houses so there are no records of Hores."

10.3 1964 Auction Documentation



Viewing by Appointment with the Vendor The Rev. Dr. J. W. Parkes, (Telephone: Barkway 209) or through
the Joint Auctioneers

HERTS. - Close to CAMBS. and ESSEX BORDERS

Royston 4 miles, Saffron Walden 10 miles, Cambridge 14 miles, Newmarket 23 miles,
London 37 miles

Particulars, Plan and Conditions of Sale
OF
The Attractive Late Mediaeval Manor House

KNOWN AS

OLD HORES MANOR BARLEY

COMPRISING

Three Reception Rooms Four Bedrooms
Two Bathrooms Domestic Offices Extensive Outbuildings
Fine Laid Out Gardens
Granary Converted into Annexe

in all 1 ACRE

WITH VACANT POSSESSION

WHICH

J. R. EVE & SON

in conjunction with

KNIGHT, FRANK & RUTLEY

have received instructions to Sell by Auction, unless disposed of privately

at the **BOARS HEAD, ROYSTON**

on

WEDNESDAY, 8th JULY, 1964

at 4 o'clock

Solicitors

Messrs
BELL & SHERRARD
83 Clarence Street
Kingston-on-Thames
(Telephone: 5611)

Auctioneers

Messrs
KNIGHT, FRANK & RUTLEY
20 Hanover Square, London, W.1
(Telephone : MAYfair 8171)
and at Hereford

Messrs
J. R. EVE & SON
5 Bancroft, Hitchin, Herts.
(Telephone: 2168 and 2628)
Bedford and Westminster

STIPULATIONS

1. Fixtures

All fixtures usually denominated Landlord's Fixtures will be included in the sale together with the following:—

- (a) two wrought iron light fittings and the wrought iron olive panel in front of the grate in Bedroom No. 1.
- (b) the wrought iron candle fitting on the east Landing.

All other fixtures will be excluded whether mentioned in these Particulars or not.

2. Particulars, Plan and Arbitrations

The particulars and Plan have been carefully prepared and are believed to be correct, but the Purchaser must take the property in the actual state and condition in which he finds it and no claim can be admitted for errors or discrepancies. Should any dispute arise before or within three months after completion as to any point whatever contained in these Particulars or as to their interpretation the matter in dispute shall be referred to the arbitration of the Auctioneers, whose decision shall be final and binding on all parties, and who shall also decide how the costs of such reference shall be borne.

3. Town Planning

The property is sold subject to the provisions of any scheme for Town Planning which may be or may become operative.

4. Contracts

Contracts will be subject to the Particulars, Conditions of Sale and Stipulations and to any alterations announced at the Sale. In the case of any inconsistency between the Stipulations and the Conditions of Sale, the latter will prevail.

5. Timber

All growing timber, timberlike trees, tellers and underwood belonging to the Vendor will be included in the Sale.

6. Rights of Way, Easements and Outgoings

The Sale is subject to all (if any) Rights of Way, Drainage or other Easements, Wayleaves for telephone posts or pylons or Wires and Cables over or under the property whether mentioned in these Particulars or not. The Sale is also subject to all outgoings affecting the same.

7. Reserve Price

The Vendor reserves the right to sell the whole property or any part of it privately prior to the date of the Auction, to fix a reserve price and for the Auctioneers to bid on his behalf.

GENERAL REMARKS

Situation

Old Hores Manor is situated in the centre of the small village of Barley, just off the main road which lies on the Herts., Cambs. and Essex borders. The market town of Royston is 4 miles distant, Saffron Walden, Cambridge, Newmarket and London are 10, 14, 23 and 37 miles away respectively. There is a fast train service from Royston to Kings Cross and from Audley End to Liverpool Street.

Tenure

The property is freehold.

Historical Note

The property is one of the four manors of the village. It embodies the whole of the late mediaeval manor house with later additions, originally it comprised a hall and kitchen with solar-bedroom over. During the reign of Elizabeth I the hall was turned into a parlour with two bedrooms over. In the seventeenth century a cellar, dairy (now dining room) and a further bedroom were added. Subsequently other alterations and additions were carried out.

The house possesses the rare features of having original tiles over the greater part of the north side of the roof and a fine collection of continental doors and delicate iron door furniture.

Accommodation

The residence comprises Entrance Hall, Three Reception Rooms, Office, Landing Hall, Four Bedrooms, Two Bathrooms, Domestic Offices.

Sport and Recreation

Hunting with the Cambridge and Puckeridge Packs.
Golf at Royston.
Racing at Newmarket.

Viewing

The property may be viewed by appointment made through the Vendor or either of the Joint Auctioneers.



THE FRONT ELEVATION



VIEW OF THE LAWNS AND ROCK GARDEN

WITH VACANT POSSESSION

Particulars of

THE ATTRACTIVE LATE MEDIAEVAL MANOR HOUSE

KNOWN AS

OLD HORES MANOR BARLEY

extending to an area of
about 1 ACRE

(coloured Pink on Plan)

THE RESIDENCE

is situate in the centre of the village of Barley and is approached by means of a short entrance drive. It embodies the whole of the original Manor House, a substantial addition to which was made in the seventeenth century. It is of stud and plaster construction a part being pebbledash and a part snowcem; the original facing to the east wall has been covered with cedar weather-boarding, the whole has a tiled roof, there are two modern brick extensions with flat roofs. The accommodation comprises:

On the Ground Floor

Glazed Porch with tiled floor giving rise to

HALL with brick floor and clothes recess, the walls are partly panelled and partly boarded, exposed beams.

STUDY (north aspect), 13 ft 3 in. by 13 ft with small tiled fireplace having cupboards on either side, fitted bookcases, attractive corner cupboard the upper part being enclosed by two glazed doors.

THE DRAWING ROOM (south aspect), 14 ft 3 in. by 13 ft 9 in., plus bay 7 ft by 4 ft with brick fireplace, deep fitted cupboard, two bookcases built into the walls. Communicating with the last is a

LOBBY with external door leading to brick terrace.

OFFICE, 14 ft 6 in. by 11 ft.

THE DINING ROOM (north and east aspects), 15 ft by 9 ft 3 in. with deep fitted cupboard, built-in bookcases, corner cupboard fitted with shelves and drawers. This room contains exposed ceiling joists and other timbers, the junction between different dates of construction being clearly visible.

THE DOMESTIC OFFICES include a LOBBY; KITCHEN and SCULLERY with Beeston domestic boiler set in Inglenook fireplace, extensive fitted cupboards and wall units, sink, exposed beams; LARDER and STORE CUPBOARD; BACK LOBBY, off which is a CLOAKROOM, with low level W.C.

Below is a substantial CELLAR, with Lister motor for pumping soft water.



THE DINING ROOM



BEDROOM NO. 1

On the First Floor (approached by two principal staircases).

LANDING HALL, 14 ft 6 in. (overall) by 9 ft 9 in. with large fitted airing cupboard, exposed beams, oak floor, the boards varying from 8 in. to 14 in. in width.

BEDROOM No. 1 (south aspect), 18 ft by 13 ft with iron Adam style grate having carved overmantel, lofty ceiling, extensive exposed beams and studwork, oak floor, the boards being about 14 in. wide. Communicating with

DRESSING ROOM

BEDROOM No. 2 (south aspect), 12 ft 3 in. by 10 ft 3 in. with deep hanging and fitted cupboard, exposed beams. Communicating with

BATHROOM (west aspect), with bath, lavatory basin, low level W.C., tubular electric heating, heated pipes. This room is extensively timbered.

BEDROOM No. 3 (south aspect), 14 ft by 8 ft 3 in. with hanging and shelf cupboard, exposed beams and studwork.

BEDROOM No. 4 (east aspect), 11 ft 3 in. by 7 ft 6 in. with small hanging cupboard, two exposed beams. Communicating with

BATHROOM (east aspect), with bath and lavatory basin.

W.C.

A number of internal doors and ironwork originate from Geneva and the Continent.

All the principal rooms are well appointed with electric points.

PICTURESQUE GRANARY CONVERTED INTO ANNEXE

constructed of brick with weather-boarding on stud framing and an open slated roof, it comprises:—

SITTING ROOM, 12 ft 6 in. by 11 ft 3 in. with fitted shelves, exposed timbers and ceiling joists.

KITCHENETTE, with fitted shelves and exposed ceiling joists.

BEDROOM, 15 ft 9 in. by 10 ft 6 in. (average) with a hanging and two shelved cupboards, two tubular heaters, exposed beams.

OUTBUILDINGS

Fronting the road is a large brick, timber and pantiled BARN comprising: Coal Barn (original two-stall stable), Garage, Second Garage and Wood Barn both with loft over.

Concrete block, weatherboarded and corrugated asbestos range comprising: Wood Barn, Open Hovel, Potting Shed with concrete floor and Storage Bins.

THE GARDENS

have been laid out with great care in order to provide different settings. In the front of the house there is a lawn, a large rose border and court. At the rear are two brick terraces leading down from the house to lawns and long herbaceous borders setting off a rock garden and ornamental pond. There are numerous ornamental trees and shrubs, a variety of fruit trees, partly in the form of cordons and the remainder are standards to form a small woodland. There is a good Kitchen garden including soft fruit bushes and a mature asparagus bed. The gardens are intersected by flagged paths. The north and a substantial part of the west boundary are formed by a brick and flint wall.

SERVICES

Water and Electricity from the main. Drainage to a septic tank. See Special Condition No. 8 re soil drainage.

See Special Condition Rider No. 2 re soft water supply.

VACANT POSSESSION ON COMPLETION

Outgoings:

Tithe Redemption Annuity — 11/5 per annum.

Land Tax — redeemed.

Rateable Value — £250.

SPECIAL CONDITIONS OF SALE

1. The sale is subject to the following Conditions and to the Conditions known as the National Conditions of Sale Seventeenth Edition so far as the latter Conditions are not inconsistent with the following Conditions but Condition 13 of the National Conditions shall not have effect.

2. A deposit of 10% of the purchase money shall be paid to Messrs J. R. Eve & Son of 5 Bancroft, Hitchin as stakeholders.

3. Completion shall take place at the offices of Messrs Bell & Sherrard of 83 Clarence Street, Kingston-upon-Thames on (or by agreement before) the 14th day of August 1964 when vacant possession shall be given to the Purchaser.

4. Condition 6 of the National Conditions of Sale shall be read as though the rate of interest therein mentioned were 7 per cent and not 5 per cent.

5. The Vendor sells as Beneficial Owner and the title shall commence with a Conveyance dated the 31st day of May 1935 and made between Albert Frank Chapman of the one part and the Vendor of the other part.

6. The property is sold on the footing that the permitted use thereof for the purposes of the Town and Country Planning Acts is residential.

7. The property is sold with vacant possession.

8. The property is sold subject to and with the benefit of certain covenants and conditions as to fences and drainage as are set out in a Conveyance dated the 22nd day of March 1962 and made between the Vendor of the one part and The County Council of the Administrative County of Hertford of the other part (being a Conveyance of land to the east of the property hereby agreed to be sold) a copy of this Conveyance can be inspected at the offices either of the auctioneers or of the Vendor's Solicitors and the Purchaser shall be deemed to purchase with full notice and knowledge thereof and shall raise no requisition or objection with regard thereto and shall in his Conveyance covenant fully with the Vendor to observe the said covenants and conditions but for indemnity only.

RIDER TO SPECIAL CONDITIONS

1. The property was in the Conveyance to the Vendor described as "The Firs" but was formerly and has recently been known as "Old Hores Manor" and the Purchaser shall accept the property conveyed to the Vendor as "The Firs" as the same as the property being sold.

2. The property is also sold subject to an easement in favour of the property occupied as a Men's Club to the east of the property whereby the roof from that property discharges water into a dumb well situated on the property being sold.