

HERITAGE STATEMENT

For

**The Proposed replacement of existing
casement / sash windows, pitched roof
tiles and flat roof, including partial
raising of the parapets.**

At

**The Bury, Bury Lane
Codicote, Hitchin
Hertfordshire
SG4 8GG**

Prepared For

Sanctuary Housing Association

Prepared by



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Introduction

This statement has been prepared by ATP Architects + Surveyors Limited on behalf of Sanctuary Housing association, to support a Full Plans, Planning and listed Building Consent Application submission to North Hertfordshire District Council for the proposed removal and replacement of the existing timber windows and main pitched roof tiles to the Grade II Listed building (The Bury) with new double glazed timber windows and roof tiles to match the existing and for the stripping of the existing flat roof to the modern three storey extension and replacement with new flat roof covering and partial raising of the parapets.

This statement should be read in conjunction with all drawings submitted as part of this application which are as follows:

- 25190_001 – 25190_005 Existing Floor/Roof Plans.
- 25190_006 & 25190_007 Existing Elevations.
- 25190_008 Existing Window Details.
- 25190_009 – 25190_013 Proposed Floor/Roof Plans.
- 25190_014 & 25190_015 Proposed Elevations.
- 25190_016 Proposed Window Details.
- 25190_SP01 Location and Block plans.

This statement is brief and sets out basic criteria required for the planning application. This report is an overview and aims to provide background information of the overall project proposals for the site and all buildings within the client's boundary.

Planning History

Planning Applications for The Bury are as follows:

- **Ref. No. 82/00635/1LB** which was received on Thursday 27th May 1982 and Validated on Thursday 27th May 1982 - Application for Listed Building Consent for the demolition of outbuilding and garden walls. Status: Decided.
- **Ref. No: 83/00338/1** which was received on Tuesday 8th March 1983 and validated on Tuesday 8th March 1983 - Erection of six elderly persons bungalows (Phase 2). Status: Decided.
- **Ref. No: 84/00614/1** which was received on Friday 13th April 1984 and validated on Friday 13th April 1984 - Erection of two elderly persons bungalows as a variation of previous permission. Status: Decided.
- **Ref. No: 85/00119/1** which was received on Thursday 28th February 1985 and validated on Thursday 28th February 1985 - Demolition of workshop building and retention of existing boundary wall being within the curtilage of a listed building. Status: Decided.
- **Ref. No: 87/01376/1LB** which was received on Wednesday 2nd September 1987 and validated Wednesday 2nd September 1987 - Application for Listed Building Consent for installation of replacement windows. (As amended by plans received 3rd August 1988). Status: Decided.

- **Ref. No: 88/00650/1** which was received on Thursday 23rd June 1988 and validated on Thursday 14th April 1988 - Outline application (all matters reserved) for erection of 8 elderly persons bungalows. Status: Decided.
- **Ref. No: 02/01473/1LB** which was received on Monday 30th September 2002 and validated Friday 1st November 2002 - Replace existing windows in modern wings of building with new upvc windows. Status: Decided.
- **Ref. No: 17/01102/1** which was received on Thursday 18th May 2017 and Validated on Thursday 18th May 2017. Status: Decided and **Ref. No. 17/01103/1LB** which was received on Thursday 18th May 2017 and validated on Thursday 18th May 2017 - Rebuilding of section of existing boundary wall. Status: Decided.
- **Ref. No: 17/04045/TPO** which was received on Wednesday 13th December 2017 and validated on Wednesday 13th December 2017 - T1 Lime – Pollard by 30% & remove deadwood. Status: Decided.
- **Ref. No: 18/00532/TPO** which was received on Tuesday 20th February 2018 and validated on Tuesday 20th February 2018 - Various tree works. Status: Decided.
- **Ref. No: 19/00411/TPO** which was received on Monday 25th February 2019 and validated on Monday 25th February 2019 - T1 Cherry – Fell. T2 Sycamore - Fell. Status: Decided.
- **Ref. No: 25/01645/TPO** which was received on Tuesday 24th June 2025 and validated on Tuesday 24th June 2025 - Conifer - Fell. Status: Decided.

There is no further recorded planning history that has been found for this site.

Identifying The Heritage Asset

The archaeological interest of the bury is derived from the potential to hold and yield data relating to the various phases of the of the building works, including information on changes to the building's windows, used of materials and techniques.

The special archaeological interest makes further contribution to the overall heritage significance of The Bury.

The setting of The Bury is formed by the former garden of the property which in part survives to the present day, to the west of The Bury there is an area for car parking and to the southwest the farmyard which was formerly associated with The Bury which has been demolished to make way for the 20th century residential bungalows.

The substantial 1970's extension to the north of The Bury has a strong presence to the grade II* listed building and these elements have been assessed to make a neutral to negative contribution to the significance of The Bury, preserved verdant communal garden to the east of The Bury features flowerbeds, terraced lawns and more informal areas of planting and form within this part of the garden and makes a positive contribution to the way the heritage significance of The Bury can be explained.

The Bury overall contains elements that contribute to its significance in a variety of ways which range from negative to neutral and positive.

The rectangular floor plan of The Bury is close to being square and the similarly proportioned elevations create a building which has a solid cube like appearance with the symmetrically placing of the windows and the doorway along with a parapet that hides the pitched roof which adds to the rigid appearance of the building.



The Bury

The Bury is assessed to be a heritage asset of high significance with historical, architectural and archaeological interest all contributing to its overall heritage significance.

The Bury is a Grade II* listed building which dates back to the 17th century, with a newer large three storey residential flat roof extension dating back to the 1970's, providing 8no residential apartments, including communal rooms at ground floor level within the Bury and 28no. residential apartments within the modern extension, also within the curtilage of the site there are 13no residential bungalows with rear gardens along with a few masonry outbuildings which were constructed during the 1980's. .

Originally The Bury was a two-storey building with a tall, pitched roof, with some accommodation in the attic space, the current roof structure replaces the original roof and as the new roof was constructed the building was extended upwards so that a second floor acquired its current dimensions, this was undertaken sometime in the early 1900's.

The historic part of The Bury is a brick built three storey country house with brick parapets, hiding a crown type roof covered in modern cement tiles, which means, while being of some age and therefore of some interest as part of the evolution of the building over the course of its history, it is however, not part of the 17th century fabric of the building.

The Bury has a centrally placed front door, which is flanked by symmetrical window bays. At ground and first floor levels the central bay is adorned with masonry detailing with pilaster and niches to the sides of the main door and windows above.

The majority of the building's windows are Georgian sash window type, which are modern replacements of the earlier windows, the ground floor windows facing the gardens on the eastern gable end are larger casement picture windows and were installed in the late 19th century or early 20th century change to the building.

The Bury was listed in 1951 as part of the original 'listing' phase. The description of the official listing has been updated at some point since then, although there is no clear date for the amended description.

Significance of the Site and Surrounding Area

The village of Codicote was first noted in the AD 1002 charter when king Aethelred gave the manor of Codicote to Aelfhelm, who then had granted the land to Saint Albans Abbey, who remained in control of Codicote until the dissolution of the Monasteries by Henry VIII in 1539. The manor passed to John Penne after the dissolution, who was the royal barber-surgeon of the privy chamber.

The manor remained in the Penne family until it was bought by George Poyner in 1653, it is understood, that Poyner first built The Bury shortly after his purchase of the manor and first appears on the Topographical Map of Hertfordshire from the 1766.

Codicote village expanded during the 18th and 19th centuries, constructing more buildings to accommodate its growing population. The Bury and its environs, however, appear to have remained largely unchanged during this time, with the only additions to the site being extension of the formal garden to the southeast.

The existing site is a sanctuary Housing Association owned residential premises, managed as an assisted living facility for the over 50's.

During the 1970's The Bury was converted into assisted living accommodation, including the construction of the adjoining three storey 'H' shaped extension and was officially opened on the 2nd May 1980 by Group Captain, Sir Douglas Bader.

The Bury is located off Bury Lane and is roughly centred on National Grid Reference TL 2189 1855.

The site itself is approximately 0.6 hectares in size and is located to the northeast of the centre of Codicote Village, to the east of the site there is agricultural land comprising of large open fields and to the south and west of the site are residential dwellings.

The site is accessed off Bury Lane, via a private road/driveway, which also extends towards the bungalows to the rear of the site.

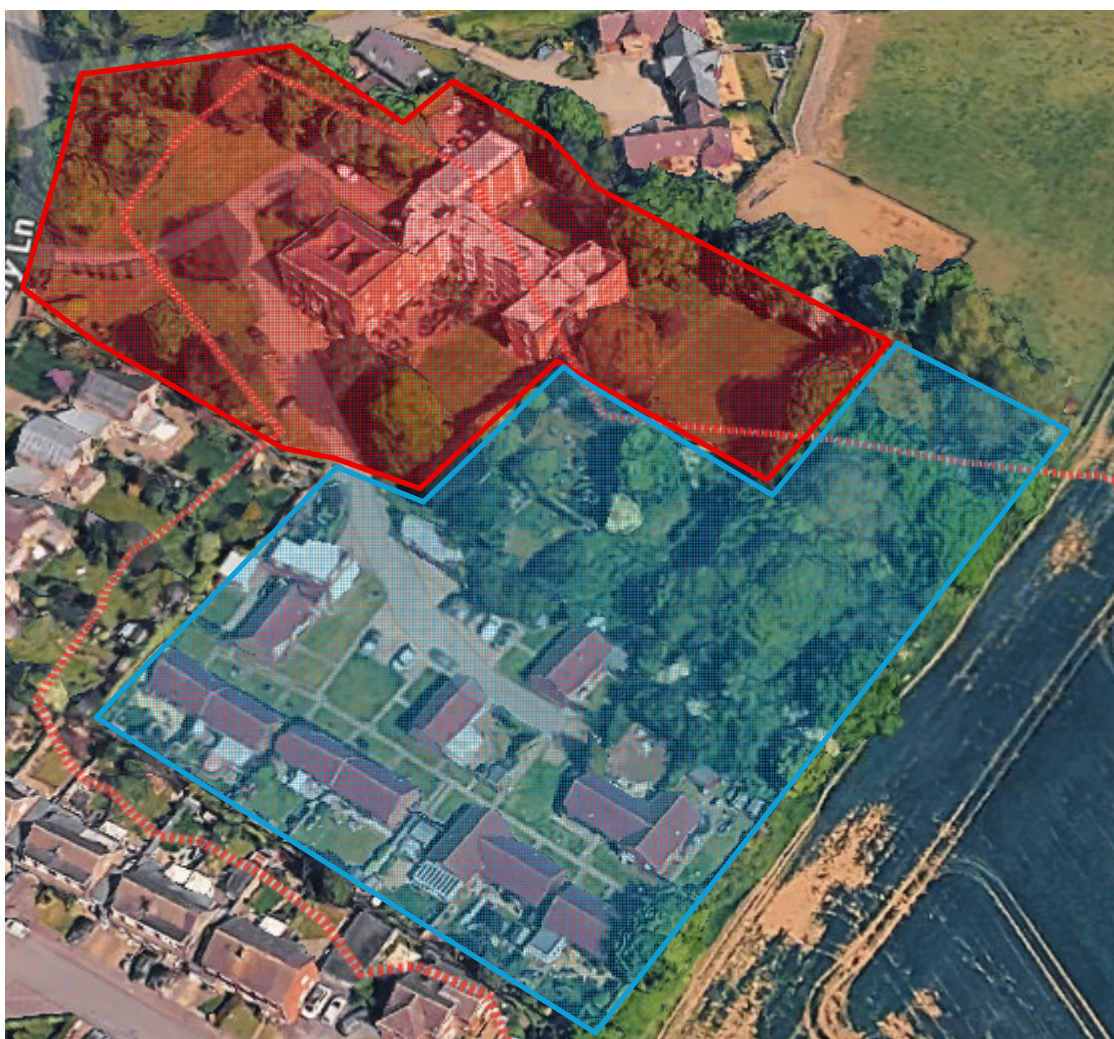
The site is bounded to the northeast and southeast by a row of large trees which form the limits of The Bury's gardens, providing soft and hard landscaping throughout the site, there is parking throughout the site.

Development throughout Codicote was centred on the western side of the village during the late 19th and early 20th centuries, The Bury was used as a private residence, the house, as a residence and its farmyard, as an agricultural undertaking, separated into different hands during this time.

The historic interest of The Bury is derived from the building being an illustrative example of a 17th century country house that has been altered overtime to meet the needs and demands of its occupants and changing fashions, showing an indication of the robustness and functional universal quality of the buildings 17th century design of the building.

The building fabric of The Bury is now over 350 years old, with the age of authenticity of the building assessed, provides key elements of its historical interest and make a main positive contribution to the overall heritage significance of The Bury.

More recently The Bury has been associated with post-WWII charitable activities of RAF personnel such as Johnnie Johnson and Douglas Bader who campaigned for the improved provision of housing and facilities for those in need, which adds a contributing factor to the buildings historic interest.



The Site

The Proposals

The existing timber sash/casements windows of The Bury only, date from the 1980's and due to their poor condition and continue deterioration, it is now deemed essential that the windows are replaced with new double glazed timber sash/casement windows throughout the property, the new timber windows are to match the design and style of the existing allowing for double glazed panels, these are to be supplied by K & D Heritage sliding sash windows. please refer to photographs 1 & 2 showing the style of the original sash windows. The new timber sliding sash windows to be installed are to match the design of the present (existing) timber windows, please refer to photographs 3 & 4 showing the design of the existing windows.

The hipped roof of the Bury, which was replaced sometime in the 1980's has now failed due to its poor condition and as such it is now deemed essential that the existing concrete roof tiles be removed and all necessary roof timbers repaired/replaced where necessary, providing all necessary insulation, sarking felt battens as required and recovered in new concrete plain roof tiles to match the existing roof, ensuring that all other necessary works to the roof are carried out as required. Please refer to photograph 5 for existing concrete roof tile.

Both replacing the timber windows and hipped roof covering of The Bury is essential in preserving the special historical and architectural interest of the listed building.

The flat roof to the extension is to be stripped of all the roof covering/insulation, making good all areas as required and for the raising of the parapets, which are located over the window positions.

The flat roof is to be provided with new insulation being laid onto the exposed roof structure, ensuring that all relevant thermal performances are met and lined with Langley Reinforced Bitumen Felt, white GRP flat roof trims minimum 200mm deep are to be provided where the parapets have been raised. The existing concrete coping stones are to be lined with lead flashing.



Photograph 1



Photograph 2



Photograph 3



Photograph 4



Photograph 5

Assessment of the Impact and Mitigation

The subject premises forms part of the setting for what is visually distinctive heritage site, accordingly the proposals have been purposely aimed at maintaining this.

The proposals shall not alter the scale or appearance of any part of the existing building. Therefore, the scale shall be as existing to all areas of proposed works.

Owing to the nature of the proposed works, there will be no works to the landscaping- therefore this will remain unchanged from what already exists and will be unaffected by the proposals.

As the areas affected will be in prominent locations all due care will be executed to ensure that the proposals will have no real change or impact on the existing external appearance or use of these areas.

The property will remain in full use during the execution of the proposed works - All due care will be taken to ensure that the maximum levels of safety, security and appearance are maintained.

The surrounding area is predominately residential buildings. The proposed works are for the replacement of the current rotting and failing painted timber sash / casement windows. Replacement windows are all to match existing. Therefore, by their nature, the proposals will have no change to the size, usage or appearance of the existing building or surroundings.

There will therefore be no additional or adverse impact on the existing road, public transport systems and general area infrastructure or public outlook.

Conclusions

It is considered that the proposals are essential, both in terms of the preservation of the appearance of the existing building, but also from a health and safety perspective, greatly improving the thermal efficiency of the dwellings and living standards of its occupants.

The impact on the appearance of the building and its surrounding is minimal as all proposed works will match existing. The proposed works will not affect any historical significance. It is believed the proposals will cause no detrimental or negative affects towards the nature and architectural characteristics of surrounding area, nor harm the significance of its setting. The proposals respect the nature and character of the building. The proposal is not considered to conflict with North Hertfordshire District Council planning policy. The proposal will cease further defects.

The maintenance items to the exterior fabric of the building have been assessed to be of heritage benefit and as such the proposals are considered to positively contribute to the character, appearance and setting of the existing building.

The replacements of the hipped roof to The Bury may be regarded as a change that is harmful to the heritage significance of The Bury, however, there is a demonstrable need to replace the roof which is failing; in order to preserve the integrity of the building for the future. The level of heritage harm arising from these changes would be at the 'less than substantial harm' level, and as such there is assessed to be a clear justification for the proposed works proposed.

The proposed replacement of the timber sash / casements windows and replacement of the hipped tiled roof to The Bury and replacement of the flat roof and local raising of the parapets to the extension are assessed to be of heritage benefit.

The positive outcomes of preserving the building for the future are assessed to justify the less than substantial harm identified, of which the proposals also contain maintenance items that are regarded as being wholly beneficial in their impacts and as such, It is recommended that the necessary approvals be granted for the proposed works.