



039 The White Horse, Kimpton

December 2024
Design and Access Statement

Michael Collins Architect LLP

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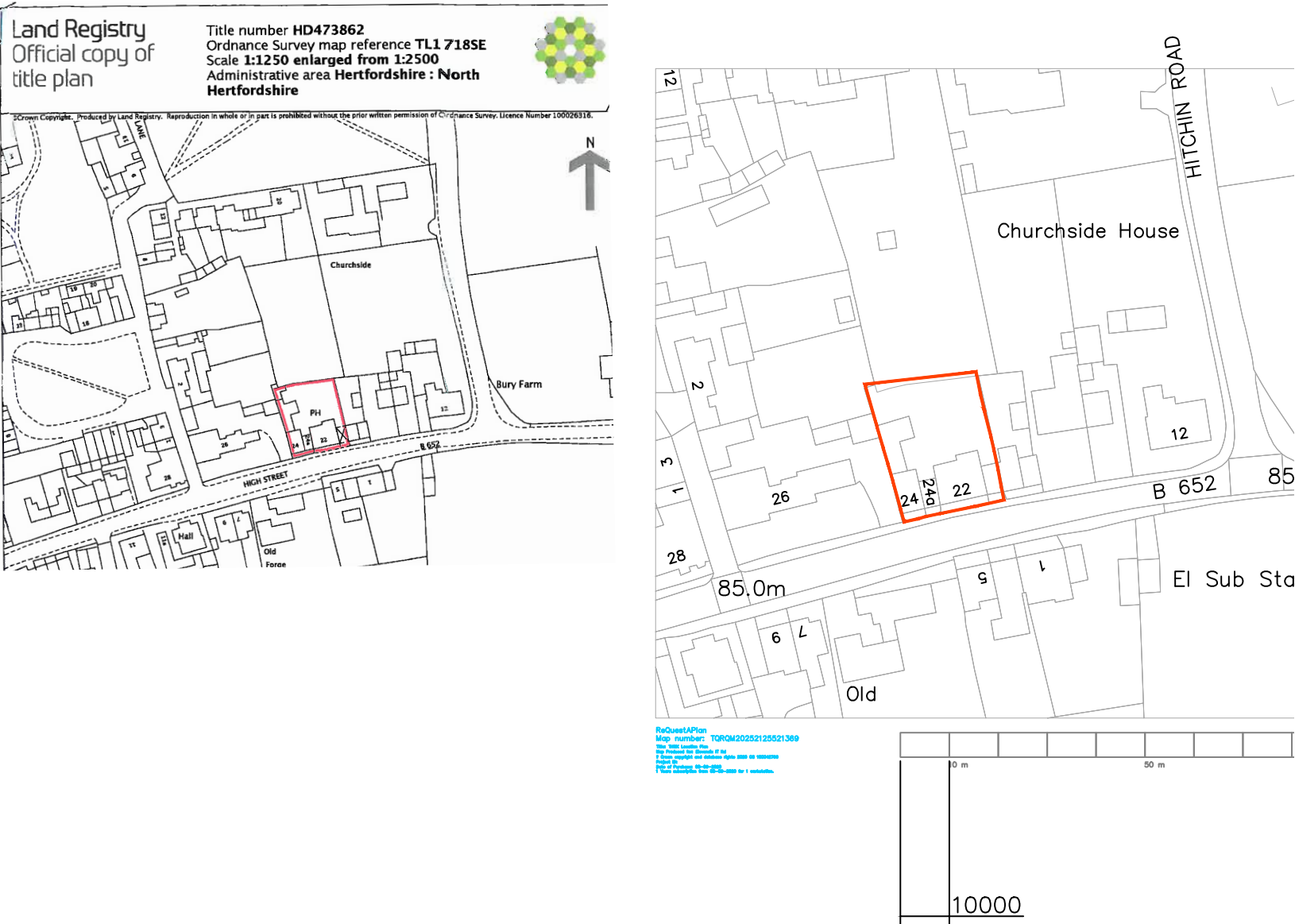
This statement, in accordance with guidance, will:

- 1./ Explain the contextual and policy matters that were considered as part of developing this interesting project.
- 2./ Demonstrate how the proposals relate to the site context, and the impacts upon it
- 3./ 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 and follows the recommendations of The Design Council England (formerly CABE) and the assessment methodology within BS Standard 7913: 2013.

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.

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Not to scale

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1.0 Planning desription

The following is the description of the proposals- Refer to the Planning statement:

Conversion the former White Horse PH to a mixed use comprising a single residential dwelling (Use Class C3), offices and associated lobby (Use Class E, formerly B1(a)), and micropub (Sui Generis, formerly Use Class A4). New external annex for garage and studio use ancilliary to the main dwelling. Demolition of the existing rear shed, lean-to and rear portions of the property. new structural works, replacement floors walls, subdivision and replacement of the main roof and existing windows, internal alterations, new servicing and rear extensions to facilitate these changes.

1.1 Building description and use

- The White Horse is located along High Street incorporating a largely two storey building with some areas of attic and basement with a rear courtyard. It forms the end of a terrace, with dwellings on located either side.
- The public House was licensed but has been closed since 2015.
- The pub has direct access off the High Street, including a fringe of handstanding connected the pavement and a gated archway to a rear courtyard.
- A covenant /easement exists for the neighbor to the east to use the laneway for garden /waste access and maintaining shared drainage.
- The pub has accomodation at first floor however this is accessed through the pub, shares servicing with the pub and appears to have been used in association with the pub.
- The first floor area within the Western Annex is used as an office by the applicants company (see 17/01263/1PUD).

1.2 Executive summary

Within the context of an increasing number of historic rural pub closures, these proposals aim to illustrate a positive approach to secure a sustainable future for this building. This project presents a mixed-use model where a community asset is maintained in the form of a micro-pub and a small flexible events space in addition to providing a new dwelling and office accommodation for a small business.

The design aims to set an example by combining a heritage-led restoration with an innovative, environmentally sustainable design approach. A sensitive but contemporary architectural language has been developed for new elements that reference the particular qualities of this rural context using high-quality natural materials.



Existing Front (South) Elevation along Kimpton High Street



Aerial Image of Kimpton (not to scale)

1.3 Site photographs and context



Existing Rear (North) Elevation -looking toward the south east



Existing Rear (North) Elevation -looking toward the south west



Existing front (south)
elevation along high street



View of the north west corner of the courtyard



View of the rear elevation, and previous roof alterations



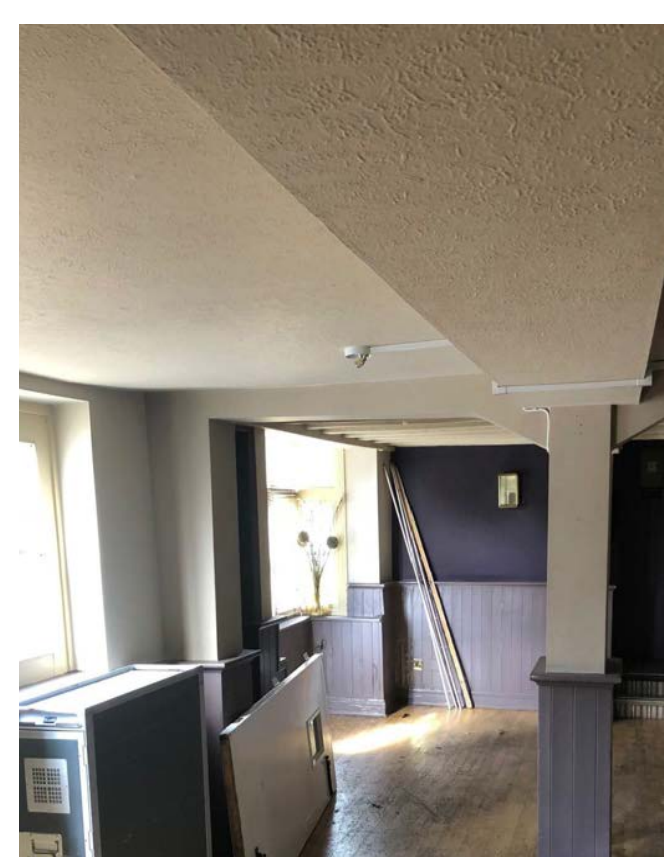
View of the rear return along the west boundary



View of the rear kitchen (structural opening to existing rear wall visible)



Existing timber trusses and posts within the main roof



View of the front bar area looking west



View of the eastern section of the front bar area looking north

2.0 Context



The White Horse, Circa 1920 - Note the presence of existing windows and the wall hung sign

conditions of neighbouring properties.

2.1 The physical, and social context of the site

- The White Horse is located at the eastern end of Kimpton, on the northern side of the High Street. Kimpton is located midway between Welwyn Garden City to the east and Luton to the West. Kimpton is linear in form, with historic properties located along the High Street. It is mostly residential in character, with newer houses set back behind the High Street, particularly on the northern side.
- There is one other pub ‘The Boot’ located toward the Western side of high street, other landmarks along the high street include The Lady Dacre Hall, Kimpton Primary School and at the post office at the eastern corner with Claggy Road. The Parish Church and methodist church halls are located off the High street via Church Lane.
- Since the closure of The White Horse, Kimpton Parish Council successfully applied and designated the Pub as an Asset of Community Value in August 2015, this has recently been renewed and is due for expiry on the 19/08/2025.
- The Kimpton Village lies in a valley between Luton and Welwyn. The Conservation Area is bounded to the west by 20th century housing and to all other sides by open fields. North-east of the Conservation Area is the Registered Park and Garden of The Hoo, its estate house now demolished.

2.2 Recent site ownership and use.

- The pub was purchased in 1896 together with a cottage and two further cottages at 18 and 20 High Street. The property was described as a Grocers shop, brewhouse at the rear, beer house and cottages. The cottages were sold in 1954 and the adjoining shop at No.24A was let off for various uses including Estate Agents, Clothing, Hairdressers etc. The Building was Listed in 1984.
- In 1989 McMullen and Sons ltd carried out a major refurbishment of the property taking in the adjacent shop and cottage, providing internal toilet facilities.
- In 2017 the site was purchased by the applicant Eleven Six IT Ltd
- There has been a licensee at the address since 1872 prior to the building’s sale in 1896

2.3 The economic context of the site

- Kimpton has a population of around 2100 (2011 census) and has one other Pub, the ‘boot’. There are a number of pubs with a food offering within a 5 mile radius of the town.
- The economic challenges relating to the continued use of the building as a dedicated public house was presented as part of the application 15/01653/1. The report (reference GDP/15038_PS Barker Parry) cited the declining barrellage over the previous decade and issues surrounding the viability of the site as a pub posed by limited parking, local capacity and changing drinking trends.
- A feasibility study commissioned by the new owner of the site and subject to a pre-application submission 18/02728/PRE assessed the site as a pub, combined with a fine dining and larger scale events use to make this economically viable. The applicants business plan then was based on the retention of the pub supported by a space for larger functions to attract trade from further afield. The planning feedback (27.03.19) stated that this proposed use would result in a detrimental impact on the historic environment, highways concerns and the potential impact on the living

2.4 The specific designations / constraints / material considerations upon the site

- The Site is within the Kimpton Village conservation area
- The site and its curtilage and surrounding properties are subject to a grade II listing entry ref 1347310
- The site falls within a designated Archaeological Area
- Assets of Community Value (England) Regulations 2012, the site has been registered until 2025.

2.5 The conservation area character appraisal Key points:

- Kimpton is a medieval village that today appears mainly to be a linear development along High Street, although there is a village green north of the High Street of uncertain date.
- The settlement is essentially linear, along High Street, the site is located between the eastern (area characterised by a more rural density, and the more nucleated area around the village green).
- The predominant building material along the high street is red brick, some Flemish bond with burnt brick headers to contrast with stretcher bond. There are some examples of pargetting and timber framed facades. Exposed studwork is visible to the gables of some of the most historic buildings.
- There are a variety of roof types throughout the Conservation Area. In general, older, listed buildings tend to retain ceramic tile roofs while later and undesignated buildings are roofed with slate tiles.
- There are a number of bay windows in the village, these tending to be on 19th century buildings.
- Most of the buildings on High Street sit behind low brick walls and front gardens.
- On street parking is currently a problem, with cars parked along the length of High Street detracting from the character of the Conservation Area.
- The front of the site is visible within the key view ‘KV9’

2.6 Planning History

Refer also to planning statement.

- 89/00268/1 - Demolition of outbuildings and internal alterations - permitted
- 15/01653/1 - Change of use from Class C4 (Public House) to Class C3 (Residential) - refused
- 17/01263/1PUD - Proposed use of 3 rooms at first and second floor levels for class A2 purposes - Certificate of Lawfulness issued.
- 18/02728/PRE - Proposed extension as use a pub, restaurant and events space.
- 19/01206/PRE - Change of use from primary A4 to mix A4, C3, and B1 use with residential as a single dwelling, a smaller pub area, first floor offices and new rear annex.

3.0 Heritage

Number 20-24 High Street Kimpton is grade II listed. The two end properties in the terrace, distinguished by their flemish bond brickwork with chequered effect burnt ends and slate roofs are circa mid-19th century, whereas the central building is earlier in date and is late 17th century. Refer to Appendix A1 and B for the full statement of significance and archaeology report.

The setting is within the core of the village and incorporates a number of adjacent listed dwellings, and land to the rear backing on to the Parish Church of Saint Peter and Saint Paul. The site is located within a designated Conservation Area, and the proposals will make alterations to the rear courtyard area and the rear of the listed buildings, and involve substantial repairs and significant alterations internally.

Historic England Listing description (1984).

Terrace of houses, public house and shop 2 storeys. The end houses are early mid 19C with red brick and slate roofs. The centre (22/24a) is lower and late 18C Plain red brick plain tile roof. Dentilled brick eaves. Glazing bar casements except for no 24 which has recessed 8/8 pane sashes with rubbed brick lintels. The centre has 3 square window bays with flat hoods. Circa 1980 porch to no 20. No 24 has rear extensions in flint with brick dressings. 4 ridge chimney stacks.

3.1 Archaeological report summary - See Appendix B.

Archaeology Impacts

- The bulk excavation of overburden and any excavations for footings and utilities have the potential to expose and/or directly impact any archaeological remains which might be present.
- In light of the archaeological potential of the site and later activities which may have resulted in localised areas of truncation, it is assessed that any archaeological constraints should not be of sufficient significance to warrant refusal of consent, however it is likely that the Local Planning Authority may require a programme of archaeological work to be implemented during construction in order to investigate and record any features affected.



The White Horse, 1964 - Note the presence of the rear out-buildings

Summary Heritage Impacts

- In respect of the setting of heritage assets in the area surrounding the White Horse, the proposals will retain the existing appearance of the southern elevation fronting High Street, therefore no harm is anticipated with regard to the character or appearance of Kimpton Conservation Area or the setting of surrounding listed buildings.
- To the rear of the White Horse, the proposals for alteration to the northern elevation and construction of outbuildings along the western boundary will confirm to historic patterns of development within the backplot.
- The removal of an existing mid-20th century shed on the western boundary would not result in harm to the significance of the remaining buildings. The flint and brick boundary walls are to be retained, resulting in no impact upon these.
- Internal alterations and the condition and significance of fabric which will be affected are summarised in Appendix A, B. Overall, the intention within the proposed scheme is to preserve those elements of the building which are of the highest value, exposing and sensitively restoring the timber structure and roof, reinstating fireplaces and features at ground floor level, as well as removing harmful additions.
- The proposed development would serve to better reveal the significance of the White Horse, while retaining a use as mixed commercial and residential which is in keeping with the building's heritage. Overall therefore this is assessed as a net benefit.
- The interventions to the building would expose currently concealed aspects of the historic fabric, and it is therefore likely that mitigation will be required by the Local Planning Authority, potentially comprising a programme of historic building recording and monitoring during strip out.

3.2 Summary: Statement of significance

The White Horse 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.

The building is, unfortunately, suffering from ongoing deterioration that is directly affecting historic fabric. If remedial work is not undertaken, this decline will only accelerate.

The heritage asset has been subject to pronounced change since its inception as a single-room width 17th century cottage or row of cottages. As a consequence, much of the original evidential fabric has been lost with the primary exception of remnants of the timber box frame which are of exceptional significance. With the exception of the 'book-ending' of the two dwellings in the 19th Century, many of the other historic interventions do not retain their integrity due to their subsequent major alteration from later phases. Of importance is the asset's place as part of a suite of nearby buildings within the Kimpton Village Conservation Area that retain evidence of timber box frames with subsequent brick infills and which are reflective of the greater tectonic development of the English rural vernacular.

The White Horse's contribution to the streetscape and Kimpton Village Conservation Area, are of moderate historical significance. Its genesis can

be clearly charted through a series of historic maps, notably the Tithe map, forming a key point of orientation to those travelling from the east into the village. It is an important and distinctive element with its distinctive late-addition square projecting window bays forming an important feature in a streetscape largely dominated by residential buildings of a similar materiality. This common palette of clay tile and red brick, though reflective of varying architectural periods, is a key contributor to the significance of the Kimpton Village Conservation Area. It is noted that the asset has socio-communal value by its very nature of being a public meeting place and, based on a historic community campaign, is held in genuine affection by the residents of Kimpton.

Summary of Key Significances

- The White Horse is designated Grade II Listed Building by Historic England and as such is one of the 92% of listed buildings in England recognised for its national importance and special interest and is protected under the legislation set out in the Planning (Listed Building and Conservation Areas) Act 1990.
- The White Horse is a composite, multiphase building which has undergone stages of extension, alteration, internal subdivision and change in use over its c. 300 year history.
- The buildings evolution from single-span domestic dwelling to public house is primarily represented through the evidential fabric of the 17th century timber box frame.
- The overall plan form of the building, notably the identification of the original rear single-span wall (now internal) and distinction between the central section and late 19th century additions of No. 20 and No. 24 High Street.
- The White Horse, in line with other listed buildings within the Conservation Area, demonstrate evidence of timber box frames with subsequent brick infills and which are reflective of the greater tectonic development of the English rural vernacular.
- The building is a key contributor to the socio-communal dynamic of Kimpton through its role as a public gathering place; a role it had played for approximately 200 years prior to its recent closure.
- The White Horse is a key contributor to the built environment of Kimpton and its current aesthetic value both enlivens the streetscape and sets it apart as a public building.

3.3 Detailed Architectural Heritage Impact Assessment Summary See Appendix A2

This is an example of an important local landmark and national heritage asset requiring investment and being under pressure to find dynamic ways of remaining viable. The sustainable future use of this building relies upon considerable private investment. In this instance, the applicant intends to invest considerably for this development and a significant portion of this will be spent on maintenance and repairs to ensure that the building is in good physical order moving forward.

The proposals will result in the loss of some historic plan form and materials. The impact on the setting of building, primarily by the proposed annex building, is

not considered to be in danger.

However, where proposals do have the potential to negatively affect the significance of a heritage asset, robust guidance exists to ensure an overriding need is demonstrated. To this end Historic

England's Conservation Principles Policy and Guidance (2008), states:

“Changes which would harm the heritage values of a significant place should be unacceptable unless:

- 1.) the changes are demonstrably necessary either to make the place sustainable, or to meet an overriding public policy objective or need;
- 2.) there is no reasonably practicable alternative means of doing so without harm;
- 3.) that harm has been reduced to the minimum consistent with achieving the objective;
- 4.) it has been demonstrated that the predicted public benefit decisively outweighs the harm to the values of the place, considering: its comparative significance, the impact on that significance, and the benefits to the place itself and/or the wider community or society as a whole. The AHIA clearly demonstrates that objectives 1 to 4 have been met and the loss of the highlighted elements is justifiable.

The proposed alterations are intended to be of a quality of design and execution which can be appreciated both now and in the future and will contribute to the historic evolution of the building in forthcoming years. The AHIA demonstrates that the nature of the proposals is such that they will not prejudice future alternative solutions.

The proposals are consistent with the objectives set out in the National Planning Policy Framework 2019 paragraph 192

The proposals retain the historic character, significant features and heritage values attributed to the listed buildings and wider conservation area. The proposed interventions have been sensitively designed in a deferential manner and will improve the legibility of the heritage asset.

The proposals preserve the historic character and appearance of the conservation area and when considering the overall impact of the resulting development, the design and conservation team is of the opinion that the proposals retain the cultural significance of the conservation area and satisfy the principles of conservation in terms of minimum intervention, reversibility and legibility.

In summary, the report considers that the proposals present no significant risk in terms of unnecessarily compromising the significance of the heritage asset

3.4 Summary condition report - Refer to Appendix A1/2 and E

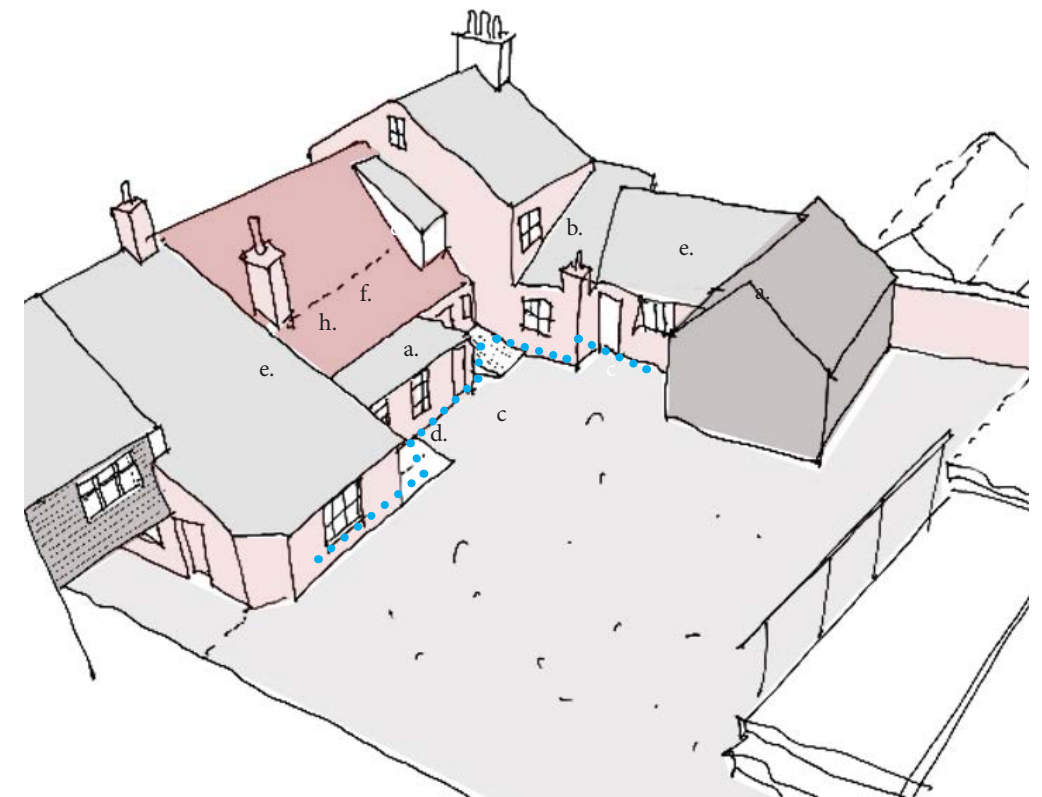
The inspection of The White Horse has revealed, as identified from previous surveys, that there remains evidence of ongoing decay to numerous elements of the historic fabric that, if not addressed, will see further deterioration to the point of being beyond repair.

- The clay tiled roof slopes to the central section are in poor condition with evidence of slipped and broken tiles to both pitches, particularly the rear pitch which has been subject to insensitive installation of plant and poor flashing details. Broken tiling to the surrounding hard standing suggests this is an ongoing hazard.
- Furthermore, sagging and bowing to sections of the rear roof pitch suggest remedial timber work may be required. The natural slate pitches to No. 20 and No. 24, being of later vintage, are in reasonable condition. Although not possible to survey at close hand, the brick chimneys display evidence of loose mortar and brickwork with missing or poorly installed lead flashings leading to ongoing water ingress. The brick facade has evidence of bowing and requires restraint.
- Internally, the building has been subject to much alteration throughout its history. External ground levels are a major factor in contributing to the ingress of moisture through the masonry walls and subsequent rot to timber structure and flooring interfaces in these areas. Hazardous joists spanning at ground floor level above the basement also require urgent attention. Historic lath and plaster finishes remain in poor to fair condition, with bowing and major fracturing observed to the ceilings at first floor level, attributed to the cutting of the king post bottom chords.
- Water ingress was observed within the roof space due to poorly installed and damaged roofing membranes and loose and missing tiles.
- Some cast iron rainwater goods appear capable of salvage and restoration whilst the inevitable displacement of both downpipes and gutters has exacerbated the degradation of the brickwork.
- Existing windows and doors show signs of severe rot and many are in need of replacement.
- Existing ceilings have collapsed above the gateway and to the area over the bedroom above.

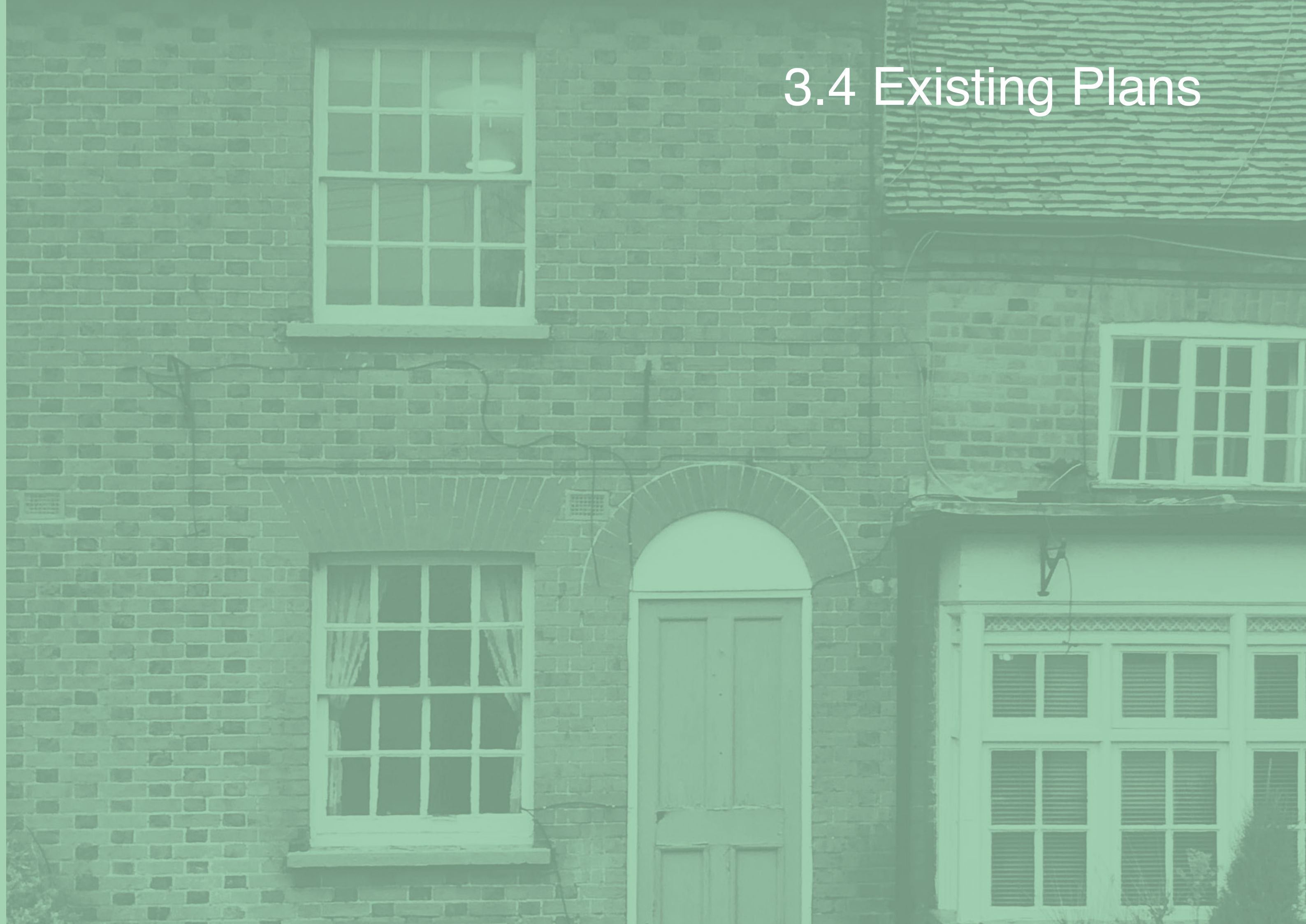
In summary, a holistic and conservation-led package of remedial work should be prepared as a matter of urgency to avoid the loss of historic fabric and reduction in significance of the heritage asset.

Appraisal Key

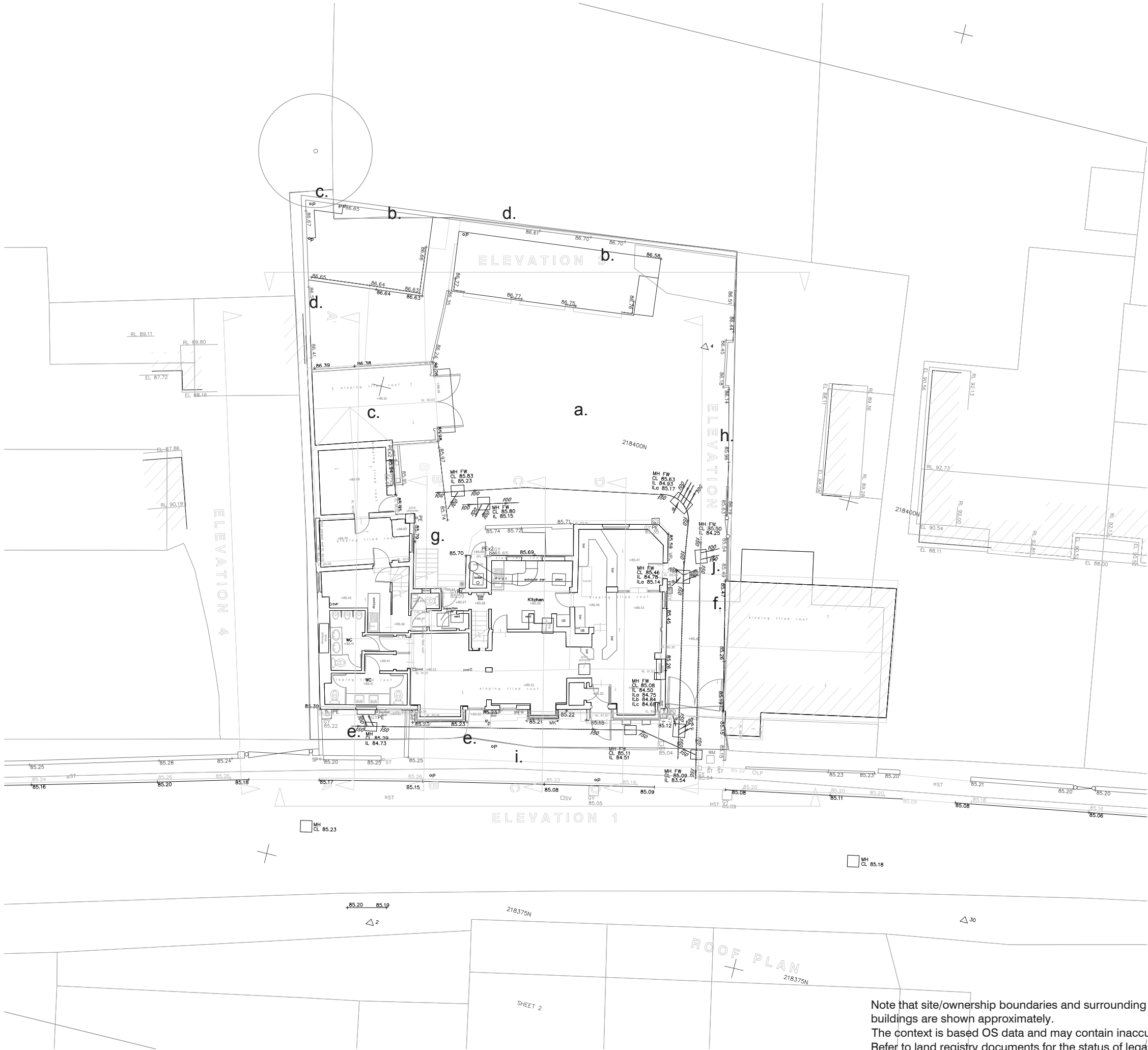
- a. Poor quality existing extensions in need of repair
- b. Existing 19th century rear extensions, store areas with limited access to the rear courtyard
- c. Raised ground level against the rear elevation
- d. Existing cellar access
- e. Various roof alterations from the late C19th/ C20th.
- f. Roof pitches in need of urgent refurbishment
- g. Ongoing damp and water ingress issues
- h. Poorly installed plant



3.4 Existing Plans



Note this is a reduction



Notes:

- a. Existing tarmac/paved courtyard
- b. Existing decking
- c. Existing shed
- d. Existing flint wall
- e. Existing hardstanding
- f. Existing alleyway
- g. Cellar access
- h. Existing fence
- i. Junction with highway
- j. Existing easement for neighboring property waste access/shared sewer

Note that site/ownership boundaries and surrounding buildings are shown approximately. The context is based OS data and may contain inaccuracies. Refer to land registry documents for the status of legal boundaries. Site visits are recommended to assess the relationship between the building and its surrounding context.

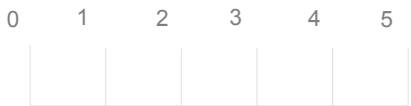
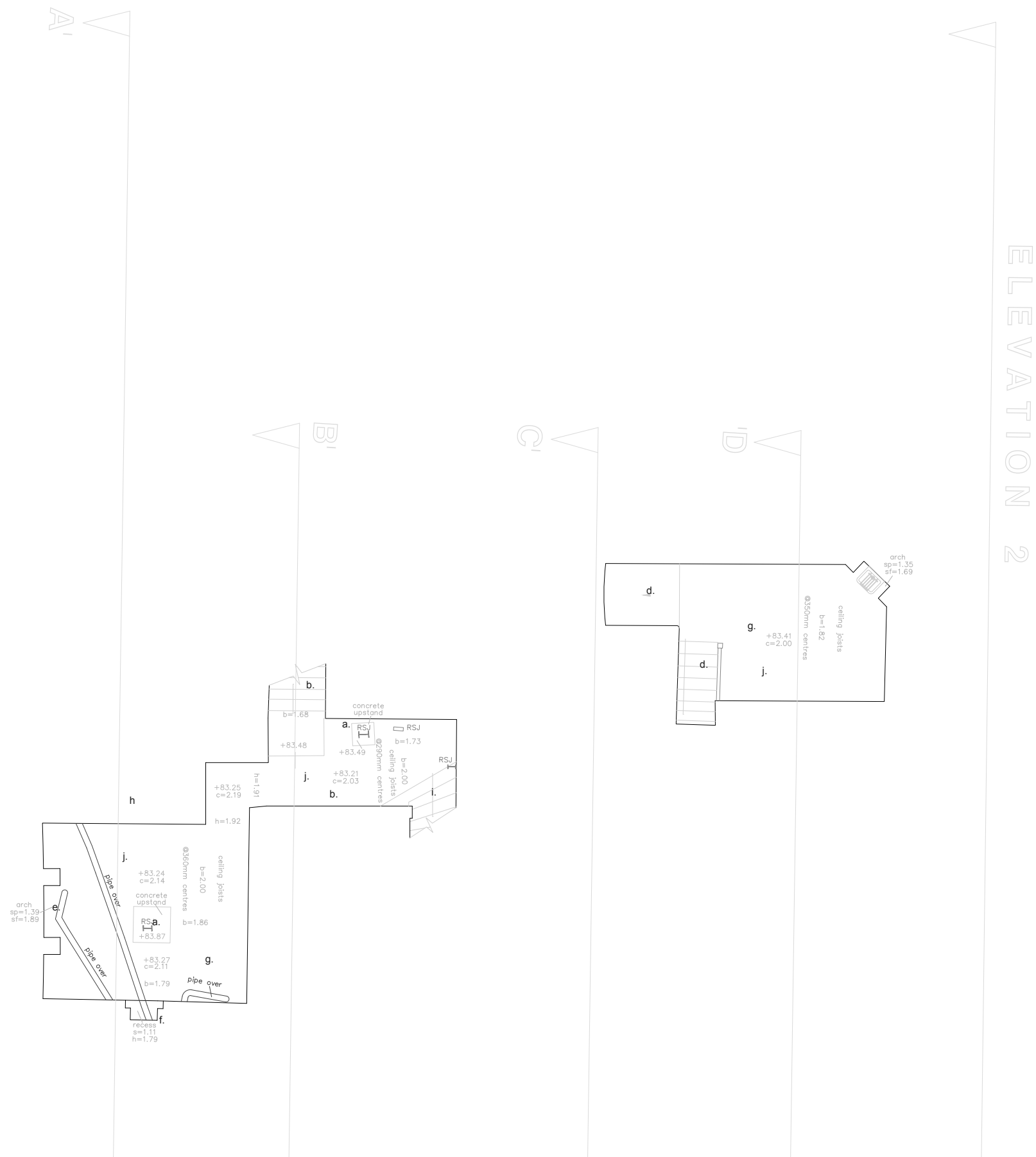
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Note: To be used in conjunction with Structural Engineers
Information, specification and drawings
All setting out dimensions to be checked on site by
contractor and any discrepancies to be noted ASAP.
Windows, steelwork, to be site fixed.

Michael Collins Architect LLP
The White Horse, Kimpton
039 Site plan
as existing
Stage: Planning
Status: Planning issue
001
revision 1:100
@:A1

ELEVATION 3

Note this is a reduction



Notes:

- a. Existing structural base and column
- b. Cellar access to courtyard, brick steps
- c. Existing brick cellar floor
- d. Access hatch above
- e. Existing chimney base
- f. Existing chute (assumed)
- g. Earth/brick floor
- h. Solum/void below - assumed no cellar (refer to archaeologists information).
- i. Existing stone steps
- j. Timber floor structure exposed over

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Windows, steelwork, to be site sized.

Michael Collins Architect LLP
The White Horse, Kimpton
039 basement plan
as existing
Stage: Planning
Status: Planning issue
01
1:50
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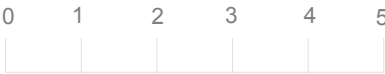
Refer to drawing 001 for wider site context



Note this is a reduction

Notes:

- a. Existing tarmac/paved courtyard
- b. Existing decking
- c. Existing shed
- d. Existing flint wall
- e. Existing hardstanding
- f. Existing alleyway
- g. Cellar access
- h. Existing fence
- i. Junction with highway
- j. Existing easement for neighboring property waste access/shared sewer
- k. Existing bar area
- l. Existing timber bay windows
- m. Existing timber windows
- n. Cellar access, currently closed
- o. Kitchen
- p. Existing meter location
- q. draft lobby
- r. stair access to existing office area
- s. Sculley/prep/storage area
- t. Timber gates
- u. Stair access to first floor
- v. Existing hydrant
- w. Existing timber/glazed doors
- x. Existing fireplace
- y. Existing drainage



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Windows, steelwork, to be site sized.

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The White Horse, Kimpton

039 Ground floor plan
as existing

Stage: Planning
Status: Planning issue

02

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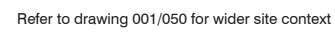
0 1 2 3 4 5

- a. Existing slate roof
- b. Timber cladding
- c. Existing felt roof
- d. Attic stairs
- e. Plaster and lath ceiling over
- f. Attic void
- g. Existing timber bay windows
- h. Existing timber windows
- i. Kitchen
- j. stair access to existing office area
- k. Existing fireplace/chimney
- l. Existing clay tiled roof
- m. Projection to existing roof



A horizontal number line with tick marks at 0, 1, 2, 3, 4, and 5. The line is labeled with these numbers above the tick marks.

- a. Existing slate roof
- b. Clay tiled roof
- c. Existing felt roof
- d. Attic stairs
- e. lead roofs
- f. Attic void



Michael Collins Architect LLP

The White Horse, Kimpton

04

039 Second floor plan as existing

Stage: Planning
Status: Planning Issue

1:50
@A1

ELEVATION 3



ELEVATION 2



Note this is a reduction

Notes:

- a. Existing slate roof
- b. Timber cladding
- c. Existing felt roof
- d. Attic stairs
- e. Plaster and lath ceiling over
- f. Attic void
- g. Existing timber bay windows
- h. Existing timber windows
- i. Kitchen
- j. stair access to existing office area
- k. Existing fireplace/chimney
- l. Existing clay tiled roof
- m. Projection to existing roof
- n. Lead bays

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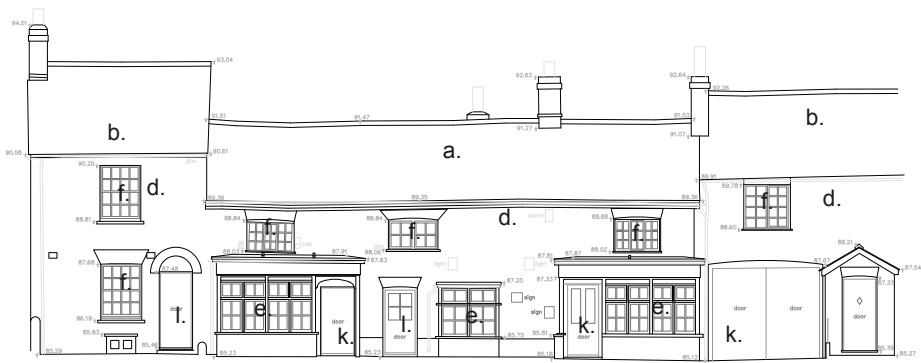
The White Horse, Kimpton
039 Attic plan
as existing
Stage: Planning
Status: Planning issue



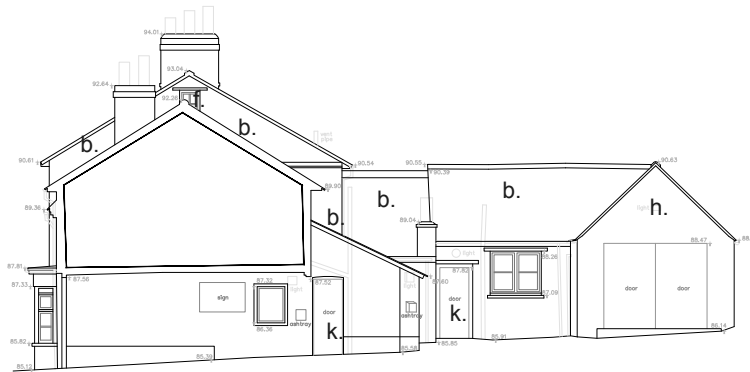
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1:50
@:A1

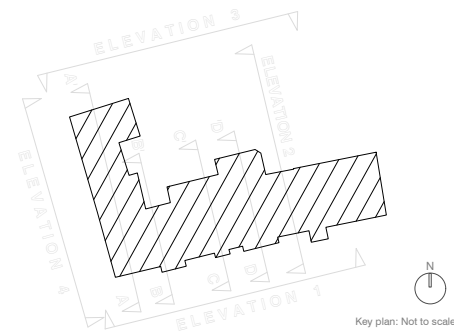
Refer to drawing 001 for wider site context



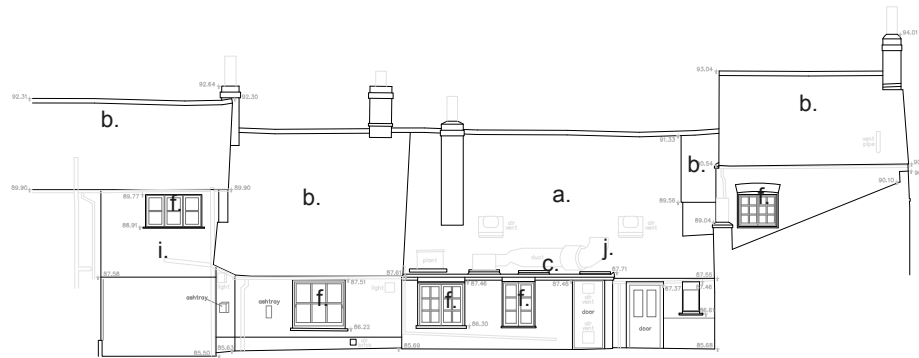
Elevation 1



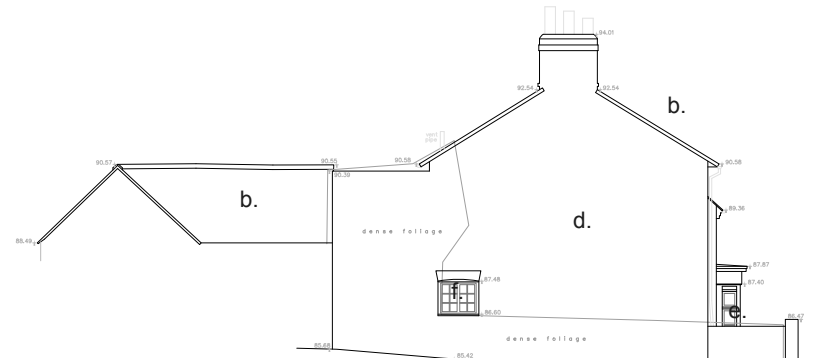
Elevation 2



Datum 80.00m



Elevation 3

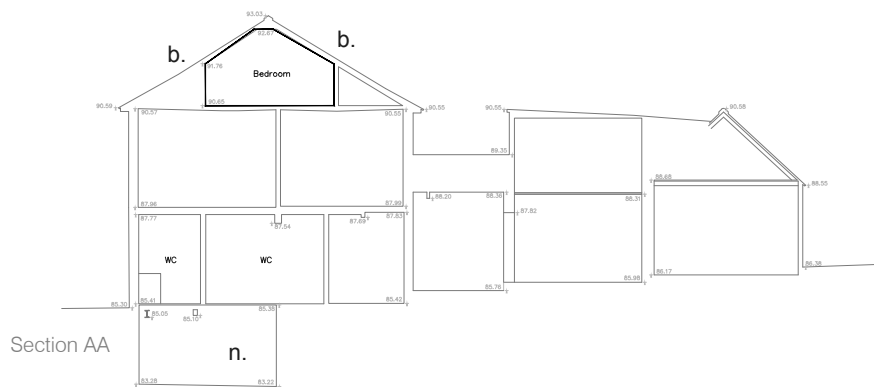


Elevation 4

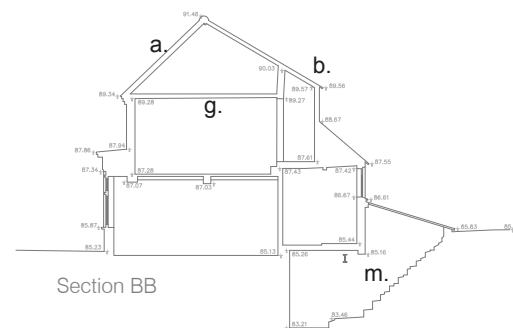
Notes:

- a. Existing clay tiled roof
- b. Existing clay slate roof
- c. Existing felt roof
- d. Flemish bond brickwork
- e. Timber bay windows
- f. Timber sash and case/casement windows
- g. Plaster and lath ceiling
- h. Timber shed
- i. Timber cladding
- j. Existing roof plant
- k. Timber door
- l. Doorway blocked internally
- m. Existing cellar steps
- n. Existing cellar

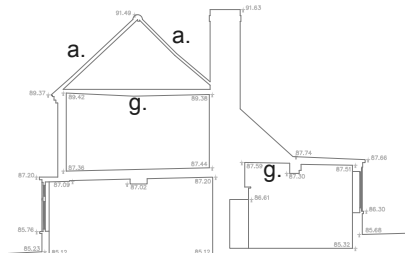
Datum 80.00m



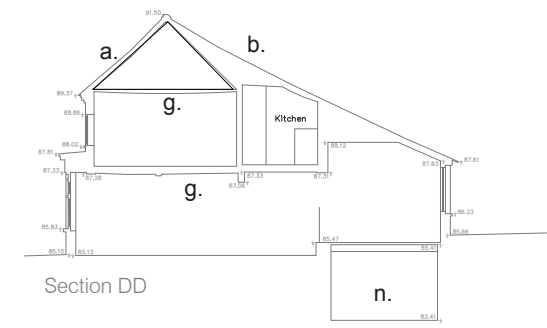
Section AA



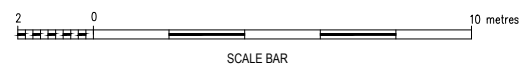
Section BB



Section CC



Section DD



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Note: This drawing is copyright
Do not scale from this drawing
Notes 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.

Michael Collins Architect LLP

The White Horse, Kimpton

039 Elevations and
sections as existing

Stage: Planning
Status: Planning

06

1:100
@:A1