

STATEMENT OF HERITAGE SIGNIFICANCE AND DESIGN AND ACCESS STATEMENT

Introduction

This statement is prepared in accordance with requirements to apply for listed building consent and planning permission for the replacement of a fence and addition of CCTV Security cameras to a historic Grade II Listed property.

Official list entry

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1175265
Date first listed:	12-AUG-1985
Statutory Address 1: (on listing)	BARN ABOUT 25 METRES SOUTH OF CHURCH FARM HOUSE, DEEVES HALL LANE
Known as	Ridge View Barn
District:	Hertsmere (District Authority)
Parish:	Ridge
National Grid Reference:	TL 21462 00398

Listed Building Entry (Appendix 3)

Barn. Late C17/early C18. Timber frame, weatherboarded. Tiled roof. 5 bays with central threshing bay towards yard. Roof half hipped to left. One bay stable extension to right with hipped roof. Interior: queen struts clasp through purlins. Straight braces from lightly jowled wall posts to straight tie beams. A curved brace from wall post to wall plate in entrance bay. Weatherboarded stabling extensions towards yard.

Location

The barn lies approximately 100m southeast of St Margaret's Church on the north eastern corner of the junction of Deeves Hall Lane and Crossoaks Lane

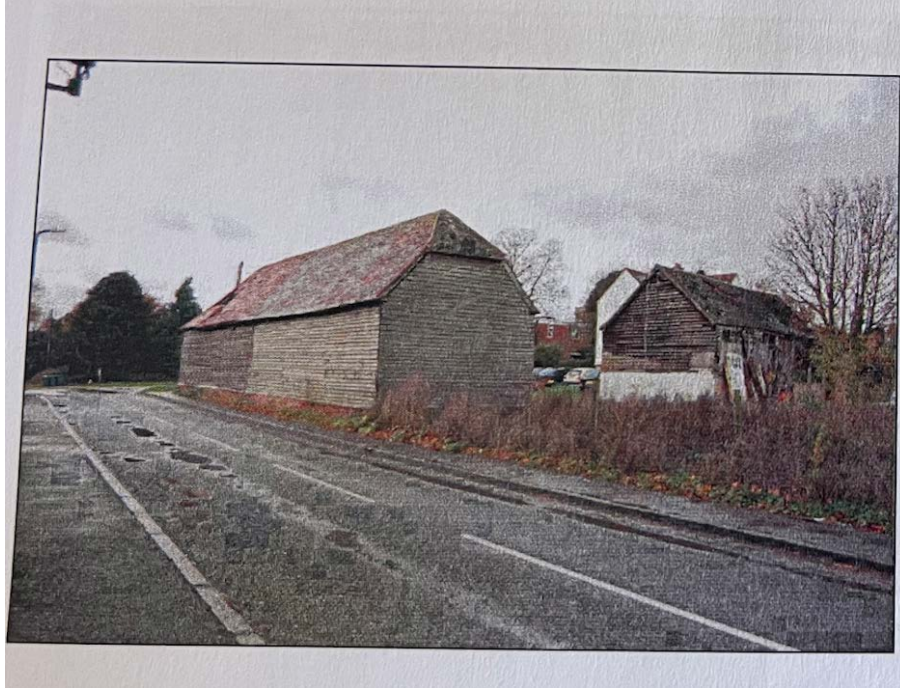
Historical background

Ridge is not mentioned in the Domesday Survey of 1086, but the manor of Ridge which is generally known as Tyttenhanger, is thought to have evolved from a part of Shenley that has been recorded as belonging to the abbot of St Albans (VCH 1971:387). In 1525 the keepership of the manor was given to John Saintclere and three years later King Henry VIII spent two weeks there to avoid the sweating sickness in London (ibid.387). In 1543, after the Dissolution of the abbey, the office of Keeper of the Manor House and Park was granted to Nicholas Briscow.

Church Farm appears to be largely undocumented, the Tithe Award of 1839 records that the farm was then known as Ridge Farm, that it belongs to the Countess of Caledon and was occupied by Thomas Locke (DSA4/81/1)

Prior to the barn being converted into a residential dwelling the barn was in a poor state and was derelict. (Figure 1)

Figure 1



Assessment of significance

The significance of the heritage asset is clearly in the fabric and layout of the original barn. Its significance is as an example of an historic barn of its period and locality

The barn was converted into a residential dwelling and the first owners purchased the property in December 2011. (Figure 2 and Figure 3)

Figure 2



Figure 3



Background

This is a retrospective application for:

1. Installation of CCTV cameras (Appendix 1)
2. Replacement of fence (Appendix 2)

The building owner was unaware of the need to obtain Listed Building Approval prior to replacing the fence and erecting the cameras.

Proposal

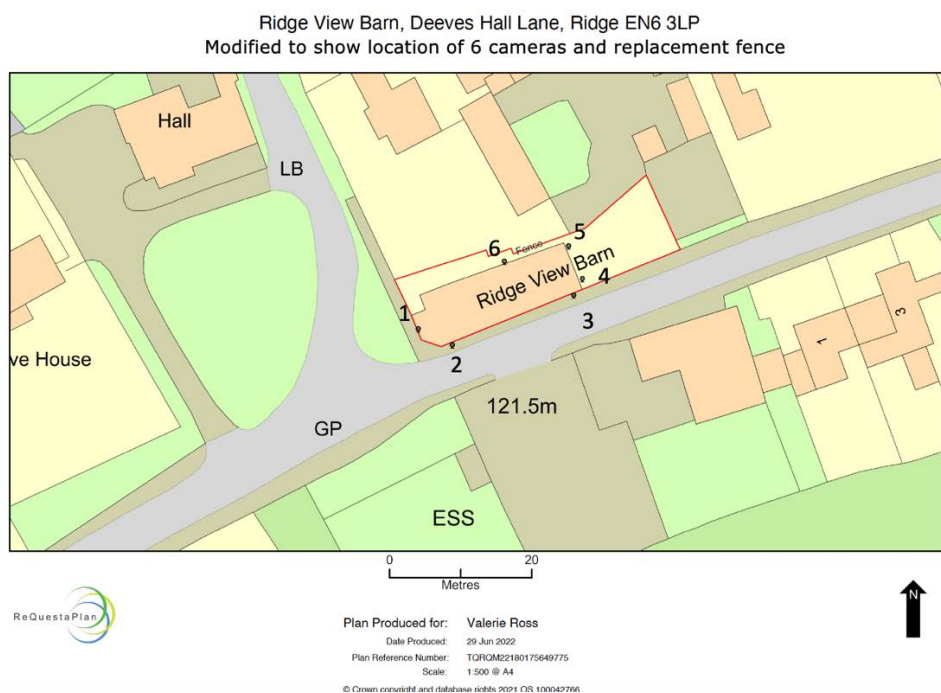
The proposals to be considered under this application are listed building consent for

1. Replacement fence (previous fence was rotten, sagging and leaning). The new fence features a trellis upper section, which improves the appearance of the fence. The trellis improves security, is a burglar deterrent and provides some privacy for the ground floor bedroom.

The fence panels are **not** next to a highway used by vehicles (or the footpath of such highway)

The total height of the fence panels including trellis is 1.8m from ground level.

2. Erect 6 security cameras on the building which cover:



- 1 - 1 camera overlooking the front door to Deeves Hall Lane
- 2 - 1 x roadside to Crossoaks Lane
- 3 - 1 x roadside to Crossoaks Lane
- 4 - 1 x back garden
- 5 - 1 x back garden
- 6 - 1 x overlooking side courtyard

Only 2 of the cameras are visible from the public highway (1, and 2) and photographs are provided.

The request is for listed building consent and retrospective planning permission for the retention of the replacement fence and security cameras

Degree of harm

The main fabric and character of the original barn will remain unaltered.

1. Replacement fence – The new fence and a lattice trellis replaces the previous modern fence. This improves the appearance of the fence as well as increasing privacy and security for the occupants of the barn.
2. Erect 6 security cameras on the building - The cameras are very small and do not materially change the character and appearance of the building

Impact Assessment

This application will have as minimal impact on original fabric of building as is possible. The setting of the building will be maintained and it will be provided with security that in turn protects the heritage asset.

Justification Statement

The cameras will provide additional security for the building and the occupants. The cameras will also provide protection from potential criminal damage that threatens the heritage asset itself.

Scale of the development

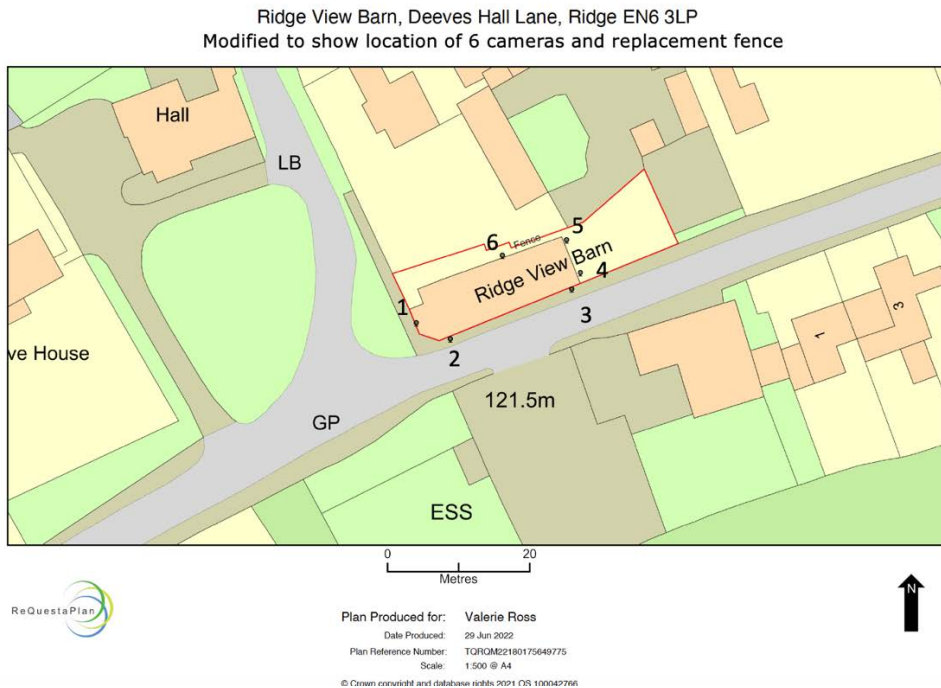
The listed building itself will remain unchanged. The fence is a replacement and the cameras are painted black to blend in the building and the dimensions are small.

Conclusions

The works proposed for the fence and for the CCTV cameras to this listed building have minimal impact on the listed heritage whilst managing to help protect the house and its historic fabric from criminal damage. The overall aspect and visual integrity of the main listed building will be preserved.

Appendix 1: Camera's

6 cameras on the barn



Camera 1: 3 meters over the front door adjacent to Deeves Hall Lane



Camera 2 – 3 meters- Adjacent to Crossoaks Lane



Camera 3 – 3 meters – Adjacent to Crossoaks Lane



Camera 4 – > 3 meters – overlooking the back garden side gate



Camera 5 - 2.9 meters – overlooking the back garden gate



Camera 6 – > 3 meters – overlooking side courtyard



Appendix 2: Fence

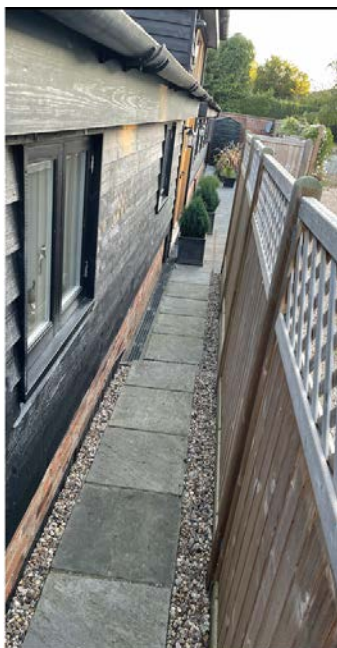
Old fence - 5 panels adjacent to ground floor bedroom



New Fence - Picture of the new fence with trellis on top for privacy



New Fence – Screening and privacy for ground floor bedroom



Appendix 3: Official List Entry

Listing copied from: <https://historicengland.org.uk/listing/the-list/list-entry/1175265?section=official-list-entry> on 07/07/2022

07/07/2022, 19:32

BARN ABOUT 25 METRES SOUTH OF CHURCH FARM HOUSE, Ridge - 1175265 | Historic England

Official list entry

Heritage Category: **Listed Building**

Grade: II

List Entry Number: **1175265**

Date first listed: **12-Aug-1985**

Statutory Address 1: **BARN ABOUT 25 METRES SOUTH OF CHURCH FARM HOUSE, DEEVES HALL LANE**

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

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

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

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

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

Location

Statutory Address: **BARN ABOUT 25 METRES SOUTH OF CHURCH FARM HOUSE, DEEVES HALL LANE**

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

County: **Hertfordshire**

District: **Hertsmere (District Authority)**

Parish: **Ridge**

National Grid Reference: **TL 21462 00398**

Details

TL 20 SW RIDGE DEEVES HALL LANE (East side) Ridge

4/250 Barn about 25m S of - Church Farm House

GV II

Barn. Late C17/early C18. Timber frame, weatherboarded. Tiled roof. 5 bays with central threshing bay towards yard. Roof half hipped to left. One bay stable extension to right with hipped roof. Interior: queen struts clasp through purlins. Straight braces from lightly jowled wall posts to straight tie beams. A curved brace from wall post to wall plate in entrance bay. Weatherboarded stabling extensions towards yard.

Listing NGR: TL2146200398

Legacy

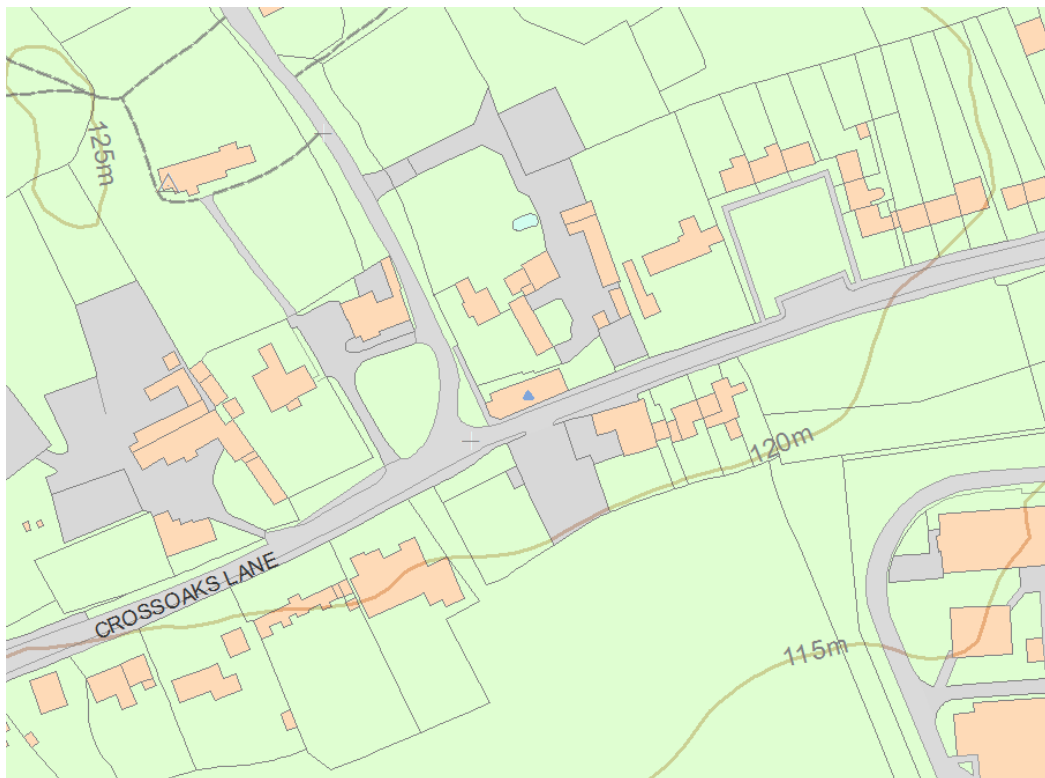
The contents of this record have been generated from a legacy data system.

Legacy System number: **164304**

Legacy System: **LBS**

Legal

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



Map

Site Location: (scale 1:1250)

