

FARTHING HALL STABLES
Cole Green. Hertford, SG14 2NL

DESIGN & ACCESS STATEMENT



Prepared by Clague Architects
Aug 2022

Document Ref: 30442A_Design&Access Rev A

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PROJECT DATA

Project Address	Farthing Hall Stables, Cole Green, Hertford, SG14 2NL
Building Description	
Use Class	Mixed Use – approved for part C3 residential and part D2 – Sports and recreation (stables)
Area Classification	Rural
Site Area	3864m ²
LPA	
County	Hertfordshire County Council
District	East Herts Council
Listed	no
AONB	no
Greenbelt	Metropolitan Green Belt
Conservation Area	no
SSSI	no
TPO's	no
Flood Risk	Zone 1 – low probability of flooding
Ecological	
Rights of Way/ Access	Right of Way through the carpark of Cowper Arms Hertford
Parking	No restrictions
Other	N/A

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1.0 INTRODUCTION

1.01 This Design and Access Statement has been prepared by Clague Architects in support of a Full Planning application at Farthing Hall Stables, Cole Green; and is to be read in conjunction with the submitted existing and proposed drawings, Equestrian Needs Assessment and Ecology reviews.

1.02 The site has been granted planning permission for change of use under permission 3/20/0912/FUL, permitting mixed residential/ stable use at ground floor, and residential use at first floor level. This has established planning case for making use of an existing building within the Metropolitan Green Belt, as well as the Change of Use from agricultural to C3 residential use within the site.

The planning permission is currently live with the approved garage building under construction due to safety reasons, whilst the main stable block remains as a derelict stable outbuilding.



Fig. 1 Location Plan | NTS

1.03 Since acquiring the site at auction, the applicants have looked to lease-out the existing stables but with a surplus of stables in the local area, there has been a failure to find occupants for the outbuilding and as such, the building has remained empty and has not provided any employment during this time.

1.04 This application now seeks to adopt the principal for residential use on site as established in application [3/20/0912/FUL](#), and proposes further residential use to replace the approved equestrian use, introducing the following revisions to the approved scheme;

- Change of use of ground floor stable areas for C3 residential use
- Increase in number of dwellings from 1 large unit to two smaller units
- Minor amendment to approved fenestration

The changes are proposed with an aim to provide a long-term sustainable use for the existing building which responds to local needs, improves overall design quality and makes positive contribution to the local community by converting a redundant building for positive long-term use.

Further details are provided later within this report

1.05 The new residential designs have been developed to a high quality and look to exceed the national space standards as laid out in Technical Housing Standards – Department of Communities and Local Government (March 2015). Each two-bed property is afforded contemporary open plan living spaces, has private allocated parking and external amenity areas which overlook the green-belt beyond.

2.0 RELEVANT POLICY

2.01 Environmental

The proposal site is located within the Metropolitan Green Belt.

The *National Planning Policy Framework* (N.P.P.F) determines that LPA's should give substantial weight to harm to the Green Belt when considering planning applications. Policy CS13 of the *Hertsmere Local Plan* lays out a presumption against greenbelt development although has exceptions for limited infill development and favours proposals which make use of existing green-belt development.

The principal for conversion of the existing stables building for residential use has been established as part of planning application [3/20/0912/FUL](#) and so the proposals are considered to be acceptable in relation to Green Belt development.

The domestic curtilage is restricted to the same area as previously approved and will not result in a greater proliferation of ancillary paraphernalia than the approved scheme, replacing vehicle parking for the approved stables with a smaller area for the second dwelling. Therefore the proposals will have no greater effect on the openness of the countryside than the submitted scheme in terms of volume and footprint which are identical to the approved scheme, and therefore has no greater impact on the openness of the countryside.

Whilst significant green-belt land is associated to the site, the Equestrian Needs Assessment has suggested that this does not meet the minimum requirements to stable six horses.

2.02 Highways

The proposal site already holds permission for 1 large 3-bed (6-person) dwelling and 6 no. stables in association with a business use. The site is located within 4 miles of various train stations, a 10 minute walk of bus stops, and has good road links to larger surrounding amenities.

Chapter 9 of the *National Planning Policy Framework* (N.P.P.F) identifies that transport issues should be considered at the earliest stages of development proposals, taking into account the impact of proposals on existing networks, as well as patterns of movements and the accessibility of existing transport networks to the proposal site which would help to promote sustainable communities.

The Hertsmere Parking Standards SPD July 2014 lays out parking standards for different building types within the borough. For C3 use, this specifies the need for 2 parking spaces for a 2-bed or 3-bed unit. Assessments for Sports and recreation are 'assessed on a site by site basis dependent on staffing, levels of use and numbers of spectators.'

HCC Highways Authority were consulted during the previously approved planning application and did not wish to restrict the grant of permission for the site. As the proposed removal of business use from the site would reduce the anticipated visits to the site, it is considered that the existing highways, parking and access proposals would be sufficient for the latest scheme and has not been reviewed further.

2.03 Ecology

The proposal site has a rural location and has a number of existing structures within its curtilage.

Chapter 15 of the NPPF sets out national requirements for planning policies and decisions to contribute to and enhance the natural environment. It acknowledges the intrinsic character and beauty of the countryside and lays out requirements to protect and enhance the biodiversity of an area.

A preliminary ecology assessment of the site was carried out as part of the approved planning permission associated to the site - [3/20/0912/FUL](#). It was confirmed that Hertfordshire Ecology did not 'wish to restrict the grant of planning permission subject to conditions and the inclusion of informatives. It would be considered that the same conditions and informative would be accepted on any future applications.

A recent Ecology Assessment has since been carried out on site. Whilst no presence of bats is recorded, it is proposed to introduce integral bat houses into the proposed design of the converted building to support any future bat housing.

2.04 Use

The site has a historical use as stables but they have been redundant for many years with planning permission granted for mixed residential and stable use.

The N.P.P.F promotes the effective use of land in meeting the needs of homes and other uses. Whilst this does not override the requirement to preserve the Green Belt, it sets a requirement for LPA's to consider sustainable use of buildings in a manner which does not harm the protected environment.

The adopted Local Plan for Hertsmere Council sets a requirement for housing provision within the borough between 2012 and 2027, equating to 266 dwellings per annum. The draft Local Plan increases on these demand, with an estimated need of 760 homes a year. Proposals for any additional housing would contribute towards the council meeting their annual housing targets and where it is considered an effective use of existing green-belt structures, would benefit their wider objectives to protect the borough and its character.

2.05 Sustainability

The N.P.P.F sets out a clear objective to achieve sustainable development through three key areas – economic, social and environmental – and where proposals are made, there should be presumption in favour of sustainable development.

It acknowledges that stable facilities have not been a sustainable use of the site and that alternative use is required for its long-term use and maintenance to be of benefit to the local area.

3.0 LOCAL CONTEXT

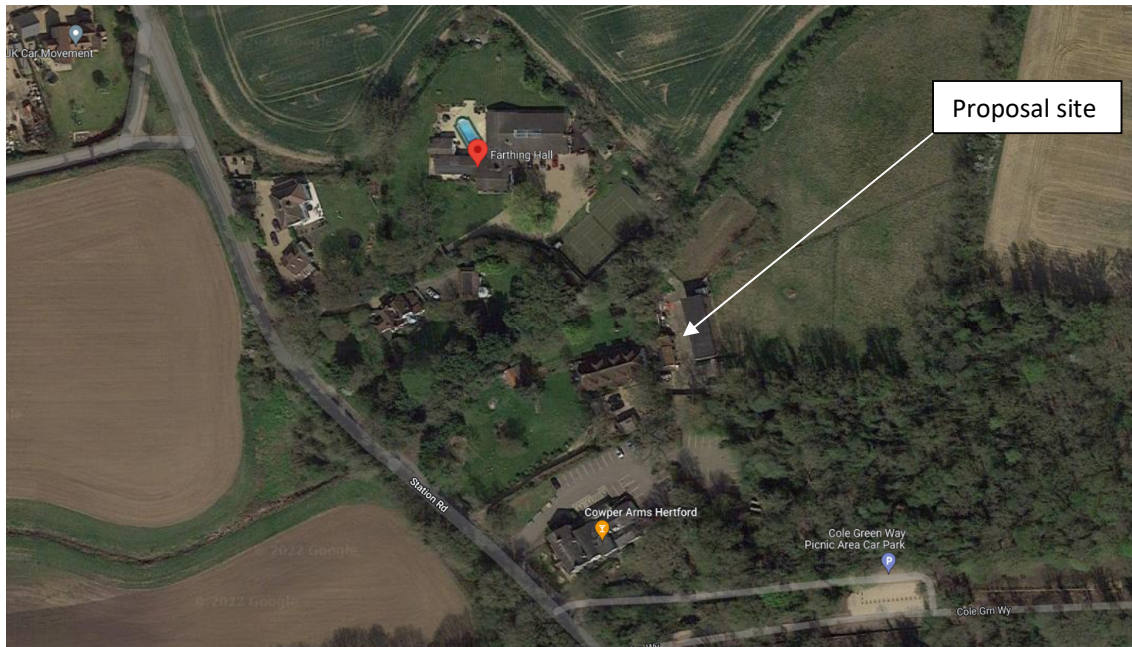
3.01 The Site

The site is located to the south of Cole Green and on the east of Station Rd. The site is accessed via a Right of Way through the existing carpark. The site has been redundant as a stable for a number of years with buildings falling into disrepair.

Some construction has commenced on the site, namely the demolition of one stable building with reconstruction as a new detached triple garage, but until the residential contribution of the permission is executed, the site remains undesirable for long-term use.

3.02 Local Character

The local area is rural in character surrounded by open agricultural land and buildings of mixed used, spread along Station Road. The residential properties are mostly large detached properties with private external amenity areas. The closest neighbours are no. 55 Station Road, a large detached residential property and Cowpers Arm Hertford, an established gastro-pub in a style typical to its country location.



3.03 Local Stables

As the approved site has stables use, an Equestrian Needs Assessment has been carried out by Andy Woodward of Equestrian Design. This is provided as a supporting document for this application.

4.0 SITE HISTORY

4.01 The site name suggests that the application site once fell within a larger Farthing Hall estate, with the farmhouse located to the north west of the stables. This assumption has not been confirmed through a desk-top study of the site.

4.02 The site went on the market as a stable block in May 2017 and it is understood that the site had not been used as stables for years prior to this. The site was finally purchased in 2019 when the current owners acquired the site.

Since taking ownership, the applicants have made efforts to make use of the site as a Livery, stabling horses within the existing stables and making use of the associated land but there has been no interest in this from the market and the site has remained derelict and falls into further decline.

4.03 The site has been granted planning permission - [3/20/0912/FUL](#) – allowing for the following works;

‘Demolition of 5 outbuildings. Construction of garage together with associated boundary works. A ground floor extension to stable block, roof extension with first floor dormers, first floor rear terrace and associated elevational alterations in connection with first floor residential use (in association with existing ground floor residential use, retaining ground floor stables)’

The outbuilding which was to be replaced with garage use was considered to be structurally unsafe and so demolition has taken place due to safety concerns, with the new garage building under construction in line with the current permission.

The applicants look to amend the current planning permission before continuing further construction works to try and ensure potentially abortive works.

4.04 Planning History

The following planning history has been identified from a search of the Hertsmere planning portal and the Delegated Planning Officers report from a previous application for the site;

Planning Reference	Description	Decision
<p>3/22/1893/VAR</p> <p>Type: s73 ~Variation of condition</p>	<p>Demolition of 5 outbuildings. Construction of garage together with associated boundary works. A ground floor extension to stable block, roof extension with first floor dormers, first floor rear terrace and associated elevational alterations in connection with first floor residential use (in association with existing ground floor residential use, retaining ground floor stables). - Variation of condition 2 (Approved Plans) of planning permission 3/20/0912/FUL - Amendment to the existing stable use alongside internal reconfiguration to provide 2 housing units</p>	<p>Decision: Withdrawn Date decided: 04/10/23</p>

CLAGUE ARCHITECTS

<p>X/20/0554/CND Type: Approval of Details</p>	<p>Discharge conditions 3 (materials), 5 (Landscaping and Biodiversity Management Plan) and 7 (energy efficiency and water use) attached to 3/20/0912/FUL</p>	<p>Decision: Discharged in Full Date decided: 15/02/21</p>
<p>X/20/0228/CND Type: Approval of Detail</p>	<p>Discharge condition 3 (materials) attached to 3/17/2485/FUL</p>	<p>Decision: Discharged in Full Date decided: 14/10/</p>
<p>3/20/0912/FUL Type: Full Planning</p>	<p>Demolition of 5 outbuildings. Construction of garage together with associated boundary works. A ground floor extension to stable block, roof extension with first floor dormers, first floor rear terrace and associated elevational alterations in connection with first floor residential use (in association with existing ground floor residential use, retaining ground floor stables)</p>	<p>Decision: Grant with Conditions Date decided: 13/07/20</p>
<p>3/20/0414/FUL Type: Full Planning</p>	<p>Demolition of 5 outbuildings and construction of a garage together with associated boundary works. Stable block: Ground floor extension, roof extension with first floor dormers, 1st floor rear terrace and associated elevation alterations together with change of use to a dwelling house.</p>	<p>Decision: Refuse Date decided: 28/04/20</p>
<p>3/17/2495/FUL Type: Full Planning</p>	<p>Change of use of first floor to residential use in association with existing ground floor residential use, retaining ground floor stables. Installation of first floor windows and alterations to elevations, single storey extension and installation of solar panels on roof</p>	<p>Decision: Grant with conditions Date decided: 29/11/17</p>
<p>3/17/0120/CLE Type: Certificate of Lawfulness</p>	<p>Application for Certificate of Lawful Development for use of part of a building as residential accommodation</p>	<p>Decision: CL Existing Grant Date decided: 14/03/17</p>
<p>3/15/1629/FUL Type: Full Planning</p>	<p>Removal of existing outbuildings and conversion of main stable block to three dwellinghouses and conversion of small stable block to a single</p>	<p>Decision: Refuse Date decided: 05/10/15</p>

	dwellinghouse, with associated alterations	
3/98/1705/FP Type: Full Planning	Erection of block of 5 stables	Decision: Refuse Date decided: 13/11/98 Appeal: Dismissed
3/97/1206/FP Type: Full Planning	Erection of block of 8 stables	Decision: Refuse Date decided: 24/10/97 Appeal: Dismissed
3/97/0602/FR Type:	Continued use of buildings as stables	Decision: Grant Date decided: 26/06/97
3/97/0096/CL Type: Certificate of Lawfulness	Application for Certificate of Lawfulness in respect of an existing use as stables	Decision: Refuse Date decided: 04/04/97
3/91/0858/FP Type: Full Planning	The siting of a mobile home and change of use of the existing redundant agricultural buildings to form stables and livery yard	Decision: Refuse Date decided: 30/07/91
3/90/0996/FP Type: Full Planning	Conversion of existing redundant agricultural building to form stables and alterations and conversion of single storey building to form residential accommodation for stable lad	Decision: Refuse Date decided: 28/09/90 Appeal: Dismissed
3/90/0197/FP Type: Full Planning	Alterations and conversion of existing redundant agricultural building to create office accommodation (B1 Use)	Decision: Refuse Date decided: 25/04/90 Appeal: Dismissed
3/88/1897/FP Type: Full Planning	Alterations and change of use of an agricultural building to a single dwelling	Decision: Refuse Date decided: 01/03/89 Appeal: Dismissed
3/80/1597 Type: Change of Use	Change of Use of part of agricultural land for keeping horses	Decision: Refuse Date decided: unknown

4.05 A review of the planning history has provided the following overview of the site;

- The site has not been always been used as stables and was rejected for stable use in the past. Historically, applications to increase stable provision have been made with aim to make the use as a Livery a viable business option for the site, but these have been rejected by the LPA.
- Office use is not considered a suitable use for the site.
- Conversion of the existing outbuildings is acceptable and is considered to be in line with the NPPF and LPA's agenda to protect Green Belt Land.
- Introduction of C3 residential use to the site is considered acceptable

- Extensions and amendments to the building form to provide more archetypal residential forms would be a welcome amendment to external appearance of the building.
- The existing access via the carpark of Cowpers Arms Hertford is an accepted route of access to the site.

5.0 EXISTING BUILDING

5.01 The site is currently accessed from Station Road via the car-park of local pub, the Cowper Arms Hertford.

5.02 The site is currently derelict with a main building stable block built in the mid-late 20th century. It has been set up as a stable for a number of years but due to the redundant use, has fallen into disrepair alongside the forecourt and surrounding smaller outbuildings. A smaller stable building has been demolished and is currently being constructed as a detached triple garage for residential use as part of planning permission [3/17/2495/FUL](#).

5.03 The following provides images of the stable building in its current state;

Fig. 01
Existing stable block

The existing two-storey brick building is currently in poor repair and has not been used as a stables for a number of years.



Image by Savills

Fig. 02
Stable building

View from field to east of stable block



Image by Savills

Fig. 03
Stable building

Internal view showing
structure to be retained



Image by Savills

6.0 PROPOSALS

6.01 The application seeks to make amendment to the approved design scheme through a Full Planning application, introducing the following revisions to the already approved design;

- i) Change of use of part of the ground floor for C3 residential use
- ii) Increase in number of dwellings from 1 large unit to two smaller units
- iii) Minor amendment to approved fenestration layouts on the principal elevation in relation to Change of Use areas.
- iv) Introduction of integral bat houses on side elevation

The changes are proposed with an aim to provide a long-term viable and sustainable use for the existing building which responds to local needs, improves overall design quality and makes positive contribution to the local community by converting a redundant, derelict building for positive long-term use.

6.02 Change of Use to Ground floor from stables to residential use

Due to the lack of demand for the stables at the proposal site, and the unviable condition for the existing land to accommodate 6 horses, this application seeks to convert the existing stable block to solely C3 residential use.

The case for residential use at this site has been established within an approved planning application and so this report has considered the need for 6no. stables within the local context.

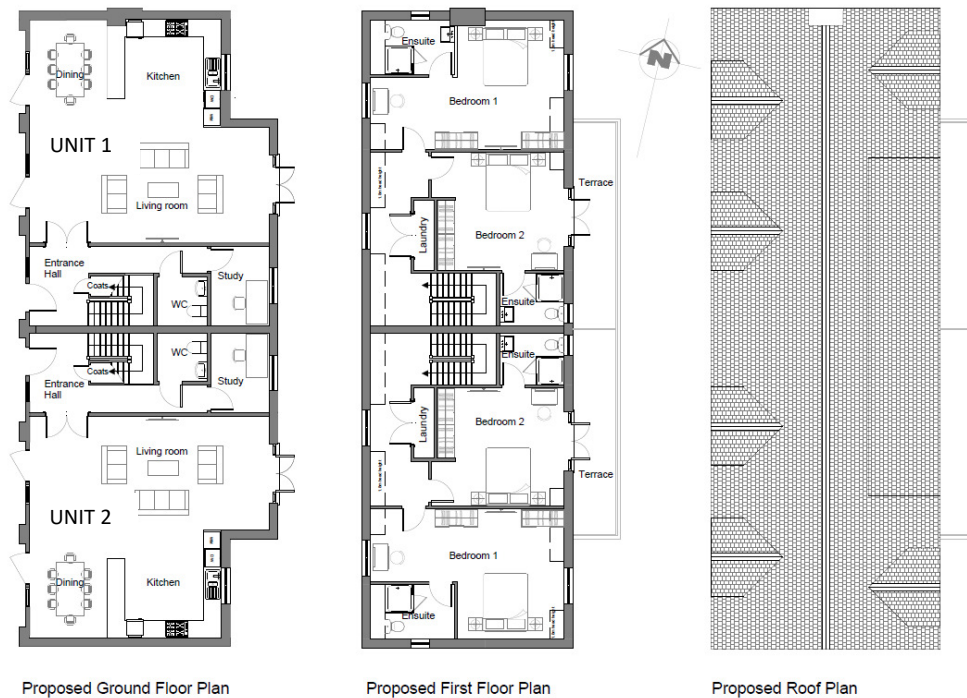
- Past and present owners have been unable to find occupants for the stables since at least 2015 as a larger stable site.
- As the stables have not been let since before 2015, there has been no employment provided by the site during this time and so any Change of Use would not reduce local employment opportunities.
- Between 2015 and 2019, the stables were marketed for sale as stables with no sale being achieved. This provides further confirmation of the lack of demand for their current use and evidence that efforts were made to retain this employment site but with no viable outcome.
- Due to the stables on site being redundant, this has led to the overall deterioration of the overall site.
- Whilst the live planning permission includes provision of 6no. new stables, this is not considered to be a sustainable or effective use of the site as it has been demonstrated that stables in this location are surplus to demand and are redundant to long-term need. This suggests that an alternative use would be better suited to the site.
- Assessment for the provision of six stables within the site has shown that this does not meet the minimum space standards from the BHS to support the up-keep of six horses making the approved scheme unviable.

As residential use has already been approved, it is considered that this would be a suitable alternative use for the approved stable space.

6.03 Increase in number of dwellings from 1 to 2 self-contained units

The approved mixed-use development provides approximately 300m² gross internal area, of which 85m² is allocated to stable use. The proposal for solely C3 use would provide a single unit which would be out of scale with the site and would not provide the best response to local housing needs.

With this in mind, it is proposed to provide two no. 2-bed houses across two floors, each with a G.I.A of approximately 150m². This is almost twice the minimum national space standards for dwellings and would provide generously sized contemporary dwellings within the local context.



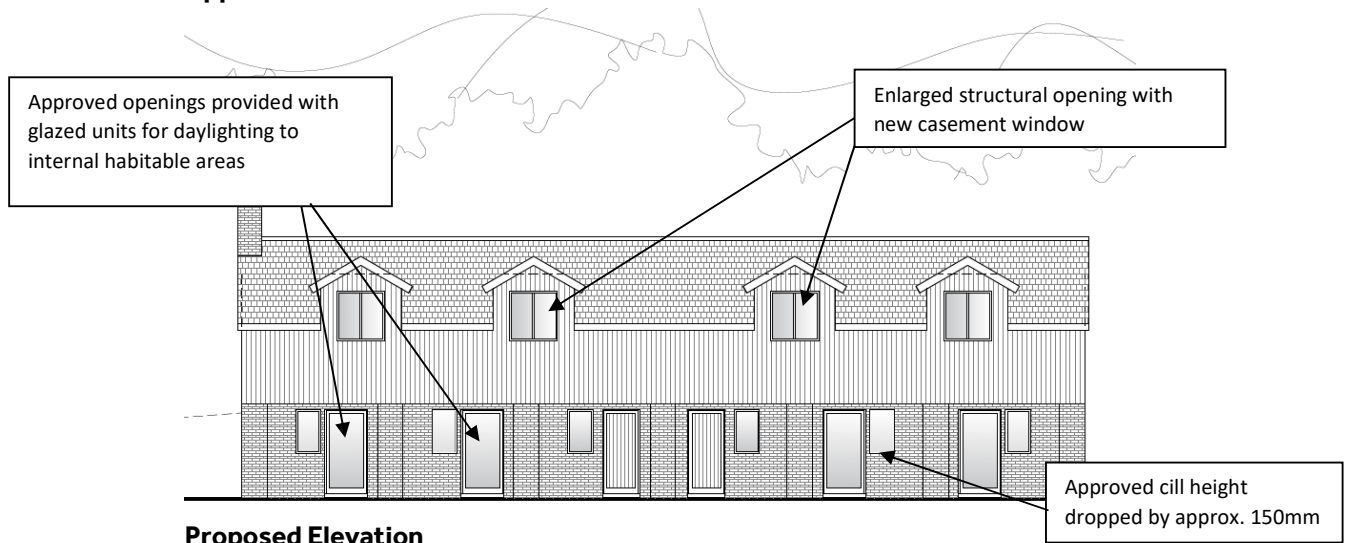
Proposed Units	Technical Housing Standard areas (m ²)	Proposed G.I.A (m ²)
Unit 1 - 2 bed, 4 person	79	150
Unit 2 - 2 bed, 4 person	79	150

6.04 Minor amendment to approved fenestration

The ground floor Change of Use sees the approved stable area re-purposed as part of the proposed houses, providing additional ground floor habitable space.



Approved Elevation



Proposed Elevation

The approved openings have been retained in the proposed drawings in order to maintain the rhythm of stable doors across the primary elevation, but in some instances have been resized or have the infill unit amended to better suit the internal use.

6.05 Highways

The access and parking provisions for the site are proposed to remain as per the approved drawings;

- Vehicle access and pedestrian access to the site are made via the car-park of the Cowers Arms Hertford
- A new detached garage provides covered parking for two vehicles and bicycle store
- Additional uncovered parking is provided on the forecourt.

This has been considered alongside the Hertsmere parking standards to ensure necessary provision is met for 2 new dwellings. At 2 parking spacing per unit, plus additional cycle storage, it is considered that the proposal meets local planning requirements in terms of highways and planning, and would not provide any additional demand on the existing local infrastructure.

7.0 SUMMARY

This proposal seeks planning permission which makes provisions to an already approved scheme, bringing a disused and derelict site back to use, providing 2 no. 2-bed dwellings with architecture which contributes to local distinctiveness, and is sympathetic in scale, materials and design. Care has been taken to protect and enhance of the green belt and the ecology of the site, and the development will continue to focus on creating a sustainable solution which meets local demands, which positively contributing to the local environment.

The NPPF 120 d) promotes and supports the development of underutilised land and buildings especially if this would help to meet identified needs for housing. The site has been underutilised since 2015 and remain part vacant with empty stables and partial residential use. By approving the application the building no bigger than already approved for the site will be fully utilised to provide a known need for housing and therefore aligns with making effective use of the land - 120d

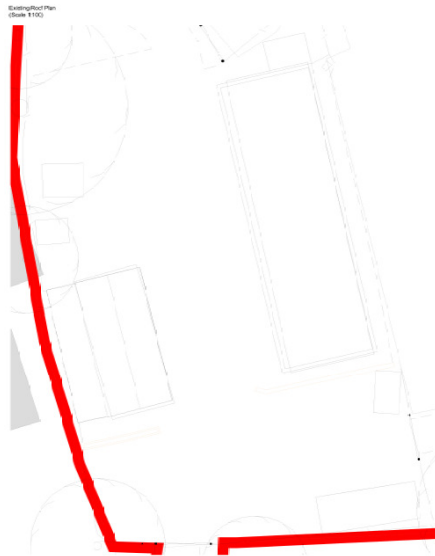
The NPPF 149 g) supports limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use which would not have a greater impact on the openness of the green belt than the existing development.

There is no greater development in terms of footprint or volume on the site and the proposals will more efficiently use the site to provide two dwellings and therefore would align with the wishes of 149g.

We understand the council can not verify their full five year housing need and this site would provide a windfall site for a dwelling which while accepted is not significant in this quantum, is a benefit and while the proposals have no greater impact on the openness of the greenbelt the delivery of an additional dwelling while considering the tilted balance in favour of sustainable development contained within paragraph 11 of the NPPF is engaged.

Taking the above into account, it is considered that the proposals at Farthing Hall station would be a positive contribution to the already approved scheme and should be considered for approval by Hertsmere Council.

Existing Elevations



Stable Building (1) Existing West Elevation (Scale 1:100)



Stable Building (1) Existing South Elevation (Scale 1:100)



Stable Building (1) Existing East Elevation (Scale 1:100)



Stable Building (1) Existing North Elevation (Scale 1:100)



NOTES:
 (1) Detail from existing permitted planning consent.
 (2) Project of architectural work undertaken.
 (3) All drawings are for the client's information and are not for construction.
 (4) All drawings are subject to the client's approval and are not for construction.
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 (10) All drawings are subject to the client's approval and are not for construction.



Project No:
Fairing Hill Stables
 Cole Green
 Harrogate
 SG14 2NL

Client:
 BIC
 Chartered
 CE

Drawings:
 Existing Drawings
 Roof Plan &
 Existing Building Elevations

Date:
 1:1008241
 May 2022

Drawn by:
 BIC
 Checked by:
 CE

CLAGUE ARCHITECTS

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 1 Clarendon Court Lane Road,
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01430 250000
 01430 250001
 01430 250002

CLAGUE ARCHITECTS
 LONDON
 HARROGATE

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2) Dispersed (Timber Shed) - Existing Elevations (Scale 1:100)



3) Dispersed (Timber Shed) - Existing Elevations (Scale 1:100)



4) Dispersed (Timber Shed) - Existing Elevations (Scale 1:100)



5) Dispersed (Overhouse) - Existing Elevations (Scale 1:100)



6) Dispersed (Overhouse) - Existing Elevations (Scale 1:100)



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Project No:
Fairing Hill Stables
 Cole Green
 Harrogate
 SG14 2NL

Client:
 BIC
 Chartered
 CE

Drawings:
 Existing Drawings
 Outbuilding Elevations

Date:
 1:1008241
 May 2022

Drawn by:
 BIC
 Checked by:
 CE

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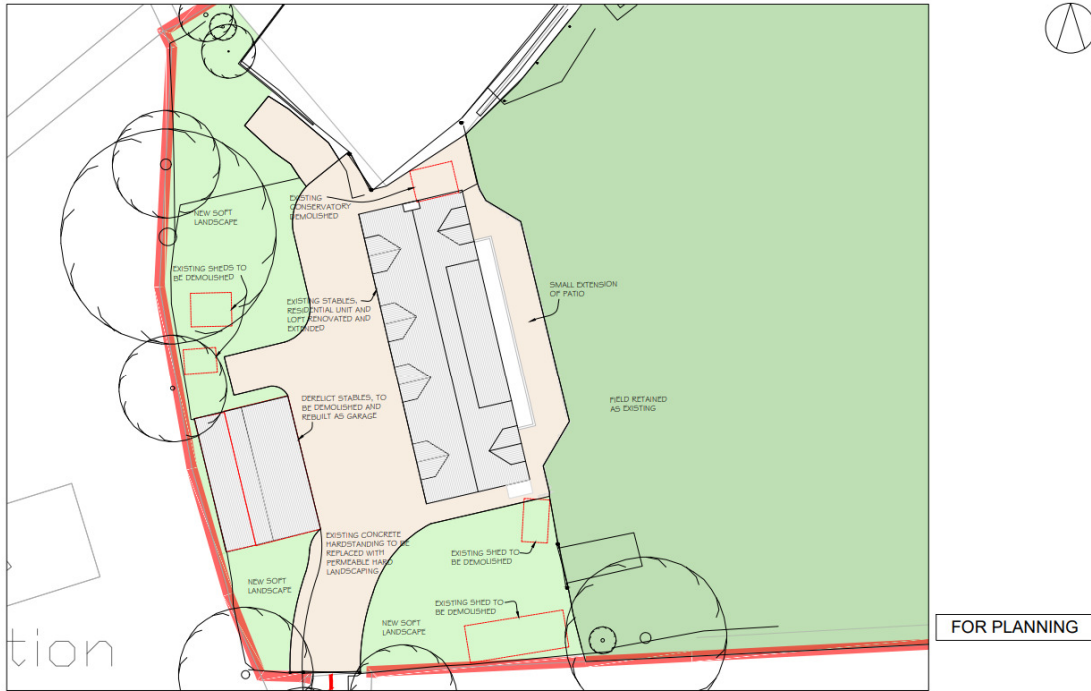
25 South, London
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 1 Clarendon Court Lane Road,
 Harrogate, North Yorkshire, HG20 1JH
 40-42 Broad Street, Harrogate, North Yorkshire, HG1 2JH

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APPENDIX B – APPROVED PLANS BY BB PARTNERSHIP LTD Approved Site Plan

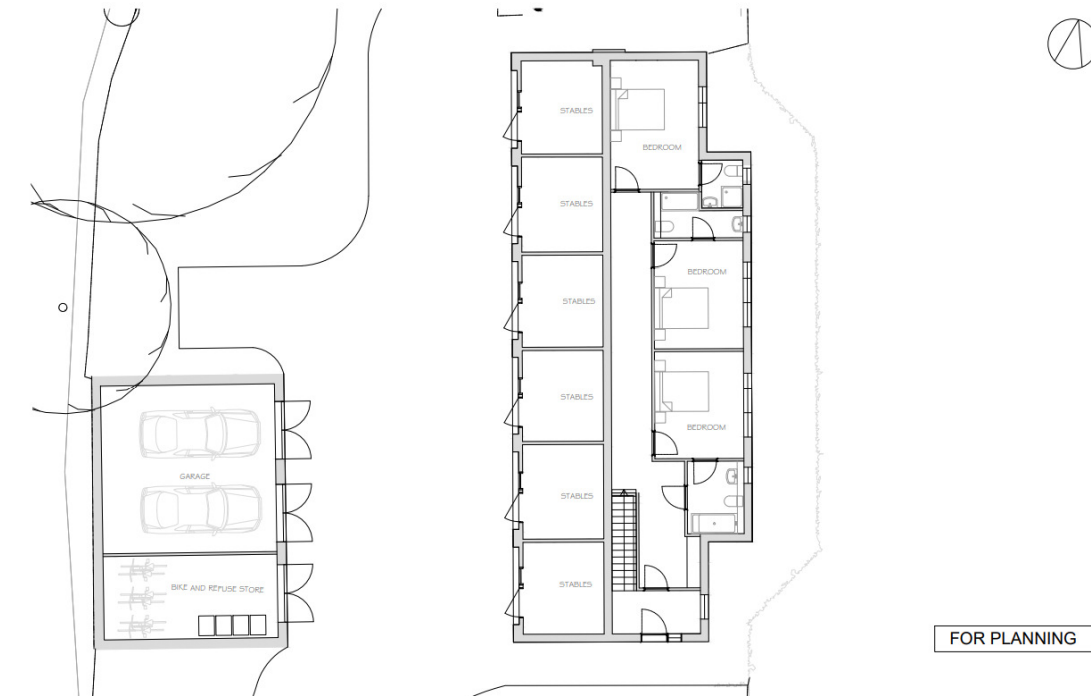


FOR PLANNING



BB PARTNERSHIP LTD CHARTERED ARCHITECTS Studios 33-34, 10 Hornsey St, London, N7 8EL Tel: 020 736 8888 - Email: enquiries@bbpartnership.co.uk © 2018 BB PARTNERSHIP LIMITED ALL RIGHTS RESERVED	project Farthing Hall Stables Cole Green	date Jan 20	scale 1:200	drawn GS
	drawing Site Plan Proposed	dwg. no GBN-10	rev. -	-

Approved Ground Floor Plan

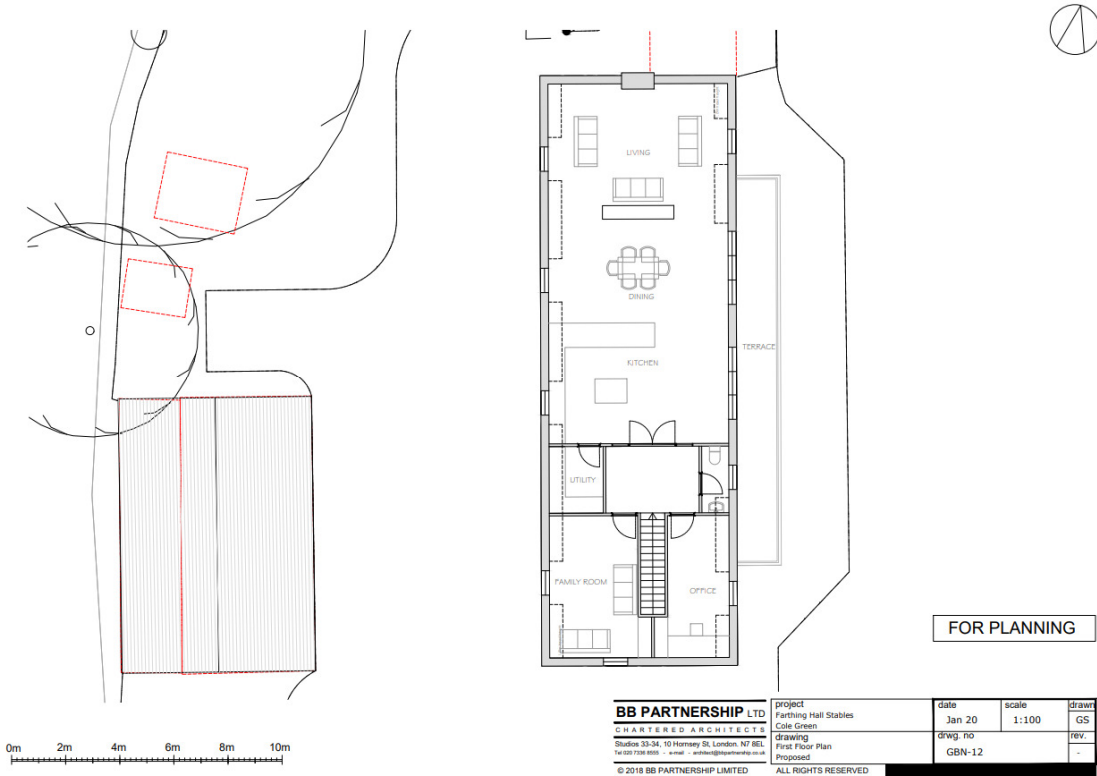


FOR PLANNING

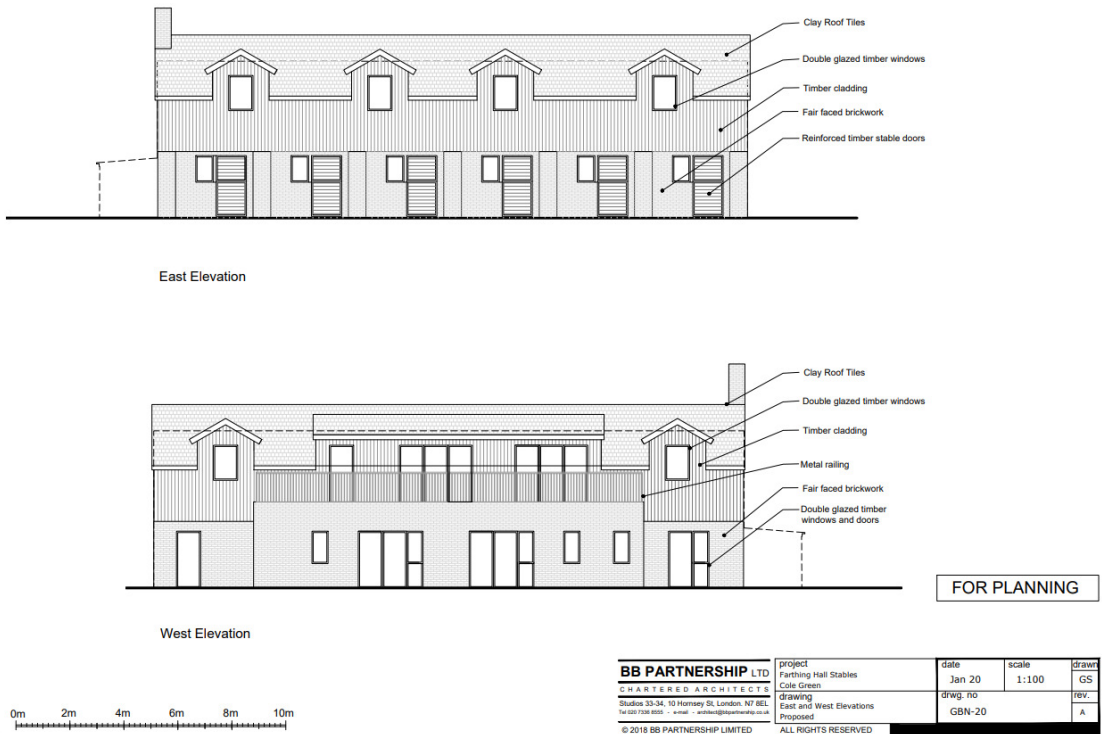


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	drawing Ground Floor Plan Proposed	dwg. no GBN-11	rev. -	-

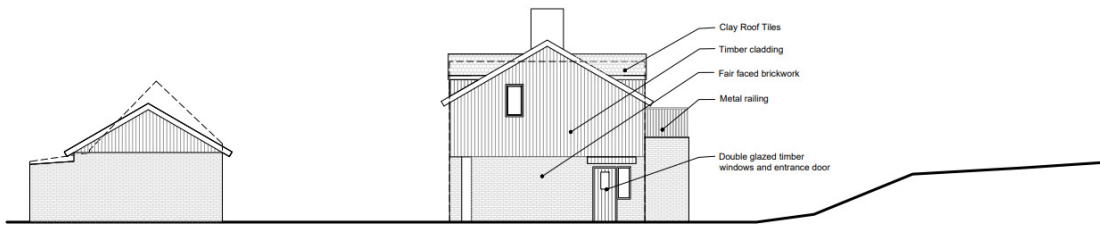
Approved First Floor Plan



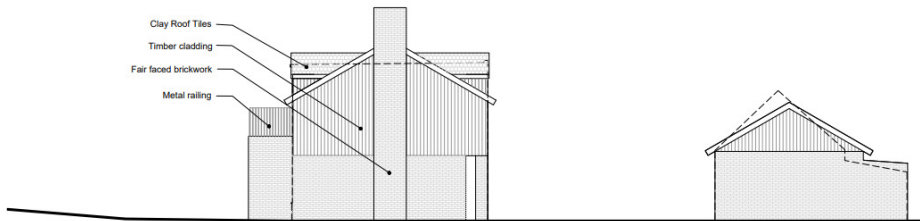
Approved Elevations



CLAGUE ARCHITECTS



North Elevation



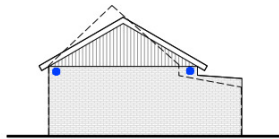
South Elevation



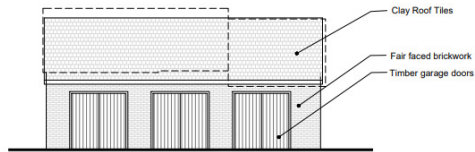
FOR PLANNING

BB PARTNERSHIP LTD CHARTERED ARCHITECTS Studios 33-34, 10 Hornsey St, London, N7 8EL Tel 020 7338 8855 - e-mail - arch@bbpartnership.co.uk	project Farthing Hall Stables Cole Green	date Jan 20	scale 1:100	drawn GS
	drawing North and South Elevations Proposed	drawg. no GBN-21	rev. A	

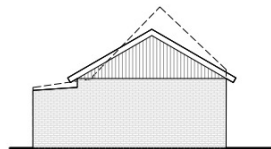
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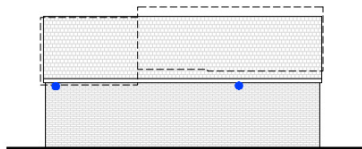
North Elevation



East Elevation



South Elevation



West Elevation

FOR PLANNING

● Integrated House Sparrow Terrace
with three internal nesting spaces



BB PARTNERSHIP LTD CHARTERED ARCHITECTS Studios 33-34, 10 Hornsey St, London, N7 8EL Tel 020 7338 8855 - e-mail - arch@bbpartnership.co.uk	project Farthing Hall Stables Cole Green	date Jan 20	scale 1:100	drawn GS
	drawing Garage Elevations Proposed	drawg. no GBN-22	rev. A	

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APPENDIX C – PROPOSED PLANS & ELEVATIONS by CLAGUE ARCHITECTS

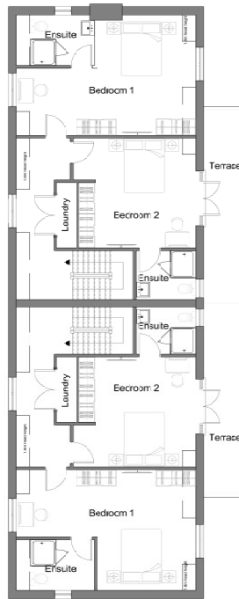
Proposed Site Plan



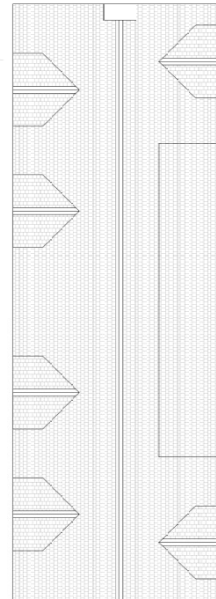
Proposed Floor Plans



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Roof Plan

NOTES:
 Detailed construction specifications provided separately.
 Plans are for information only and do not constitute a contract.
 All dimensions are to the face of work unless otherwise stated.
 All work to be carried out in accordance with the Building Regulations and all applicable codes.
 Plans are subject to change without notice.
 The Architectural Services Department of Clague Ltd.
 Registered Architect No. 10112000

No.	Date	Description

SCALE: 1:50 (A1)
 SCALE: 1:100 (A2)

PLANNING
 Project No: Farming Hill Stables
 Client: Cole Green
 Location: Herkford, SG14 2NL

Drawings/Revisions:
 P Proposed Plans

Date	Drawn by	Checked by
15/08/11	RL	CLAGUE
15/08/11	RL	CLAGUE

CLAGUE ARCHITECTS

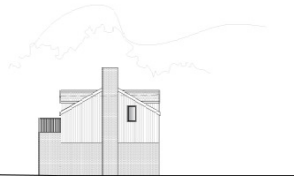
101 Clague Lane, London, E14 3JF
 020 7461 1111
 40 Finsbury Square, London, EC2A 3DF
 020 7461 1112

CLAGUE ARCHITECTS LONDON
 DRAWING NO: 30442-A-010

Proposed Elevations



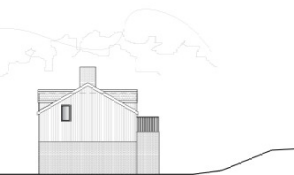
Proposed West Elevation



Proposed North Elevation



Proposed East Elevation



Proposed South Elevation

NOTES:
 Detailed construction specifications provided separately.
 Plans are for information only and do not constitute a contract.
 All dimensions are to the face of work unless otherwise stated.
 All work to be carried out in accordance with the Building Regulations and all applicable codes.
 Plans are subject to change without notice.
 The Architectural Services Department of Clague Ltd.
 Registered Architect No. 10112000

No.	Date	Description

SCALE: 1:100 (A1)
 SCALE: 1:200 (A2)

PLANNING
 Project No: Farming Hill Stables
 Client: Cole Green
 Location: Herkford, SG14 2NL

Drawings/Revisions:
 P Proposed Elevations

Date	Drawn by	Checked by
15/08/11	RL	CLAGUE
15/08/11	RL	CLAGUE

CLAGUE ARCHITECTS

101 Clague Lane, London, E14 3JF
 020 7461 1111
 40 Finsbury Square, London, EC2A 3DF
 020 7461 1112

CLAGUE ARCHITECTS LONDON
 DRAWING NO: 30442-A-011

APPENDIX D – MARKETING OF SITE BY BIDWELLS ESTATE AGENCY

The following marketed the site with stables, equestrian facilities and land in 2017. The site remained on the market until the applicant acquired it in 2019.

**FARTHING HALL STABLES
LETTY GREEN, HERTFORDSHIRE**



A Development Opportunity (STPP) with Equestrian Facilities and Land

An increasingly rare opportunity offering the chance to acquire a residential unit measuring 598 sq.ft (55.5 sq.m), plus equestrian facilities, other structures and three paddocks in this lovely rural setting. The total built element measures circa 3,631 sq.ft (337.3 sq.m) and gives the possibility of extending the residential part, subject to planning.

In all approximately 1.263 hectares (3.12 acres)

Communications

- Welwyn Garden City 3 miles
- Welwyn Garden City Rail 3.3 miles
- Hertford 4 miles
- London 25 miles

For sale as a Whole by Private Treaty

Enquiries
Jack Panton or Julie Walsh
45 Grosvenor Road
St Albans
AL1 3AW

01727 223902
jack.panton@bidwells.co.uk
julie.walsh@bidwells.co.uk
bidwells.co.uk

**FARTHING HALL STABLES
COLE GREEN LANE, LETTY GREEN
HERTFORDSHIRE**



Introduction

A rare chance to purchase an Equestrian Development Opportunity offering scope to potentially redevelop the existing structure or knock down, whilst expanding on the Certificate of Lawful Use obtained permitting use of 598 sq.ft of the ground floor for residential.

Planning permission would be required for any development and Bidwells has not spoken to East Herts District Council about any further development at the property.

In addition are nine stables and a store area, a portakabin and circa 3.12 acres of land.

Situation

Farthing Hall Stables is well situated in some of Hertfordshire's finest countryside and is within 25 miles of central London. The village of Letty Green lies to the south of the Holding and the town centres of Welwyn Garden City and Hertford are within easy reach (3 and 4 miles respectively) - both provide comprehensive shopping and travel facilities.

Communications in the area are excellent. The A1(M) is about 4 miles away. From Welwyn Garden City there are frequent trains to London (Kings Cross in 20 mins).

There is a fantastic selection of golf courses in the area including Brocket Hall with its outstanding Auberge du Lac restaurant, Knebworth, Mid Herts, at nearby Gustard Wood and the challenging course at Hammonds End, Harpenden.

Good schools are numerous and include Haileybury College and Heath Mount Preparatory School, both in Hertford. Lochinver House School and Stormont school are also close by.

Access

Access to Farthing Hall Stables is available across the access and car park to The Cowper Arms Public House. This is available at all times and for all purposes.

Planning Summary

A Certificate of Lawful Use or Development has been granted, which allows part of the main building at Farthing Hall Stables to be used as residential accommodation. The area of this accommodation extends to approximately 598 sq.ft (55.5 sq.m).

The Application Reference is 3/17/0120/CLE and copies of this are available on request.

Services and Utilities

Single phase electricity and mains water are connected. A septic tank provides sewerage. Water is connected to the land.

Tenure and Possession

The property is being sold Freehold and Vacant Possession will be available on the whole.

Local Authority

East Herts District Council; 01279 655261.

Viewings

Strictly by appointment only.

Post Code

The nearest post code is SG14 2NL.

Agent's Note

We wish to inform prospective purchasers we have prepared these particulars as a guide. If communications, condition of the property, situation, or other factors are of particular importance to you, please discuss these with us before arranging an appointment to view, this should avoid a wasted journey. Prospective purchasers should be particularly aware of the access route over the car park of the nearby public house.

The photographs were taken and these particulars were prepared in May 2017.



CLAGUE ARCHITECTS



01727 223902
bidwells.co.uk



Important Notice
These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Bidwells LLP has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.
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APPENDIX E – MARKETING OF SITE WITH STABLES BY SAVILLS ESTATE AGENCY



FARTHING HALL STABLES

COLE GREEN, HERTFORD, SG14 2NL



A RARE OPPORTUNITY TO PURCHASE A DISUSED STABLE YARD WITH PLANNING CONSENT TO CONVERT INTO A RESIDENTIAL DWELLING WITH OVER 3,000 SQFT OF LIVING SPACE AND WITH 3.19 ACRES OF LAND WITH FORMER EQUESTRIAN FACILITIES.

Farthing Hall Stables is situated in some of Hertfordshire's finest countryside yet within 28 miles of central London. The site is positioned in the lovely village of Cole Green which has a gastro pub and is under 4 miles south-east of Welwyn Garden City. The town centre of Hertford and Hatfield are also within easy reach and all provide comprehensive shopping and travel facilities.

Approx. mileages: Hertford - 4.1 miles, Hatfield - 4.5 miles, Old Welwyn Village - 6 miles, Hitchin - 16 miles, Harpenden - 12.3 miles, St Albans - 11.1 miles, Hertford North station - 3.6 miles, Welwyn Garden City station - 3.6 miles, Hatfield station - 4.3 miles, London Luton airport - 16.2 miles, London Stansted airport - 24.4 miles, London Heathrow Airport - 35.1 miles, A11(M) J5 - 13.1 miles, M25 J26 - 17.3 miles, M1 J10 - 22.4 miles, London - 27.1 miles.

Planning consent

Change of use of first floor to residential use in association with existing ground floor residential use, retaining ground floor stables. Installation of first floor windows and alterations to elevations, single storey extension and installation of solar panels on roof.

Planning Reference: 3/17/2495 East Herts District Council

Viewing

Strictly by appointment with Savills



Ground Floor Computer Generated Image

For Illustrative Purposes only

First Floor Computer Generated Image

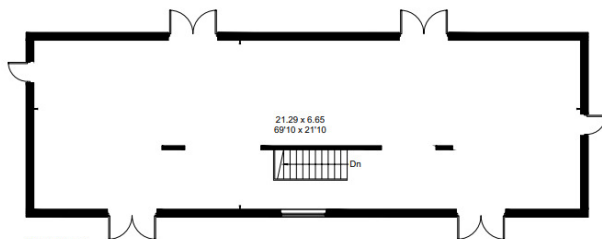


Front Elevation Computer Generated Image

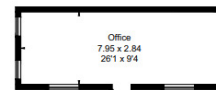
Rear Elevation Computer Generated Image



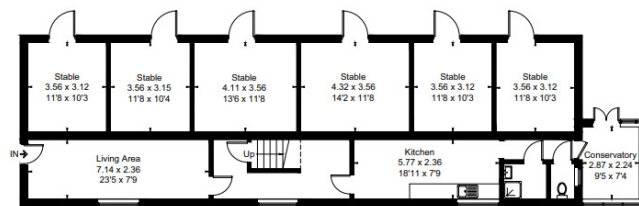
Existing Buildings



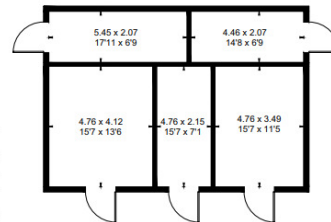
First Floor



(Not Shown In Actual Location / Orientation)



Ground Floor



Stable Block

(Not Shown In Actual Location / Orientation)

savills
Savills Harpenden
2 Station Road, Harpenden,
AL5 4SD
Harpenden@savills.com
01582 465000
savills.co.uk

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