



## Heritage / Design and Access Statement

relating to proposed conversion of the Cart Lodge,

at

The Gatehouse,

Hunsdonbury,

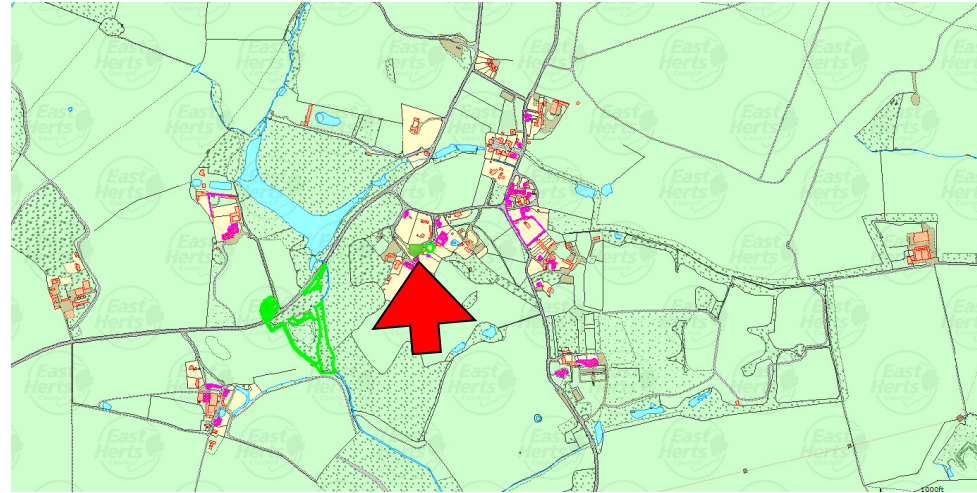
Nr Ware,

Herts

SG12 8PW

## Introduction:

This Design and Access Statement is prepared by MARLIN Design Ltd. It supports the application submitted on behalf of our client, the applicant, relating to the proposed conversion of the detached Cart Lodge.



The property to which this application relates lies a mile or so south of the Hertfordshire village of Hunsdon and south of the B180, accessed via the gravel drive adjacent to North Lodge, which also leads to Bury Holme and Hunsdonbury House.

The application property is a detached cart lodge which has, in the main, fallen into disrepair over recent years. The property lies tight to the north-east boundary wall of Gate House and the adjoining property known as Briercrest. Currently laid out over one floor with an open vaulted exposed timber roof, with adjoining ancillary rooms comprising a boiler room, leading to a store room, and toilet.

The exterior of the property is constructed in face brickwork in Flemish bond, with painted timber, single glazed, windows. Original peg tiles cover the roof and painted timber double doors provide access into the main space. A suspended timber floor spans the internal area throughout.

All in all this property is in good order throughout, though requires some material attention in respect of conservation, preservation and repair.

The property has not been altered from its original form. Other than the exposed timber roof structure and the fire place, there are no ornate mouldings or features inside the property. The cart lodge is part of Gate House, which historically was joined onto the main Hunsdonbury House, Historic maps show The

Gate House as still being connected to Hunsdonbury until the early 1950s. This would point to the separation being carried out in the second half of the late 20<sup>th</sup> Century. It is thought to have been detached following a domestic argument.

### **Historic England:**

Historic England have listed this property as Grade II

List Entry Number: 1101946

Date first listed: 19-Sep-1984

National Grid Reference: TL 41381 13054

The listing entry states... *Wing of house, now a separate house. 1832 by Kemp for Revd Nicolsen Robert Calvert (inscription in cellar noted by Gibbs (1915) 22). 2 storeys, attic and basement white brick Gothic house facing N. formerly part of Hunsdonbury nearby to S. Steep gabled tile roofs with stucco gabled dormers, heavy stucco moulding to gable and eaves parapets. Raised stucco surrounds to openings with square-headed moulded labels and boldly modelled heads as finials. Front faces N with 2 windows. Central door with fanlight and large chimney breaking up from moulded parapet with quatrefoil shield panel and 3 octagonal chimneys over with plaster base, brown brick shafts and caps in the form of panelled fonts. Flemish bond. 3-light wooden casement windows with pointed lights. 6-pane studded door. Gabled wing set back at left with 5-light moulded mullioned window with pointed leads to lights on Ground floor and 3-light window on 1st floor. 3 shaft side chimney similar to other. Short lower rear wing and modern square conservatory in the angle. An interesting early C19 Gothic building. Part of group with Hunsdonbury to S, of which it formerly was a part.*

### **National Policy:**

The National Planning Policy Framework (NPPF) 2012 has introduced a presumption in favour of sustainable development. Sections 7 and 12 of the NPPF are of particular relevance in this relating to the need for good design and the preservation of the historic environment.

### **Local Policy:**

Policies ENV5 and ENV6 of the adopted East Herts Local Plan 2007 are also of relevance in this case as they relate to residential extensions.



## Physical:

The site is level throughout and bounded on all sides by brick walls and mature shrubbery. The land is dedicated to the dwelling with considerable off-street parking capacity.

There are no Tree Preservation Orders on the site. The site is not within any Conservation Area; the building is Grade II listed.

There are no alterations to the Planning Classification (C3) use of the building resulting from this proposal.



## **The Proposal:**

The proposal is to refurbish the existing building, with conservation and preservation in mind, to provide longevity for the future of the building.

The existing roof structure comprises hand cut, exposed, timbers and insulation of the roof is to comprise Thermafleece wool insulation with the addition of an internal lining of SuperFOIL SFBA MP foil insulation to enable visible retention of the purlins.

The existing suspended timber floor is proposed to be insulated using Thermafleece, between the existing joists and the existing floorboards retained were possible. Any repair and replacement is to be like for like and only where necessary.

Repair of the existing fireplace is to be carried out by surface treatment as required to repair cracking and structural stability.

The derelict and disused boilers have been removed and the existing boiler room is to be converted to a kitchen area with existing features retained. Updating of the exiting w.c. is to include a shower.

Windows are to be repaired and repainted where necessary. The glazing to the rear elevation is to be cleaned of all the black paint and an applied frosted manifestation provides privacy to and from the existing adjoining property.

The existing timber painted double doors are proposed to be replaced with metal/steel painted doors to match the existing timber doors.

## **Summary:**

This work is carried out with the support of the local Conservation Officer who has visited site and discussed, and agreed, with the applicant that the proposals are acceptable. Whilst clearing up work has commenced ahead of receiving Listed Building Consent, all work has been, and will continue to be, carried out with Conservation and Preservation at the forefront of all intentions. We therefore consider that the proposals comply with the aims and objectives of the above-mentioned Local Plan Policies and the principles set out in the NPPF. We do not believe that the proposals will result in harm to the special interest of the building, its setting or the setting of adjacent listed buildings. Consequently, we believe that listed building consent should be granted as soon as practically possible to ensure that any further deterioration of the building is halted as soon as possible.

## **Planning history:**

An on-line search, using East Herts Planning search, has revealed no planning history post 1995. We therefore cannot comment on any planning history relating to this property.

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