

Building Futures Together

Harlow Council

The Georgian House
Re-Roofing works

Design, Access and Heritage Statement

P23-0925

October 2023



Barker

Contents

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Re-roofing works
The Georgian House
7, 8 & 9 Netteswellbury Farm, Harlow, Essex, CM18 6BW

Prepared For and on Behalf of:
Harlow Council

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1.0 Introduction

2.0 Design Statement

- 2.1 Location
- 2.2 Use
- 2.3 Amount
- 2.4 Layout
- 2.5 Scale
- 2.6 Landscaping
- 2.7 Appearance

3.0 Access Statement

4.0 Heritage Statement

- 4.1 Description of the heritage asset
- 4.2 Significance of the heritage asset
- 4.3 Conditions of the heritage asset
- 4.4 Design principles
- 4.5 Schedule of work to the heritage asset
- 4.6 Impact on the heritage asset and its setting

Appendix A: Architectural Drawings

Appendix B: Photographs



1 Introduction

This statement is written in support of the submission of an application for Listed Building Consent for Re-Roofing works at The Georgian House, 7, 8 & 9 Netteswellbury Farm, Harlow, Essex, CM18 6BW.

The original building is early 19th Century. The property is within the Netteswellbury Farm site and is adjacent to the Harlow Study Centre. The surrounding area is residential and is off Waterhouse Moor.

The site providing vehicular access off Waterhouse Moor with a vehicle entrance access to the rear and a pedestrian gate access to the front.

Planning History

Application Number: HW/LBC/20/00027

External repairs and secondary glazing to windows within flats at

Netteswellbury House, Netteswellbury Farm, Waterhouse Moor, Harlow, Essex, CM18 6BW

Status: Granted 21 August 2020

Application Number: HW/FUL/20/00006

External repairs and secondary glazing to windows within flats at

Netteswellbury House, Netteswellbury Farm, Waterhouse Moor, Harlow, Essex, CM18 6BW

Status: Granted 21 August 2020

2 Design Statement

2.1 Location

The site is located at The Georgian House, 7, 8 & 9 Netteswellbury Farm, Harlow, Essex, CM18 6BW.

Please refer to drawing:

- P23925-BA-ZZ-GF-DR-A-3010 Existing Block and Location Plan.pdf

The surrounding area is mainly residential.

In addition, the site is within flood zone 1 according to the Environment Agency flood map.



Flood map for planning

Your reference	Location (easting/northing)	Created
<Unspecified>	545531/209328	10 Sep 2023 5:19

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2022 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>



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2.2 Use

The use of the building will remain as existing: Residential.

2.3 Amount

The proposal has not got any implications on increase of floor area and the building footprint will remain as existing.

2.4 Layout

The layout of the building will remain as existing.

2.5 Scale

The proposal will not have any impact on the scale or volume of the building.

2.6 Landscaping

The present application has no implications for garden areas and landscaping.

2.7 Appearance

Alterations will be carried out using materials and detailing consistent as far as possible with the existing building.

3 Access Statement

Accessibility will remain as existing.

4 Heritage Statement

4.1 Description of the Heritage Asset

The site is within Netteswellbury conservation area 1986. In addition, the historic building appears on the list of historic buildings maintained by the secretary of state as follows:

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1169570

Date first listed: 19-Jun-1981

List Entry Name: NETTESWELLBURY HOUSE

Statutory Address: NETTESWELLBURY HOUSE

Location

Statutory Address: NETTESWELLBURY HOUSE

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

County: Essex

District: Harlow (District Authority)

Parish: Non Civil Parish

National Grid Reference: TL 45527 09328

Details

1. 5216 NETTESWELLBURY Netteswellbury House TL 40 NE 4/3

II GV 2. Early C19 house. Plastered brick, 2 storeys on a square plan with hipped and slated roof having dormers to north and south with small-paned sashes. Two rendered chimney stacks. First floor band and a range of 3 small-

Project Reference:
REVISION: Original



paned and hornless sashes on the first storey. Central front door 2 leaves, 3 panels each, and rectangular light above with diamond glazing bars. Stucco door case and entablature in low relief. Matching sashes each side, set into round headed shallow recesses.

Listing NGR: TL4552709328

Legacy

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

Legacy System number: 119520

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.

4.2 Significance of the Heritage Asset

The Georgian House is located in the proximity of various listed buildings such as Barn East of Netteswellbury House (C15 barn – Grade II* Listed Building), Barn South of Netteswellbury House (C15 barn – Grade II Listed Building) or the Church of St Andrew (C13 Church - Grade I Listed Building).

The following maps from the Library of Scotland shows the historic evolution of the site:

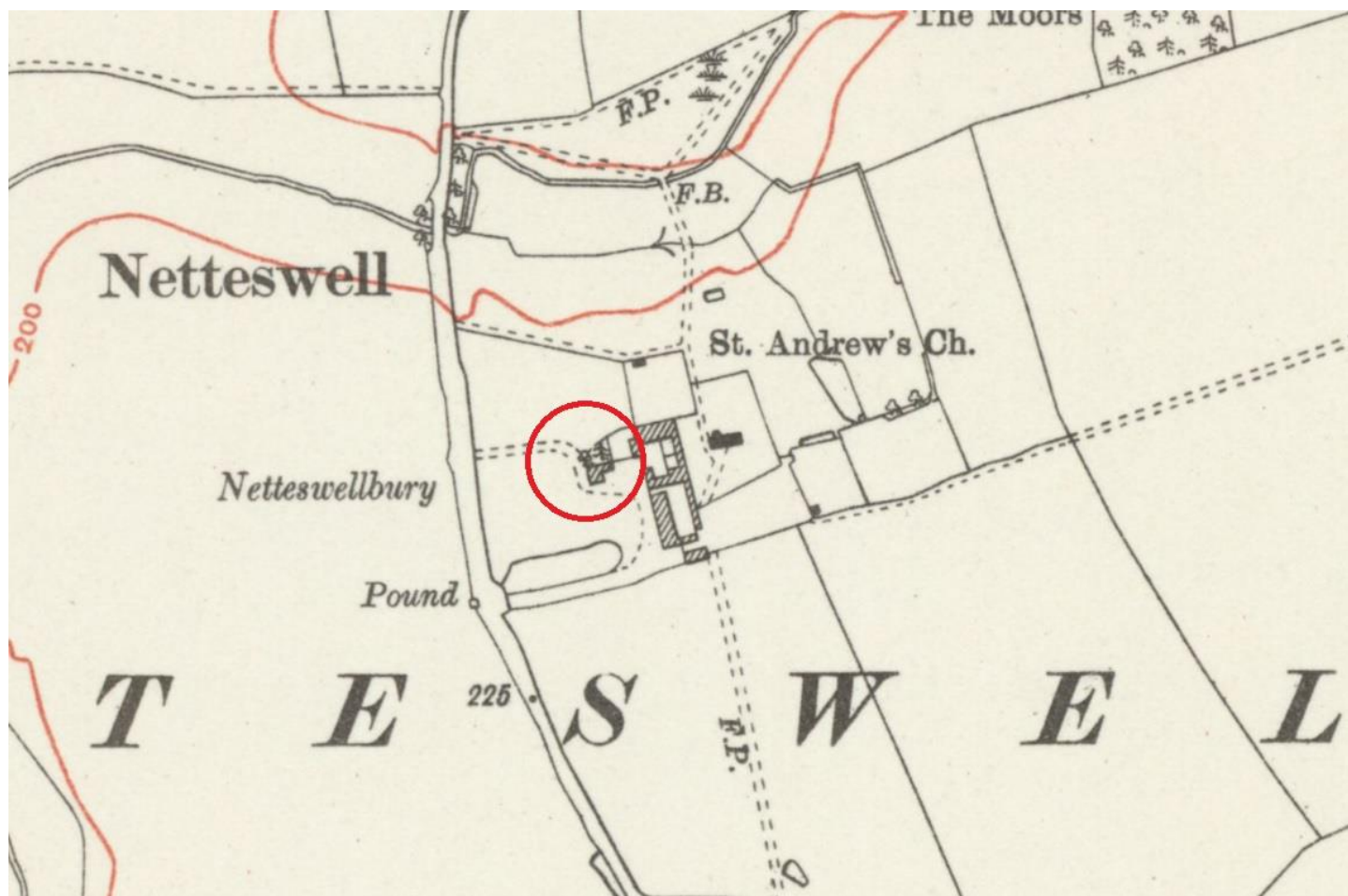


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Hertfordshire Sheet XXXVII

Surveyed: 1870 to 1880, Published: 1880 to 1882

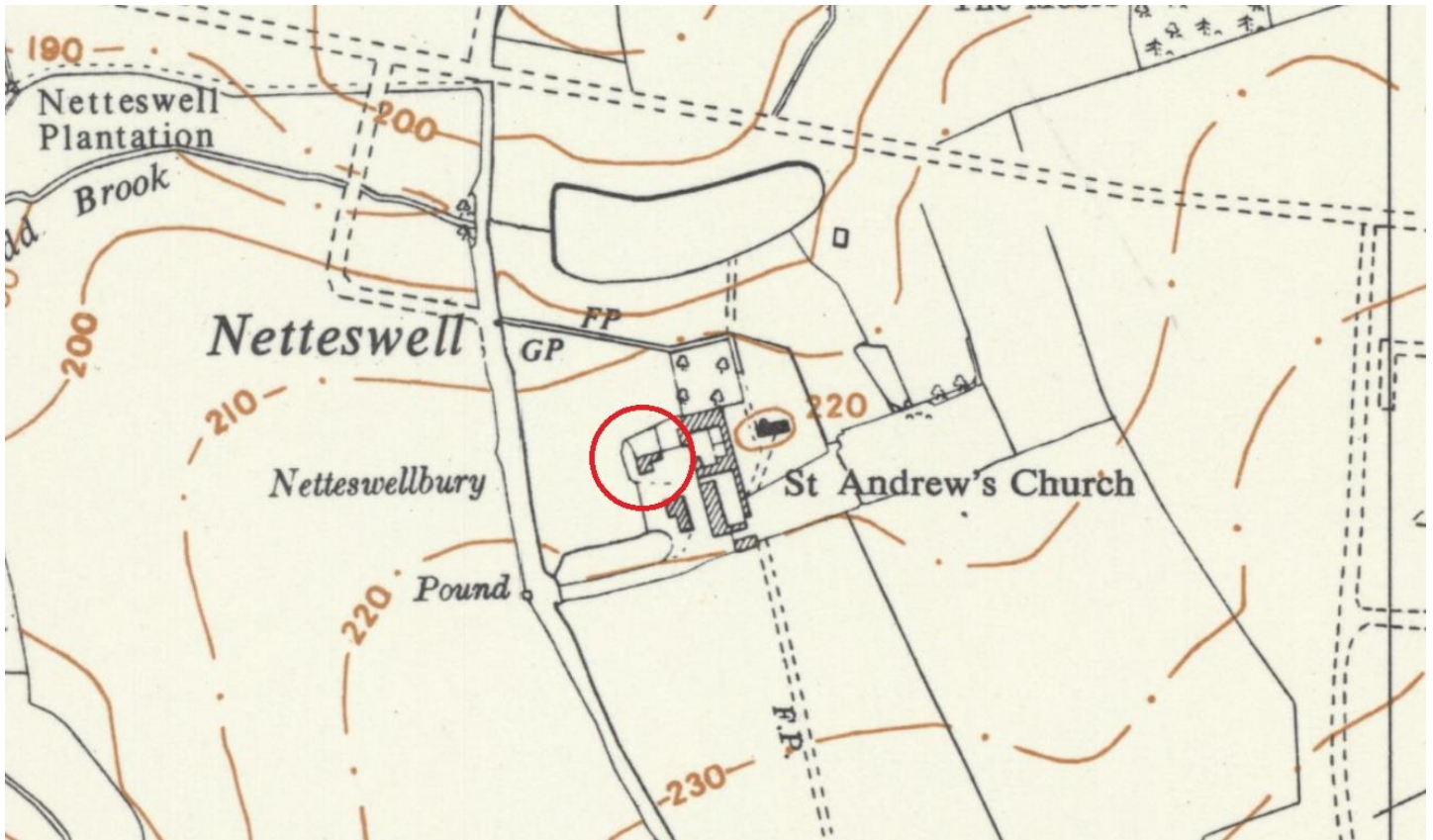
Size: map 61 x 92 cm (ca. 24 x 36 inches), on sheet ca. 70 x 100 cm (28 x 40 inches)



© National Library of Scotland Copyright. Essex Sheet nLI

Revised: 1915, Published: 1923

Size: map 61 x 92 cm (ca. 24 x 36 inches), on sheet ca. 70 x 100 cm (28 x 40 inches)



© National Library of Scotland Copyright. TL40NE - A

Surveyed / Revised: Pre-1930 to 1959, Published: 1960

Size: map 47-50 x 47-50 cm (ca. 19 x 20 inches), on sheet ca. 68 x 58 cm (27 x 23 inches)

Assessing significance is a key principle for managing change to heritage assets and is embedded within the historic environment section of the National Planning Policy Framework (NPPF, 2012). When considering the impact of proposed development, the NPPF advises that the more significant the heritage asset the greater the presumption in favor of its conservation (policy HE9). English Heritage issued Conservation Principles in 2008 to explain its philosophical approach to significance and managing change and identified four main aspects of significance: evidential, historical, aesthetic and communal. Within these categories, significance can be measured in hierarchical levels; the most usual levels are:

- Highest – an asset important at the highest national or international levels, including scheduled ancient monuments, Grade I and II* listed buildings.
- High – a designated asset important at a national and sometimes at a regional level, including Grade II listed buildings.
- Medium – an undesignated asset important at a local or regional level, including local (nonstatutory) listed buildings or those that make a positive contribution to the setting of a listed building or to a conservation area. May include less significant parts of listed buildings.
- Low – structure or feature of very limited heritage value and not defined as a heritage asset. May include insignificant interventions to listed buildings, and buildings that do not contribute positively to a conservation area.

- Negative – structure or feature that harms the value of a heritage asset. Wherever practicable, removal of negative features should be considered, taking account of setting and opportunities for enhancement.

The Netteswellbury Harlow conservation area was first designated in 1986 and has special characteristics which lead to listing. The value of the area lies on its unique settings.

The building itself is a category listing significance high level of Grade 2 listings which is located within the in Netteswellbury Farm site, which Waterhouse Moors road that runs adjacent to the site. The House over the years has had works carried out due to weathering. Grade II buildings are defined as of 'buildings of special interest' and comprise some 91.7 per cent of all listed buildings and therefore of high significance.

4.3 Conditions of the Heritage Asset

Netteswellbury House is owned by Harlow Council and is used for resident accommodation, which is in good condition and well maintained.

4.4 Design principles

The following order of priorities are being followed:

- Retention of original historic fabric.
- Use of materials and forms of similar character to the existing and which are sympathetic to its surroundings.

4.5 Schedule of works to the Heritage Asset

The work comprises:

- Re-roofing works to existing roof and dormer windows
- Mortar repairs to existing chimneys

4.6 Impact on the heritage asset and its setting

Historic England's Good Practice in Planning Note 2, Managing Significance in Decision Taking in the Historic Environment confirms that "change in the historic environment is inevitable but is only harmful where significance is damaged" That is not the case here with new proposals to minimise the impact of the historic fabric as far as possible. In addition, a schedule of repairs would be a welcome investment on the historic building and thereby helping to secure its long-term future in beneficial use.

The main elements which contribute to the significance of the historic building would be preserved with the use of materials in keeping with its surroundings.

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Appendix A: Architectural drawings



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The Georgian House: Re-Roofing works

Hazard Identification - General

Architectural Drawings:

- P23925-BA-ZZ-GF-DR-A-3010 Existing Block and Location Plan
- P23925-BA-ZZ-ZZ-DR-A-3011 - Existing Basement Plan
- P23925-BA-ZZ-GF-DR-A-3012 - Existing Ground Floor Plan
- P23925-BA-ZZ-01-DR-A-3013 - Existing First Floor Plan
- P23925-BA-ZZ-02-DR-A-3014 - Existing Second Floor Plan
- P23925-BA-ZZ-RF-DR-A-3015 - Existing Roof Plan
- P23925-BA-ZZ-RF-DR-A-3200 - Proposed Roof Plan
- P23925-BA-ZZ-XX-DR-A-4000 - Existing Elevations
- P23925-BA-ZZ-XX-DR-A-4001 - Existing Elevations
- P23925-BA-ZZ-XX-DR-A-4100 - Proposed Elevations
- P23925-BA-ZZ-XX-DR-A-4101 - Proposed Elevations
- P23925-BA-ZZ-XX-DR-A-6000 - Proposed Dormer windows

Appendix B: Photographs



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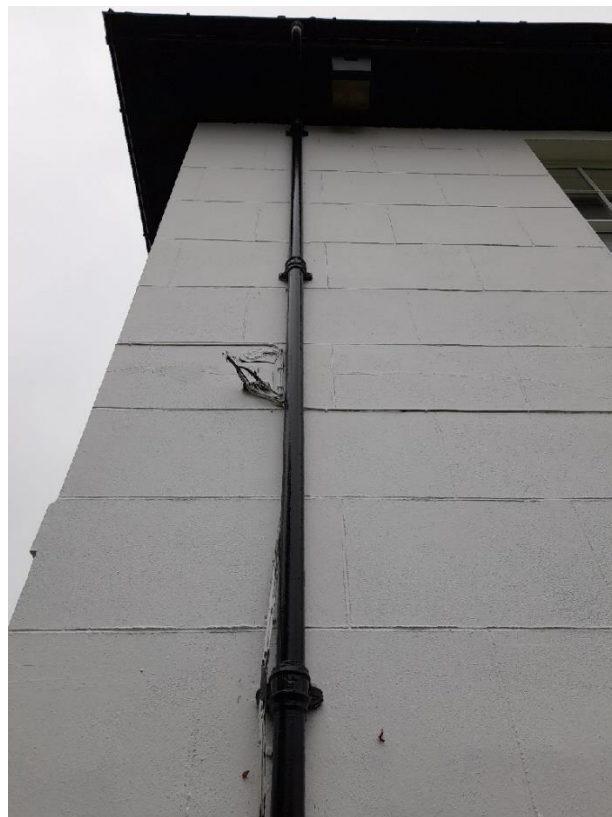
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