

PLANNING AND LISTED BUILDING APPLICATION HERITAGE, DESIGN AND ACCESS STATEMENT FOR ALTERATIONS AT
CHEYNES FARM, WARREN END, COTTERED, SG9 9QD



APPLICANT


Cheynes Farm
Warren Lane
Cottered SG9 9QD

AGENT

Norton Studio Architects
5 Croft Lane
Norton
Letchworth Garden City
Herts

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**PLANNING &
LISTED
BUILDING
SUBMISSION**

CONTENTS

1. INTRODUCTION
2. UNDERSTANDING THE HERITAGE ASSET AND CONTEXT
3. PRE-APPLICATION DISCUSSION
4. DESIGN DISCUSSION
5. IMPACT ON THE SIGNIFICANCE, MANAGING CHANGE
6. CONCLUSION
7. ACCOMPANYING DOCUMENTS

1. INTRODUCTION

This Heritage, Design & Access Statement is written in support of a planning, conservation area and listed building application for alterations at Cheynes Farm, Warren Lane.

The listing for the house and large barn is as follows:

TL 3129 COTTERED WARREN ROAD(west side)

5/33 Farmhouse at Cheynes Farm 22.2.67(formerly listed as Osbournes)

GV II House. C16 S crosswing, C16 hall range altered in late C16 and subsequently, one-storey C19 N kitchen wing. Timber frame roughcast with steep old red tile roofs. A long, 2-storeys, T-plan house facing E with 3-bay S-crosswing jettied to front and projecting to rear with a hipped W end. Large central chimney with moulded C16 lintel to hall, at junction with cross wing. Entry at lower end of hall which has an axial floor beam. 3-centred arched brick fireplace to parlour. The E front has 4 windows to each floor and another in the jettied gable at SE with a canted bay below it. 3-light flush transomed casement windows(renewed). Large red brick central chimney with 3 diagonally set shafts. Exposed timbers inside, with close-studding and tension bracing in S wing. The house was called Osbournes in a will of 1577.

Listing NGR: TL3173629097

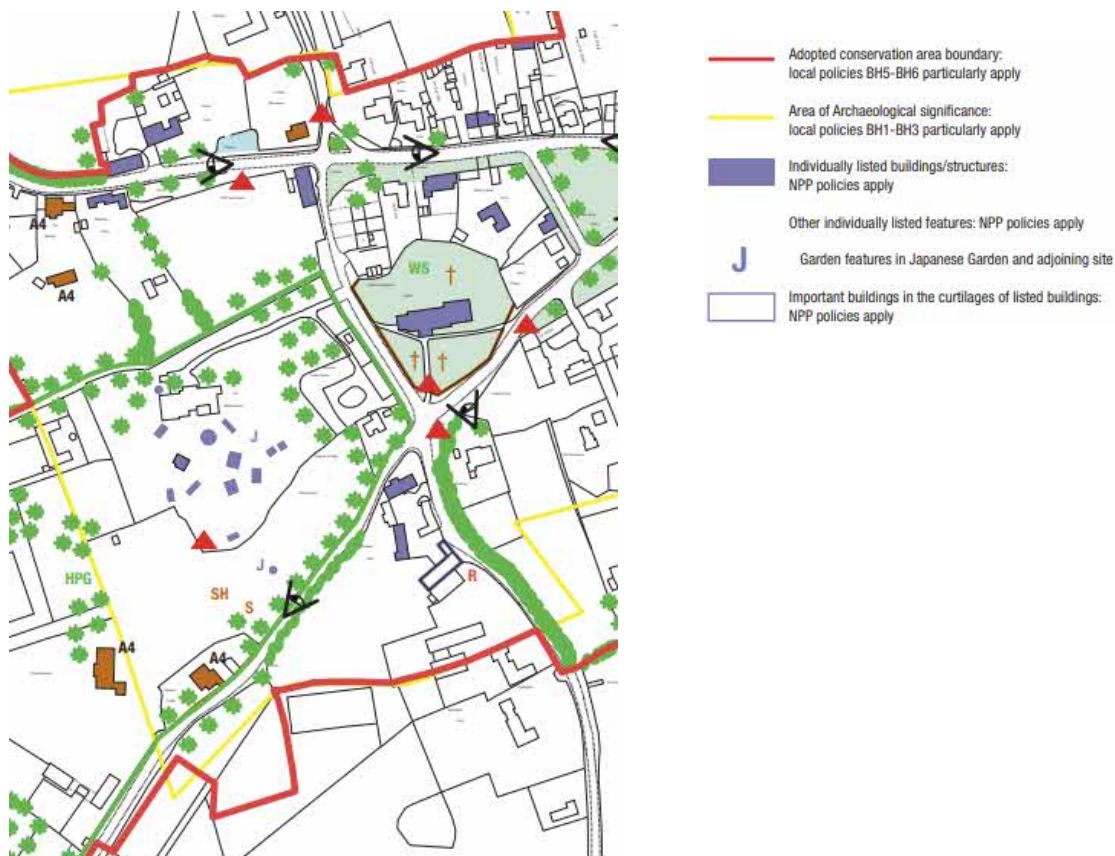
The listing for the barn is as follows:

5/34 Barn at Cheynes Farm 20m to N of house -

GV II Barn, now a hall. C17. Timber frame dark weatherboarded with a red pantile roof. Rear lean-to and added chimney. Faces S into farm yard. Prominent in views from churchyard.

Listing NGR: TL3173129128

The map below is extracted from the East Herts District plan showing the two listed buildings at Cheynes Farm (highlighted in purple) within the Cottered Conservation Area.



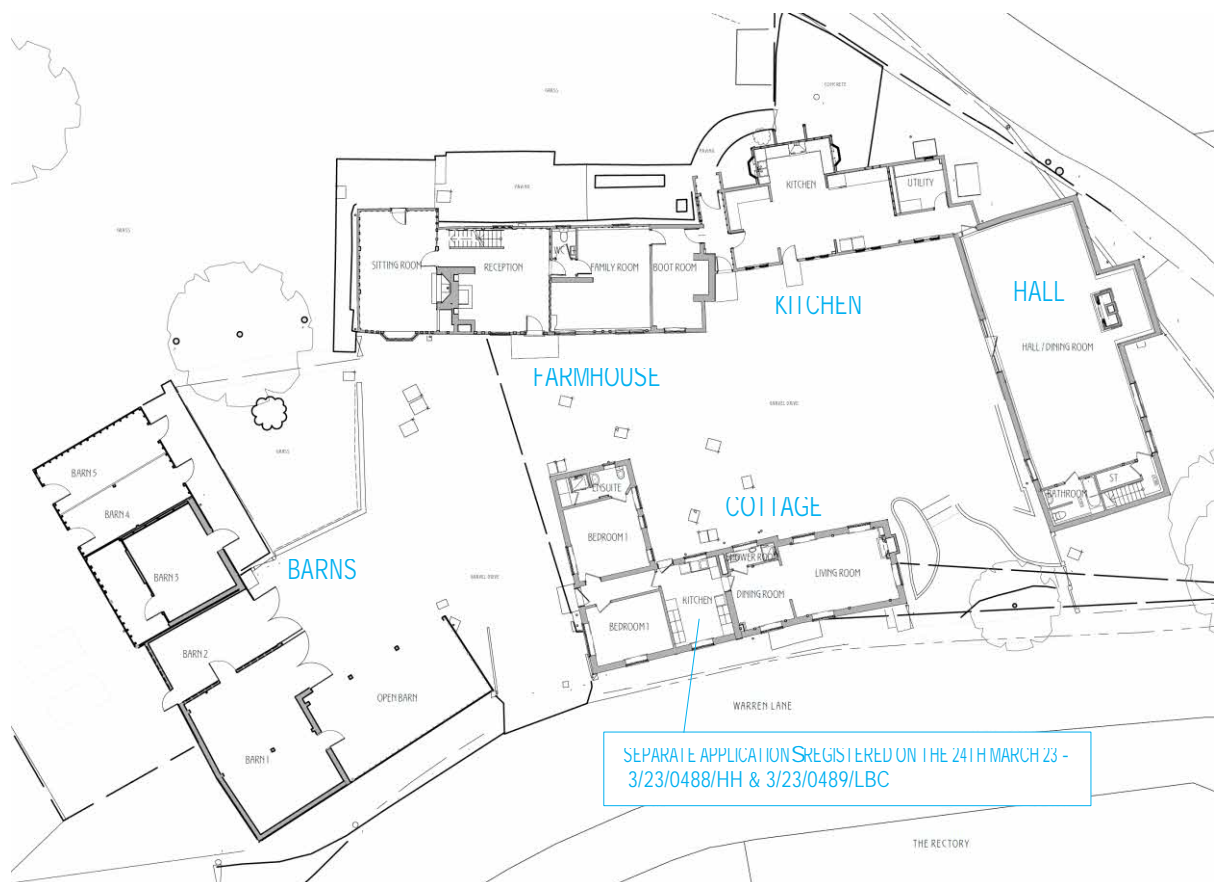
2 UNDERSTANDING THE HERITAGE ASSET AND CONTEXT.

Cheyne's Farm was previously named Osbournes. Osbournes took the name of the farm to the north sometime after 1923 present day. Between 1898 and 1923, the majority of buildings at 'Cheynes' were demolished and the Grade II* Japanese Garden created to the west. (Please refer to historic mapping below)

The historic recording report by Barry Hillman-Crouch, included in this application, covers the buildings on site in detail, but a summary is below.

The existing farmstead (below) is a semi-complete typical farmyard arrangement

The farmstead over time, has reduced in size, particularly from 1923 where one outbuilding has been lost, and the cottage reduced in size, where it once adjoined the large barn.



FARMHOUSE

The house is a former open hall house, with the jettied cross-wing dating from 15th or 16th Century. The fireplaces were added mid C16th. In the C18th, it was a time of major change for the house as the remaining open hall house was rebuilt and extended possibly to include additional first floor accommodation.



KITCHEN

The kitchen was converted and extended into domestic accommodation the late part of the C20 from an open sided shelter, but little early fabric remains.



HALL (Listed Barn)

The hall has undergone various iterations of usage since the C17. BHC report suggests very little fabric remains from this period and has any re-use timbers, from other buildings.

The internal beaded boarding and floor is common to the early C20th which ties in with the arts and crafts style chimney stack, when the barn was first converted to domestic use.

Subsequently, throughout the C20th, there were further changes, such as the mezzanine, bathroom addition and glazing replacement.

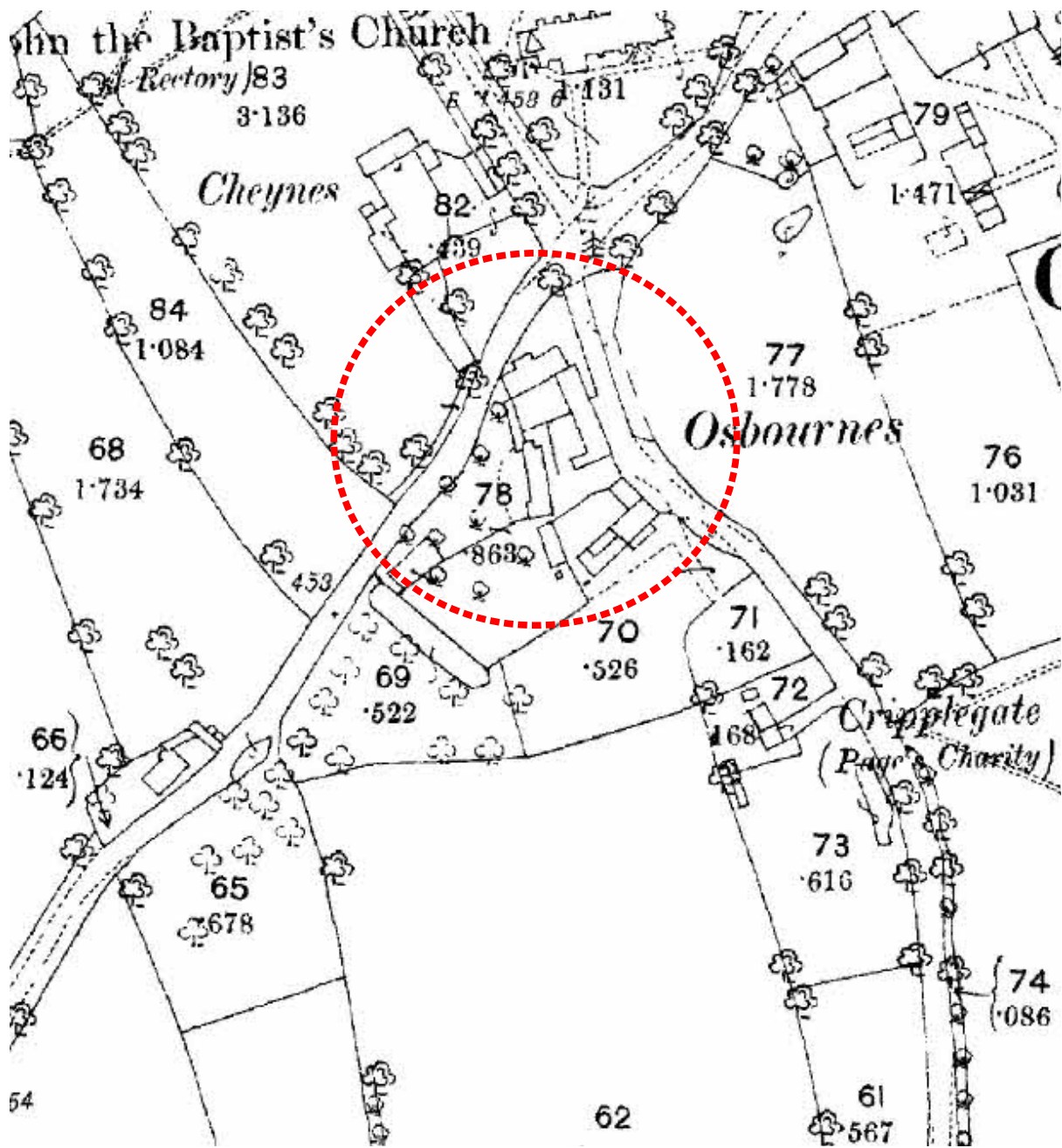


BARNS

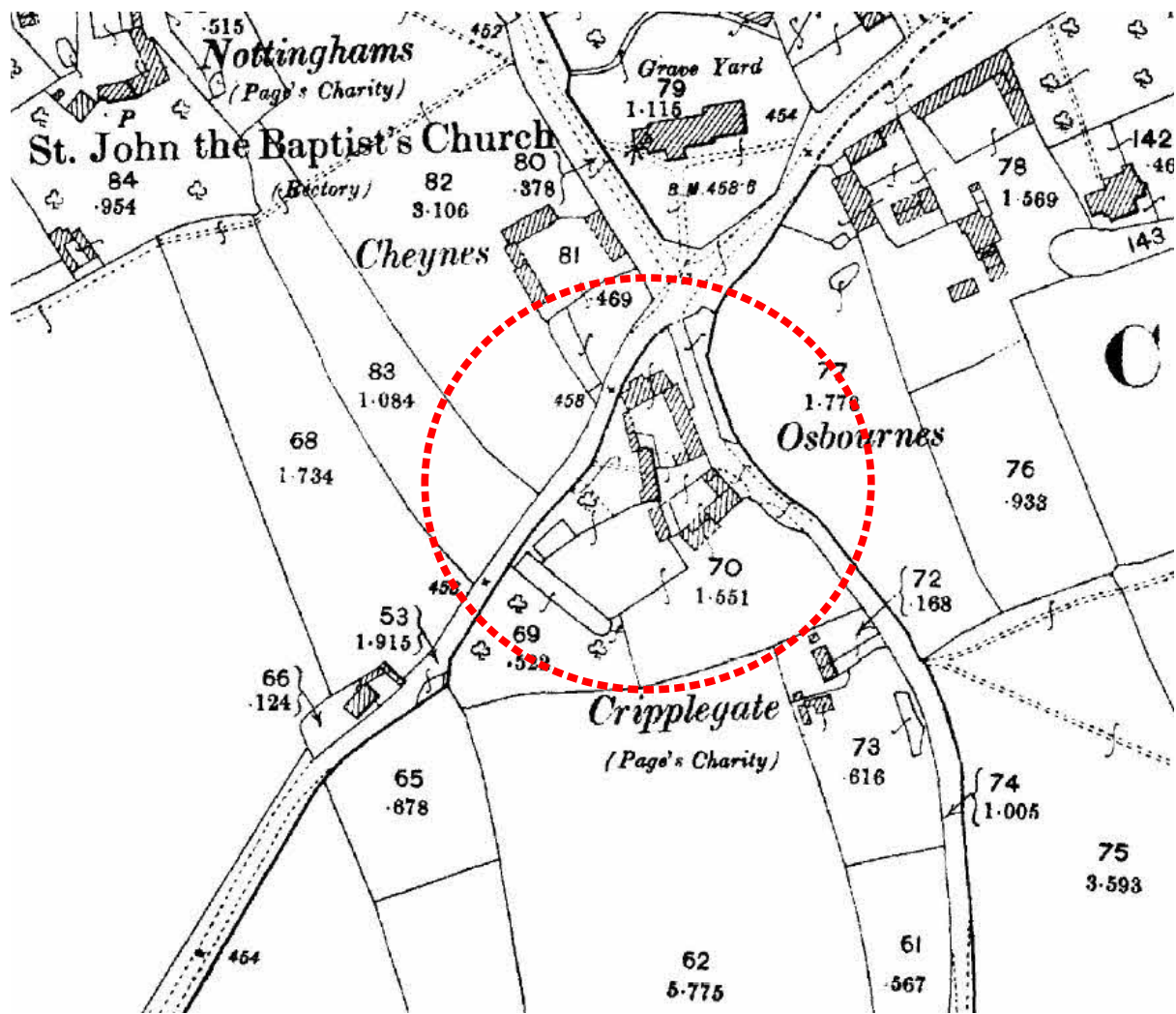
The barns are formed by the Cart Lodge, Workshop and Stables. They have been substantially altered in the C20, with some particularly poor alterations as seen in the photos below, where the front section of the barn has been extended (possibly to house farm machinery or vehicles) and has left the structure of the barn suffering. The tie beam below has lost its post and brace and has fractured and is in need of repair.



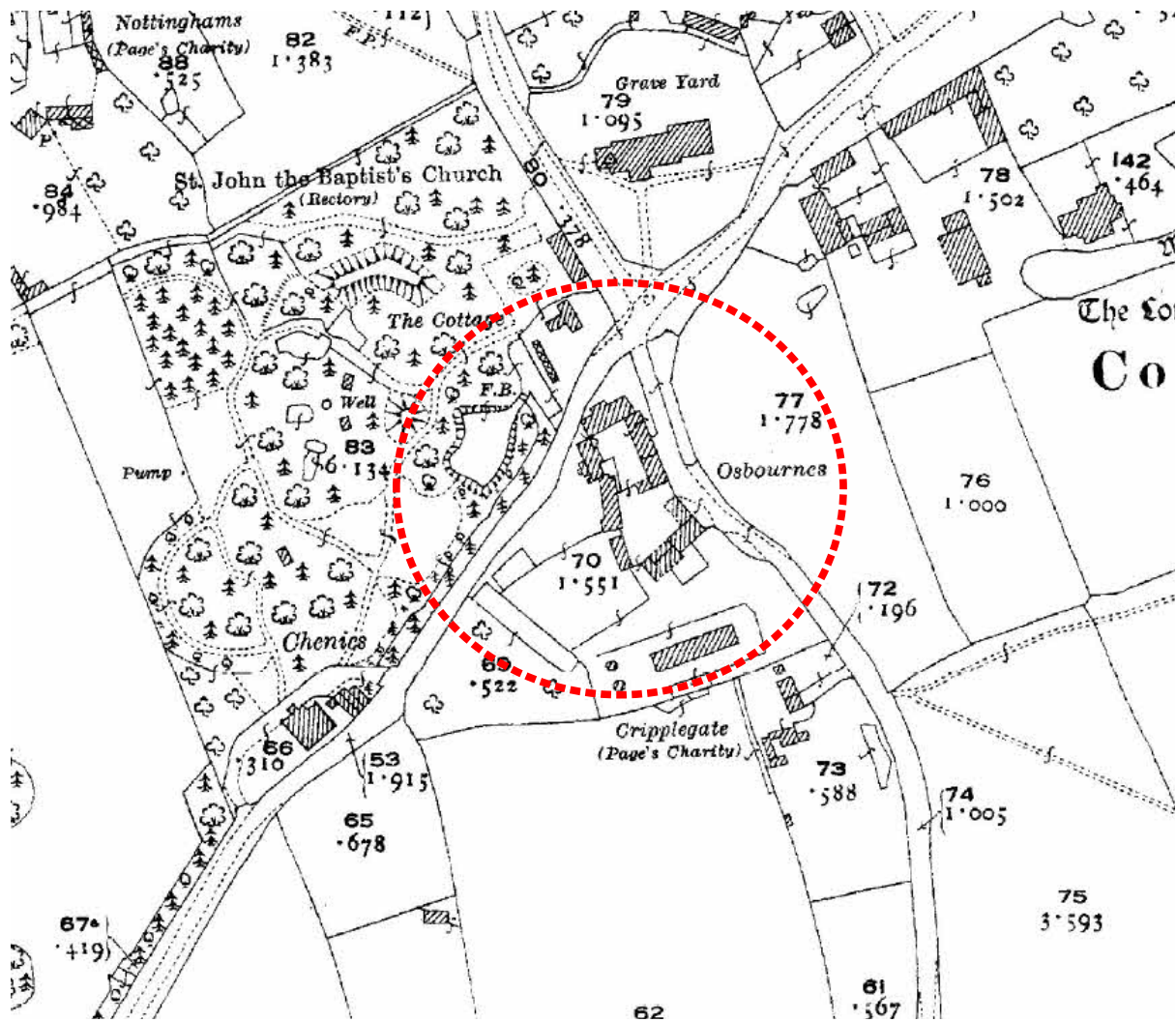
The map below dates from 1877 – 1878



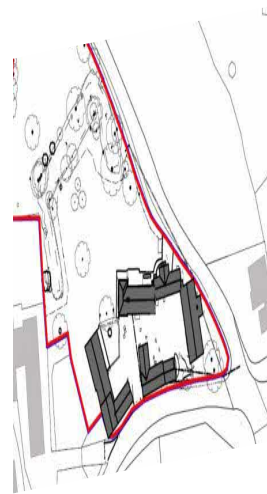
The map below dates from 1897-1898



The map below dates from 1923



The map below shows present day (scale approximate)



3. PRE APPLICATION DISCUSSION

Following the positive pre-application (reference S/23/0073/PREAPP) with Elizabeth Oswick, the accompanying proposals respond to the comments made in the pre-application response and discussions on site.

NATIONAL PLANNING POLICY FRAMEWORK 2021 RELEVANT POLICIES:

Conserving and enhancing the historic environment

189. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value⁶⁶. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations⁶⁷.
190. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:
- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
 - b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
 - c) the desirability of new development making a positive contribution to local character and distinctiveness; and
 - d) opportunities to draw on the contribution made by the historic environment to the character of a place.
191. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.
192. Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:
- a) assess the significance of heritage assets and the contribution they make to their environment; and
 - b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.

Proposals affecting heritage assets

194. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
196. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

197. In determining applications, local planning authorities should take account of:
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - c) the desirability of new development making a positive contribution to local character and distinctiveness.
198. In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.

Considering potential impacts

199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:
- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
 - b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional¹.
201. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
- a) the nature of the heritage asset prevents all reasonable uses of the site; and
 - b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
 - c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
 - d) the harm or loss is outweighed by the benefit of bringing the site back into use.
202. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
203. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing
- applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
204. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.
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205. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible⁶⁹. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.
206. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.
207. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 200 or less than substantial harm under paragraph 201, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.
208. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

EAST HERTS DISTRICT PLAN 2018 RELEVANT POLICES:

Policy HA1 Designated Heritage Assets

I. Development proposals should preserve and where appropriate enhance the historic environment of East Herts.

II. Development proposals that would lead to substantial harm to the significance of a designated heritage asset will not be permitted unless it can be demonstrated that the harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss. Less than substantial harm should be weighed against the public benefits of the proposal.

III. Where there is evidence of neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset will not be taken into account in any decision.

IV. The Council will, as part of a positive strategy, pursue opportunities for the conservation and enjoyment of the historic environment recognising its role and contribution in achieving sustainable development.

Policy HA7 Listed Buildings

I. The Council will actively seek opportunities to sustain and enhance the significance of Listed Buildings and ensure that they are in viable uses consistent with their conservation.

II. In considering applications the Council will ensure that proposals involving the alteration, extension, or change of use of a Listed Building will only be permitted where:

- (a) The proposal would not have any adverse effect on the architectural and historic character or appearance of the interior or exterior of the building or its setting; and
- (b) The proposal respects the scale, design, materials and finishes of the existing building(s), and preserves its historic fabric.

III. Proposals that affect the setting of a Listed Building will only be permitted where the setting of the building is preserved.

In summary:

The historic buildings at Cheynes farm are in need of substantial interventions to safeguard their future, and remedy the inappropriate alterations of the past, whilst sensitively upgrading the fabric to reduce the CO2 emissions created by heating a heritage property.

4. DESIGN DISCUSSION

Our clients, Mr and Mrs Hodges-Jackson would like to start a rolling scheme of repair and refurbishment of the buildings on site. Conditional Planning and Listed Building consent has been received for the cottage which forms the first phase of the refurbishment.

FARMHOUSE & KITCHEN PROJECT OVERVIEW

All 20 windows replaced - slim double glazing units in oak/metal frames

New wiring / plumbing throughout

External cement render to be removed and timber frame insulated with sheepswool/woodfibre insulation then lime plastered - no historic infill will be removed if uncovered

Existing frame structurally assessed and structural interventions made to reinstate lost / inappropriate past alterations. Traditional splice / scarf joints and sensitive repair methods to be used.

Existing roof peg tiles to be removed, roofs insulated with sheepswool or wood fibre insulation, and existing tiles replaced with some new, matched in to replace broken tiles

Existing inappropriate late 20th concrete ground floors removed and replaced with breathable floor construction such as insulated limecrete slab, finished with oak flooring

Existing Kitchen range removed and returned to an open sided oak barn with glazed doors behind to open onto the courtyard, built with a new oak frame.

Kitchen range remodelling is to facilitate the creation for a new plant room to house the ground source heat pump equipment for the new heating system.

New underfloor heating throughout

New internal and external decorations, replacement kitchen and bathrooms

New security system and cctv installation

New cast iron rainwater goods and additional downpipes

New French drain surrounding the building

HALL PROJECT OVERVIEW

All 20 windows replaced - slim double glazing units in oak/metal frames

New wiring / plumbing throughout

External weatherboard to be removed and timber frame insulated with sheepswool/woodfibre insulation then weatherboard replaced - no historic infill will be removed if uncovered

Existing frame structurally assessed and structural interventions made to reinstate lost / inappropriate past alterations. Traditional splice / scarf joints and sensitive repair methods.

Existing roof tiles to be removed, roofs insulated with sheepswool or wood fibre insulation, and existing tiles replaced with some new, matched in to replace broken tiles

Existing early 20th ground floor softwood t&g flooring removed, floors insulated with sheepswool or woodfibre insulation, and new oak flooring fitted

New underfloor heating throughout

New internal and external decorations and replacement bathrooms

New security system and cctv installation

New cast iron rainwater goods and additional downpipes

New French drain surrounding the building

BARNS OVERVIEW – CART-LODGE & WORKSHOP

Existing frame structurally assessed and structural interventions made to reinstate lost / inappropriate past alterations. Traditional splice / scarf joints and sensitive repair methods.

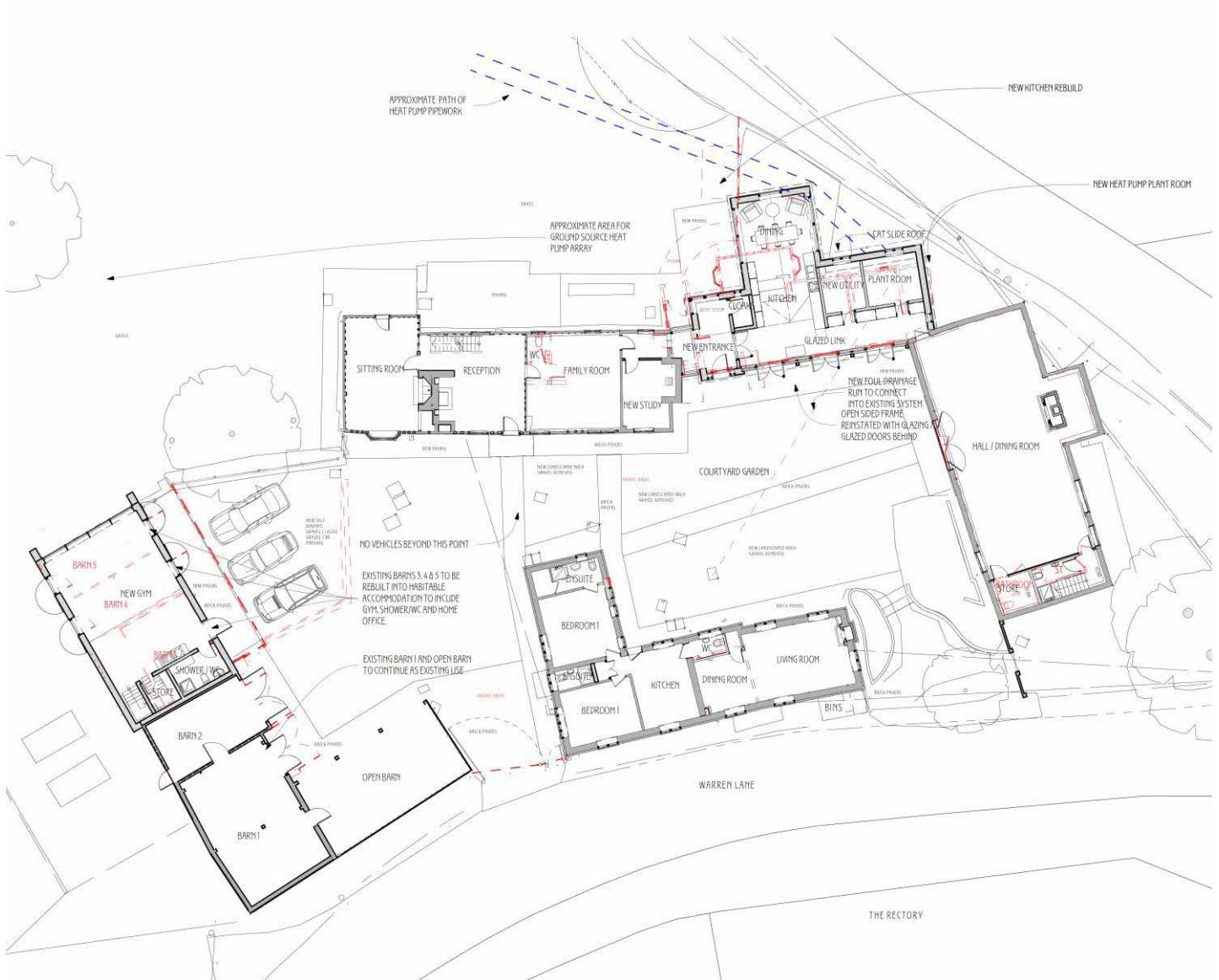
Existing roof pantiles to be removed, roofs insulated with sheepswool or wood fibre insulation, and existing tiles replaced with some new, matched in to replace broken tiles

New cast iron rainwater goods and additional downpipes
New French drain surrounding the building

BARN OVERVIEW – STABLES

Existing Late C20th building removed, timber salvaged where possible for re-use
Existing pantiles to be salvaged, new roofs insulated with sheepswool or wood fibre insulation, and existing tiles replaced with some new, matched in to replace broken tiles
Replacement building to include gym, shower/wc and home office.
New cast iron rainwater goods and additional downpipes
New French drain surrounding the building

Extract of the proposed site overview:



5. IMPACT ON THE SIGNIFICANCE, MANAGING CHANGE AND CONCLUSION

The repairs and sensitive retrofit alterations will breathe new life into Cheynes Farm and remove damaging fabric (e.g. cement render and concrete floors) which is degrading the historic fabric.

Included in the application, is the sustainable retrofit assessment from NDM Heath Ltd, which sets out the intended strategy for repair / retrofit and conservation of Cheynes farm for the future.

Proposal	High/mid/low significance	Mitigation
Cheynes Farmhouse		
<p>Removing the external render and internal plaster .</p> <p>New lime render on wood fibre boards will be fitted externally, battened off the existing frame, to aid ventilation around the historic frame. Sheeps wool /wood fibre insulation to be added between the frame with lime plaster on wood fibre boards internally.</p> <p>Cement render stripped from plinth, rendered in lime plaster</p>	Mid	<p>The farmhouse has been rendered in cementitious render in the C20th which, is now causing serious issues with the timber frame, particularly at the southern end where the moisture levels have been too high, creating ideal conditions for death watch beetle to thrive.</p> <p>Modern infill between the frame will be removed, but no historic infill such as wattle/daub would be removed if uncovered.</p>
Replacement windows and doors with oak / metal framed glazing with Fino Vacuum glazing	Low	The existing windows and doors are modern C20th replacements which are now in poor condition. No historic fabric would be altered.
Replace existing C20 staircase and plasterboard stud wall with a bespoke oak stair, open to the reception room.	Low	The existing staircase is a C20 insertion and has no historic value.
Remove existing C20 concrete ground floors (retain hearths) and replace with insulated limecrete floors with underfloor heating	Low	The inappropriately added concrete floors are exacerbating the high levels of moisture content in the plinth and timber frame. This alteration will be beneficial to the building in the long term.
Remove C20 ground floor WC and modern partitions – add a new oak post	Low	The removal of the C20 fabric would enable to space to be opened up as an earlier period of the building.
New partition and remove cupboards to fireplace in New Study and expose fireplace; add a log burner and line chimney stack .	Low	<p>New timber/lime plaster partition would be removable in the future.</p> <p>Removal of the cupboards in the fireplace, is a heritage gain, exposing earlier fabric.</p>
New ground and first floor windows to rear elevation	Low	Once the external render has been removed, we can asses the position of the timber frame/studs to add the new windows without removing historic fabric.

Bathrooms and ensuites to be replaced — new finishes and sanitaryware throughout	Low	All modern finishes / sanitaryware will be replaced. No change to historic fabric.
Existing first floor floorboards to be lifted and insulation added between joists and underfloor heating added between joists and existing boards refitted.	Low	The existing floors appear to have been much altered over time — and existing boards are to be refitted
New cast iron rainwater goods throughout	Low	Existing UPVC rainwater goods to be replaced with cast iron, sized correctly after rainwater calculations are completed. Additional cast iron downpipes as required following rainwater calculations.
Renewed electrical and services throughout	Low	New services to be installed without damaging historic fabric, following existing service runs where possible.
Replacement Kitchen		
Existing C20 converted barn removed, materials salvaged for re-use where possible. New oak framed kitchen wing with glazed link to farmhouse, resolving a poor weathering detail and creating visual link to the rear garden and plant room necessary for the ground source heat pumps.	Low	The existing kitchen building has been much altered from the 1920's open barn that it once was. The remains of the frame to the front exists, albeit in poor condition. The new building will follow the details of the 1920's frame, with set-back glazing to reinstate the open agricultural barn aesthetic, differing from the current 'domestic style' past alterations of an agricultural barn.
Cheynes Farm Hall		
Removing the external weatherboard and internal plaster. New and salvaged weatherboard to be fitted on wood fibre boards externally, battened off the existing frame, to aid ventilation around the historic frame. Sheeps wool /wood fibre insulation to be added between the frame with lime plaster on wood fibre boards internally.	Low	The hall is in need of a sensitive thermal fabric upgrade which will reduce the co2 emissions of the building and safeguard the historic building fabric for the future. Modern infill between the frame will be removed, but no historic infill such as wattle/daub would be removed if uncovered.
Replacement windows and doors with painted (colour TBC) timber frames with Fino Vacuum glazing	Low	The existing windows and doors are C20th insertions which are now in poor condition. No historic fabric would be altered.
Replace existing C20 staircase and plasterboard stud wall with a bespoke oak stair.	Low	The existing staircase is a C20 insertion and has no historic value.

Reorder the existing bathroom and adjust partitions to create larger store and WC/shower room - new finishes and sanitaryware throughout	Low	All modern finishes / sanitaryware will be replaced. No change to historic fabric.
Lift C1900 1&G softwood flooring, insulate under with woodfibre or sheepswool insulation, add new structural oak flooring with underfloor heating.	Md	Change to existing floor finish (which is a C20 alteration when the barn was converted into domestic accommodation).
Change timber balustrades from timber to gazed	Low	Modern timber balustrade —no change to historic fabric.
Open barn, Barn 1 and Barn 2		
Existing internal and external weatherboard stripped (and salvaged for re-use where possible) to enable timber frame repairs. Reinstate the older building line of Barn 1 and reinstate missing post to support roof structure.	Low	Due to poor historic alterations, the barns have suffered structurally from intermittent poor repairs.
C20 stable barn		
Existing stable barn to be removed, materials salvaged for re-use where possible and new Barn building reinstated with the courtyard roof pitch lowered to enable a continuous roof pitch to Barn 2, to avoid a poor weathering detail. The replacement building will be insulated to a current standards using natural / sustainable materials as proposed elsewhere on the project.	Low	The much-altered C20th softwood stable barn is proposed to be rebuilt as a new gym / office building with a mezzanine level and glazed façade facing the landscape. Positions of the stable doors either side of the barn will be retained, to keep the non-domestic aesthetic.

6. CONCLUSION

Mrs and Mr Hodges-Jackson are passionate about the conservation and future of Cheynes Farm, will be repairing and conserving the buildings, and bringing them up to the energy efficient standard to reduce the carbon emissions of the site as a whole.

The services and historic fabric of Cheynes farm has suffered from ad-hoc alterations and repairs mostly during the C20th, and there is now a huge opportunity to safeguard the future of this historic farmstead.

The proposals intend to sensitively repair, conserve and update the buildings, safeguarding its future with a fabric first approach suited to historic structures, understanding their needs and reducing the environmental impact of potential CO2 emissions if the farmhouse remained being heated by oil.

7. ACCOMPANYING DOCUMENTS

Accompanying this document are the following documents:

2222 ISSUE SHEET

2222_SD_100 BSITE LOCATION PLAN (A4)

2222_SD_101 EXISTING GROUND FLOOR SITE PLAN (A3)

2222_SD_102 EXISTING FIRST FLOOR SITE PLAN (A3)

2222_SD_103 EXISTING FARMHOUSE GROUND FLOOR PLAN (A3)

2222_SD_104 EXISTING FARMHOUSE FIRST FLOOR PLAN (A3)

2222_SD_105 EXISTING FARMHOUSE ROOF PLAN (A3)

2222_SD_107 EXISTING FARMHOUSE EAST ELEVATIONS (A3)

2222_SD_108 EXISTING FARMHOUSE SOUTH AND NORTH ELEVATIONS (A3)

2222_SD_109 EXISTING FARMHOUSE WEST ELEVATIONS (A3)

2222_SD_123 EXISTING HALL GROUND FLOOR PLAN (A3)

2222_SD_124 EXISTING HALL FIRST FLOOR PLAN (A3)

2222_SD_127 EXISTING HALL ELEVATIONS (A3)

2222_SD_143 EXISTING BARNS GROUND FLOOR PLAN (A3)

2222_SD_147 EXISTING BARNS ELEVATIONS (A3)

2222_PD_301 PROPOSED GROUND FLOOR SITE PLAN (A3)

2222_PD_303 PROPOSED FARMHOUSE GROUND FLOOR PLAN (A3)

2222_PD_304 PROPOSED FARMHOUSE FIRST FLOOR PLAN (A3)

2222_PD_307 PROPOSED FARMHOUSE EAST ELEVATIONS (A3)

2222_PD_308 PROPOSED FARMHOUSE SOUTH & NORTH ELEVATIONS (A3)

2222_PD_309 PROPOSED FARMHOUSE WEST ELEVATIONS (A3)

2222_PD_323 PROPOSED HALL GROUND FLOOR PLAN (A3)

2222_PD_324 PROPOSED HALL FIRST FLOOR PLAN (A3)

2222_PD_325 PROPOSED HALL ELEVATIONS (A3)

2222_PD_330 PROPOSED COTTAGE PLAN (A3)

2222_PD_332 PROPOSED COTTAGE ELEVATIONS (A3)

2222_PD_343 PROPOSED BARNS GROUND & FIRST FLOOR PLAN (A3)

2222_PD_344 PROPOSED BARNS ROOF PLAN (A3)

2222_PD_347 PROPOSED BARNS ELEVATIONS (A3)

BJHC HB Report Cheynes Farm Cottered

CheynesFarm_RetrofitAssessment_NDMHeathLtd_21_12_2022

Ecology report and emergence survey

Equine Needs Assessment