



Munden Parva,
Hertfordshire
SG12 0PD

Design & Access Statement
November 2023

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Introduction

Preamble

Cousins & Cousins has been instructed by the Client to prepare a Planning Application and Listed Building Consent (LBC) for the proposed works to Munden Parva:

- Proposed internal alterations on the second floor of the main house (LBC only)
- Proposed new alterations to glazing in the orangery (Planning & LBC)

The following Design & Access Statement has been prepared by Cousins & Cousins Architects in accordance with East Hert's Supplementary Planning Documents (SPD's), and is to be read in conjunction with the accompanied drawings and supplementary reports:

Supporting documentation

Existing and Proposed Drawings:

Site

10_002 Location plan

A_Main House:

A_EX_010 Existing: Site plan

A_EX_100 Existing: Ground floor plan

A_EX_102 Existing: Second floor plan

A_EX_201 Existing: Section BB

A_EX_303 Existing: South-West elevation

A_20_100 Proposed: Ground floor plan

A_20_102 Proposed: Second floor plan

A_20_201 Proposed: Section BB

A_20_303 Proposed: South-West elevation

Supporting Documents:

Heritage Statement

Design & Access Statement

Bat Survey Report

Site Overview

Munden Parva is an 18th Century detached Georgian dwelling, sited in Dane End, Hertfordshire. Formerly the rectory of Little Munden, the property has been extended over the years, and today is formed of 10 bedrooms and 5 reception rooms laid over 3 floors, and including a basement. Munden Parva is sited over 200 acres and enjoys expansive views out over the rolling East Hertfordshire landscape. Munden Parva is Grade II listed (list entry no. 1102264).

The Site includes well maintained pleasure gardens with planted terrace, a tennis court, ponds, and a separate field used for sheep grazing. To the north of the Site, ancillary buildings include general store and biomass outbuilding.

The Site was sub-divided by previous owners, and today immediate neighbouring ancillary buildings are under different ownership.

Munden Parva is not in a Conservation Area and there are no trees with Tree Preservations Orders on the site or in the immediate vicinity.

A separate planning and Listed Building Consent has been granted for works other than to the main house, ref 3/23/0205/HH and 3/23/0206/LBC.

An analysis on the history of the heritage asset and its significance is included in the Heritage Statement which is submitted in support of this application.



Aerial photo of Munden Parva including siting of dwellings, access to Site, and immediate context. Refer to architectural drawings for full location plan including red line

1. Munden Parva - Grade II listed main house
2. South driveway used by those visiting Munden Parva, and delivery drivers to both Munden Parva and neighbouring properties
3. North driveway primarily used by neighbouring properties
4. Tennis court

Site Photos

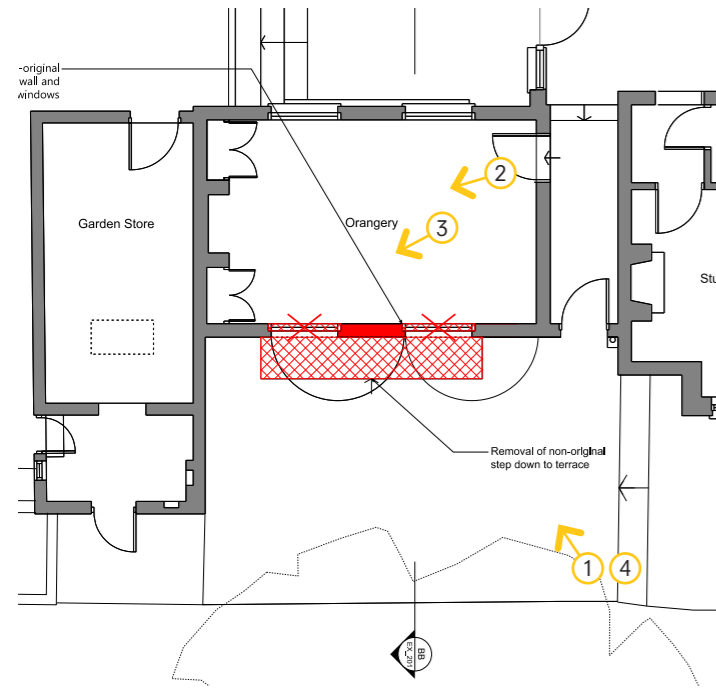
Main House Exterior



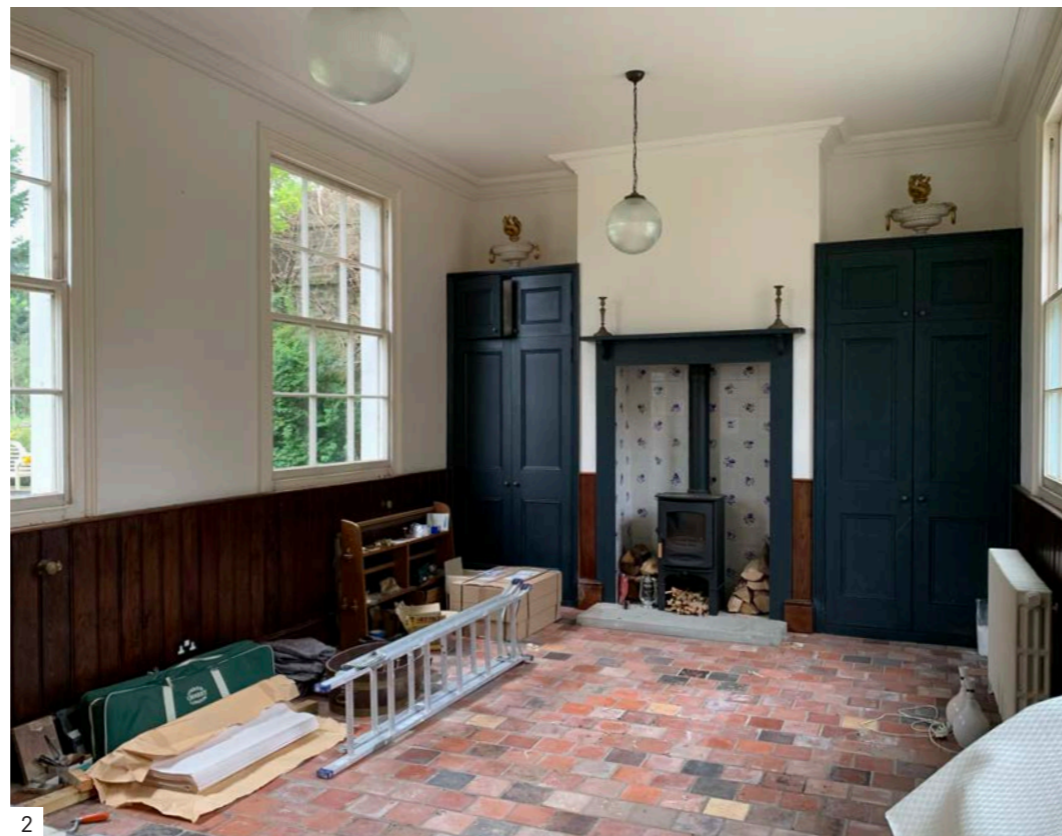
1. Munden Parva south-east elevation opening onto pleasure gardens
2. View of the primary south-east elevation up from the terraced garden
3. View of existing entrance to the main house sited on the north-west rear elevation
4. View from the existing terrace overlooking the rolling Hertfordshire landscape



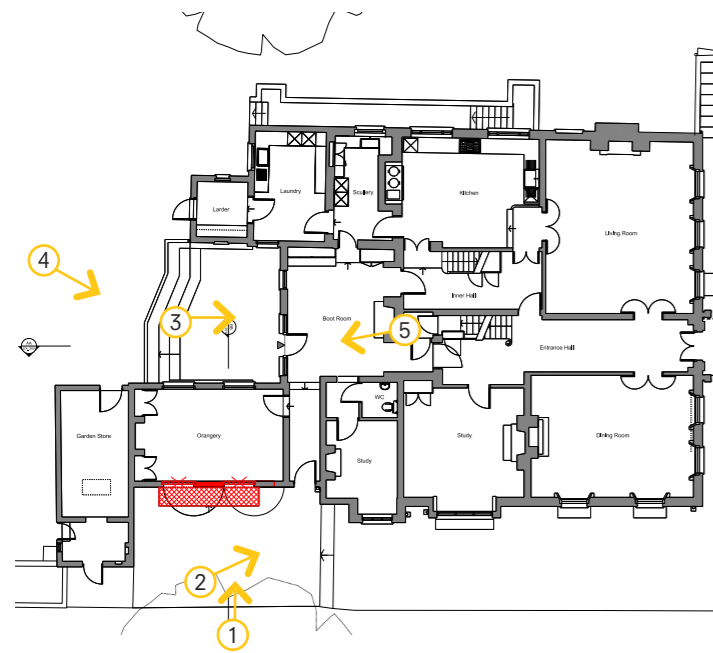
Orangery (former Mission Room)



1. View from external terrace looking back towards former Mission Room (later known as servants' hall) and garage. Patchwork brickwork highlights adaptation and areas of change to the elevation
2. Existing view into former Mission Room from entrance, showing non original interior features and windows.
3. Historic photo from the 1970s of the former Mission Room including double doors out to external terrace
4. Historic photo of the external terrace looking towards former Mission Room and garage beyond. Mission Room includes double doors out to terrace

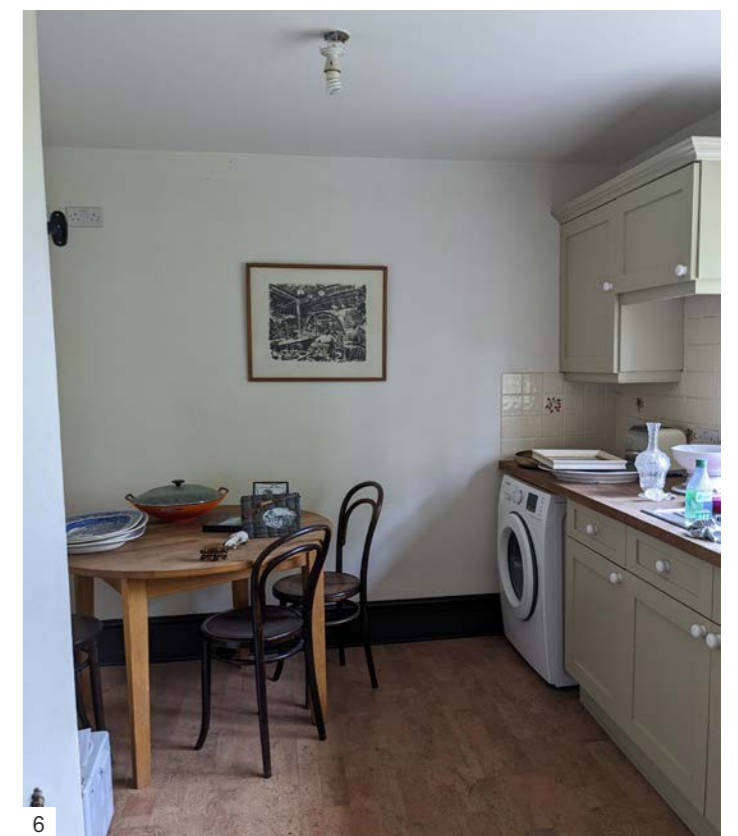
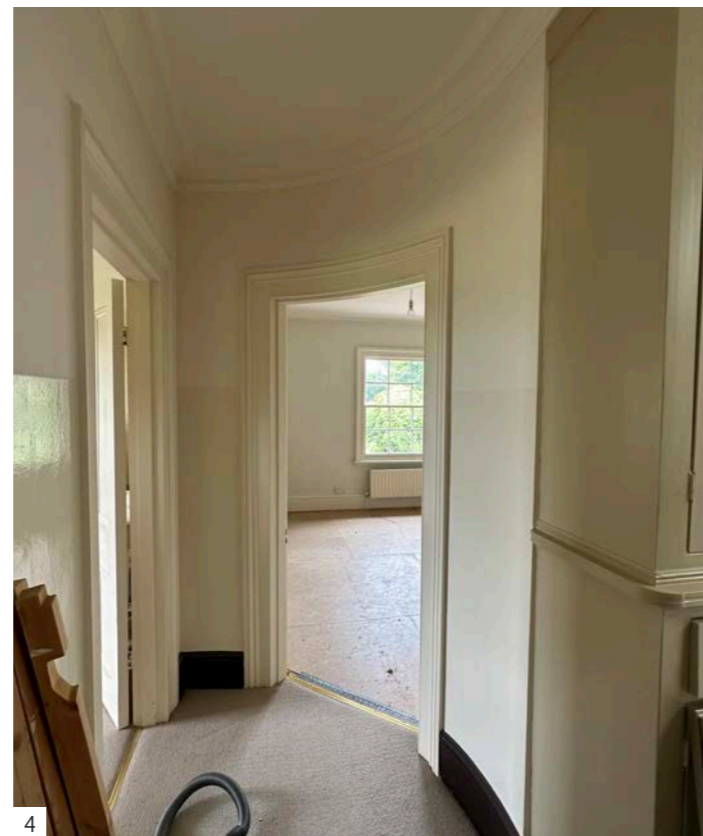
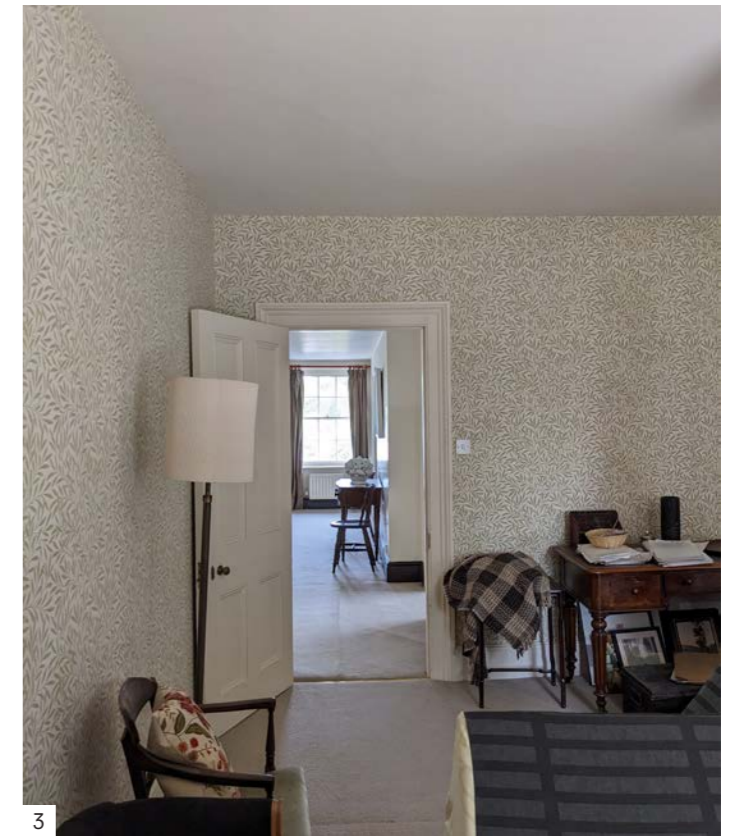
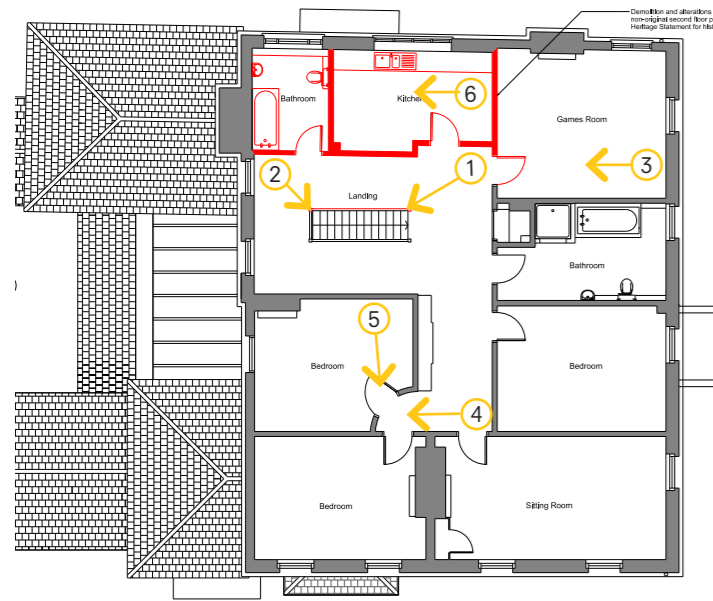


Orangery (former Mission Room)



1. View of orangery from the south west
2. View of the orangery abutment to main house
3. View of the rear of the main house and various extensions, orangery seen on the right hand side
4. View of orangery from the service yard
5. View of the roof and north east of the orangery as seen from the first floor of the main house

Second Floor



1. The stair as seen from the top landing.
2. Stair opening located awkwardly in the centre of the oversized landing.
3. View of the games room showing simple finishes and no original features.
4. Curved door within one of the bedrooms, as seen in the 1926 plans.
5. Curved door as seen from inside the bedroom.
6. View of the kitchen showing simple finishes and no original features.

Design Concepts

Works to the main house are separated into two main elements being:

- A: Internal alterations to second floor level
- B: Works to orangery (former Mission Room) to increase connectivity with external terrace and gardens beyond.

Proposed works have been developed alongside relevant policy as identified in the Heritage Statement which is submitted in support of this application.

Use:

Munden Parva existing and proposed use is that of single residential dwelling (Use Class C3).

Amount:

- The application Site area is 72.74ha
- Munden Parva's existing Gross Internal Area (GIA) is 779.8sq.m
- There will be no change in GIA as a result of the proposed works

The following pages will deal with other design related matters for each of the above mentioned sections in turn.

Access:

Access to the property will remain unchanged.

Section A: Second Floor

Layout:

Munden Parva is an 18th Century detached Georgian dwelling and is currently formed of 10 bedrooms and 5 reception rooms laid over 3 floors, and including a basement. The property has undergone much transformation as best documented in the supplementary Heritage Statement, including the addition of a second floor c.1870 which is acknowledged in the listing entry.

Accessed solely from the secondary staircase, the second floor is at odds with the rest of the property including internal plan principles and formation, along with room proportions.

In addition, alterations made to the second floor by previous owners have resulted in the secondary staircase being open to the landing on all sides, which detracts from the character of the building.

The proposal would see the historic layout on the eastern side being reinstated, including the wall to the side of the staircase.

A bat survey report is submitted with this application.

Appearance:

There will be no change to the exterior appearance of the house resulting from the proposals.

Scale:

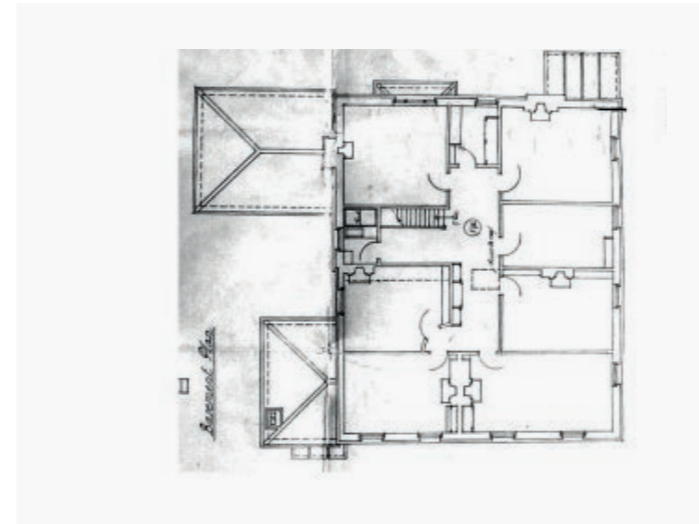
The proposed layout reinstates the historic scale and hierarchy of the rooms on the second floor.



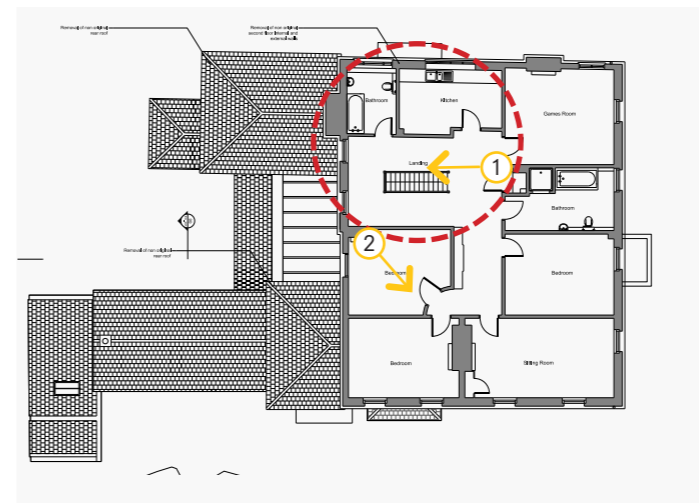
1. Existing secondary stair on second floor level



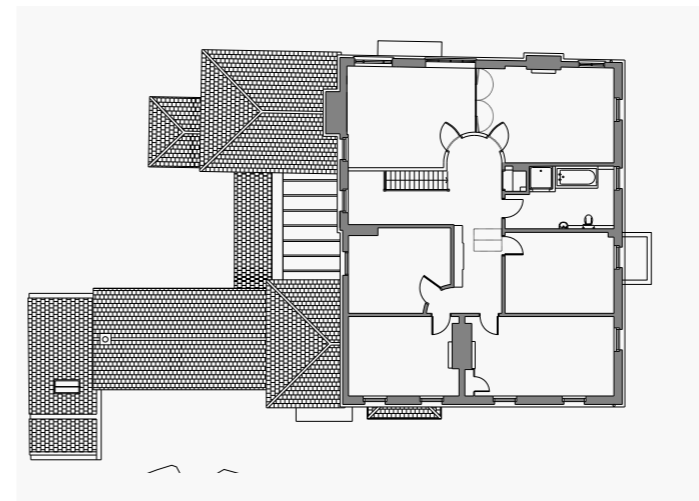
2. Existing curved door on second floor level.



Plan of second floor c.1926



Existing second floor plan, area of previous alterations circled



Proposed second floor plan

Section B: Orangery (former Mission Room)

Layout:

Both facing elevations of the former Mission Room (later known as servants' hall) have been altered throughout the buildings history to suit differing needs of the respective spaces, and as evident in historic plans and photos, and as visible in the existing brickwork and detailing; changes are further documented in the supplementary Heritage Statement. Today, the space remains unused and serves for sporadic storage with no focused purpose. Externally, a terrace provides external seating and dining space being accessed from a corridor leading from the entrance hall. A large tree frames the external terrace and view out to the rolling Hertfordshire landscape.

The proposal looks to reinstate a use for the space sufficient for the Client's family needs, and to help create an orangery garden room with direct access out to the external terrace. The proposed opening looks to improve connectivity between internal and external spaces to provide a room that can be enjoyed year round.

Scale:

Proposed works to the orangery are contained within the existing footprint with no additional floorspace.

Internally, the proposal looks to remove the non-original ceiling line to reinstate the original (assumed Mission Room) proportions. The proposal also looks to introduce timber frame double French doors to the south-west elevation, predominantly sited within the area of non-original and heavily altered brickwork.

Appearance:

The timber frame double French doors have been designed with fenestration and proportions to best match the glazing elsewhere including brickwork soldier course above.



Photos taken above non-original ceiling line, showing the original ceiling form, and location of roof structure. The proposal looks to reinstate the original room (assumed Mission Room) proportions.



Proposed south-west elevation including timber frame double French doors to sit within the area of non-original and heavily altered brickwork, and including soldier course brickwork.



Section through orangery showing removal of non-original ceiling and reinstated room proportions

Summary of Response to Pre-Application Feedback

The application follows Pre-Application submission (S/22/0014/PREAPP), and this Design & Access Statement looks to address feedback received by Case Officer Edward Evans, 21/07/22.

The below looks to address key points relating to the relevant section with East Herts comments shown in black *italic*, and Cousins & Cousins response in Blue.

Second floor:

The pre-application proposals indicated removal of the non-original second floor. This has since been revised in line with East Herts' comments, with the second floor now being retained.

The removal of a whole floor and the roof of the listed building is a major intervention which would result in the loss of 19th century fabric which contributes towards the significance of the building. There is no photographic evidence of the exact design of the original building and therefore the proposed plans risk reinstating an inaccurate design. There are also concerns that the removal of the second floor and roof could risk damage to the original parts of the building. Overall, the removal of the second floor would result in harm to the listed building. The level of harm is considered to be substantial, and the proposal is therefore not acceptable. If the applicant wishes to continue to progress the proposals, then pre-application discussions should be undertaken with Historic England.

In response to pre-application feedback, the second floor will be retained, and its historic pre-1926 layout reinstated.

Orangery windows:

The pre-application includes changes to the former Mission Room to allow the space to be used as a garden room. The proposed works include the removal of the non-original windows and an area of wall to allow for the installation of timber frame doors. The room has been altered over time. In the 1970s a conservatory door was added to the west elevation. This was then altered to be two sash windows in 1996 which were further altered with drop sills to create doorways in 2012. The removal of the non-original windows and a section of heavily altered brickwork on the west elevation is acceptable, however this should be a smaller area than shown on the proposed plans. Glazing between the two windows is acceptable but should not extend beyond the windows. The proposed design of the doors with glazing bars would complement the rest of the house

and is acceptable. Single glazing would be expected to be used.

Following pre-application feedback, the area of proposed glazing has been reduced in line with officers' comments. The glazing now sits between the two existing windows and does not extend beyond the windows. The proposals indicate double glazed units, however these will be designed to use slim profiles to appear as close to single glazing as possible.

Orangery ceiling:

The pre-application proposals indicated introduction of 8no. rooflights. This has since been revised in line with East Herts' comments, with the previously proposed rooflights being omitted from the proposals.

The ceiling is proposed to be removed and 8 rooflights installed. The ceiling is non-original and is therefore acceptable. The roof has not been altered and the addition of 8 rooflights would disrupt the roof form and detract from the character and appearance of the main house. Two conservation rooflights on the east elevation may be acceptable, and these should be situated in line with the two existing windows.

In line with pre-application feedback, the rooflights have been omitted from the proposals. The feedback confirmed the proposed removal of the non-original ceiling is acceptable.

