

Roof repairs to:

Moor Hall Farm, Moor Green SG2 7AT

HERITAGE STATEMENT & DESIGN AND ACCESS STATEMENT

Note: comments on the design are interlinked with the heritage assessments



1.0 Listing Description

TL 32 NW ARDELEY MOOR GREEN (north side)
2/7 Farmhouse at Moor Hall Farm -
GV II

House. Early C19 incorporating C17 range at rear. Yellow brick and low pitched slate roof projecting at front with wide boarded soffit and extended to rear as catslide over brick cased timber framed range. A 2-storeys and cellar, 2-cell, single-pile, central entrance passage plan house facing W. 2-storeys older cased block at rear at lower level. Gabled single-storey brick and slate brewhouse to rear with internal gable chimney and interior open to roof. Symmetrical 3 windows front with pilasters at corners and flanking central door. Recessed sash windows with 8/8 panes and flat gauged arches. Deep segmental arch to 4-panel moulded doors, with panelled doorcase and radiating fanlight. Projecting gable chimneys. 2 sash windows. 2 false windows on N gable.

Listing NGR: TL3253826822

2.0 Context



- 2.1 The building is the former farmhouse for what was Moor Hall Farm. Access is via a track shared with Moor Hall Farm Barn running NE up from the classified road C14 leading north from Wood End to Moor Green, up the hill from Ardeley. It is in the Moor Green Conservation area.¹
- 2.2 The track runs through Moor Green which has areas designated as Nature Conservation sites – but none is immediately adjacent to the application site.
- 2.3 To immediate east of the building is an area designated a Scheduled Monument, which incorporates Great Wood. These are owned by the applicants. Great Wood is also a Nature Conservation site.
- 2.4 The Moor Hall Scheduled monument is summarised on the Historic England website as follows:
- ‘Moor Hall: a moated manorial site and associated earthworks immediately north-east of Moor Green. List entry Number: 1009241.....
The moat at Moor Hall is a well-preserved and undisturbed example of a moated manorial site. It has a long documented history of occupation from the late 13th century until the 19th century. The associated earthworks in Great Wood indicate that the moated site was part of a larger, more complex medieval settlement²
- 2.5 Immediately to the north of the site is Moor Hall Farm Barn. This building includes a Grade II listed Barn and Shelter Shed.

¹ It does not get a specific mention in the 2018 Ardeley Conservation area appraisal although the adjacent buildings at Moor Hall Farm Barn do.

² Selected extracts from the extensive HE listing description

3.0 Statement of Need

- 3.1** There is concern about the condition of the main slate roof. Slates have been lost in bad weather – including the verge slates which were incorrectly sized. The roof was re-slatted some decades ago.
- 3.2** There is concern about the condition of the reduced historic frame in the lean-to section at the rear, There is a noticeable opening up at the junction of the main roof and the lean-to and the roof sags in parts.

Reslating it would allow for the existing timbers to be inspected and repaired or replaced. It would also allow insertion of Sheeps' wool insulation between the joists in the lean-to in addition to the lath & plaster repairs for which consent has been granted.



Main roof at rear – Pitch 2

- 3.3** There is also concern about the condition of the timbers in the brewhouse roof. There is a noticeable sag in the timbers over the entrance.

There is already consent for alterations on the other side of this roof to form the junction to the lead roof (which will need slate removal up the pitch to form an adequate junction) and for inserting a new rooflight. Reslating it would allow for the existing timbers to be inspected and repaired or replaced.

It would also allow insertion of Sheeps' wool insulation between the joists in addition to the woodfibre, lime-finished underboards which already have consent.

See photo overleaf.



Brewhouse roof Pitch 3

- 3.4** The lead flashings to all the chimney stacks need attention/ replacement.
- 3.5** There is an urgent need for extracts from the bathrooms and utility rooms – there are no functioning extracts and the condensation is a risk to the fabric of the building. Due to low soffites and windows there is no obvious route out through the walls and as there is a buried frame in the walls, this might cause more damage to historic fabric than exiting through a C20 roof.

4.0 Assessment of Heritage Assets and Design of the repairs

Slate Roof (Significance and Design)

- 4.1 The building has significance in its setting, its construction and its proximity to the scheduled monument.
- 4.2 It comprises a 19C front half and a much earlier two-storey timber framed range, which is encapsulated within 19C alterations. The timber framed range – which can now be only see internally - has been previously assessed as having high significance.

At the rear is a 19C single-storey structure designated as a 'brewhouse' in the listing and a 20C shower room and boiler room.

- 4.3 The front section facing SW (Pitch 1) presents an imposing front to Moor Green. It uses materials, which were imported from outside the area: London stocks and slate. It is raised off the ground. It has steps up to the front door and a semi-basement room. See photo on page 1.

- 4.4 At the rear, the slate roof forms a long monopitch down over the timber range. The roof construction of this historic frame has been reduced and modified to a monopitch.
- 4.5 At the rear a C19 gable-ended 'brewhouse' was added. This too is clad in slates.
- 4.6 Slate would not have been the original roof covering of the historic timber range but its use became widespread in the C19 as transport issues were resolved.
- 4.7 The long slate roof – without the feature of a catslide – is unusual and not particularly attractive but it was the practical solution to resolving the merging of two quite different structures. It therefore has moderate significance.

Fascia and Soffits (Significance and Design)

- 4.8 The fascia and soffits do not appear to be historic and have no special detailing. They have a neutral impact on the setting of the heritage asset.
- 4.9 The ecologist has identified some areas that have gaps used for ingress by the bats into the roof space. This has significance.
- 4.10 It is proposed that the condition of the fascias and soffits are given a closer inspection to assess their condition. If found to be defective, they are to be replaced in a profile to match existing but in treated SW.
- 4.11 Current openings for the bats are to be maintained – either by retaining the relevant board or if defective, replacing with a new board with gaps to exactly match the existing gaps.



Bats have been noticed exiting from the roof on this elevation

5.0 Impact of the repairs/Design of the repairs on the heritage assets.

- 5.1 The proposals for the repairs have a neutral impact on the Setting of the heritage assets as like-for-like materials are to be used.
- 5.2 The proposals allow for assessment of the state of the existing timbers and for repairs to be put in place.
- 5.3 An emergent bat survey has been undertaken and the ecologist has commented on the species and timings of any potential roof works.

6.0 Access

- 6.1 Access issues are not affected by these proposals.

Francesca Weal **RIBA SCA**
RIBA accredited Specialist Conservation Architect

WEAL- Architects
2 Mill Walk, Wheathampstead, Herts AL4 8DT