

# Hubbard Conservation



Crossways  
Little Heath Lane  
Potten End  
Berkhamsted  
HP4 2RY

Impact Assessment – report two.

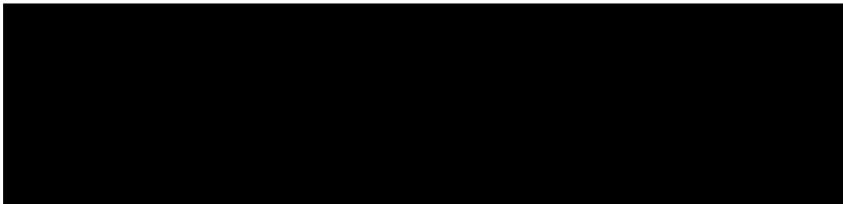
December 2023

Contents.

Part Two: Impact Assessment

Introduction to the proposal	3
Description of the proposed works and impact assessment	5
Conclusion and summary of impact: policy and guidance	25
Bibliography	30
Appendix I – Listed descriptions of Crossways	31

Front page: Principal (west) elevation of Crossways.



### Introduction to the Proposal.

Victoria Hubbard MSc of Hubbard Conservation has been commissioned to write this Impact Assessment. This report forms Part Two of an Heritage Impact Assessment, and should be read in conjunction with the Statement of Significance (Part One -report number 136-23). This report will not repeat the information provided in the Statement of Significance but will reference the relevant pages where necessary. The report has been commissioned by Mr and Mrs Desoutter in relation to the proposed works to Crossways.

The applicants have shown an appreciation of the property and an understanding of its historic significance. The intention is to reinstate primary features whilst renovating and creating a suitably sized new kitchen extension appropriate to modernity and a property of this size and proportions.

The local planning authority have been consulted under pre-application number: 23/02387/PRLB. The applicants and William Green Architects have considered the findings of the pre-application response and have addressed several key issues including: *'reducing the proposed extension in line with the existing outbuildings to lessen the scale and footprint, omitting the external detached carport, and the proposed bay extension to the southern pavilion'* <sup>1</sup>. The proposed works will be discussed in the following pages. The list of works has been taken from drawings and the Design and Access Statement provided by William Green Architect provided on the 21<sup>st</sup> December 2023.

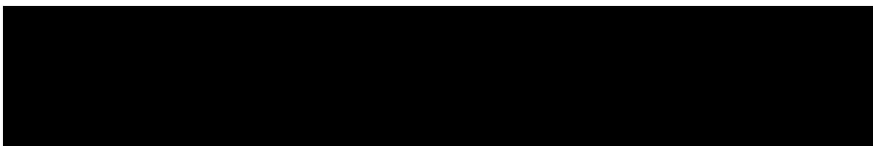
Crossways was first statutorily listed as Grade II, on the 19<sup>th</sup> March 1987 (Appendix I - List Entry Number: 1101185), and was amended slightly on the 3<sup>rd</sup> June 2020. A number of character areas have been identified in Potten End, of which Little Heath Lane does not appear to be mentioned.

### Local constraints.

- Dacorum Borough Local Plan 1991 – 2011 (2004)
- Saved policy 119: Development affecting Listed Buildings
- Adopted Core Strategy 2012 (2006-2031)
- Section 17. Conserving the Historic Environment page 117

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<sup>1</sup> Taken from William Green Architects' Design and Access Statement dated 21<sup>st</sup> December 2023



- o Policy CS27 – Quality of the Historic Environment – page 118

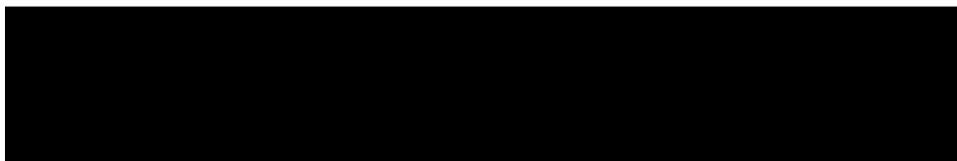
The planning system expects reports such as these to be based on evidence. Therefore, this report has been based on a site and building survey that took place on the 6<sup>th</sup> September 2023. Photographs were taken on the day.

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Victoria Hubbard has a Masters degree in Historic Conservation from Brookes University, Oxford. She is the project coordinator for The Early English Fabric project in Chipping Norton on behalf of Historic England, which started in 2013 and is ongoing. The project was nominated for The Historic England Angel Awards in October 2016 in recognition of the time, effort, and determination afforded to the project. In 2012 she became one of the founder members of the Chipping Norton Buildings Record (CNBR) and is an Affiliate member of the Institute of Historic Building Conservation (IHBC).

This report has been prepared with care, diligence and as an objective assessment based on the information provided, discovered, or known at the time. Care is taken to provide best practice in all reports and correspondence. No responsibility is accepted for errors and matters beyond our reasonable control or the failure or refusal of the client to fully disclose all material facts and circumstances. We will not be held responsible for any losses arising from the supply by the client or associated professionals of incorrect or incomplete information, or the client's and associated professional's failure to act upon advice and guidance given.

The Local Planning Authority or Planning Inspectorate makes the final judgement. It is possible that any scheme or area of research will not obtain approval, or otherwise receive a positive outcome. This report has been produced for the sole use of Mr and Mrs Desoutter and their professional advisors in connection with this application and should not be relied upon by any other party or any other context. This report should be read in conjunction with the Design and Access Statement and drawings provided by William Green Architects.



Description of the proposed works and impact assessment.

The following description will be described by floor level. With regard to the ground floor, the external proposed works will also be included, as well as the newly proposed kitchen extension.

The proposed works have been taken from the drawings provided on the 21<sup>st</sup> December 2023, and some of the justification has been taken from the Design and Access Statement (where indicated in the text).

Where necessary, the relevant pages and figure numbers found in the Statement of Significance will be noted for the convenience of the reader to be able to quickly refer to pertinent information. The existing floor plans have been copied from the Statement of Significance and show the corresponding room codes.

Ground floor level, including external proposed works.

**1. North courtyard gate columns and alterations to the north courtyard outbuildings.**

Existing. (See pages 15, 16, and 20. Figs. 10, 11 & 15 of the Statement of Significance. Figs. 2, 3 & 4 – this report).

Visible on the 1923 OS map, the outbuildings are a linear row of 6-sheds running along the north boundary, with a garage at a right-angle to its western end. The rooms and the east end have a pentice-covered walkway. Each of the rooms have various divisions; some modern, some earlier. The sheds and garage surround a brick courtyard accessed via double timber gates, hung from massive iron hinges (matching the south courtyard), set at 45-degrees, supported on brick piers with stone ball-finials. The piers (at least the southern

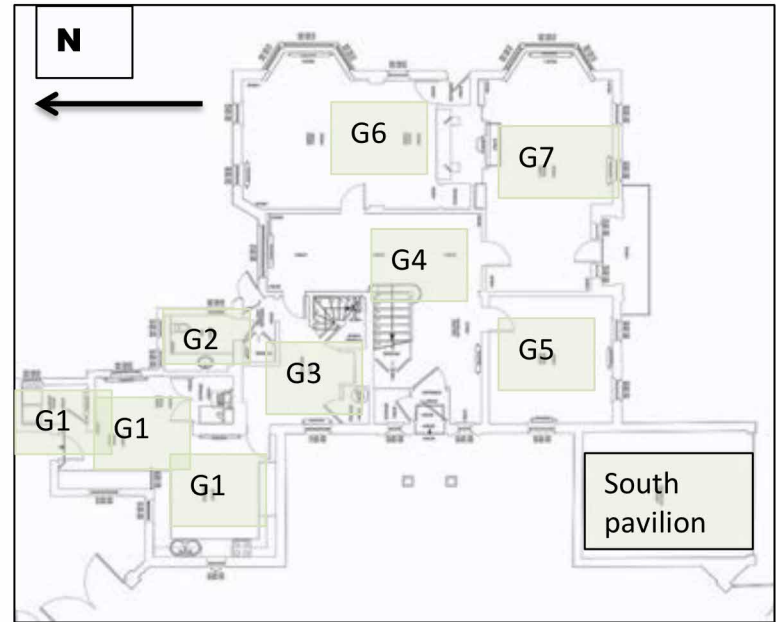


Figure 2: Existing ground floor plan.

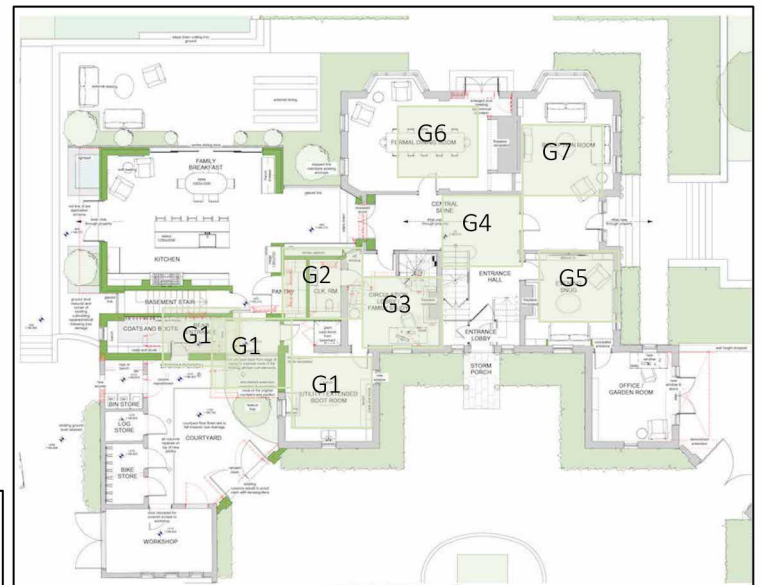


Figure 3: Proposed ground floor. Drawing No: 23337 2\_113e

pier) appears in the 1976 newspaper article <sup>2</sup>. The right pier appears to course through to the garage, suggesting a coeval build. However, the quandary is if the gates and the garage are indeed coeval, why do the gates and columns jar against the eaves of the garage? This seems to suggest the position of one or the other is secondary. Otherwise, if both parties are primary, the design is ill-conceived.

To the right of the gates is the north pavilion (G1). There is a flat-roof area of G1 jutting into the courtyard in the southeast corner; abutting the northeast corner of the pavilion.

#### Proposed works and mitigation.

The proposal seeks to rebuild the existing brick columns to ‘avoid clash with eaves/gutters’ <sup>3</sup> seeking to rectify the design. The proposed drawing (23337 2\_113e) suggests that the piers will be rebuilt and moved *slightly*. If the brick fabric could be reused, and the hinges and gates reattached without damage, it would seem likely that the visual aesthetic is unlikely to alter (based on the drawing). As long as the works are conducted with care, and the movement is minimal, the only real loss will be the cementitious mortar.



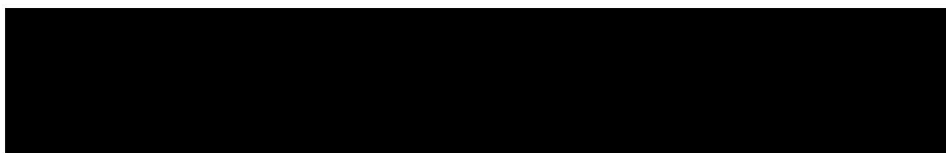
Figure 4: North gates, north courtyard.

With regard to the northern sheds; the western rooms appear untouched with the exception of a removed internal wall. The eastern rooms will be partially remodelled to become a bin store, and incorporated into the northern room of G1. The existing courtyard door into the garage will be moved to provide a covered entrance (refer to drawing 113 for full description). The drawing suggests that the 3 western doors will remain, retaining the

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<sup>2</sup> Page 18, Fig. 13 Statement of Significance.

<sup>3</sup> Design and Access Statement.



readability of at least 3-sheds. Based on drawing (23337 2\_113e) it appears the majority of the row will remain readable as the scale, form, proportions will not alter. It's important that this range reads as ancillary, whilst a new viable and sustainable use is created. The ancillary and domestic rooms of the sheds belonged to the service-era, but are somewhat redundant today. The eastern room/s will be incorporated into the north room of G1, which had very little significance as a small utility room. The proposal retains the L-shaped formation of the rooms, retaining its readability. The proposed drawings also mention that the courtyard 'floor finish laid to fall towards new drainage'<sup>4</sup>. Presumably the existing bricks will be reused.

## 2. Demolition and remodelling of part of G1.

Existing. (See pages 18, 23, 24, 25 & 37. Figs. 13, 15, 19, 20, 21, 22 & 40 of the Statement of Significance. Figs. 2, 3 & 5 – this report).

G1 comprises; the northern pavilion, a flat-roofed area that juts into the north courtyard, and a small utility room in the northeast corner. The entire area has been altered significantly over the years. Based on historic photographs kindly provided by the clients it would appear that the north pavilion, room G3 and room G1 were remodelled after 1976 and amalgamated.

It would appear that the remaining northwest eaves chimneystack once provided for a kitchen cooking-range, which might have been located against the southeast side of G1, within the north pavilion. Historic photographs suggest historically G3 was used as part of the kitchen. These photographs show that the existing doorway between G3 and G1 is a later alteration, presumably access was gained primarily to the east of the chimneystack. It would seem likely that a returning section of wall was removed from the northeast corner of the pavilion (G1) opening-up the room as it is currently; linking the pavilion with the flat roofed area, combining the two elements into a single room. There is a

<sup>4</sup> ibid

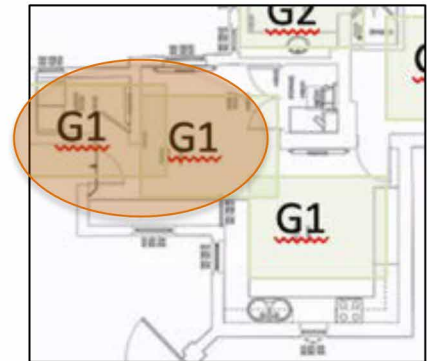


Figure 5: Top – area in question with regards to G1.

Centre – internal view of G1 (area with flat roof) which juts into the courtyard and the small room to the right proposed to be incorporated into the east side of the sheds.

Below – external view.

modern 8/8 dormer casement window above the area of missing wall. There is a filled in doorway in the north wall of the pavilion. It appears the internal walls of the utility rooms are secondary. Modern cupboards with double doors (with vents) suggest the location of the chimneystack.

The flat roofed area of G1 traverses, and is visible from, the west and east sides. The historic maps appear to suggest the western side jutted into the courtyard, and might have been truncated sometime between 1939 - 1976. This flat roof construction lacks any sophistication and appears to be 'squeezed-in' between the lean-to (G2) and the north pavilion. The character and colour of the brickwork differs greatly on the east side when compared to the east wall of the outbuildings. The brick voussoirs above the east window appear to be the only example on site, again suggestive of an adaption.

#### Proposed works and mitigation.

It appears likely that rooms G3, G1, and the flat roofed part of G1 were remodelled after 1976 and amalgamated based on historic photographs. It is possible that this range has been rebuilt, which might explain why the flat-roofed area sits so uncomfortably between the pavilion and the lean-to(G2) rendering the historical forms and arrangements unintelligible as they have been developed over time.

The proposal seeks to retain the doorway between G1 and G3 but reinstate the northern wall of the pavilion, remove the western flat-roofed area of G1, and incorporate the eastern side and the utility room into the new design.

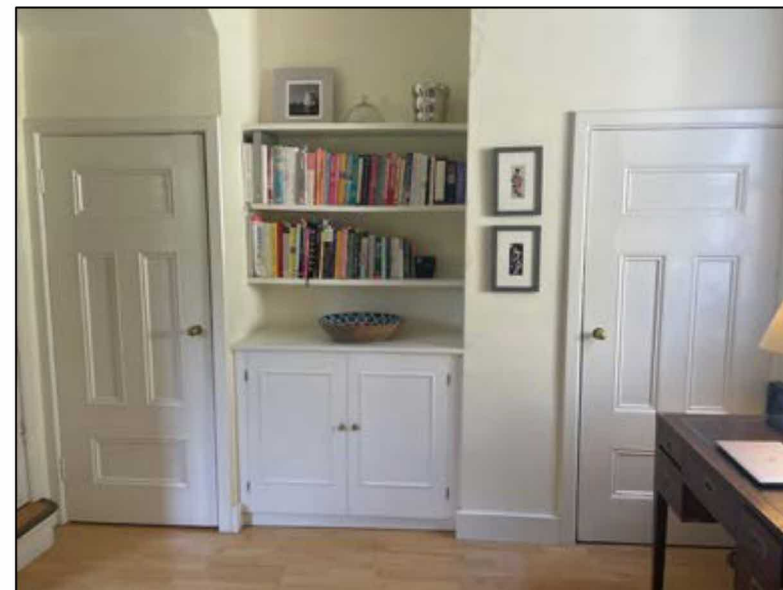


Figure 6: Room G3, south wall.



Figure 7: c1976 photograph of G3.



The result will enhance the northern pavilion partiality when viewed from the north courtyard, preserving the readability by removing the awkwardness of the flat-roofed area. The day-to-day function of this area is difficult; neither large enough to use as a dining space or kitchen extension. The northern wall of G1 will be reconstructed but this has no significance in any case. Overall, the impact will be enhancement. The pavilion is the area of high-significance. The proposal seeks to preserve the pavilion and enhance its surrounding and immediate setting.

### 3. Proposed changes to G3.

Existing. (See pages 26. Figs. 20 & 23 of the Statement of Significance. Figs. 2, 3, 6, 7 & 8 – this report). A lobby area has been created by partitioning off of the northeast corner of G3, adjacent to G2. The area comprises full-height cupboards (Fig. 8), the mouldings of which differ from the door into G2 and the external door. There is a secondary door opening into G1. As mentioned above, the historic photographs suggest historically G3 was used as part of the kitchen range (Fig. 7). There is an 8/8 sash window overlooking the western courtyard. There are two cupboards, with matching 4-paneled doors, flank the former fireplace (Fig. 6); now a cupboard and shelving. There is a step-up to the timber door with 6-panes underneath a 3-light oblong fanlight providing access to the back-stairs.

#### Proposed works and mitigation.

It is proposed that the flanking cupboards are removed to reinstate the fireplace. Presumably, these cupboard doors were installed coeval with the fireplace being removed. The historic photograph (Fig. 7) suggests there was an architrave present c1976, however, on close inspection of the photograph, it appears that the architrave received a door latch on the western side as opposed to the existing eastern side, suggesting the architrave and doors are a later additions. Therefore, it seems unlikely that historic fabric will be lost. The reinstatement of the fireplace will enhance the room, and preserve the historic domestication of a 'heated' room.



Figure 8: Cupboards and partition to the northeast corner of G3 adjacent to G2.

The proposal also seeks to remove the cupboards and partition to the north-eastern corner of G3, adjacent to G2. It appears the area around G1 and G3 has been altered over the years. It would seem likely that the cupboards were a later addition, although it has been difficult to propose an exact period in which this might have occurred, and at what point the room as partitioned<sup>5</sup>.

#### 4. Proposed demotion of G2.

Existing. (See pages 20 & 26. Figs. 15 & 16 of the Statement of Significance. Figs. 2, 3 & 9 – this report).

G2 comprises a brick lean-to with a hipped plain clay tiled roof. The roof extends west to meet the east pitch of the pavilion; an uncomfortable arrangement as the roof bridges a natural gap between the northwest corner of the house and the pavilion suggesting a secondary addition or an after-thought. It seems possible that this did not form part of the primary build, although it does appear by 1923.

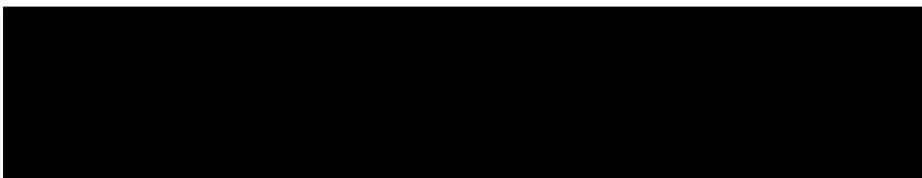
There are no obvious features of historic interest internally (Fig. 9). The room is lit from two aspects: two 4-paned timber casements to the north and another to the east. Modern floors internally.



Figure 9: Room G2.

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<sup>5</sup> The detail of the cupboards and partition walling fabric were not detailed or recorded.



Proposed works and mitigation.

It seems likely that this lean-to was part of the early development. This small room provides nothing internally of historic architectural interest, and has little in the way of significance in terms of architectural distinctiveness externally.

The mitigation for the proposal is to incorporate the footprint into the proposed new kitchen.

**5. Removal of northern window in G4 to provide an entrance into the new kitchen**

Existing. (See pages 21 & 27. Figs. 17 & 24 of the Statement of Significance. Figs. 2, 3 & 10 – this report).

The north elevation presents symmetry in plan-form, although the diminutive size of fenestrations to the western first floor windows reflect the fact that all of the service rooms (bathrooms and kitchen) are located specifically in the northwest corner of the property. To the eastern side at both ground and first floor level there are two 6/6 sash windows.

The central bay is stepped back from the building line, again to both floors, the windows (at the north end of G4 – Fig. 10) match comprising tripartite with a central 6/6 window flanked by 4/4 (Fig. 10). A flat canopy covers the ground floor window. To the west of this, the wall is oblique, housing a small door into G3 underneath a 3-light fanlight.

Access into all of the principal rooms is from G4 - the hall. All of the doorways have Cyma- styled door architraves with projecting lintels above. Other



Figure 10: north window of G4.



than gathering light from the peripheral rooms, the room is lit from a 2/4 western sash window and the north facing tripartite window comprising 4/4 sash windows flanking a central 6/6. To the east of this, is the side door (set obliquely) providing a northern exit into the garden, comprising timber door with 6-panes underneath a 3-light oblong fanlight.

#### Proposed works and mitigation.

It is proposed that the north window is to be removed; replaced by a recessed door providing access into the new kitchen. Based on drawing 23337 2-113e it appears that the oblique side-door will be removed and the wall rebuilt obliquely. The Design and Access statement justifies the works *‘to provide access to the new extension. Although there is some perceived harm in removing the window, the benefit of the location allows the proposal to be integrated closely with the main dwelling. Ensuring the historic building remains integrated and well-used in daily life, a point noted in the pre-app report’.*

There is no doubt that this change will result in the loss of historic fabric, however, this appears to be the most viable form of access without necessitating a new proposed opening. Retaining the proportions of the opening and the location at the end of the hallway will retain the emphasis on symmetry, grandeur and natural light (although the door-design and materials are not noted on drawing 23337 2\_113e).

#### **6. Construction of a new kitchen and cellar**

Existing – (see pages 14, 20, 21, and 22. Figs. 9, 15, 16, & 17 of the Statement of Significance - Part One).

The proposed area for the kitchen range comprises lawn. With regard to the north elevation, this has been discussed above in point. 5.

#### Proposed works and mitigation.

It is proposed to construct a single storey kitchen range with cellar below (drawing 23337 3\_311b). The proposed range relates and incorporates the northern ancillary rooms, retaining some primary function, preserving the domestic/ancillary aspect of the historic value of the house.



The northern elevation and rooms of the house perform as the ancillary, domestic rooms; a fact highlighted by the diminutive fenestration arrangements. The location of the proposed kitchen range on the northern side of the house appears to be the most appropriate siting in terms of historic value, and visual aesthetic.

The design seeks to form a visual separation from the host asset, however, the internal approach from G4 should provide a sense of grandeur, although sunken by a couple of steps to provide garden level access and a degree of subservience to the main dwelling.

Please refer to the Design and Access Statement produced by William Green Architects for the explanation and justification of the proposed design.

#### 7. Removal of window and door of the eastern elevation of G6

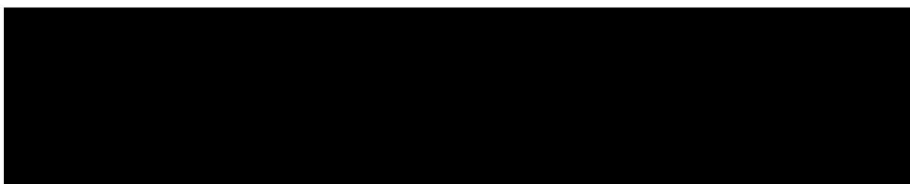
Existing – (see pages 13, 14, 19, 22 and 28. Figs. 8, 9, 14, 18 & 25 of the Statement of Significance - Part One. Figs. 2, 3, 11 & 12 – this report).

The east elevation exhibits a different variation of the fenestration arrangement to the ground floor. The only deviation from symmetry is the door and 6/6 sash window arrangement to the ground floor between the flanking multi-paned canted bay windows underneath a hipped clay tiled pentice supported by timber scrolled console brackets. The aforementioned door is located internally in room G6, to the east of the base of a large chimney (stack removed above roof). There are three tripartite windows to the first floor comprising 6/6 flanked by 2/2. There is a single, central, 3-light timber casement dormer window to S5. G6 is lit by two 6/6 sash windows to the north and a large multi-paned bay window to the east.

Room G6 has a parquetted floor and there are exposed joists to the ceiling, although a different character to that found in G4. The room is edged with plain timber coving. Scrolled corbels (double this



Figure 11:  
Top – external view of the east elevation.  
Below – internal view of the door and adjacent window.



time) again edge the ceiling. The question is are these resting on a pilaster detail similar to the hallway (G4) or is this a wall nib? If so, this might suggest this room was formally partitioned into two rooms. If this were the case, presumably there would have been a door into the hallway separate to the existing (perhaps), but there are no evident scars for a door. The floor-plan above on the first floor (rooms F4 & F5) comprises two rooms with a chimneystack between the two. If so, then the eastern part of the room would have been heated from the same chimneystack. However, to contradict this notion, if the southern part of the room was partitioned, the space would have been small and dimly lit (which contradicts the ethos of the building) and would have been dominated by the inglenook fireplace; this feature was removed sometime after 1976. This large opening was flanked by seats, with a fireplace surround and hearth. Either side were doors; presumably these remain as existing, with a cupboard to the west and a door leading to a lobby and external door to the east (Fig. 11). The historic photograph shows wall cupboards, an echo of salt cupboards presumably. It appears the location of these remains, but it is not clear if the doors have been replaced. The aforementioned lobby is small, providing external access via a partially glazed door with a 3/3 oblong fanlight above.

Room G6 enjoys the views across the private gardens and valley beyond, and is filled with natural light.

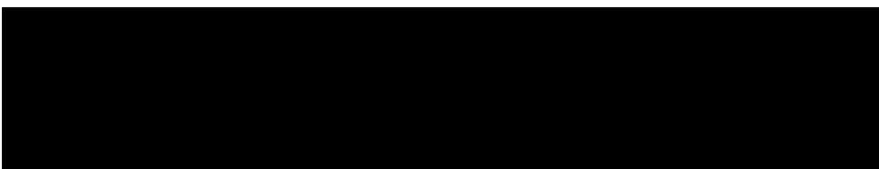
#### Proposed works and mitigation.

The proposal seeks to amalgamate the east-facing window and door into a single French door. The proposal<sup>6</sup> seeks to create an informed symmetrical elevation to echo that of the southern and western principal elevations, by way of a modest alteration to the single door and window.

As mentioned above, there is some debate as to whether G6 was in fact primarily two rooms, and a degree of design uncertainty with regard to the off-centre position and informal proportions of the door and window arrangement for such an otherwise symmetrical elevation. With regard to the question as to whether the window and door is primary? There was nothing noticeably obvious on the day of the survey in terms of fabric evidence to suggest they are not primary. The historic photograph c1970s show the arrangement in existence at this time.

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<sup>6</sup> Design and Access Statement page 9, point 6.15.



The proposal seeks to introduce symmetry to the elevation by the correcting the door and window arrangement, whilst preserving the existing fenestration arrangement and elevation.

#### 8. Fireplaces reinstated in rooms: G3, G5 & G6, thus chimneystacks.

Existing – (see pages 18, 29, 37, & 38. Figs. 13, 26 & 36 of the Statement of Significance - Part One (see Fig. 12 – this report)).

The top photograph of Fig. 12 shows the chimneys in existence during the 1970s. A newspaper advertisement dated July 1<sup>st</sup> 1976<sup>7</sup> clearly shows possibly four chimneys, none of which remain. It would be reasonable to presume these were removed prior to the listing in 1987 as there is no mention of chimneystacks.

#### Proposed works and mitigation.

There is little doubt that the removal of the chimneystacks dramatically altered the external aesthetic (Fig. 12), removing the opportunity to evaluate the hierarchy of the rooms based on the fireplace treatment, and the opportunity to read how the house was heated and food was cooked.

The nature of the exposed pipework and size of the radiators might suggest the heating was installed sometime during the first half of the C20, whereas the chimneystacks were in situ when photographed in 1976 therefore the removal of the chimneys is unlikely to have been a result of the heating installation. It would appear that the removal of the northwest chimneystack resulted in changes to the first-floor service stair, possibly the alterations to the

<sup>7</sup> Fig. 13 pg. 18 Statement of Significance.



Figure 12: Top - south and east elevations c1970s, prior to the chimneys being removed. Below – western elevation September 2023.

bathrooms F1a and F1b and the creation of S1a and S1b on the attic floor. The retained fireplaces in rooms S3, S6, and G7 are all that remains out of a possible fourteen fireplaces.

The reinstatement of the chimneystacks is deemed as enhancement, restoring the building both externally in terms of positive visual impact, and internally in terms fireplace settings.

9. Remove modern garage extension on the southern side of the south pavilion. Replace this with new window and doors to the south and a new window in the east elevation. A new concealed doorway will be created between G5 and the south pavilion.

Existing – (see pages 11, 16, 17, & 27. Figs. 6 & 12 of the Statement of Significance - Part One (see Fig. 13 – this report)).

The southern gates provide access to a larger gravel courtyard, roughly enclosed by an east and southeast section of brick wall, and a stable/garden room building to the west, which is attached to a greenhouse. The southern elevation of the south pavilion has been adapted to receive a roughly flat roofed modern garage which is at odds with the setting. (Fig. 13).

Room G5 is lit from two aspects. Two 6/6 sash windows to the south and an 8/8 facing west. Air vent located the blocked fireplace. There are Cyma-style skirting boards and a simple rail appearing to serve as coving, presumably a high-level picture rail<sup>8</sup>. The southern pavilion was not accessed on the day of the survey.

<sup>8</sup> Although this assessment is based on photographic record as in-depth study of the rail was not made on the day of survey.



Figure 13: Top – south modern garage extension on the south pavilion.

Below – the approximate location of the proposed doorway between room G5 and the south pavilion.



### Proposed works and mitigation.

The modern southern garage extension provides nothing in terms of preservation or enhancement, sitting uncomfortably within the courtyard. The proposal to remove this feature is deemed as enhancement. The local authority in their Pre-application notice (23/02387/PRLB) suggest this measure will be a *'heritage gain'*.

It is proposed to provide a new window on the eastern elevation of the south pavilion and to provide a concealed doorway between this and room G5. The fabric inside the pavilion is unknown. The area in which the doorway will be located in G5 should have little impact, and will link the south pavilion internally similarly to the northern pavilion, which is linked and accessed via room G3. The minimal loss of walling fabric is mitigated against bringing this aspect of the house into daily use, not changing the visual aesthetic of the pavilion when viewed from the front (west) drive and principal entrance, and removing the unsympathetic south-facing garage and flat roofed extension.

First floor level proposed works.

### **10. Reorganization of rooms F1a,b &c.**

Existing – see pages 31 & 32. Figs. 29 & 30 of the Statement of Significance - Part One (see Fig. 14 – this report).

The combination of rooms in F1 comprises; F1 a, b, c & d (Fig. 14) all of which are; located closely in the northwest corner. F1d is the continuation of the service stair to the attic rooms. Based on the historic photograph it appears that the chimneystack originated somewhere between F1a and F1d, thus heating a room in this area. Rooms F1a and F1b have been created, possibly, from a single room. It would seem likely that this room would have benefited from being heated from the removed chimneystack. Typically, Edwardian

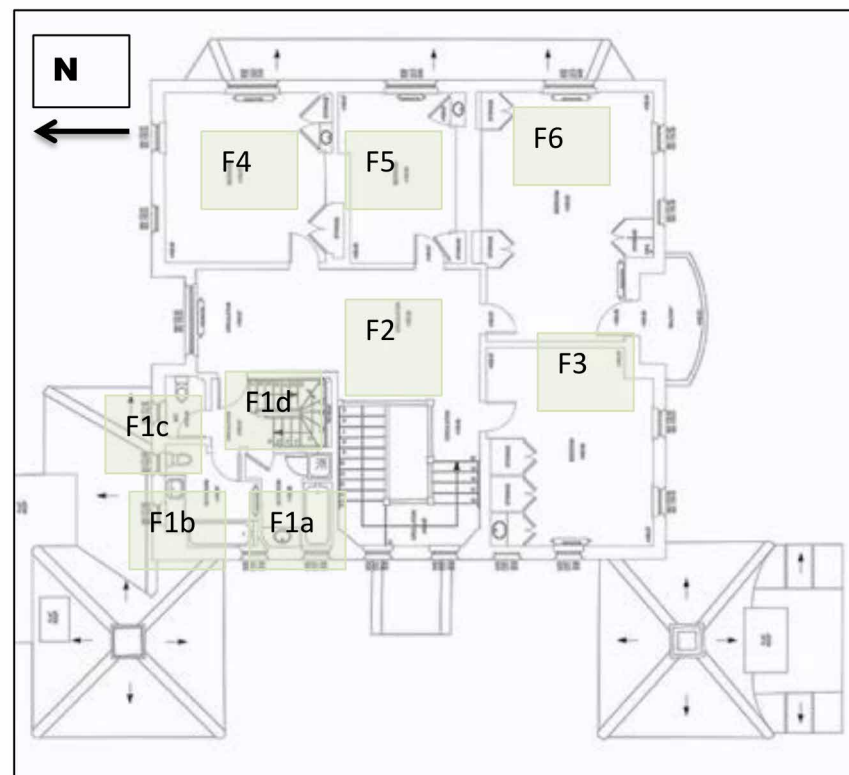


Figure 14: Existing first floor plan.

bathrooms were small rooms, as washing mostly took place in the bedroom. It seems likely this was formally a bathroom as all of the services are in this corner of the building deliberately, but the primary configuration has been altered in some way. There would have been a bath (possibly with a shower), washbasin, and some storage space. A gas- powered geyser, with a freestanding or wall-mounted cylinder, often provided hot water. Hygiene was important during this period; therefore, bathrooms tended to be tiled up to the dado rail or covered in a varnished paper. The water closet would have been (and still is) a separate room.

It also seems likely that the stairs (F1d) have been altered as a result of the chimneystack being removed, although the location of the stairs seems primary.

F1a- There is a 6/6 sash window overlooking the western forecourt. The timber door has an integral fanlight set in a replica Cyma architrave. The replication is good, but there is a slight difference, which is noticeable when comparing with the equivalent in F1b.

F1b- The partition wall between this room and F1a is cranked to meet the external west wall uncomfortably; set at an angle to ensure the window remains revealed. Again, the window matches that of F1a as a 6/6. Two further windows light the room from the northern side comprising 2/2 sash windows. The door matches that of F1a.

F1c- Accessed via a 2-panelled door, this room is lit by a north facing 2/2 sash window. The windows, door, and skirting all have Cyma mouldings, suggesting this room has not been altered. The room houses an early Waterwitch WC, manufactured in Kirkstall, Leeds.

F1d – The somewhat narrow and tight winder configuration of the ground floor to first floor service stair differs in character to that of the stairs ascending to the attic floor. These are much winder and gradual in the climb between floors, lending weight to the notion of a secondary intervention.



### Proposed works and mitigation.

The evidence suggests that the location of the bathroom in the northwest corner is primary, although based on the fabric evidence it would seem this was a single room primarily. The existing partitioning would appear to be a modern intervention located uncomfortably against one of the west windows, therefore its removal seems acceptable to return the room to a single-family bathroom, preserving the floorplan and enhancing the room.

The proposal<sup>9</sup> seeks to rebuild the wall between F1b and F1c, and open-up F1c to provide a lobby area.

### **11. Removal of cupboards in rooms F6, reopening of blocked south window, and new opening into F3.**

Existing – (see page 35. Figs. 33 of the Statement of Significance - Part One (see Fig. 14 &15 – this report).

F6 is likely to be the principal bedroom. The room is lit to the east by a tripartite window comprising 6/6 sash window flanked by 1/1 sashes, and from the south by a 6/6 sash window, which has an equivalent to its west which is hidden behind the modern built-in cupboard (Fig. 15). To the west of this is an external door to the balcony comprising half glazed timber door with margin lights underneath an oblong 4-paned fanlight.



Figure 15: Room F6. Modern cupboard against south elevation blocking window.

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<sup>9</sup> Drawing No; 23337 2\_114e

The fireplace has been removed and two modern built-in cupboards<sup>10</sup> flank the area. Picture rail continues around the room, and the Cyma mouldings can be found throughout.

Proposed works and mitigation.

Drawing No; 23337 2\_114e suggests that the three cupboards in this room are to be removed. These are modern and have no historic value. The removal of the southern cupboard is deemed as preservation and enhancement as the southern window can be re-exposed.

Justification for the request of an opening in the wall between F6 and F3 is due to the proposal to create a dressing room from F3, with an ensuite. The plan-form of Edwardian bedrooms would often accommodate a dressing room, especially in a house of this size and status. Therefore, the notion of a dressing room is not out of character, particularly to the master or principal bedroom. Of course, the provision of a doorway will result in the loss of a small amount of walling fabric, but the design seeks to provide a concealed jib door to lessen the visual impact.

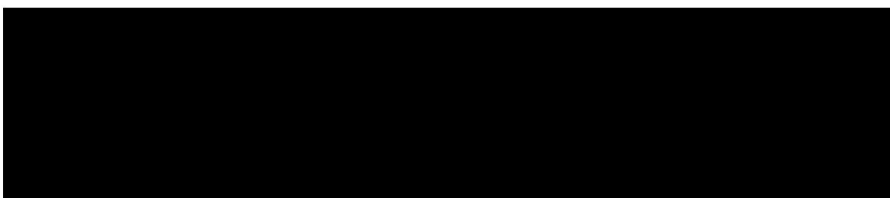
**12. Block existing door between F3 and F2. Create a new partition in F3 to create a dressing room and ensuite, remove modern cupboards.**

Existing – (see page 34. of the Statement of Significance - Part One (see Fig. 14 & 16 – this report)).

Room F5 is the smallest of the east facing rooms, possibly a former dressing room. The room is lit by a tripartite window comprising a 6/6 sash window flanked by 1/1 sashes. Covering the wide chimneystack is a long projecting cupboard (Fig. 16), matching the design and style of the one found in F6. These have single doors each, the eastern of which has a washbasin. A picture rail continues around the room and the Cyma detail can be found throughout.



Figure 16: Modern cupboards in F3, with modern wash basin.



### Proposed works and mitigation.

The proposal seeks to block the door between F2 and F3. All of the doorway and architrave treatments are the same in F2. The door fabric should remain as a dummy door. Each door and architrave treatment are identical on this floor (mirroring the treatment on the ground floor). Blocking the entrance seems acceptable providing the primary fabric remains in situ as a reversible measure.

The cupboards have no historic significance; therefore, their removal will have no impact.

Drawing No; 23337 2\_114e suggests the room will have minimal subdivision to create an ensuite. This suggests that the room will remain readable as a single room primarily.

Second floor level proposed works.

### **13. Rearrange rooms S1a & b, remove the wall between S1b and the cupboard in S4, modern eastern cupboard in S4; rehanging the cupboard door and the door between S4 and S2.**

Existing – see pages 36 & 37. Figs. 34 & 35 of the Statement of Significance - Part One (see Fig. 17, 18 – this report).

The second floor comprises stairs rising from the first floor. Rooms S1a and S1a comprising separate WC and bathroom in the northwest corner of the building. S2 is the hall. There are four bedrooms comprising rooms: S3, S4, S5 & S6.

<sup>10</sup> Same design as the example shown in Fig. 17.

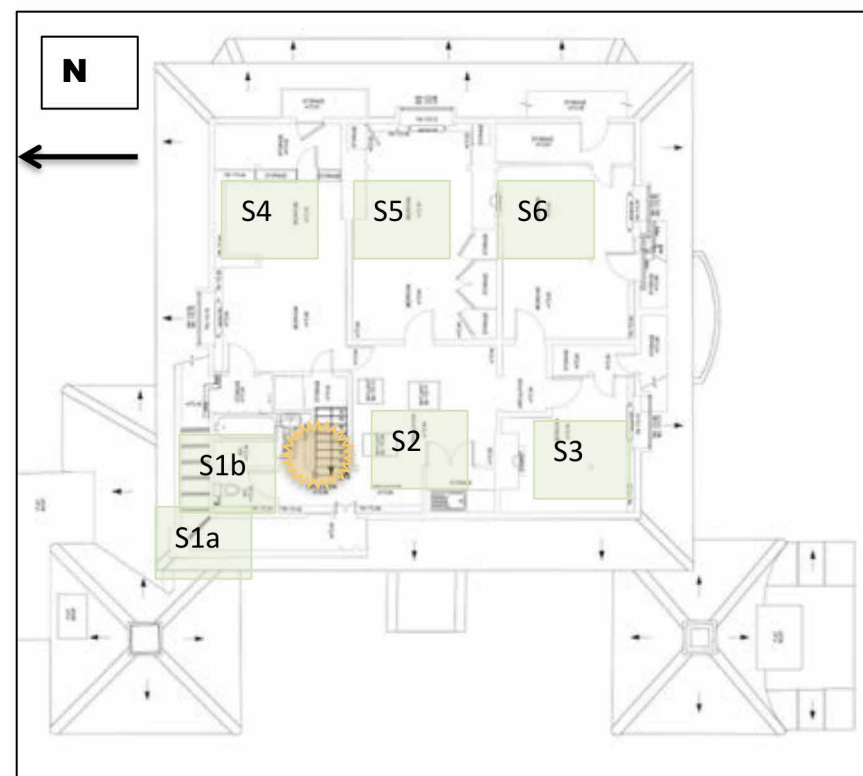


Figure 17: Existing second floor plan. The yellow dot indicates the area of the existing stairs, and the point in which the northwest chimney stack was removed and the stairs replaced.

It appears likely that the existing stairs are a replacement of a former service stair, as a result of the northwest chimneystack being removed. Also, as a result, it seems likely that this provided the opportunity to create rooms S1a and S1b.

On this floor just two of the fireplaces have been retained in rooms S3 & S6, suggesting the first installation of central heating was not extended to the service quarter in the attic. The cast iron fireplaces match in an Art Nouveau styled relief pattern, which could provide a flavour of style of the missing fireplaces elsewhere in the building.

S1a- modern fittings for a WC. No obvious features of historic significance. S1b- modern fittings, roof light. No obvious features of historic significance.

S4- The room is located at the northeast corner of the room, and is lit by the 3-light dormer window. Cupboards have been installed in the room, particularly at the east end, where a small room has been partitioned. The doors are similar in style to the cupboard in S2, suggesting more post 1970s work.

The door into the room is particularly small and sits at an awkward angle with the wall in S2; perhaps a consequence of the removed chimneystack and perhaps the rooms was accessed elsewhere primarily. (Conjecture without further evidence).

#### Proposed works and mitigation.

With regard to knocking through rooms S1a and b; there is nothing in the way of obvious historic fabric in these rooms. It seems highly likely that these were created when the stairs were altered. The walling fabric between S1b and the cupboard in S4 is presumed to be studwork. The proposal makes better use of S1a and b, creating an ensuite for S4, with minimal disruption to the floor-plan or fabric.



Figure 18: F5 door into F2.  
Top – east cupboards in S4.  
Below – door between S4 and S2.

The modern cupboards at the eastern end of the room truncates the room somewhat (Fig. 18). This measure will not impact upon the historic fabric, and will enhance the room. The door between S4 and S2 has the same character as the aforementioned cupboards, thus modern and of no historic interest (Fig. 18).

**14. Rearrange room S3. Rearrange the cupboard between S3 and S6 by blocking access from S3 and providing doors in S6. This cupboard will be partitioned also to create an airing cupboard; requiring a door to be created facing S2. Existing door into S3 will be blocked and a new doorway created.**

Existing – see pages 36 & 37. Figs. 34 & 35 of the Statement of Significance - Part One (see Fig. 17 – this report).

There is a small lobby area between rooms S3 and S6 locating their doorways slightly away from the hall (S2).

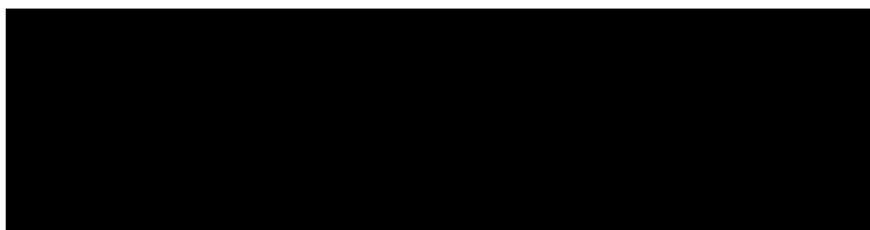
S3- The room occupies the southwest corner of the building and is lit from a south facing 3-light dormer windows with 8 panes each. The cast iron fireplace, timber surround and mantelshelf remain, which appear to match the one found in S6. As mentioned previously, the design has an Art Nouveau styled relief pattern.

S6- A 3-light dormer window facing south lights this room, located in the southeast corner of the building. As mentioned previously, the cast iron fireplace, timber surround and mantelshelf has been retained, which appear to match the one found in S3. The design of the fire grate has an Art Nouveau styled relief pattern.

Proposed works and mitigation.

It is presumed that the cupboard between S3 and S6 comprises studwork. The proposal seeks to reorientated the cupboard to find a viable use.

With regard to the existing door into S3, the fabric was not recorded, however the door will be reused, and re-set. The most significant aspect of S3 is the an Art Nouveau styled fireplace, which will be retained.



### **15. Rework some of the treads from first floor to second. Create a lightwell in S2.**

Existing – see pages 36 & 37. Figs. 34 & 35 of the Statement of Significance - Part One (see Fig. 17 – this report).

S2- hallway lit by three roof lights. Picture rail continues around the room; however its authenticity is in dispute considering the same rail runs across the modern cupboard in the south west corner, which was likely installed post c1970s. This cupboard houses a kitchenette unit.

#### Proposed works and mitigation.

The proposal seeks to create a light well in the western/northwest-facing area of S2, drawing light down to the ground floor and creating a vertical connection.

Some very minor investigative works have been carried out to assess the authenticity of the floor area. Considering the stairs were renewed and this area of the second floor was remodeled, it is suspected that some of the original historical fabric may have been removed by previous occupants. The investigations suggest a difference in character between the floorboards adjacent to the stairs and the floorboards adjacent to the southern side of the second floor.

The creation of the proposed light well is likely to result in just two of the later floor boards being cut:

*'The design would result in the two floor joists being cut. The size of the opening would be dictated by the joist centres. Which would roughly be:*

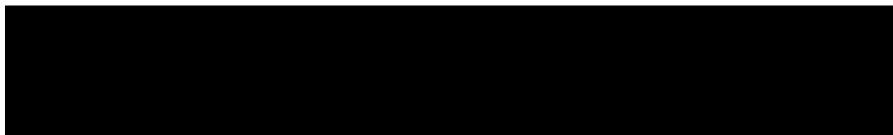
- 1. An approximate 1050x2000mm opening, based on a 400mm joist centre assumption.*
- 2. An approximate 900x2000mm opening, based on a 350mm joist centre assumption'<sup>11</sup>.*

The rationale for the proposal is so that the second floor can benefit from light drawn from the first-floor landing and entrance hall. The proposal seeks to; *'integrates the second floor and ensures the building can respond to family life instead of segregated status. The proposal hopes this item can be conditioned, with further details submitted following further investigation<sup>12</sup>'.*

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<sup>11</sup> Kindly provided by William Green Architects.

<sup>12</sup> Taken from the Design and Access Statement





The second floor was the service quarters, which by-nature and design would be subservient to the floors below. The pre-application comments show concern for this issue, as the very nature of a service floor is to isolate the servants from the host family. However, Crossways is now a family home, and will remain so for the foreseeable future. Regardless of the proposed light well, the floorplan will remain mostly unaltered, with the exception of providing some modernity by way of ensuite facilities. The introduction of the new stairs by the previous owners was awkwardly installed; therefore, the reorientation of the top steps is welcome and will not result in the loss of historic fabric. Neither will the installation of the light well, as the floorboard area proposed to be removed appears to host later boards.

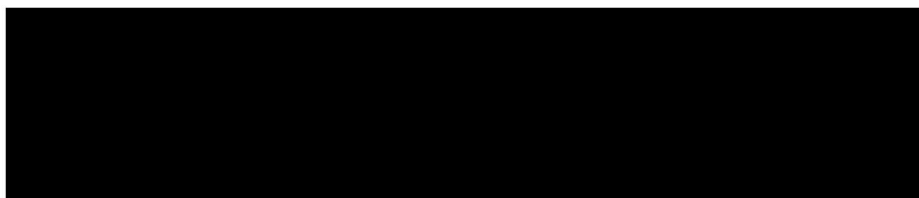
**Conclusion and summary of impact: Policy and guidance.**

The pre-application notice (23/02387/PRLB) has been warmly welcomed by the clients and their design team at William Green's architects.

With regard to the movement of the gates, it is difficult to ascertain whether the garage or piers have been rebuilt, however, it is clear that the garage itself has been altered. It is hard to imagine that if the two were coevally constructed, they were so poorly designed. In terms of mitigation, the small degree in which the gates need to be moved is hardly likely to be noticeable from the setting. By reusing the brickwork, the only loss will be cementitious mortar.

As the statement of significance suggests the flat roofed area of G1 sits uncomfortably and has no obvious features of historic interest internally. The north pavilion has lost its north wall, which is proposed to be reinstated. The removal of the flat roof aspect will enhance the north courtyard. It is difficult to term the demolition of this aspect as harm as there is nothing of architectural significance to retain. Likewise, with G2. The two walls and hipped roof are pleasant, but there is nothing distinctive internally to preserve. Whilst this aspect appears on the 1923 OS map, there is nothing architecturally outstanding about this small room, and the gain in reusing the footprint in the new kitchen is far more beneficially in terms of viable use.

The proposed removal of northern window in G4 to provide an entrance into the new kitchen has been deemed acceptable during the pre-application process, suggesting *'The principal of a kitchen extension leading from the existing hallway off the main house is found to be acceptable. A large existing*



*window and area below the cill will be removed. The fabric is historic so there will be some harm, however it was felt on site that this will be offset by the benefit of the proposed extension linking so closely to the main house, ensuring that the historic building remains integrated and well used in daily life* <sup>13</sup>. Based on the guidance noted in pre-application advice, the clients and design team have embraced the comments by reducing the footprint and height of the proposed kitchen extension.

With regard to the removal and the rearrangement of the eastern elevation of G6, there is no obvious evidence to suggest this is not a primary arrangement. There is no doubt that this differs greatly to the symmetry of the south and west elevations, and its design is out of character with the rest of the building. The removal of the fabric and the rearrangement to produce symmetry will be deemed as harm in accordance with policy. However, in terms of off-setting harm against preservation. The client seeks to reinstate the missing chimneystacks. There is no doubt that the removal of these magnificence and significance stacks was hugely detrimental to the overall visual balance, and the ability to understand the internal hierarchy of the rooms. As a consequence, the building has lost almost all of its fireplace surrounds. The fact that the clients are willing to go to such lengths to re-introduce such an importance feature should be applauded.

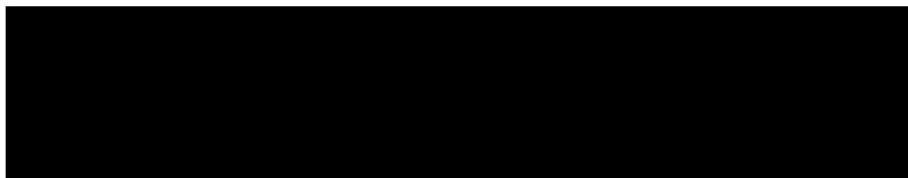
The removal of the modern garage on the southern side of the south pavilion has been welcomed by the local authority. The proposed internal door will result in a small degree of lost fabric, but the idea is to provide a secluded jib door to minimise the visual impact. This small degree of harm is mitigated against finding a viable and more suitable use for the south pavilion and to bring this aspect into daily use, similarly to that of the north pavilion.

With regard to the reorganization of rooms F1a,b & c; the fabric evidence suggests strongly that the partition is a later intervention, therefore, its removal is deemed as preservation. The local authority found the notion of this alteration acceptable.

The creation of a master suite to the south of the first floor (rooms F6 and F3) will result in the need to open up a doorway between the two rooms. The local authority found this mostly acceptable providing this was a jib door. The blocking of the door between F3 and F2 is mostly acceptable provided the door and architrave remain and the door is simply blocked; the local authority appears to concur. This will be a reversible measure.

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<sup>13</sup> Pre-application notice (23/02387/PRLB), p.5



With regard to the second floor, rooms S1a and b are proposed to become the ensuite for S4 resulting in very little alteration. As too the conversion of S3 into a bathroom and airing cupboard.

The most contentious issue is the proposed light well in S2. The local authority states <sup>14</sup> *'An opening is proposed to create a lightwell down to the floor below. The upper floor was the service floor and was therefore originally sealed off from the family floors below. There does not appear to be a strong justification for this opening which would remove additional historic fabric and create a misleading relationship between the floors. The landing and staircase below are relatively well lit and the proposal does not appear to be justified'*.

It is agreed that the second floor was the service quarters, which by-nature and design would be subservient to the floors below, and the intension of the service floor was to isolate the servants from the host family. However, Crossways is now a family home, and will remain so for the foreseeable future. The new stairs were awkwardly installed; therefore, the reorientation of the top steps is welcome and will not result in the loss of historic fabric. Neither will the installation of the light well, as the floorboard area proposed to be removed appears to host later boards.

Overall – the proposed works seeks to remove and rectify works made in the mid 20<sup>th</sup> century, and to make some low-impact alterations to provide some necessary modernity.

In accordance with Conservation Principles Policies and Guidance, and the National Planning Policy Framework (NPPF), section 16 Conserving and Enhancing the Historic Environment, (2023), paragraph 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*

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<sup>14</sup> Pre-application notice (23/02387/PRLB), p.6



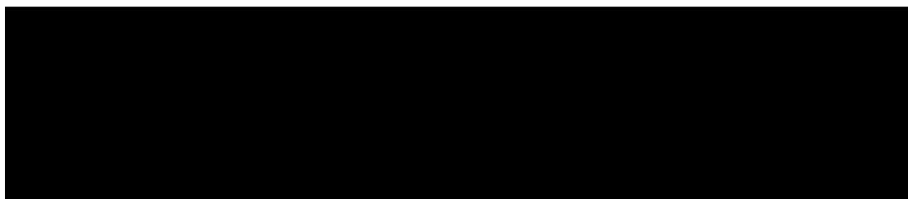
*require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation’* the level of detail and recording level is appropriate to the proposed works.

This report seeks to accord with paragraph 195 of the NPPF *‘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’* by providing sufficient and appropriate information for the local authority to make a well-informed judgment.

Conservation Principles, Policies and Guidance, paragraph 102 suggests, *‘Ideally, proposed changes will cause no harm to any of the values of the place, and the right decision will be obvious. In practice, however, there tend to be options for achieving the objective of proposed change, each of which will have different impacts on values. The predicted long-term or permanent consequences of proposals (in terms of degree, and whether positive, negative or neutral) on each of the identified heritage values of a place, and thus on the significance of the whole, should provide the reasoned basis for a decision, where necessary taking other interests into account.’*

The National Planning Policy Framework (NPPF), paragraph 199 makes clear that *‘when considering the impact of a proposed development on the significance of the 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)’*. It also makes clear that any harm to a designated heritage asset requires *‘clear and convincing justification’* (paragraph 200). Where a proposal will lead to substantial harm public benefit must be applied (Paragraph 201) unless it can be demonstrated that the said harm is necessary to achieve substantial public benefit that outweighs that harm or loss or all 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.*



How can harm be assessed? The guidance<sup>15</sup> makes clear that the key question is whether the proposal might cause harm or impact upon the stated significance of the heritage asset. The National Planning Policy Framework (NPPF) clearly states that significance derives from the asset, its setting, as well as the non-tangible heritage value. Where harm or potential harm is identified, a category will be applied either less than substantial harm or substantial harm (which includes total loss) in order to identify which policy of the NPPF should be applied. Whether the outcome is substantial harm or not is a matter for the decision-maker, who will have regard for the NPPF policies. The test is the evaluation of the degree of harm to the asset rather than the scale of development. Harm may arise from work directly to the asset as well as to the setting.

Paragraph 202 states *‘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’.*

The guidance<sup>16</sup> helps with the question of ‘what is meant by the term public benefit?’ stating ‘Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefit should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefit, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit. Examples of heritage benefits may include:

- Sustaining or enhancing the significance of a heritage asset and the contribution of its setting
- Reducing or removing risks to a heritage asset
- Securing the optimum viable use of a heritage asset in support of its long-term conservation’

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<sup>15</sup> Guidance for Historic Environment, from the Department for Levelling up, housing and communities and Ministry of Housing Communities and Local Government, updated 23 July 2019. PPG: Planning Practice Guidance. Gov.uk

<sup>16</sup> Guidance for Historic Environment, from the Department for Levelling up, housing and communities and Ministry of Housing Communities and Local Government, updated 23 July 2019. PPG: Planning Practice Guidance. Paragraph: 020 Reference ID: 18a-020-20190723. Gov.uk



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### **Appendix I –Listed descriptions of Crossway.**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1101185

Date first listed: 19-Mar-1987

List Entry Name: Crossways

Statutory Address 1:

Crossways, Little Heath Lane

Statutory Address: Crossways, Little Heath Lane

County: Hertfordshire

District: Dacorum (District Authority)

Parish: Nettleden with Potten End

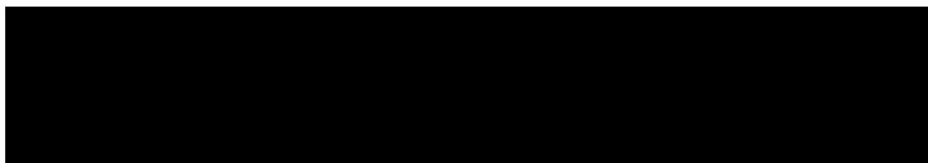
National Grid Reference: TL 01866 08134

Details

This list entry was subject to a Minor Amendment on 03/06/2020

TL 00 NW 5/208 NETTLEDEN WITH POTTEN END LITTLE HEATH LANE (east side) Crossways

II House. 1911 for Mr. Spencer Holland. Brick roughcast with steep hipped red tile roofs. A pretty Queen Anne Revival house of two storeys and attics facing west with symmetrical west front flanked by single-storey small square pavilions with steep pyramidal roofs topped by small louvered lanterns. Brick plinth, plastered floor band, heavy wooden modillioned eaves cornice, six first floor flush box sash windows with six/six panes and external shutters



(second window from each end has no shutters). Shell motif over six panel door flanked by small windows in four-pilaster door case with deep barrel-vaulted panelled wooden porch on two Tuscan columns. Wider eight/eight panes sash window with shutters each side of porch. Small circular window to each pavilion.

Elaborate south front with two windows with shutters on each floor to each side of recessed centre with balcony with turned balusters carried on four consoles of four pilasters flanking door to garden. Two flat topped dormers on roof slopes. East front simpler with twin canted ground floor bay windows linked by hipped tile roof.

Thoughtfully detailed but not elaborate interior.

Date '1911' on plinth of sundial at centre of forecourt.

Listing NGR: TL0186608134

