

HERITAGE STATEMENT

In support of an application for:

**Installation of Photovoltaic Panels
to new flat roof of proposed
Agricultural Outbuildings to Animal Hydrotherapy Unit
at
Brick House, Church Lane,
Hunsdon, SG12 8LG**

February 2024

Note:

The following document was submitted in support of the previous Planning Application and Listed Building Consent reference nos:

Town & Country Planning Act 1990 Consent - 3/22/2068/FUL;

Listed Building and Conservation Area Act 1990 Consent– 3/22/2069/LBC,
which were granted with conditions on 30th March 2023.

As the current application is for the installation of PV panels to the development granted under the previous application, it has been advised that the previously submitted supporting documentation, whilst not specific to the current application, is still relevant and pertinent.

(Email advice received from the Principal Planning Officer, Ms D Verona, on February 7th, 2024).

Statement to be read in conjunction with submitted drawing nos.

554/TP/20 - Existing Plans, Elevations & Sections.

554/TP/21 - Proposed Plans, Elevations & Sections.

554/TP/22 - Proposed Site/Roof Plan.

554/TP/23 - Block Plan.

554/TP/24 - Site Location Plan.

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FIGURES

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APPENDICES

Appendix 1:	Statutory list entries
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- 1.4 The outbuildings form a small part of a listed building. The barn, stables and cattle shed, most of which is in separate ownership from the application site, was listed Grade II on 19 September 1984 (list entry number 1101975). Brick House is also a Grade II listed building (list entry number 1308016). Both of the statutory list entries are reproduced at **appendix 1**. There are no other heritage assets which are directly or indirectly affected by the current proposals.
- 1.5 There is no relevant planning history relating to the outbuildings at Brick House but permission was granted in 2017 for conversion of the neighbouring barn to B1 use and demolition of the industrial pre-fabricated sheds (application references 3/16/2027/FUL 3/16/2028/LBC).
- 1.6 The Heritage Statement should be read in conjunction with the application drawings and other supporting documents by SPH Projects Ltd.

2.0 DESCRIPTION OF THE OUTBUILDINGS AND ASSESSMENT OF THEIR HERITAGE SIGNIFICANCE

- 2.1 This section describes the outbuildings at Brick House and assesses their heritage significance. Understanding significance is the first step in establishing the extent to which a listed building or its setting can absorb change whilst still sustaining its character, special interest, or heritage significance. Having assessed and summarised the buildings' heritage significance, section 3.0 goes on to describe the proposed changes and the impact they have on heritage significance.
- 2.2 'Significance' lies at the heart of heritage conservation planning policy and is defined in the NPPF as "the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence but also from its setting." In the case of the outbuildings at Brick house, heritage significance derives primarily from their architectural interest and the role that the model farms played in 19th century agricultural history; it is these characteristics that gave rise to their statutory listing.

Description of the buildings

- 2.3 The two modestly scaled outbuildings were built as stables, cow sheds, storage for traps or carriages and a granary. However, they form part of a much larger complex of buildings which were developed as a 'planned' or 'model' farm in the mid-19th century. The wider context is described briefly below before analysing the outbuildings which are the subject of the current proposals.
- 2.4 Model farms were developed in Western Europe and the British Isles during the Agricultural Revolution in response to the needs of a rapidly growing urban population and the perceived need for a more scientific approach to farming. Early examples date from the late 18th century but many, including Brick House, date from the era of agricultural prosperity referred to as 'high farming' during the 1840s to the 1870s. They were often associated with larger estates or built by forward looking landlords interested in increased efficiency and in promoting the latest farming techniques. They were often designed for architectural effect, combining all the functions of the farm in one set-piece architectural design. Some

more notable examples were designed by leading architects such as Samuel Wyatt.

- 2.5 Archival records indicate that Brick House Farm originally formed part of Lord Carey's hunting park/deer park known as Jagger's Park. The Tithe map (**appendix 2**) shows that in 1842 the farm house was surrounded by earlier farm buildings to its north, east and south. The earlier farm buildings were all swept away in 1853 when the new model farm was created by Edmund and Felix Calvert. Sales particulars for the Hunsdon estate dated 1858 include a detailed description of the buildings and land at Brick House Farm, describing them as: "Newly erected only 5 years ago. They are arranged round 3 large Straw Yards, open to the South, and are built of Weather Board on Brick Foundation, with Slated Roofs. Those around the first or cow yard consist of Two- Stall Nag Stable and Harness Room, Cow House for Six Cows, 7 Calf Pens, Hen Houses, Loose Box, open Bullock Shed for 14 Beasts, with Chaff House at end, adjoining is a Pig Yard with range of 7 Piggeries, Meal House, Granary with 6 bins, and Chaise House"

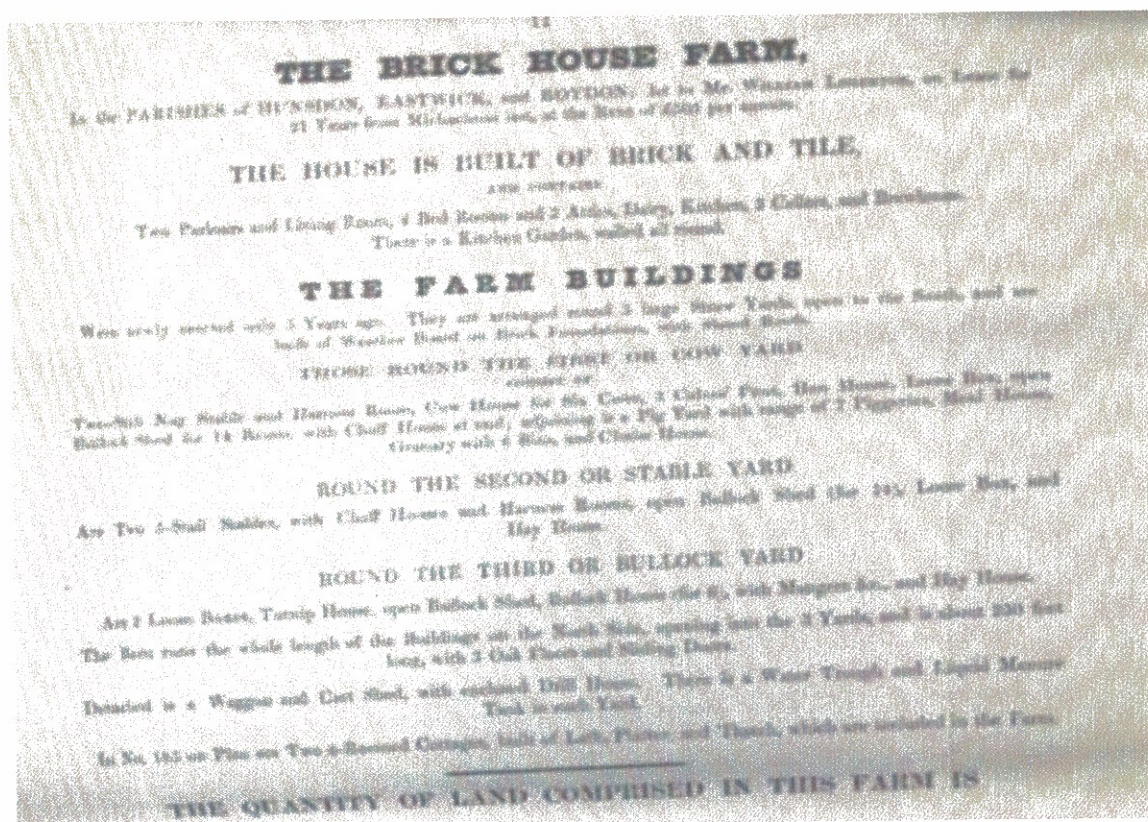


Figure 1: Sales particulars for the Hunsdon Estate, 1858. Hertfordshire Archives and Local Studies

- 2.6 The model farm at Brick House is restrained in its architectural detailing. However, the form and layout of the buildings has a formality and symmetry to it which is a characteristic feature of model farms. The threshing barn is the dominant building in the group, enclosing the north side of the complex on an east-west axis (**plate 2**).



Plate 2: The threshing barn (viewed from the north east corner) is in separate ownership and is noteworthy for its length

- 2.7 The threshing barn is a timber-framed structure on a brick plinth. It is 230 feet long and has a total of 19 structural bays and three threshing floors, each with gabled porches facing straw yards to the south. Barns of such scale are rare.
- 2.8 The historic Ordnance Survey maps at **appendix 2** illustrate the original arrangement of the model farm with four narrow ranges, attached to and projecting south from the threshing barn, enclosing three straw yards. The two central ranges were demolished between 1947 and 1974 to make way for the prefabricated agricultural sheds which now dominate the complex, particularly when viewed from the south (**plate 3**).
- 2.9 Each straw yard faced south and provided secure enclosure for animal husbandry as well as crop storage and processing.

- 2.13 The southern of the two outbuildings has a modern garage door on the west elevation facing the farm house. Closer inspection reveals that the width of the opening is original but that it was originally subdivided by a central post, the mortices for the posts still survives in the wall plate above. This was the 'chaise house' referred to in the sales particulars, a chaise being a light, one-horse open carriage for two people, usually with a hood.



Plates 10 and 11: South outbuilding, west elevation

- 2.14 The south part of the building was a granary, described in the sales inventory as "granary with 6 bins". Evidence for the six grain bins survives in the floor and walls (**plate 12**). The suspended timber floor has reached the end of its life.



Plate 12: South outbuilding interior showing evidence of former grain bins and the crown post roof structure.

- 2.15 All the window openings in both buildings are original, although in all cases the glazing and the frames are modern replacements.

Description of the setting

- 2.16 The setting of a heritage asset often contributes to its special architectural or historic interest. Setting is defined in the NPPF as the surroundings in which a heritage asset is experienced, elements of which may make a positive, negative or neutral contribution to the significance of the asset.
- 2.17 The outbuildings sit in their historic surroundings and are seen in the context of the 17th century farm house to the west and the model farm, particularly the threshing barn to the north. Modern industrial scaled agricultural buildings dominate their setting to the east.

Summary of heritage significance

- 2.18 The outbuildings are not particularly noteworthy in their own right. They derive their heritage significance from their contribution to the wider farm complex.
- 2.19 The listed building as a whole derives historic significance as a model farm, built during the 'High Farming' era towards the end of the Agricultural Revolution, an important time of farm building in England. Collectively, the buildings illustrate the application of scientific methods to improve productivity and efficiency. Planned or model farmsteads of this period are of historic significance as they reflect the various farming and technological developments through changes in layout and design.
- 2.20 The connection with the Calvert estate is also of historic significance as an example of the landlord-tenant system in which the landlord provided the fixed infrastructure for the farming enterprise, and the tenant worked the farm providing the livestock, seed, labour and machinery. The listed buildings illustrate the historic development of Brick House Farm as well as the wealth and status of the landowner and economic and social history of the period.
- 2.21 The farm buildings have group value with the 17th century farm house which is specifically noted in the list description.
- 2.22 The agricultural landscape setting adds to the value of the listed buildings as it helps inform understanding of the listed buildings. The visual, functional and

historic relationship between farm buildings and their farm land speaks of generations of arable and pastoral history. The 20th century concrete farm buildings are a negative feature of the buildings' setting as they are visually discordant due to their scale, siting and materials.

- 2.23 The architecture of the outbuildings could be described as typical for the period. It is the role they play in the wider farm complex that is of heritage significance. Architectural significance is compromised by lack of completeness (the loss of the two ranges) and by serious decay and deterioration in the barn and east ranges.

of the original buildings, it is slightly set back from the west elevation, and the roof form is kept intentionally low. In this way the extension remains subservient to the form and fabric of the original buildings, the historic roof forms are articulated, and the development and narrative of the building is expressed through its architecture.

- 3.9 The setting of Brick House will not be meaningfully impacted by the proposals.
- 3.10 On balance the heritage impact of the proposals is very positive and in line with local and national heritage conservation policy.

4.0 SUMMARY AND CONCLUSION

- 4.1 The outbuildings at Brick House are Grade II listed as they form a small part of a mid-19th century model farm. Most of the complex, including the unusually long threshing barn, is in separate ownership and is in a very poor state of repair. The outbuildings are redundant and are showing serious signs of deterioration so it is important that a new use is found for them.
- 4.2 The current proposals secure a future for the outbuildings in a use which resonates with its original animal husbandry use. Most importantly it secures the investment that the buildings require and puts it to a use which will sustain its future conservation.
- 4.3 As well as securing a viable use, consistent with the buildings' conservation, the proposed new use will contribute to the rural economy, to local economic vitality, and to the local community, all in line with the objectives of paragraph 197 of the NPPF.
- 4.4 The proposed conversion has been carefully designed to preserve the significant historic fabric of the outbuildings wherever possible and to preserve their special architectural and historic interest. Where possible, opportunities have been taken to achieve positive enhancements and to reinstate features that have been removed in the past.
- 4.5 As such the proposals comply with policies aimed at conserving and enhancing the historic environment contained in the NPPF, the NPPG and the adopted Local Plan. Most importantly, they comply with the statutory duty set out in Sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

APPENDIX 1: STATUTORY LIST ENTRIES

BARN AND ATTACHED STABLE AND CATTLESHED AT BRICKHOUSE FARM 25 METRES NORTH EAST OF HOUSE, EASTWICK ROAD

Heritage Category: Listed Building

Grade: II

List Entry Number: 1101975

Date first listed: 19-Sep-1984

Location

Statutory Address: BARN AND ATTACHED STABLE AND CATTLESHED AT BRICKHOUSE FARM 25 METRES NORTH EAST OF HOUSE, EASTWICK ROAD

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

County: Hertfordshire

District: East Hertfordshire (District Authority)

Parish: Hunsdon

National Grid Reference: TL 42154 11830

Details

TL 41 SW HUNSDON EASTWICK ROAD (east side) 2/15 Barn and attached stable - and cattleshed at Brickhouse Farm 25 metres NE of house

GV II

Barn, stable and cattleshed. Mid C19. Unusually large model farm group of barn, lying E-W, with lower stable and cattleshed ranges extending to S, enclosing a yard into which they face. 19-bay, timberframed, weatherboarded, triple barn on low red brick walls in Flemish bond. 3 gabled porches on S side with corresponding double doors on N side (originally sliding doors of which head tracks remain). Gabled roof now covered in corrugated asbestos. Queen post roof structure with curved braces to tie beams. Red brick lower ranges with slate roofs. Long cattleshed at E has wooden arcade to open front with a curved beam in

each bay supporting the front wall plate at mid-span. Yard frontage of stable range N of central opening is weatherboarded with stable doors. S of central opening now converted to garage and store. There were originally 2 more ranges extending S from the barn enclosing 3 smaller yards. These were demolished in mid C20 when large span concrete framed farm buildings were erected in yard which are not of special interest. An historic group of model farm buildings illustrating the 'high farming' economy of this area in the mid C19 of special interest. The great triple barn is unique in this area. Part of an architectural group with the C17 farmhouse.

Listing NGR: TL4215411830

Legacy

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

Legacy System number: 159957

Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

.End of official list entry

basement windows. N gable of hall range has had a wide horizontal window to Ground floor and 1st floor showing it was originally of 2 storeys. Similar 3-light mullioned window to basement remains with chamfered wooden frame. Attic window in each gable, Small C19 sash window. 2-bay cross wing has re-used chamfered C17 beams, and early C18 HL hinges and leaded borrowed lights on 1st floor. C17 roof structure remains over hall range. This unusually early brick house may have originated as a lodge to Lord Carey's hunting park at Hunsdon or as the keeper's house for that part called Jagers Park (HLHS (1979) 11). On the Tithe -ward of 1842, it is named 'Brick or Roan Farm'. A C17 early brick house of special architectural interest with early C18 cross wing. On a prominent hillside site forming a group with its farm buildings.

Listing NGR: TL4210311799

Legacy

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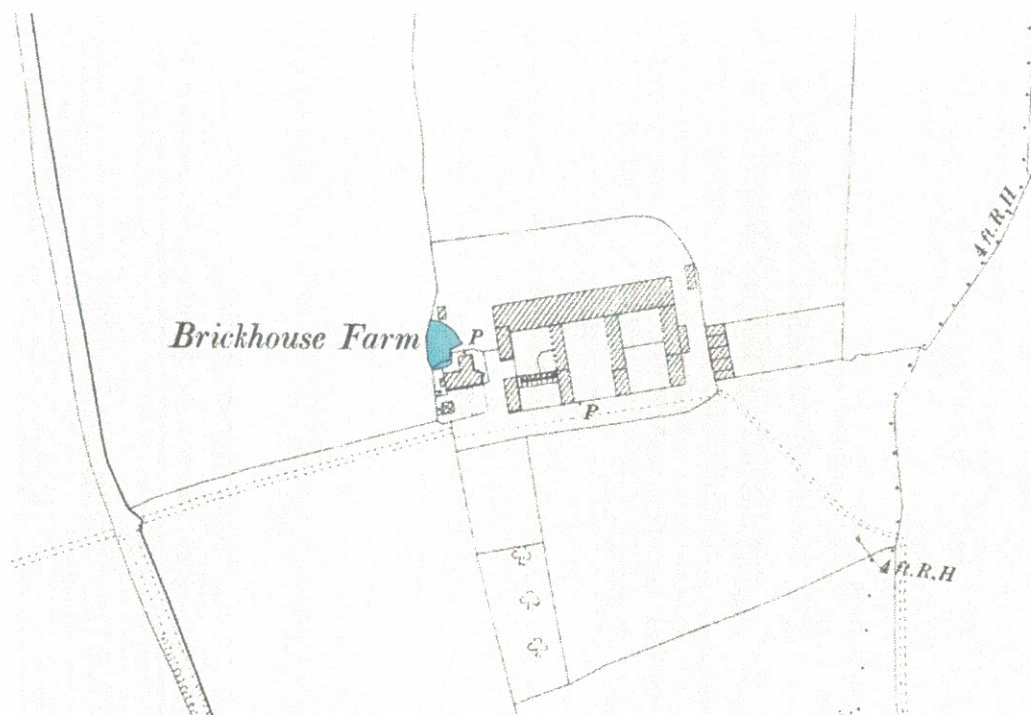
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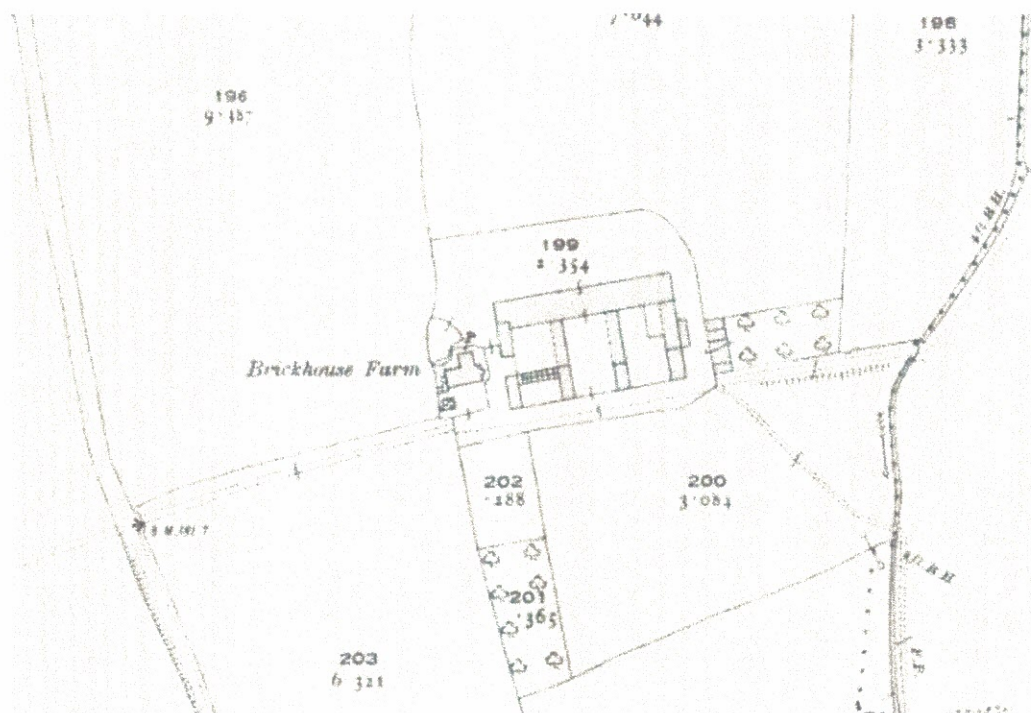
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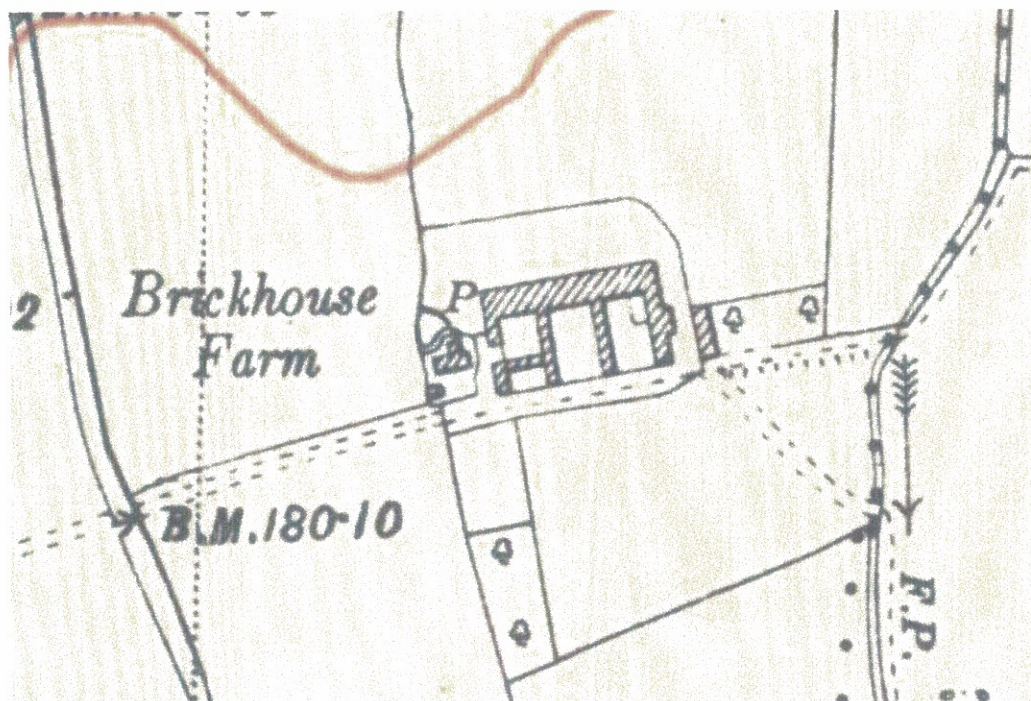
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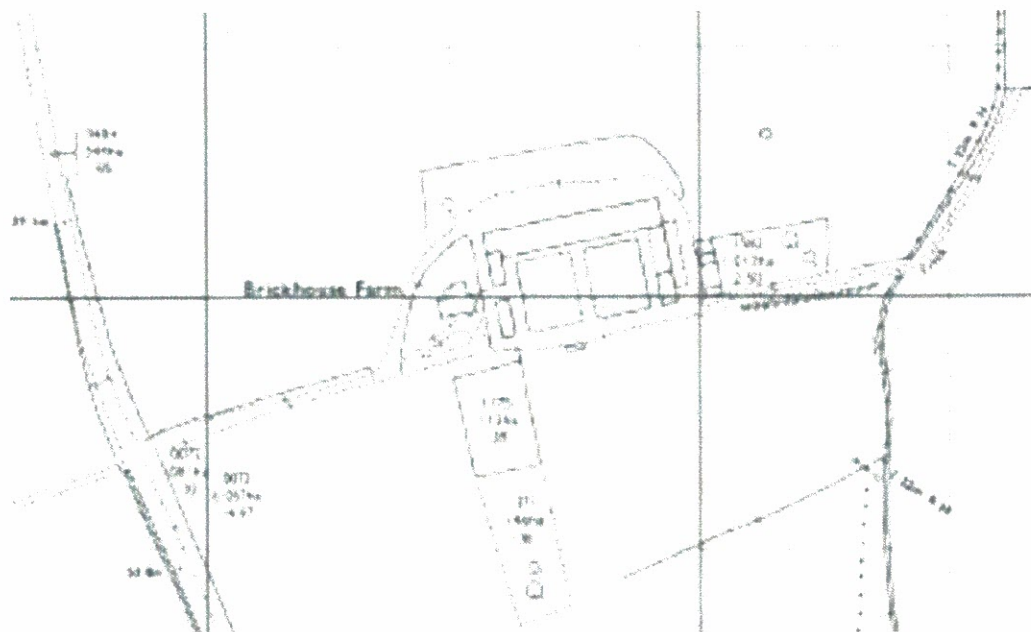
1896 25 inch Ordnance Survey map



1915 25" Ordnance Survey map



1947 6" Ordnance Survey map



1974 6" Ordnance Survey map