



**PROPOSED REPLACEMENT OF BATHROOM WINDOW & PROVISION OF  
EXTRACTOR FAN TO SOUTH EAST ELEVATION  
OF  
PURSLEY FARMHOUSE, SHENLEY WD7 9EN**

**HERITAGE STATEMENT**

*March 2024*



*Image 1*

*South East elevation of Pursley Farmhouse showing window to be replaced to first floor under flat roof*

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## 2.0 INTRODUCTION

This Heritage Statement forms the main part of the Listed Building Consent Application for the replacement of a window and the provision of an extractor fan to the first floor Bathroom which is located on the rear elevation of Pursley Farmhouse.

The building itself is a Grade II listed property which lies within the boundary of the Conservation Area.

The full scope of works, justification for them, significance and Heritage Impact Assessment are set out within this Heritage Statement, with other relevant documentation provided within the Appendices.

This Heritage Statement explains the heritage values behind the works, and needs to be considered in relation to the following documents:

- Design & Access Statement
  
- Appendix A - Aerial Photograph Showing Proximity of Pursley Farmhouse to Other Nearby Listed Buildings
- Appendix B - Historic England Listing for Pursley Farmhouse
- Appendix C - Schedule of Listed Buildings in Shenley
- Appendix D - Shenley Conservation Area Appraisal Document
- Appendix E - Shenley Conservation Area Map
- Appendix F - Further History of Shenley Parish
- Appendix G - Existing South East and North West Elevations
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- Appendix I - Section Detail of Proposed Window
- Appendix J - Roof Plan
- Appendix K - Manufacturer's Datasheet for Extractor Fan
- Appendix L - Image of Proposed Extractor Fan External Grill
- Appendix M - Planning Portal History

### 3.0 CONTEXT

This application relates to the first floor Bathroom to the rear elevation of Pursley Farmhouse, which with its flat roof is a relatively modern addition of little historic significance. The South East elevation window is in very poor condition and requires replacement which will be to a similar design, upgraded through the use of slimline heritage double glazing, whilst an extractor fan to meet current Building Regulations is required which will be located on the opposite wall to prevent condensation and subsequent damp issues which have recently plagued the first floor.

Photograph 1 on the front cover of this Heritage Statement shows the South East elevation, with the window proposed for replacement on the directly under the flat roof.

The Historic England listing for Pursley Farmhouse can be seen as Appendix B, and is highlighted in the Assessment of Significance section below. The building also lies within the boundary of the Conservation Area, as can be seen from the Conservation Area map within Appendix E.

This Heritage Statement includes a Heritage Impact Assessment which focusses largely on the potential impact the works might be considered to have on the listed building itself, as well as the potential impact that the works will have on the setting of any other Designated Heritage Assets within the vicinity.

A history of the Parish of Shenley is outlined, as well as a brief assessment of significance of Pursley Farmhouse. The Conservation Principles adopted for the design and materials for the proposals is also set out within this document - all based on BS 7913: *Guide for the Conservation of Historic Buildings* and the requisite Historic England guidance.

The Appendices should also be read in conjunction with this Heritage Statement as they provide relevant information hereafter referred to.

## 4.0 HISTORY OF SHENLEY PARISH

### Acknowledgements

The following information has predominantly gratefully provided by the following sources:

- Wikipedia
- "[Civil Parish population 2021](#)". *Neighbourhood Statistics*. Published by the Office for National Statistics.

Further details of the history of the Parish can be seen in Appendix F, which has been downloaded with gratitude from *British History Online*.

### Location & Boundary

Pursley Farm is located within the Parish of Shenley.

Shenley is a village and civil parish in Hertfordshire, England, between Barnet and St Albans. The village is located 14 miles from Central London. As of 2021, the population of the parish was 5,390; however, the Parish stretches far beyond the village itself; it is the largest parish in Hertsmer and is very rural, including hamlets and farming settlements such as Dancers Hill, Green Street, Kitts End, Ridge, Saffron Green, Shenleybury, and the largest other settlement, South Mimms. Image 1 below shows extent of the Parish boundary.



**Image 2**  
Location map of Parish pf Shenley within Hertfordshire

### History

The history of Shenley stretches back a thousand years or more - it is mentioned in the Domesday Book of 1086.

The name Shenley is based on the Anglo-Saxon *Scenlai*, *Scenlei* or *Senlai*, which means 'fair or bright clearing or wood'. In the early Middle Ages, southwest Hertfordshire was heavily wooded, with isolated farmsteads or hamlets in forest clearings. Shenley would have been one of these settlements.

By the 14th century, Shenley was considered to be a convenient parish for a country estate, being within reasonable reach of London. Its pure air, after the smoke and fog of the city made it a healthy place to live. The present village of Shenley apparently grew to accommodate the families of those providing a variety of services for the country estates of the gentry. Parish registers, dating back to 1657, include service occupations such as Coachmen, Bailiffs, Bakers and Labourers. Others worked in agriculture, as Cattle drovers, Shepherds and Millers. Craftsmen in Shenley included tailors, weavers, shoemakers, cordwainers, brick-makers, blacksmiths and carpenters. Tiles and bricks were made in the area, owing to the abundance of suitable clay.

Although many of Shenley's population were involved in humble occupations, the village was considered quite prosperous. In 1754 the village was assessed to be the sixteenth highest parish in the county (excluding the areas around St Albans) and by 1823, the rateable value of the parish was £9,796.00, with only nine other parishes in the county rating higher.

During the First World War, part of the land at Porters was requisitioned and used as an Aerodrome. Mr Raphael sold the land to Middlesex County Council in 1924 and, several years later, Shenley Hospital was built on the land. The design was such that as many of the existing buildings as possible were incorporated, including the mansion, the walled garden, stables and coach houses. King George V and Queen Mary officially opened the hospital in 1934.

Shenley Hospital remained in service for over 60 years. It was then sold off to property developers for housing. It was not without some trepidation that some of the old-time residents viewed what had been described as an annex to Shenley but what, in reality, would more than double the number of residences in the village. However, the development took place, but as well as houses, Shenley Park was developed and maintained for the enjoyment of the whole village. These included preserving the orchard and spinney for pleasant walks and recreation, landscaping the walled garden, which is often open



to the public and hosts a number of events throughout the year, redeveloping the tennis courts to a high standard, and, more recently, the introduction of a teashop and play area.

Shenley is also home to the training grounds of football clubs Watford (opened in 1999) and Arsenal (opened in 2000).

Manor Lodge School, an independent primary school for children aged 4–11, is located in the village. The school is based in a Grade II listed building formerly known as Shenley Lodge which appeared as the "Cat Lady"'s house in Stanley Kubrick's *A Clockwork Orange*. It was also home to Second World War double agent Eddie Chapman.

Shenley is also home to the Shenley Cricket Centre, which plays host to women's and U19 international matches in the summer. At the heart of the centre is the 19th-century pavilion, originally designed by W. G. Grace. The cricketing theme runs through many of the road names on the Porters Park housing estate.

Shenley Hall is a house built in the 19th century, which benefited from additions by Sir Edwin Lutyens in 1914.

The burial place of the English Baroque architect Nicholas Hawksmoor (1661-1736) lies in St Botolph's graveyard, Shenleybury, Shenley. The Church was deconsecrated in 1972 and the grave is now on private land. St Botolph's is also the final resting place of Formula One champion Graham Hill, who lived in Shenley during the 1970s.

The Parish Church of Shenley is now St Martin's Shenley, built in 1841.

## Notable Buildings

The Cage on the Pond on London Road which is shown in photograph 3 below is a Grade II listed building which dates from the 18th century. It was the village lock-up, originally for prisoners awaiting trial in St Albans or Chipping Barnet. A set of stocks stood nearby at one time.



*Image 3*  
*The Cage on the Pond is a village lock-up dating from the 18th century*

The structure is a small, circular building with a domed top, surmounted by a ball finial. A pointed timber plank door has strap hinges and there are two small, iron barred openings with stone tablets above bearing the inscription "DO WELL. AND FEAR NOT." on one and "BE SOBER. BE VIGILANT." on the other. Also inscribed is "1810" which is the date it was repaired after a tree grew through the roof.

## Demographics

In 2011 the population of Shenley was 4,474, rising to 5,390 by 2021 - an increase of 20.47% over the decade.

A plurality of the population is Christian, similar to the general trend in England and Wales. However, Shenley has an unusually high Jewish population, in keeping with neighbouring settlements in southwestern Hertfordshire.

## 5.0 PROPOSALS

### INTRODUCTION

These proposals relate to replacement of the Bathroom window to the first floor South East elevation and to the provision of a small extractor fan which will be inserted in the opposite wall of Pursley Farmhouse.

The works require Listed Building Consent because they are alterations to the building and will have a degree of heritage impact (although minimal) on the historic fabric of the building as well as its appearance and therefore potential impact on setting. This is set out under the Heritage Impact Assessment (Section 6).

Details for the proposals and the justification for them are set out in the Scope of Works section below, which follows the Conservation Principles applied to them.

### CONSERVATION PRINCIPLES

The proposals for the works follow best conservation practice set out in BS 7913 and within the ICOMOS Articles, and therefore adopt the following Conservation Principles:

- The works will be carried out to halt or minimise deterioration and increase the longevity of the building's use.
- The works will result in minimal loss of historic fabric.
- The works will involve minimum intervention.
- New materials will be sensitive to the existing historic fabric.
- The repairs will be 'honest'.
- The materials used will be sustainable as far as possible.
- A full photographic record of the works will be undertaken before, during and on completion.

The existing window has reached the end of its lifespan – if opened it is very difficult to close and this is causing water ingress which is damaging historic fabric. It is also of minimal historic significance. The Bathroom therefore has little ventilation and inevitable condensation is causing mould and exacerbating damage to historic fabric. This will be alleviated by the insertion of a small extractor fan, which will also meet current Building Regulations. The works should therefore halt this deterioration and safeguard the future of the building, which is still used for its original purpose as a farmhouse.

The Bathroom is a relatively modern extension to the rear elevation, which is likely to have been added to the ground floor Scullery in the mid-twentieth century. This first floor element of the building therefore has very little historic significance. The window is also likely to date from this time and its replacement will therefore involve minimal or *less than substantial* loss of historic fabric, whilst the installation of the extractor fan will be through the opposite wall which dates from the same time and will also be *less than substantial*. The works should be regarded as minimum intervention to ensure that the structure is maintained in good order.

The design for the replacement window has been carefully considered to be sensitive to the surrounding historic fabric – the use of timber slimline heritage double glazed units will ensure that the glazing bars are kept to a minimum so that there will be little visible change in appearance, whilst significantly enhancing thermal performance and therefore sustainability as advocated in Section 5.2 of BS 7913.

Options for the location of the extractor fan are limited – it cannot be taken through the flat roof owing to space constraints, nor concealed within the fascia for similar reasons, so the most discreet option will be through the North West facing wall. This wall is decorated in white so the fan cover will also be in white to minimise aesthetic disruption. If need be, this could also be easily reversible in the future should the use of the room change.

A photographic record of the works will be undertaken before, during and on completion, which will be made available for retention in the Local Authority archives, with a copy also provided to the Conservation Officer.

Thus key Conservation Principles set out within the ICOMOS Articles and BS 7913: *Guide to the Conservation of Historic Buildings*, and advocated by Historic England have been followed to ensure that the significance of the building is retained - and indeed enhanced.

### SCOPE OF WORKS

The proposals involve the following two elements of work to the rear elevation of Pursley Farmhouse, which are:

- Replacement of the twin casement Bathroom window to the first floor which faces South East
- Insertion of a 100mm extractor fan to the same Bathroom on the North West facing wall

Full details of the scope of works is set out in this section, together with a detailed explanation/ justification for them in the section below this.

## Replacement of Bathroom Window

Image 4 below shows the South East facing elevation of Pursley Farmhouse, with the Bathroom window directly under the flat roof.



**Image 4**  
*View of South East facing elevation, with Bathroom window proposed for replacement under flat roof*

A section detail shown in Appendix I details the construction of the proposed window, which will have the following specification:

- Removal of existing window, with ironmongery carefully salvaged for re-use
- Use of FSC certified treated softwood timber to similar profile of existing window.
- Double casement to match existing design, with each casement consisting of six panes of glass.
- Frames to be factory pre-painted in white to match existing.
- Insertion of slimline heritage double glazed units within 14mm glazing bars.
- Replacement of cill to match existing profile, decorated in white to match existing.
- Clean & re-use existing ironmongery, re-fitted using traditional slotted screws

The scaffolding will be designed in accordance with best conservation practice, so will be independent of the structure to avoid any damage to historic fabric.

## Insertion of Extractor Fan

Image 5 below shows the rear elevation of Pursley Farmhouse, with the proposed location of the extractor fan marked on the North West facing wall.



**Image 5**  
*Location of proposed extractor fan ventilation grill*

The elevations attached in Appendix H also show the proposed location of the extractor fan on this wall. The works themselves are very simple and comprise the following:

- Core drilling a 110mm hole directly through the Bathroom wall in the position shown in image 4 above and on the proposed elevations.



- Installation of a 100mm diameter Vent-Axia extract fan with timer & humidity control within the Bathroom, in accordance with Manufacturer's instructions and current IEE Regulations
- Installation of white plastic cover grill to external wall face.

## JUSTIFICATION FOR WORKS

### General

A full list of all of applications submitted for the property which has been downloaded from the Planning Portal is attached as Appendix M. Further interrogation of the submissions reveals the following two previous applications which are of most relevance to this application:

- Proposed Bathroom & Kitchen Extension (Reference No: TP/80/0303); Received: 17 July 1980 - Status unknown
- Replacement of 4No 19<sup>th</sup> Century Casement Windows (Reference No: 19/1088/LBC; Received: 11 July 2019 - Granted

The date of the first application for the Bathroom and Kitchen extension pre-dates the listing, and from the flat roof form of the first floor and materials used in the modern construction suggests that the Bathroom is indeed less than 45 years old. This highlights that the proposed works are to a recent element of the building which has very little significance, so there will be no undue loss of historic fabric.

The 2019 application for the replacement of four nineteenth century casement windows was granted consent despite the loss of historic fabric – the plans for this work are attached as Appendix L. The 1980 application for works to the Bathroom and Kitchen also suggests that the Bathroom window was added at this time - and the form and ironmongery seem to confirm this. Thus again the proposals will result in no undue loss of historic fabric.

### Replacement of Bathroom Window

The existing twin casement Bathroom window to the first floor South East facing wall can be seen from image 6 below.



*Image 6*  
External close up of existing Bathroom window

The condition of the window is difficult to see from this image, although the peeling paint and some rot is evident when enlarged. Image 7 below however, taken internally when the window was forced open, shows black mould to the surfaces caused by lack of proper ventilation over a lengthy period.



*Image 7*  
Swollen frame has made window very difficult to open, with subsequent hazardous black mould around entire frame & glazing bars

The lack of maintenance has inevitably caused the timber to swell, with subsequent rot owing to the high moisture content. Images 8 – 9 below also show the condition of the window, to such a degree that it is now considered a hazard to health.



*Image 8*  
*Condensation to both casements highlights poor environment within Bathroom*



*Image 9*  
*Ironmongery will be retained for replacement window*

The rat tail ironmongery will be removed and reinstated to the replacement window, which will be also be in timber with narrow glazing bars incorporating slim line heritage double glazed units which will improve the thermal performance to ensure sustainability - as advocated in Section 5.2 of BS 7913.

With ventilation provided by the extractor fan this should resolve the longstanding issues with condensation and subsequent mould, ensuring that the Bathroom will be fit for purpose. This approach is in line with best practice Conservation Principles and which will not compromise the Historic Environment in any way.

#### **Insertion of Extractor Fan**

The left side of the rear elevation of Pursley Farmhouse can be seen in image 10 below - the proposed location of the extractor fan is marked from image 5 and has been chosen as it will be on the least obtrusive wall.



**Image 10**  
*Left side of rear elevation to Pursley Farmhouse, highlighting minimal significance of extension*

This image also highlights the minimal significance of this element of the building, with the twentieth century flat roofs and additional storey to the Victorian Scullery removing any aesthetic quality that it might have once had.

The extractor fan will be fitted with a simple white ventilation grill cover which is shown in Appendix L. This will ensure that it at least blends in with the surrounding white walls to minimise any impact on the Historic Environment.

This minor alteration should therefore be considered less than substantial in terms of loss of any historic fabric or setting, and will be offset by the significant benefits provided for the Occupants and visitors to the building, as well as to the benefits for the building itself in terms of preventing further deterioration to the structure. This element is therefore again in line with best practice Conservation Principles and will not compromise the Historic Environment.



## 6.0 HERITAGE IMPACT ASSESSMENT

### INTRODUCTION

The aerial photograph in Appendix A shows the West side of London Road and highlights the listed buildings in closest proximity to Pursley Farmhouse (the Barn to the side of the farmhouse, with Tomten further down London Road) which might be considered to be affected in terms of their settings. Pursley Farmhouse also lies just within the Shenley Conservation Area, as shown from the map in Appendix E, so the potential impact of the remedial works are also set out within this Heritage Statement.

The heritage impact that the proposed works will have is largely related to the historic fabric of the building itself, so this is covered in the section below. The measures taken to ensure the works undertaken will not be detrimental to the building in terms of aesthetics and materials is covered later on in the Design Section.

### THE SIGNIFICANCE OF THE ASSET

Significance needs to be understood in order to reduce the risk of losing or compromising the components of the site which are of value. Significance is defined within the National Planning & Policy Framework in Planning Policy Statement 5: Planning for the Historic Environment (PPS 5) (Annex 2) 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.”*

Section 4.1 of BS 7913 states:

*“Research and appraisal into the heritage values and significance of the historic building should be carried out to ensure that decisions resulting in change are informed by a thorough understanding of them. The level of the research appropriate is dependent on the nature and history of the historic building, (for example, any statutory protection) and any proposed works. Understanding the significance of a historic building enables effective decision making about its future.”*

The Significance Assessment that follows therefore considers the significance of Pursley Farmhouse as a listed building for the potential on its historic fabric as well as its setting. The Heritage Impact Assessment highlights what effects the works could have on these heritage elements, and the benefits that the proposals will add to the Heritage values.

The table overleaf sets out thresholds of significance which reflect the hierarchy for national and local designations, based on established criteria for those designations. The table provides a general framework for assessing levels of significance, but it does not seek to measure all aspects for which an asset may be valued - which may be judged by other aspects of merit, discussed in the paragraphs following.

### ASSESSMENT OF SIGNIFICANCE

The proposed works are based on a thorough understanding of the potential impacts on the significance of the fabric of Pursley Farmhouse. They therefore follow best practice guidance set out by Historic England, and consider the main four conservation values as set out within BS 7913: *Guide for the Conservation of Historic Buildings* - namely heritage value, communal value, evidential value and historical value. The definitions of these values and the potential impact the proposed works on them is set out within the Heritage Impact Assessment section that follows.

The Significance Assessment that follows therefore considers the significance of Pursley Farmhouse itself. The Heritage Impact Assessment highlights what effects the works could have on any heritage elements, and the benefits that the proposals will add to the Heritage Values.

Table 1 below sets out how significance should be assessed.

SIGNIFICANCE	EXAMPLES
<b>Very High</b>	World Heritage Sites, Listed Buildings and Scheduled Monuments of exceptional quality, or assets of acknowledged international importance or can contribute to international research objectives. Grade I, Grade II* and Grade II Registered Parks and Gardens and historic landscapes and townscapes of international sensitivity.



<b>High</b>	Grade I, Grade II* and Grade II Listed Buildings and built heritage of exceptional quality. Grade I, Grade II* and Grade II Registered Parks and Gardens and historic landscapes and townscapes which are extremely well preserved with exceptional coherence, integrity, time-depth, or other critical factor(s).
<b>Good</b>	Scheduled Monuments, or assets of national quality and importance, or that can contribute to national research objectives. Grade II* and Grade II Listed Buildings, Conservation Areas with very strong character and integrity, other built heritage that can be shown to have good qualities in their fabric or historical association. Grade II* and II Registered Parks and Gardens, Registered Battlefields and historic landscapes and townscapes of good level of interest, quality and importance, or well preserved and exhibiting considerable coherence, integrity time-depth or other critical factor(s).
<b>Medium/ Moderate</b>	Grade II Listed Buildings, Conservation Areas, locally listed buildings and undesignated assets that can be shown to have moderate qualities in their fabric or historical association. Grade II Registered Parks and Gardens, Registered Battlefields, undesignated special historic landscapes and townscapes with reasonable coherence, integrity, time-depth or other critical factor(s).
<b>Low</b>	Assets compromised by poor preservation integrity and/or low original level of quality of low survival of contextual associations but with potential to contribute to local research objectives. Historic buildings or structures of low quality in their fabric or historical association. Locally-listed buildings and undesignated assets of low quality. Historic landscapes and townscapes with modest sensitivity or whose sensitivity is limited by poor preservation, historic integrity and/ or poor survival of contextual associations.
<b>Negligible</b>	Historic buildings or structures which are of limited quality in their fabric or historical association. Historic landscapes and townscapes of limited sensitivity, historic integrity and/or limited survival of contextual associations.
<b>Neutral/ None</b>	Assets with no surviving cultural heritage interest. Buildings of no architectural or historical note. Landscapes and townscapes with no surviving legibility and/ or contextual associations, or with no historic interest.

*Table 1  
How to assess significance*

## Heritage Values

Beyond the criteria applied for national designation, the concept of value can extend more broadly to include an understanding of the heritage values a building or place may hold for its owners, the local community or other interest groups. These aspects of value do not readily fall into the criteria typically applied for designation and require a broader assessment of how a place may hold significance. In seeking to prompt broader assessments of value, Historic England's Conservation Principles categorises the potential areas of significance (including and beyond designated assets) under the following headings:

- **Evidential Value** - *'derives from the potential of a place to yield evidence about past human activity....physical remains of past human activity are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them....the ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement'* (Historic England Conservation Principles - page 28).

Evidential value therefore relates to the physical remains of a building/structure and its setting, including the potential for below ground remains, and what this primary source of evidence can tell us about the past.

Pursley Farmhouse retains its mid to late twentieth century origins within its core and has had several alterations since then, most notably in the nineteenth and twentieth century. It retains many features typical of these periods, and based on the table it therefore has **moderate evidential value**.

- **Aesthetic Value** - 'Aesthetic values can be the result of the conscious design of a place, including artistic endeavour. Equally, they can be the seemingly fortuitous outcome of the way in which a place has evolved and been used over time. Many places combine these two aspects....aesthetic values tend to be specific to a time cultural context and appreciation of them is not culturally exclusive' (page 30-31).

Aesthetic value therefore relates to the visual qualities and characteristics of an asset (settlement site or building), long views, legibility of building form, character of elevations, roofscape, materials and fabric, and setting (including public and private views).

Pursley Farmhouse itself is a rather non-descript building in terms of appearance, with a plain painted render finish and several phase of development including the two twentieth flat roof extensions which compromise its aesthetic value to a degree. Its setting has also been visually compromised by the modern buildings and concrete yard to the front and one side, but it still retains elements of aesthetic quality which includes its grouping with the listed barn.

Based on the table the building is therefore assessed as having **moderate aesthetic value**.

- **Historic Value** - 'derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative...association with a notable family, person, event, or movement gives historical value a particular resonance....the historical value of places depends upon both sound identification and direct experience of fabric or landscape that has survived from the past, but is not as easily diminished by change or partial replacement as evidential value. The authenticity of a place indeed often lies in visible evidence of change as a result of people responding to changing circumstances. Historical values are harmed only to the extent that adaptation has obliterated or concealed them, although completeness does tend to strengthen 'illustrative value' (page 28-30).

Historic value therefore relates to the age and history of the asset, its development over time and the strength of its tie to a particular architectural period, person, place or event. It can also include the layout of a site, the plan form of a building and any features of special interest.

Pursley Farmhouse has significant value in the fact that it retains its original purpose as a farmhouse, albeit much altered. The adaptations it has had since it was built in the seventeenth century relate to the needs and fashions of the time, and as it still retains many features from these periods, based on the table above, it can therefore be assessed as having **moderate historic value**.

- **Communal Value** - "Commemorative and symbolic values reflect the meanings of a place for those who draw part of their identity from it, or have emotional links to it....social value is associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence. Some may be comparatively modest, acquiring communal significance through the passage of time as a result of a collective memory of stories linked to them...they may relate to an activity that is associated with the place, rather than with its physical fabric...spiritual value is often associated with places sanctified by longstanding veneration or worship, or wild places with few obvious signs of modern life. Their value is generally dependent on the perceived survival of the historic fabric or character of the place, and can be extremely sensitive to modest changes to that character, particularly to the activities that happen there." (Page 31-32).

Communal value therefore relates to the role an asset plays in a historic setting, village, town or landscape context, and what it means to that place or that community. It is also linked to the use of a building, which is perhaps tied to a local industry or its social and/or spiritual connections.

Pursley Farmhouse has had an important presence in a small community for around four hundred years, adapting to different roles as farming has changed during this long period. It has been a well known local building within the town which will have been much appreciated by locals and visitors, no doubt being a focal point for many social events in the past, with communal value as a result of this association.

It also holds Group Value within the historic Conservation Area, and for its rural setting with the adjacent Grade II listed Tythe barn.

Therefore, based on the table above it is assessed as having **moderate communal value**.

## Determination of Magnitude of Heritage Impact

Once the value and significance of an asset has been assessed, the next stage is to determine the 'magnitude' of the impact brought about by proposed works. This impact could be a direct physical impact on the asset itself or an impact on its wider

setting, or both. The table below sets out the levels of impact that may occur and to what degree their impacts may be considered to be adverse or beneficial.

MAGNITUDE OF IMPACT	TYPICAL CRITERIA DESCRIPTORS
<b>Very High</b>	<p><b>Adverse:</b> Impacts will destroy cultural heritage assets resulting in their total loss or almost complete destruction.</p> <p><b>Beneficial:</b> The proposals would remove or successfully mitigate existing and significant damaging and discordant impacts on assets; allow for the substantial restoration or enhancement of characteristic features.</p>
<b>High</b>	<p><b>Adverse:</b> Impacts will damage cultural heritage assets; result in the loss of the asset's quality and integrity; cause severe damage to key characteristic features or elements; almost complete loss of setting and/or context of the asset. The assets integrity or setting is almost wholly destroyed or is severely compromised, such that the resource can no longer be appreciated or understood.</p> <p><b>Beneficial:</b> The proposals would remove or successfully mitigate existing damaging and discordant impacts on assets; allow for the restoration or enhancement of characteristic features; allow the substantial re-establishment of the integrity, understanding and setting for an area or group of features; halt rapid degradation and/ or erosion of the heritage resource, safeguarding substantial elements of the heritage resource.</p>
<b>Medium</b>	<p><b>Adverse:</b> Moderate impact on the asset, but only partially affecting the integrity; partial loss of, or damage to, key characteristics, features or elements; substantially intrusive into the setting and/or would adversely impact upon the context of the asset; loss of the asset for community appreciation. The assets integrity or setting is damaged but not destroyed, so understanding and appreciation is compromised.</p> <p><b>Beneficial:</b> Benefit to, or partial restoration of, key characteristics, features or elements; improvement of asset quality; degradation of the asset would be halted; the setting and/or context of the asset would be enhanced and understanding and appreciation is substantially improved; the asset would be bought into community use.</p>
<b>Minor/ Low</b>	<p><b>Adverse:</b> Some measurable change in assets quality or vulnerability; minor loss of or alteration to, one (or maybe more) key characteristics, features or elements; change to the setting would not be overly intrusive or overly diminish the context; community use or understanding would be reduced. The assets integrity or setting is damaged but understanding and appreciation would only be diminished not compromised.</p> <p><b>Beneficial:</b> Minor benefit to, or partial restoration of, one (maybe more) key characteristics, features or elements; some beneficial impact on asset or a stabilisation of negative impacts; slight improvements to the context or setting of the site; community use or understanding and appreciation would be enhanced.</p>
<b>Negligible</b>	Barely discernible change in baseline conditions.
<b>Nil</b>	No discernible change in baseline conditions.

*Table 2  
How to assess magnitude of heritage impact*

Using both tables above to quantify the asset, Pursley Farmhouse can be considered to hold a **moderate level of heritage value**, whilst the proposed impact of works can be considered to have a **medium beneficial impact** on the aesthetic, historic, and communal heritage values of the building, as they represent essential remedial works to prevent on-going moisture issues which are causing potential health hazards to both the Occupoants and to the well being of the building itself. The proposals are minimal and will help ensure that the structure can be retained as far as possible in its current form.

## HERITAGE IMPACT ON SETTING

The justification for the provision of the proposals in terms of the setting of the five listed buildings within its vicinity stems directly from the NPPF and related guidance in the Planning Practice Guide on managing change within the settings of Heritage Assets, and also from the Historic England Good Practice Advice entitled *The Setting of Heritage Assets*.

Setting is defined within the NPPF as:

*'The surroundings in which a Heritage Asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'*

In making the assessments on the impact of the works on the five listed buildings that might be considered to have a setting impact, it can be seen that the five steps recommended by Historic England have been accounted for - namely:

- Step 1: Identify which Heritage Assets and their settings are affected.
- Step 2: Assess the degree to which these settings make a contribution to the significance of the Heritage Asset(s) or allow significance to be appreciated.
- Step 3: Assess the effects of the proposed development, whether beneficial or harmful on that significance or on the ability to appreciate it.
- Step 4: Explore ways to maximise enhancement and avoid or minimise harm.
- Step 5: Make and document the decision and outcomes.

The historic importance of Shenley Parish can be seen from its Conservation Area as well as its 40 listed buildings - a significant percentage for a town with a population of 5,390 (2021 Census figures). The full schedule of listed buildings can be seen in Appendix B, which highlights that the majority of Pursley's listed buildings are centred within the historic in the area around the Museum.

An assessment on the potential heritage impact on the setting of the Conservation Area and on the two listed buildings (the Tythe barn and Tomten) within the vicinity of the Pursley Farmhouse has been undertaken. The aerial image in Appendix A shows the proximity of these buildings.

This is assessed below, demonstrating that all proposed changes are proportionate to the Heritage Asset, as set out within the NPPF guidelines.

## **Shenley Conservation Area**

A brief history of Shenley Parish is described within Section 4 of this Heritage Statement above, which is also set out in greater detail in the excellent Local Authority 2012 Conservation Area Appraisal document which can be seen in Appendix D.

The Conservation Area for Shenley was first designated in 1969. This early list inclusion reflects the importance of the Parish in terms of its heritage. There are three distinct elements of the Conservation Area that form the whole in Shenley, with Pursley Farmhouse at the tip of Area 1, as can be seen from the map in Appendix E.

Section 1.8 of the Local Authority Appraisal document relate to the character of the London Road Area:

*"Shenley Conservation Area is based on still recognisable traces of a hamlet and its rural setting in the form of the original core of the village and its gradual expansion in the linear form of London Road, which continues to form the spine of the village. Its relationship with the surrounding countryside and nearby rural estates is represented in a rural arm to the east and west of London Road, elements of the Shenley Grange estate."*

The Local Plan and the NPPF places a requirement for alterations to be proportionate to the Heritage Assets and to show positive benefit to the assets themselves, to the Historic Environment or to the community.

It also states that:

*"It is important that the development management process ensures the preservation of its special character and that opportunities are taken to identify and implement enhancements"*

## **Heritage Impact in Relation to Conservation Area**

A map showing the location and extent of Shenley Conservation Area can be seen from Appendix E, which includes Pursley Farmhouse and the Tythe barn, but not other modern buildings within the yard.

In terms of the five-step guidance for the Historic England guidance on the setting of Heritage Assets, the proposed new roofs will not be visible from any distance, and as they will safeguard the structure for its continued original purpose as a farmhouse they will undoubtedly make a positive contribution to the Conservation Area in terms of its setting.



The significance of the farmhouse is set out in the Conservation Appraisal document which led to the building being added to the Conservation Area in 2012.

Section 1.4 from this document states:

*“There was a good case for extending the boundary further south along London Road towards Silver Hill. This is an attractive, transitional approach from the countryside into the village. It takes-in buildings of traditional forms and scale and which are part of the village rather than detached from it. Includes Pursleys Farm - those buildings closest to the road i.e. the Farm House (2 London Road), and the timber barn (Listed Buildings ref 07/267 & 07/268).”*

The flat roofed extension housing the Bathroom forms part of the rear elevation of Pursley Farmhouse, hidden away from the significant views set out within the Conservation Area Appraisal document and looking out to the modern farm structures which have been omitted from the Conservation Area owing to their lack of significance. The proposed location of the extractor fan ventilation grill to this area will therefore make little or no discernible impact to the setting of this element of the building, particularly as it will be so small.

Although the window does look out onto open fields and across to the Grade II listed Tomten, its design will not be changed, so again there will be no detrimental impact in terms of setting of any listed building, nor on the Conservation Area.

## Pursley Farmhouse

The rear elevation of Pursley Farmhouse where the two flat roofs are located can be seen on the front cover of this Heritage Statement, whilst the front elevation of this Grade II listed building can be seen from image 11 below.



**Image 11**  
Front elevation of Grade II listed Pursley Farmhouse

The National Grid Reference (NGR) for the building is TQ 1946299977.

Pursley Farmhouse was listed as recently as 12<sup>th</sup> August 1985. The Historic England citation (List Entry Reference Number 1103507) reads as follows:

*“House. Mid to late C17, extended and altered c.1840. Timber frame, extended in brick. Rendered and whitewashed. Tiled roofs. Originally L plan with 3 bay front and 1 bay rear wing. 2 storeys and attic. Original front to road; central entrance under timber porch with hipped, tiled roof. C19 flush frame architraved sashes. Right return: later ground floor canted bay, first floor sash, attic casement, bargeboarded gable. Attached at rear right: 2 storey C19 block, mixed fenestration. Tall stack to rear of right 'parlour' bay. 1 storey rear extensions. Sashes to rear of original wing, some flush frame, some in reveals. Added to left and set back a separately roofed mid C19 block presenting 3 bay front to yard: central entrance in gabled porch, sashes with cambered heads, twin bargeboarded gables. Gabled to left end. 2 tall stacks in valley where C19 block meets earlier building. Interior: stopped chamfered ground floor binding beams, exposed joists. c.1840 stair with iron balusters and parlour fireplace. (RCHM Typescript).”*

Pursley Farmhouse is a mid to late seventeenth century farmhouse which although much altered retains many original features from its many incarnations. It also retains its original purpose as a farmhouse, with the current family occupants still working the farm.

The most recent additions are the two flat roof extensions to the rear elevation, both of which are believed to date from the early 1980's. They have no historic significance or aesthetic merit, and it is these that require urgent attention. The ground

storey of the two storey extension was the former Victorian Scullery dating from the 1840's, with the first storey the recent addition.

### Heritage Impact of Works on Setting of Pursley Farmhouse

Pursley Farmhouse sits on the Western periphery of the London Road Conservation Area (Area 1). It is set back from the main road, largely obscured by the Grade II listed Tythe barn which forms an integral part of the estate and range of farm buildings. The map showing its location can be seen from Appendix E. The modern range of agricultural buildings are excluded from the Conservation Area.

The new window will not result in any visible change to the building as the design is not being changed – slimline heritage double glazed units are being introduced but this will mean that the glazing bars can be kept to the same width. Similarly, the location of the extractor fan ventilation grill has been carefully chosen to minimise any visible impact. This means that neither alterations will be detrimental to the setting of the Farmhouse.

In addition, as the window is a relatively modern addition, and the location of the extractor fan ventilation grill is also to a fairly recent extension neither proposal will result in the undue loss of historic fabric; indeed the very reason for the works is to prevent further moisture ingress and potential damage to adjoining historic fabric so they should be regarded as of significant benefit.

### Other Listed Buildings

There are currently 40 listed buildings in Shenley, a list of which can be seen in Appendix C. The aerial plan seen as Appendix A shows the proximity of those listed buildings (the Tythe Barn and Tomten) which may be considered to be impacted by any works in relation to their settings - although as the following section shows there will be no discernible change to their views, and their settings will therefore remain unchanged. The proposals can therefore certainly be considered as *less than substantial*, and they will have significant positive benefit as they will prevent further water ingress and help safeguard the future of Pursley Farmhouse.

### Barn to West of Pursley Farmhouse

This fine Grade II listed building Tythe barn can be seen from image 12 below.



**Image 12**  
Front elevation of Grade II listed Barn to West of Pursley Farmhouse

The National Grid Reference (NGR) for the building is TQ 1944199982.

The barn was listed on 12<sup>th</sup> August 1985, with specific mention of its contribution towards Group Value. The Historic England citation (reference Source ID 1346956) reads as follows:

*“Barn. C18. Timber frame, weatherboarded. Tiled roof. 5 bays. Aisles added. Central gabled threshing bay towards yard. Doors and windows to yard. Low gabled extension to gable end nearest house. Interior: Tenoned purlins. Collar beams and queen struts to principals. Braced straight tie beams. Studding and curved tension braces in walling to NE.”*

The barn is still used for the purpose it was built – for agricultural purposes, albeit largely storage – and this has meant that it still retains much of its original features. In recent years structural supporting works have been undertaken, with more evidently required, but it retains much of its significance even if its setting has been compromised to a degree with the changes to the farmyard in front of it.



## Heritage Impact of Works on Setting of Barn to West of Pursley Farmhouse

Whilst the setting of the barn has been compromised to the front elevation in recent years, its setting to the rear elevation (facing the road) and to the South East looking towards the Farmhouse remains very much intact, as can be seen from image 13 below.



**Image 13**  
*View towards Pursley Farmhouse from closest element of Barn, highlighting that there will be no impact from the proposed works on its setting*

This photograph shows the close proximity of the neighbouring Farmhouse, and the potential impact of any works to the front elevation; but as the roof works are being undertaken to the South East side and the rear they are not visible in any way, as they are entirely screened from view.

Thus the setting of the barn will remain unaffected.

## Tomten

Tomten is a fine mid to late eighteenth century Grade II listed rendered house with a tiled roof and its original sash windows. It has a later side extension and as with Pursley Farmhouse lies just within the West side boundary of the Conservation Area, on the opposite side of London Road. The building is shown in image 14 below.



**Image 14**  
*Grade II listed Tomten*

The National Grid Reference (NGR) for the building is TQ 1947499876.

It was a very early listing, on 25<sup>th</sup> February 1952, with the Historic England citation (reference Source ID 1103506) reading as follows:

*“House. Mid to late C18, extended. Whitewashed brick, tiled roof. 2 storeys, 5 windows. Steps up to central entrance: 4 panelled door with semi-circular traceried light above in rectangular opening. Doorcase with consoles to hood. Plinth. Glazing bar casements in deep reveals. Dentilled close eaves. 2 end stacks with oversailing courses. Right return: pebbledashed with lower 2 storey block attached, now surgery, possibly an earlier range, 1 ground floor 3 light casement, first floor oculus. Large flat topped sashed dormer abuts onto main house. End stack and further low extension to right. Left return pebbledashed, 1 storey*

*gabled brick extension. Separately roofed extension to rear right.  
Interior not inspected."*

*."*

### **Heritage Impact of Works on Setting of Tomten**

Tomten lies diagonally across the field from Pursley Farmhouse at a distance in excess of 200 metres away. It is also well screened behind a mature hedge, with London Road and a second hedge between the properties. This view can be seen from image 15 below.



**Image 15**  
*View looking towards Tomten from Pursley Farmhouse*

The proximity of Tomten in relation to the Pursley Farmhouse can also be seen from the aerial image in Appendix C, and from image 16 below - the opposite view from Tomten towards the Farmhouse.



**Image 16**  
*View of Pursley Farmhouse from Tomten*

This photograph shows that the Bathroom window to the South East wall is barely visible - and only then in the Winter when the leaves have fallen off the trees - but as the design for the new window will be the same at this distance there will be no visible difference, so again the setting will remain unaffected by the proposed works.



## 7.0 DESIGN

### Introduction

This section should be read in conjunction with the Design & Access Statement, which forms a mandatory part of this Listed Building Consent application.

### Design Principles

Careful considerations of the design elements has been undertaken and is set out separately in the Heritage Impact Assessment section that follows, to ensure that the setting of Pursley Farmhouse itself as well as any other Heritage Assets within the vicinity (the Tythe Barn and Tomten) will not be compromised - a key requirement set out within the NPPF.

The main principles behind the consideration of all design aspects is to match up with accepted best conservation practice, as set out within the Society of Ancient Buildings Manifesto, the ICOMOS Articles and BS 7913 *Guide to the Conservation of Historic Buildings*. These careful considerations will undoubtedly ensure that the building will continue to make a positive contribution to its setting and to its historic environment - as required within the NPPF.

In terms of Conservation Area considerations, the guidance set out in the Local Authority Conservation Area Advice Guide published in November 2015 has been followed, which states that:

*“Proposed works which are within or adjacent to a Conservation Area and require planning permission, are constrained by the need to respect the special character of the area.”*

As the proposals involve minimal visible intervention, with the replacement window undertaken to a similar design, the appearance from any distance will not be perceptible. A photographic record of the proposed works will also be undertaken prior to commencement and on completion.

The replacement window will be in FSc certified timber, which combined with the use of slimline heritage double glazed units will increase its thermal performance, thus ensuring sustainability.

The National Planning Policy Framework, BS 7913: 2013 - *Guide to the Conservation of Historic Buildings* (Section 5.2) and best conservation practice encourages this approach, as the works will help ensure the long-term future of the structure.

The main Design Principles that have been adopted to ensure that these objectives have been met are:

- Careful consideration of aesthetics for both traditional and new materials, to ensure that any works compliment the Historic Environment.
- Careful consideration on the use of appropriate and sustainable traditional materials which will be sourced locally as far as possible to minimise their carbon footprint.
- The works have been designed to minimise future maintenance requirements.
- In line with Conservation Principles adopted for the works, a photographic record of the works will be undertaken for future reference.

### Benefits

NPPF paragraph 196 states that where a development proposal will lead to *less than substantial harm* to the significance of the Heritage Asset, this harm should be weighed against the public benefits of the proposal.

The existing window has reached the end of its lifespan and can no longer be viably repaired, as can be seen from the internal and external photographs within this Heritage Statement.

Combined with the insertion of the extractor fan the works will have significant benefit for Occupiers and visitors to the building, and indeed for the welfare of the building itself, and will ensure the continued original use of a significant listed building within a Conservation Area.

As the proposal lies within a Conservation Area, the nature of the proposed site follows guidance to the Planning (Listed Building and Conservation Area) Act (more commonly referred to as 'P(LBCA) Act') 1990 include Section 66 which states that there is an expectation for Local Planning Authorities:

*‘to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses’*

while Section 72 requires special attention to be given to:

*‘the desirability of preserving or enhancing the character or the appearance.’*

These essential remedial works will have no detrimental impact on the setting of any Designated Heritage Asset in close proximity, nor on the original building itself (with no loss of historic fabric), nor on the Conservation Area within which all of these listed buildings lie. The character and appearance of the Historic Environment will therefore be preserved.

## 8.0 CONCLUSION

This Heritage Statement forms the main part of a Listed Building Consent application for replacement of the Bathroom window to the first floor of the South East elevation, and for the provision of an extractor fan in the opposite wall. The Bathroom itself is located on the rear elevation of the Grade II listed Pursley Farmhouse. The upper part of the two storey extension housing the Bathroom are relatively recent additions, and have little or no historic or aesthetic merit.

The works are essential owing to longstanding issues with moisture ingress to the Bathroom which is causing potential hazard to the health of the Occupants and visitors, as well as to the well-being of the building itself.

The Heritage Impact Assessment within this Heritage Statement demonstrates that there will be little or no loss of historic fabric, nor will there be any potential heritage impact on the setting of any of the Designated Heritage Assets within the vicinity (the Tythe Barn, Tomten, Pursley Farmhouse itself and the Conservation Area) in which they all sit.

This Heritage Statement has been prepared by an Accredited Conservation Consultant to ensure that the approach for the proposals has been carefully considered in the best interests of conservation - hence they follow best practice Conservation Principles and practice in accordance with the ICOMOS Articles, BS 7913: *Guide for the Conservation of Historic Buildings*, and the NPPF.

Careful consideration has also been given to all aspects of the proposals in terms of design, to dovetail with the Heritage Values set out by Historic England and within the ICOMOS Articles - so that the evidential, aesthetic, historic and communal values of Pursley Farmhouse will either not be affected or will be enhanced.

From a heritage perspective, the proposals are therefore in accordance with the NPPF as they will not only cause no undue harm to any Designated Heritage Asset but indeed will provide significant benefit, as they will help safeguard the building to ensure it can continue to be used for its original purpose for future generations to enjoy.

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South East elevation of Pursley Farmhouse showing window to be replaced to first floor under flat roof

### **IMAGE 2**

Location map of Shenley within Hertfordshire

### **IMAGE 3**

The Cage on the Pond is a village lock-up dating from the 18th century

### **IMAGE 4**

View of South East facing elevation, with Bathroom window proposed for replacement under flat roof

### **IMAGE 5**

Location of proposed extractor fan ventilation grill

### **IMAGE 6**

External close up of existing Bathroom window

### **IMAGE 7**

Swollen frame has made window very difficult to open, with subsequent hazardous black mould around entire frame & glazing bars

### **IMAGE 8**

Condensation to both casements highlights poor environment within Bathroom

### **IMAGE 9**

Ironmongery will be retained for replacement window

### **IMAGE 10**

Left side of rear elevation to Pursley Farmhouse, highlighting minimal significance of extension

### **TABLE 1**

How to assess significance

### **TABLE 2**

How to assess magnitude of heritage impact

### **IMAGE 11**

Front elevation of Grade II listed Pursley Farmhouse

### **IMAGE 12**

Front elevation of Grade II listed Barn to West of Pursley Farmhouse

### **IMAGE 13**

View towards Pursley Farmhouse from closest element of Barn, highlighting that there will be no impact from the proposed works on its setting

### **IMAGE 14**

Grade II listed Tomten

### **IMAGE 15**

View looking towards Tomten from Pursley Farmhouse

### **IMAGE 16**

View of Pursley Farmhouse from Tomten



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Schedule of Listed Buildings in Pursley

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