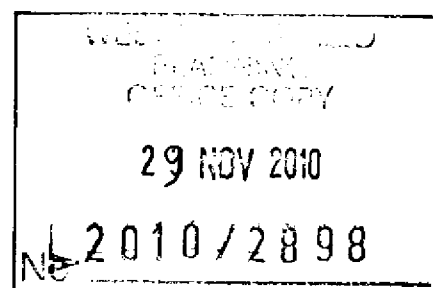


1 Northaw Place, Coopers Lane, Northaw, Hertfordshire

**Design and Access Statement
Heritage Statement**

Explanation of the Proposed Works



19 November 2010

The proposed works are alterations to the works previously approved for works to the Main House (application ref S6/2009/2702/LB) and for refurbishment, alteration and extension works to the East Wing (application refs: S6/2010/273/LB; S/2010/0110/MA).

The alterations are modest and there is no impact on historic fabric. The works comprise:

Main Existing House:

- Mezzanine West Wing : taking down of a modern drylined partition and replacement with a new partition to form a kitchenette/wc.
- New half glazed painted timber double doors at 1st floor landing.
- Lead clad access hatch on the 19th century wing roof to provide safe access for maintenance.
- Conservation roof-light inserted on the inner north facing pitch of the main house roof to bring light into bathroom.

East Wing Extension:

- Revised design for painted timber glazed screens in new conservatory to provide double doors to the garden.
- Roof-light added to the new kitchen extension situated behind behind the flat roof parapet.
- Proposed painted timber glazed doors and fanlight over in the proposed pool room revised to powder coated aluminium glazed doors and fanlight needed to withstand the harsh environment of the pool space)

Summary of Historical Development of the House

Northaw Place was constructed in 1690 as a two storey house, with basement and attic rooms. A second storey was added early in the 19th Century, with substantial additions to the west c. 1800 and later in the 19th Century. A balancing single storey wing was added in 1988.

The painted staircase hall c. 1700, is of national significance, and is the remaining significant internal feature, since much remaining original fabric was stripped from the interior when the building was substantially repaired c. 1988. This followed a period of neglect after the Childrens Home run by the London Borough of Haringey (which had occupied the property since c. 1950) closed down in the 1970's.

Permission was granted for six new houses to be built in the stable yard as enabling development to provide funds for the repair of the listed house, including the eradication of dry rot and the restoration of the staircase.

A feature of the house is that ownership historically has been fragmented, as the building changed hands frequently. This has encouraged the gradual increase in size of the property, with its associated stable yard and outbuildings to the west. There are photographs of some interiors prior to the 1970's when the original building was last fully occupied, which confirms that many of the features illustrated have now been lost. Most of the interior walls have been covered by dry lining which has concealed any plasterwork or features which may have survived from the previous centuries. The neglected condition of the property resulted in outbreaks of dry rot which justified the removal of much of the structural timberwork. In 1988, the house was reduced in size, as the west wing was reduced to separate the house from the stable block to create a detached entity. The house was then separated from the majority of the site when new houses were built in the stable yard. Since 1988, 1 Northaw Place has been occupied as a single family unit, although most recently has been up for sale and empty for a 3 year period until acquired by the present applicant. During this period the house was neglected and the ingress of water through roof coverings has led to the recurrence of several new outbreaks of dry rot.

The house sits in the remains of its historic setting. The wooded park to the north is evident, although the axial avenue of lime trees centred on the front entrance is no longer clearly discernable, and the vestige of the walled garden to the south of the house is defined by remaining brick walls.

In c. 1988 when extensive repairs were carried out, many internal features were lost. The purpose of much of the proposed work is now to review the detail of the 1980's repair work and to carry out amendments which will enhance or reinstate missing historic features, which were poorly reinterpreted or omitted at that time, using evidence from record photographs and plans where available.

Donald Insall Associates
November 2010