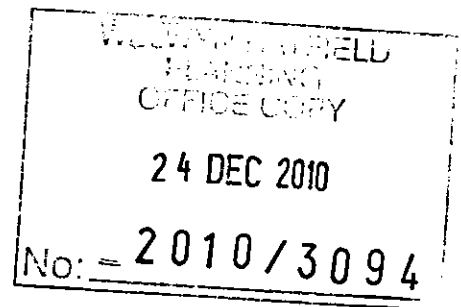


**1 Northaw Place, Coopers Lane, Northaw, Hertfordshire
Design and Access Statement**



Historical Development and Background:

To summarise the historical development of Northaw Place based on the report by BEAMS in December 2009, 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.

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. The past 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. The vestige of the walled garden to the south of the house is defined by remaining late 17th Century red brick walls with later 19th century gates inserted. These garden walls are listed Grade II.

Proposed alterations are:

The garden walls are in poor condition. Water penetration on the wall tops has caused damage to the top brick courses and east and south walls have substantial cracks. Consulting Engineers, Scott Wilson has surveyed the existing garden walls and their proposals are set out on drawing D127366-020 which forms part of this application.

It is proposed to stitch the cracks at the centre of the wall using stainless steel Helibar reinforcement and re-pointing in lime mortar. There will be a programme of work to repoint areas in lime mortar and piece in new bricks to match existing where required following a more detailed survey prior to the start of works. The existing walls will be made stable by building new brick clad reinforced buttresses along the wall built off new footings. The new buttresses will be located on the garden side on the south wall and the paddock side on the east wall, both within the site boundary of the property; these will be screened by the existing tree screens.

The repairs are required to safeguard the historic significance of the listed garden walls, and also will increase the stability and safety of the walls for the owners and neighbours of Northaw Place.

**Donald Insall Associates
December 2010**