



FAO: Planning Department,
Welwyn Hatfield Borough Council

Date: 22/12/2017

HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

Northaw House, Northaw

As previously discussed, it has been recognised that the proposal will cause some harm to the setting of heritage assets. The information below is based on the assumption that the applicant has provided information which has been tested by the LPA. This will need to demonstrate the need for new buildings to enable the repair and conservation works to Northaw House and coach house.

The discussion below is provided by area/building as in previous correspondence.

East Gate Lodge

No further comments.

East Drive Cottages

No further comments.

Coach House

With regard to the removal of the stall partition, it is understood this will be retained and reused in the building. We recommend the design also incorporate a feature in the floor to show the former stall arrangement in plan.

The impact of removing the first floor fabric to create a full height internal space, adjacent to the gallery, will require consideration in terms of the significance of the fabric to be removed. Details of new materials, or materials used for repair, will also be required and likely by condition.

The insertion of new fenestration in original/early elevations should be minimal.

Drawing 'PROPOSED SOUTH ELEVATION, COACH HOUSE' may need revision as it does not appear correct.

Gardeners Cottage

In principal this is considered acceptable on the basis of the retention of the building's plan form, original entrance and any early/original fixtures and fittings. Further details will be required in due course pertaining to windows and materials. It has been assumed that the walled garden brick wall is unaltered.

Settlement Area

The layout and form of this area is considered much improved.

Orchard Cottage: Whilst the form of this building is acceptable the front elevation is too wide (considering the fenestration arrangement) and the overall scale is too large. We recommend this is reduced in height and footprint. Note-the first floor plan is incorrect.

With regard to Settlement Units 1 and 2 we have no further comments. We would expect these to be considered in the heritage impact assessment in terms of the effect upon the setting of heritage assets.

Our only comments pertaining to the dairy is the fenestration. We recommend the use of segmental head arches rather than flat arches. We recommend the removal of the shutters. We also recommend 'flipping' the rear return so the large window faces to the open northern landscape rather than directly onto Orchard Cottage.

Walled Garden

The principal of the axial arrangement with three dwellings is considered acceptable. The proposed buildings, whilst redesigned, are inappropriate in terms of height, mass and form. These require a redesign which is more simplified in design and less prominent within this feature. The buildings have failed to respond adequately to the values of the walled garden which make it significant. Parking should also be located in a less prominent location in proximity to the axial footpath and within views in the asset.

Main House

The changes to the main house, outlined in Sara Davidson's email, are considered positive. As suggested, more details will be provided in a future application which we can review. We recommend the retention of plan form in the Edwardian wing and addressing the change of levels, at first floor, which were highlighted on site.

Should an application be permitted it is likely that conditions will be attached pertaining to landscaping and details of new windows, doors, materials and other fixtures and fittings.

Yours Sincerely,

Tim Murphy
Historic Environment Manager
Place Services

Note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.