



**HERTFORDSHIRE DESIGN REVIEW SERVICE**  
**Northaw House: 31/03/17**

Tim Murphy – Waterman Group

Rachael Collard,  
Welwyn Hatfield Borough  
Council,  
The Campus,  
Welwyn Garden City,  
Hertfordshire,  
AL8 6AE

31<sup>th</sup> March 2017

Dear Rachael,

### **Hertfordshire Design Review Service: Northaw House, Potters Bar**

The information below is based on the Design and Access Statement provided as part of the pre-application submission and the site meeting which took place on the 30/03/2017. For ease of reference I have separated the response relating to separate areas/ elements of the application.

The site contains two statutory designated heritage assets in the form of two Grade II Listed buildings; Northaw House (List Entry:1100970) and the Stable Block at Northaw House (List Entry Number: 1100971). Northaw House is also located in an Area of Archaeological Significance (AAS42).

The comments below relate only to conservation and do not consider the requirements for 'enabling development' or development in the Greenbelt.

#### **Northaw House:**

It is understood that the main house will be divided into residential apartments. If undertaken sympathetically this could help secure the sustainable future use of the building which is recognised as being in a poor state of repair.

Details of the proposed works/division of the building (and ballroom wing) have not yet been provided. At the meeting, it was generally agreed that future information submission (likely within an additional pre-application process) will include proposed alterations, demolition plan and a phasing/significance plan. This will also be supported by information detailing any original/early/significant features, fixtures and fittings within the building.

#### **Car Park:**

No details for the proposed cut and cover car park have been submitted with this pre-application submission. An underground car park has the potential to limit the impact of car parking on the setting of the heritage assets. Details are required to comment further and it is suggested the design of this feature considers the setting of the heritage assets.

#### **Stable Block:**

The stable block, which is listed in its own right, is recognised as being in a very poor state of repair and it is accepted that intervention is needed in the near future to secure the building.

Detailed proposals for this building will need to be supplied for further comment. It was suggested, during site discussions, that a range of options could be explored to lessen the impact on the heritage asset whilst creating additional floor space.

### **Walled Garden**

Further details regarding development within the walled garden are required for detailed feedback. Development within the walled garden should consider retaining the aesthetic relationship with main house/adjacent land to the east and the setting of the wall feature itself. Detailing of the proposed buildings (principal structure and ancillary structures) and their boundary treatments are also required for further comments.

The principal of two smaller dwellings within the walled garden is considered an improvement from the earlier pre-app which had suggested a single larger dwelling.

### **Land at West (Between House and Walled Garden)**

Previous advice suggested that the design of new buildings will need to reflect this space's relationship with the adjacent assets as to preserve or enhance their setting. Consideration should be given to regional character defining features of agricultural/ building types, which may enhance the quality of the buildings in this area. In order to retain relationships, it would be beneficial to create linkages between this space and the walled garden.

The outline details provided are considered an improvement on previous design iterations. Further details will be required for comment including details of individual structures, landscaping and public realm.

The retention and conservation, subject to detailed designs, of the gardener's cottage is considered to be beneficial.

During Site discussions it was suggested that retention of existing historic features within this space could be explored as the detailed design for this area evolves.

### **Dwellings on Eastern and Western Drives**

The proposed dwellings to the east of the main house form part of the setting of the designated heritage asset (Northaw House) and this will need to be considered, particularly views from the north.

Further details of these buildings will be required for feedback. The design of these buildings (in conservation terms) will need to consider materiality, design form, height, siting and boundary treatment to ensure they are in-keeping with the character of the environs and context in which they are located.

### **Conclusion**

The information included in the Design and Access Statement is considered a positive design evolution relative to previous iterations. However, further details are required to provide any detailed feedback.

Detailed proposals are required pertaining to Northaw House and Stables to comment on the proposals for these designated heritage assets.

As stated in previous pre-applications feedback; based on the information provided, it is considered that an appropriate proposal has the potential to sustainably conserve, and in some regards enhance, the significance of the heritage assets within this site. This will be subject to sympathetic intervention to the heritage assets as well as new build proposals of appropriate scale, siting, design and character. All interventions should consider the significance of heritage assets and their setting.

It is suggested that viewpoints are agreed with the local planning authority prior to submission of a planning and listed building consent application. This can be used to produce accurate visual representations which are likely to be required to more tangibly demonstrate any impact of the proposals will have upon the setting of the heritage asset and surrounding landscape.

A Built Heritage Statement will be required as part of the Listed Building Consent Application (Section 12 NPPF).

Given that the site is located within an *Area of Archaeological Significance (AAS42)* which states: *Northaw House dates from the 17<sup>th</sup> century and contains potential for post medieval archaeological remains*, an archaeological desk-based assessment/Historic Environment Assessment will also be required (Section 12 NPPF).

Future proposals should consider Policy R27 and R29 of the Welwyn Hatfield District Plan 2005 that have been 'Saved', as well as relevant policies in Chapter 12 of the NPPF.

Yours sincerely,

Tim Murphy  
on behalf of the Hertfordshire Design Review Service