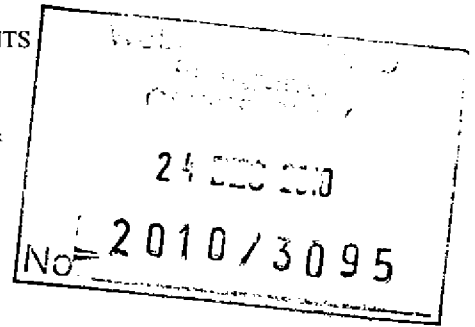


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1 Northaw Place, Coopers Lane, Northaw, Hertfordshire

**Design and Access Statement
Heritage Statement**

Explanation of the Proposed Works

2010/3096
November 2010

The proposed works is to construct a single storey garage building. This application forms part of the proposed works for the main house (previous approved applications S6/2009/2702/LB ; S6/2010/273/LB; S/2010/0110/MA).

When the estate's stable buildings were developed to residential dwellings in the 1980s, the main house was left with no buildings for storage of garden equipment, parking, etc. This application provides a garage building for parking and garden equipment appropriate for a family house which will help to ensure that the property remains in use as a desirable family home.

The proposed garage building will be situated to the east of the main house, outside the boundary of the walled garden. The new building is modest in scale in relation to the main house and will be well screened from the east paddock by the existing tree line and from the northern house frontage as it is set well back and totally screened by shrubbery.

The proposed garage is a single storey three bay building with pitched roof of plain clay tiles, oak framed structure clad in oak horizontal weatherboarding. It is built of traditional local materials in a traditional form so it sits comfortably in its hidden setting.

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 c1800 and later in the 19th Century. A balancing single storey east 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.

Donald Insall Associates
December 2010