

Heritage Statement

Construction of a domestic tennis court with surround fencing at 1 Northaw Place, Coopers Lane, Northaw, Herts EN6 4NQ

On behalf of Lucy and Ian Holt

Introduction

This Heritage Statement has been produced to support an application for the construction of a tennis court with surround fencing within the gardens of 1 Northaw Place, which lies within the village of Northaw near Potters Bar in Hertfordshire. The Heritage Statement provides relevant information about the significance of 1 Northaw Place and then goes on to assess the extent of the potential impact arising from the proposed tennis court.

This Statement accords with Paragraph 189 of the National Planning Policy Framework (July 2018) in describing the significance of the potential impact on the heritage assets.



Photo 01 – 1 Northaw Place

Details of the Heritage Listing

Northaw Place is a grade II* listed building with entry Number 1100972 within the National Heritage List for England. The listing states:

“GVII*

House. Formerly residential school. Circa 1690. Said to have been built for Captain Moncey R.N. Altered early C19, c.1860 and late C19. Earliest part on E has 5-window N front, refaced c.1860 in cement. Banded ground floor. Square porch with detached Roman Doric columns their lower halves bossed. Balustrading. Slightly projecting centre window bay, the 1st floor window with pediment. Chamfered quoins. Sash windows with shallow-moulded surrounds. Extension on right with 3 moulded relieving arches and similar detailing. Large early and late C19 W additions. At right angles on W end is stable block of late C17 origin: C19/20 red brick with slate hipped roof. The ridge has large clock tower: square base with clock faces; dentilled open pediments; octagonal turret with columns and modillioned cornice; ogee lead hood; clock mechanism intact. Garden elevation to early house is red brick c1700. 1st floor band. Early C19 flush sash windows. Square porch has fluted Greek Doric columns and pilaster responds. C19 stucco eaves cornice. W extensions in yellow stock brick with gauged brick lintels.

Interior has very good c1700 staircase hall. Canvas wall and ceiling paintings in style of Verrio, depicting scenes from classical mythology. Barley twist balustrading. Hall and ground floor rooms with contemporary fielded panelling, the NE room and vestibule with frames for paintings, now removed, set over bolection-moulded fireplaces. NE 1st floor room with Chinese style paintings on rails and mutins of panelling, now painted over. (Pevsner (1977).”



Photo 02 – View including side elevation of 1 Northaw Place

The Site and Surroundings

It is proposed to construct a hard surfaced tennis court with open mesh fencing within a discreet and well screened lawned area away from the setting of the house.



Photo 03 – View from the proposed tennis court location looking back towards the house.

Design of the proposed tennis court

The design of the proposed tennis court is described in more detail in the accompanying Design & Access Statement and the associated drawings (see Figures 1 to 6). The court has been designed to ensure that it would be as inconspicuous as possible in an area of the grounds that is screened by existing soft landscaping. The green synthetic grass surface would blend well with the adjacent lawned areas. The open mesh dark fencing would be the standard 2.75 metres high at each end but reduced to a height of only 0.9 metres along both sides. The sensitive design would therefore be in keeping with the surroundings and ensure no visual impact.



Green coloured porous synthetic grass surface.

Photo 04 – The court surface will blend well with the surroundings

Assessment of the impact of the proposed tennis court

The proposed tennis court would be located within a discreet and well screened part of the garden that is away from the immediate setting of the house. There are various trees and hedges between the proposed court area and the house (as shown in Photo 03 and Photo 05).



The proposed tennis court location



Photo 05

View from the front of Northaw Place looking north east towards the proposed tennis court location (72 metres from the house).

The tennis court would be well away from the setting of Northaw Place and screened by trees and hedgerow. The tennis court would therefore have no material impact on the setting of Northaw Place.

Conclusions

A sensitively designed tennis court with a synthetic grass surface will integrate well with the lawned garden area. The proposed court location is away from the setting of the house and is screened by trees and hedgerow between the court location and the house. As a consequence, the court will have no material impact on the views to and from the house. The impact on the setting of Northaw Place must therefore be considered slight.

In summary, it is considered that the proposed tennis court would have no material impact on the setting of the listed building. It would therefore pass the tests set down in planning policy advice.

Mark Jarman
Planning for Tennis
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