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## COLLAPSED GARDENERS STORE | NORTHAW HOUSE PLANNING & HERITAGE STATEMENT

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Issue 1

## 1.0 Introduction

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This statement is written to support a retrospective application to re-instate the collapsed Gardeners Store at Northaw House.

## 2.0 Existing building & Setting

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The Gardener's Store is not a listed building. It is directly attached to the brick walls of the Walled Garden at Northaw House, the walled garden is not listed either. However, both structures can be considered to be curtilage listed under as curtilage structures to the Grade II listed Northaw House.

The walled gardens date from c.1800 and to exterior wall face Oak Cottage and the Gardener's Store were constructed in the last C19th first appearing on ordnance survey maps in 1880.

Due to the structure's relationship with Northaw House the Gardener's Store is considered Curtilage Listed, as is the associated walled garden.

A heritage assessment undertaken by the Heritage Collective and submitted part of the original applications for work to Northaw House refer to the structure as follows:

*“Building 2: Brick Gardener's Store*

*96. Building 2 is a small lean to located to the north wall of the walled garden (**Plates 30-31**). It is first shown on the 1880 OS map alongside a glass house located within the walled garden (now demolished). The building is constructed from red and yellow brick with a machine sawn timber roof, coped verges and plain clay roof tiles. Internally there is a stone flagged floor and a door providing access into the walled garden (once provided access into the glass house). Overall, this structure is of limited value as a later 19th century gardener's store. The loss of the context for the building, its joining glass house, has had an effect on its possible value.*

*Significance: **Low**”*

This assessment is prefaced to note that this building and series of further outbuildings are all of “limited intrinsic heritage value” which contribute to setting of the house and walled gardens, due to their traditional design and local vernacular materials.

The associated plate taken from the same report is plate 31, which shows the store from the North.



**Plate 31:** Building 2: Brick Gardener's Store as seen from the north

Image and text taken from Heritage Collective | Heritage Statement: Part 1 -Heritage Assessment | Northaw House, Judge's Hill, Cuffley, Enfield

The building despite been given a low heritage significance is noted to have some contextual setting value, however it should be noted that in part this was its relationship with the glass houses, which sat



on the inner face of the walled gardens, which are now no longer present and were last visible in the 1913 Ordnance Survey map.



Viewed from Northwest



Viewed from Northeast



The structure had been left neglected for many decades without any serious intervention to ensure its longevity, as a result all doors and windows had rotted, the roof covering was significantly failed and in places missing, resulting in failure to the roof structure. There was significant plant growth in and on the structure that has impacted the fabric. Most significantly the two end walls (east and west) had both detached from the northern wall with significant cracking evident, in particular to the eastern junction.

### 3.0 Proposals

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The work has required the careful dismantling of the gardener's store. The Garden wall at this location is particularly high at 4.95m and the gardeners store provided an element of lateral restraint to the wall. Therefore, its reinstatement was important to protect other heritage assets.





The store itself had been propped for some time before it became necessary to take it down and was an unsafe structure that could not be repaired.

During the storms of February 2022 the eastern gable and the roof structure collapsed. The remainder of the building was dismantled before it had the opportunity to collapse, before further weather took control, or the remaining structure came down of its own volition. The timing of this also ensured that it could be carefully dismantled and all materials that could be were salvaged and set aside for re-use.

By carefully controlling the dismantling of the remaining structure the high level walled garden wall could be protected and monitored to ensure no damage to this heritage asset, which has already been part of a series of brickwork and re-pointing repairs.

Regrettably none of the roof structure or covering were worthy of salvage.

The bricks were set aside and were capable of re-use.

The driving force behind the works was health and safety and the need to dismantle the structure to ensure it did not cause any injury or further damage to other structures. Advice was provided to the client by their health and safety advisors and this advice was followed to avoid any serious injury or damage, a summary of the advice provided was as follows, a copy can be seen below:

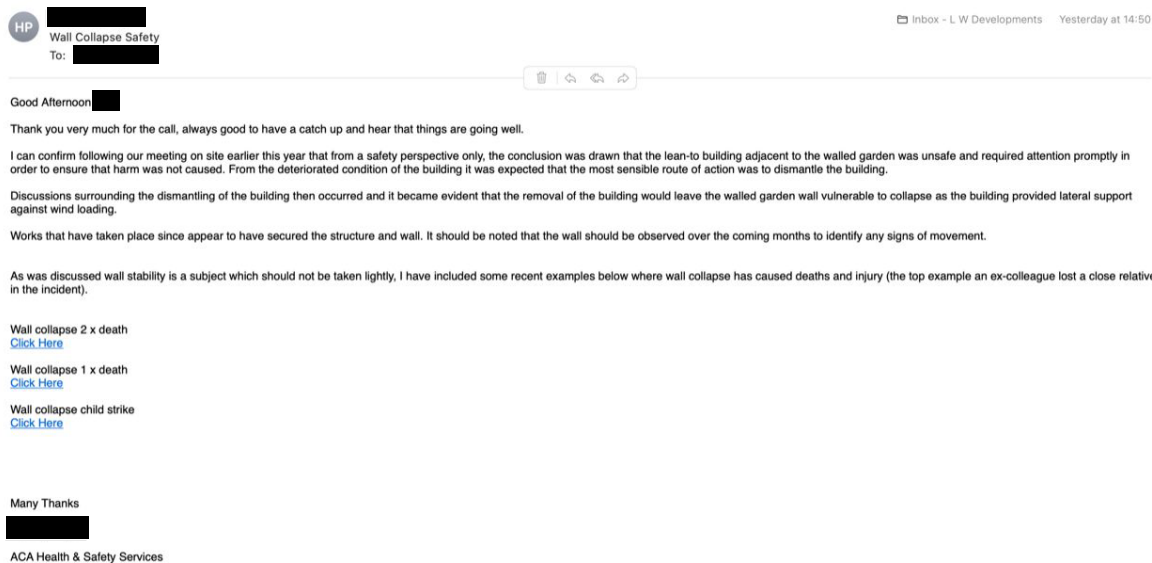
*“I can confirm following our meeting on site earlier this year that from a safety perspective only, the conclusion was drawn that the lean to building adjacent to the ward garden was unsafe and required attention promptly in order to ensure that harm was not caused. From the deteriorated condition of the building it was expected that the most sensible route of action was to dismantle the building.*

*Discussions surrounding the dismantling of the building then occurred and it became evident that the removal of the building would leave the walled garden wall vulnerable to collapse as the building provided lateral support against wind loading.*

*Works that have taken place since appear to have secured the structure and wall. It should be noted that the wall should be observed over the coming months to identify any signs of movement.*

*As was discussed wall stability is a subject which should not be taken lightly...”*





Notwithstanding an application should have been submitted; this was not considered to be or intended to be destruction of a heritage asset but the most appropriate, indeed only safe and secure route to save the heritage asset and its fabric and ensure general health and safety.

The building recording undertaken by Cotswold Archaeology and specifically paragraphs 4.101. and 4.102 have been used to ensure the building is faithfully restored.

- 4.101 Outbuilding 2 (Photos 146 and 147) comprises a mono-pitched roof structure that is abutted to the northern wall of the Walled Garden. The building incorporates a large opening within the eastern elevation, possibly for the ingress and egress of larger garden equipment, whilst the northern elevation incorporates a single doorway and two casement windows to each of the two internal rooms. The structure is constructed of brick, laid in English bond. Each gable end of the roof incorporates a small, brick parapet.
- 4.102 Internally, Outbuilding 2 comprises two rooms. The larger, eastern room (Photo 148) incorporates a stone flagged floor, a large opening to the eastern extent and a small chimney stack to the south-eastern extent, without an evident opening or hearth. Adjacent to the chimney is a doorway leading directly into the Walled Garden. This appears to suggest that the building most likely functioned as a workshop for the gardener. The western room (Photo 149) contains no historical features of note and may have functioned as a further storage area. The building first appears on the 1880 OS map (see Appendix 2, Fig. 12)



Photo 146: Overview of eastern and northern elevations of Outbuilding 2



Photo 147: Overview of western and northern elevations of Outbuilding 2

### 3.1 Use

The structure is to remain as an outbuilding and will be within the private curtilage of Oak Cottage.

### 3.2 Appearance & Materials

The appearance of the replacement store will be unaltered from the original structure.

The building has been re-built like for like in terms of its construction, proportions and dimension. These walls have been reconstructed on the same footing using the reclaimed brick and laid in a in 1:3 NHL 3.5 lime to sharp sand. Laid in English bond.

The roof structure has been reformed using softwood timbe joists and purlins with oak collars at eaves level. The roof is to be covered in a breather membrane and softwood treated battens and clad in reclaimed second hand plain tiles to match those removed. Some of those removed have been retained and whilst not fit for re-use can be used to ensure an accurate match.

The verge cornice detailing and abutment to the garden wall and eaves detail will all match the existing details.



Photos showing the works to date.

The external doors are proposed to be Jeld Wen Longleat.

The windows are proposed to be Jeldwen Elegance.

These will all be as the format shown on the drawing which replicates the original, seen in the existing photos. These doors and windows have been approved for the Oak Cottage, so are considered appropriate in this setting.

### 3.3 Scale, Amount & Layout

The scale, amount and layout of the building is all unchanged in this reconstruction and the original structure has been carefully replicated.

### 3.4 Access

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Access is not a relevant matter to this application and is unaffected.

### 3.5 Landscaping

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There will be no specific landscaping works undertaken as part of these proposals.

### 3.6 Consultation

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Consultation has taken place with the planning officer and Maria Kitts, conservation officer. This has been undertaken with the applicant LW Developments and has explained the justification for the works being undertaken without consent being granted first and it has been agreed that an application should be submitted.