

HERITAGE STATEMENT

XXXX

XXX, Hertfordshire.

SG12 XXX



Contemporary view from north



2001 Images of England from north (Fig 2)

FOR

XXXX

Prepared by: XXXX

INDEPENDENT CHARTERED SURVEYORS

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INTRODUCTION

QUALIFICATIONS AND EXPERIENCE OF THE PERSON/S PREPARING THE REPORT

XXXXXX

BSc, MSc, FB Eng, FRICS, Chartered Surveyor
Cert. Historic Building Conservation (University of Cambridge)

XXXXXX

BSc. (Hons.) Cert. Historic Building Conservation (University of Cambridge)

SYNOPSIS

In the National Policy Planning Framework, Section 12. Conserving and enhancing the historic environment, there is a requirement for applicants to include a heritage statement as part of their application for works affecting a heritage asset. The relevant paragraph is reproduced below.

128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

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REPORT FORMAT

To help you understand our Report we utilise various techniques and different styles and types of text, these are as follows:

GENERAL/HISTORICAL INFORMATION

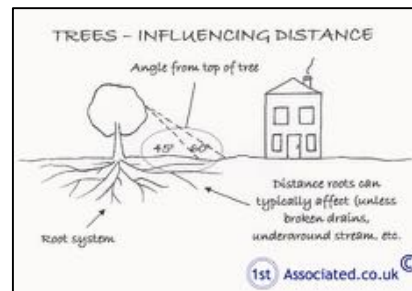
This has been given in the survey where it is considered it will aid understanding of the issues, or be of interest. This is shown in "italics" for clarity.

TECHNICAL TERMS DEFINED

Throughout the Report, we have endeavoured to define any technical terms used. This is shown in "Courier New" typeface for clarity.

A PICTURE IS WORTH A THOUSAND WORDS

We utilise photographs and sketches to illustrate issues or features. In some photographs a pencil, pen, circle or arrow has been used to highlight a specific area. The sketches are not 100% technically accurate, they are to convey or emphasise a point. We certainly would not expect you to carry out work based upon the sketches alone.



Influencing distance of trees

ORIENTATION

Any reference to left or right is taken from the front of the property, including observations to the rear, which you may not be able to physically see from the front of the property.

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SITUATION AND DESCRIPTION

- 1.0)** The subject building for this report is situated on the south side of the high street in XXX, Hertfordshire. The postal address is XXXX SG12 XXX.

The building is a two-storey brick construction with a slate gable roof and two chimney stacks set behind the ridge. The overall style is late Georgian, a symmetrical facade with detailing not untypical of the first part of the c.19th. Attached and to the rear at one side is a further, older building, part of the upper floor of which is included in the overall first floor accommodation of No X. The current presentation of No X is that the ground floor accommodation including the single storey rear extension is used as commercial premises, a beauty salon, whilst the first floor, accessed externally from the rear of the building by a metal staircase, is residential accommodation.

In the recent past the ground floor was two separate units occupied by individual businesses (Fig.2), only in the last ten years has the ground floor been subject to further alterations allowing one business to occupy the whole of the ground floor. The first floor accommodation layout appears from the survey to be largely unaltered, however over time much in the way of original features has been lost, e.g fireplaces, fire surrounds, the internal staircase and many of the internal doors.

The site of the property is one of many historic burgrave plots on the south side of the high street, the origins of burgrave plots being leased land, owned by the King or a Lord and consisting of a house with a long narrow plot of land with a narrow street frontage and bounded by a back lane or as in XXXX, a river. Historically the yard area behind the house would be occupied associated commercial buildings, a factory or warehouse.

- 2.0)** XXXXXXXX is in style a late Georgian part commercial and part residential building. The ground floor has been partitioned to provide retail and other spaces, the layout of the first floor, now reached by an external staircase, is of rooms leading of a central passageway, the most important rooms at the front and proportioned accordingly. From our initial visual inspection, the building appears to have been extended and altered in the following way/s:

Front:	Alterations appear confined to ground floor commercial part of building
Left:	Not applicable
Rear:	Metal staircase installed, replacement window installed.
Right:	Ground floor extension attached early 1990s, window adapted.

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From our visual inspection, we can also note that there appear to have been buildings in the following areas:

No physical evidence of previous buildings was seen on the site but the historic records allude to it being the site of one of many inns in the high street. A rear door to the house and a ground floor window were evident in the aerial photograph, the ground floor extension now occupies that part of the rear wall (fig.29).

The historic layout of the burgage plots is evident but the development which has taken place between the high street and the river Lea, in particular the car park and a road bisecting the historic plots, has left only a vestigial evidence of its industrial past. Reference to the aerial photograph shows clearly the significant change to the area in recent times (fig.27).

The neighbouring properties are similarly listed; Nos. XX-XX are older, timber-framed former inns. The rear of these buildings are deteriorating especially the clay roof tiles in part. No. XX has late medieval origins and use as brewery and alehouse over many years.

2.1) Historic England description of building from list of heritage assets
(listed buildings) www.historicengland.org.uk/listing/the-list/list-entry/XXXXX

XXX

XXXXX

GV II

House, now shops with flat above. 1833, dated on rainwater head. Built for XXXXXXXXXXXX Company, ground floor rebuilt 1954. Yellow stock brick, Welsh slated roof, with 2 brick chimneys with square terracotta pots. 2 storeys. 3 first floor sash windows with glazing bars in reveals under flat arches. Ground floor has Neo-Georgian shopfront with entablatures, central pediment above Doric pilasters enclosing recessed entrance, with twin leaded glazed doors under semicircular fanlight with radiating glazing bars and moulded archivolt. Site of The Checker Inn, first recorded 1509. The C19 rebuilding incorporates some reused timber, as indicated by a moulded beam, used as a purlin in the roof of the rear outshoot. (Perman D: XXXX UD. List of buildings of special arch or historic interest: 1993-: 35).

Listing NGR: XXXX

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Historic Environment Record (Hertfordshire County Council)
Accessed from Heritage Gateway

HHER Number: XXXX

Type of record: Building

Name: XXXX

Summary

Once the Checker inn

Grid Reference: XXXX

Monument Types

INN (Post Medieval - 1501 AD to 1900 AD)

Protected Status

Listed Building (II) XXX

Area of Archaeological Significance

Full description

The Checker is recorded on the site in a manorial rental of 1542. A timber-framed building at the rear, which formed part of the inn, dates from the 16th century and is of 4 bays with braced tie-beams and a side purlin roof <1>.

Perman, David, 1991, The inns of XXXX under the Tudors; Herts Past 31, 25-8, - p27-8 (Article in serial). SHT8618.

<1> Listed Buildings description (Digital archive). XXXX

Included on the list of historic assets in 1974 there were no reasons for the inclusion given, as only since about 2005 have explanations been given. Reference to the Historic Environment Record indicate that the inclusion was owing to the building being in an Area of Archaeological Significance; there is evidence close-by of post-medieval maltings, the house itself may not otherwise have been included owing to its age and without particular architectural merits or historic interest. However, group value is an important consideration for listing and the building does contribute to the varied street-scene of that part of XXX.

There are over twenty listed buildings in XXX high street, mostly commercial premises some with living accommodation as is the case for No XX. The character of the centre of XXX is formed by these buildings which are, on the south side of the high street associated with the burgage plots and not uncommonly with links to XXX's coaching and malting heritage. East Herts Council refers in the consultation document to the central core having a significant amount of dwellings above commercial property and in the yards behind.

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Reference to Alcock, T. in The Streets of XXX suggest that what is now the high street was, in c. 13th Tithe records referred to as XXXX. The census of 1841 recorded that of a population of 4,653 there were 384 residents in the high street.

The listing record refers to the current building being constructed for the XXXXX Company, the gasworks of the town situated fairly closeby in XXX. Reference to Kelly's commercial directories at the beginning of the c.20th indicate that between 1906 and 1922 the premises were used as a Veterinary Surgery. Interestingly the building reverted to a Gas Showroom by 1933, the Tottenham & District Gas Co. and by 1958 the Eastern Gas Board.

Conservation Areas XXXX

Conservation Areas, are defined as being 'areas of special architectural or historic interest, the character or appearance of which it is desirable to conserve or enhance'.

The preservation of XXX's historic and attractive features are considered within the designated conservation areas of the town. The area which includes land and buildings from the high street to the river is one such conservation area in which consideration is given to protect an area from detrimental change. Within this Conservation area is XXX, one of over 200 listed buildings in XXXX's Conservation areas of which 19% have c.19th origins.

The particular proposals which this statement informs does not impact directly on the conservation area owing to its being concerned with such internal work which is not publicly accessible nor visible from street level.

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Planning History from 1987

Conversion of existing 2 bed flat into two 1 bed flats with changes to fenestration including insertion of 3no rooflights into existing roof and 2no new windows to south and east elevation.

Flat Above XX – XXXX Hertfordshire SG12 XXX

Ref. No: XXXX | Received: XXX | Validated: XXXX | Status: Awaiting decision

Conversion of flat to create 2no 1 bedroomed flats. Insertion of 2no. rooflights and insertion of window to the flank elevation.

XXXX Hertfordshire SG12 XXX

Ref. No: XXXX | Received: XXX | Validated: XXX | Status: Decided

Change of use from Class A1 (Retail) and A2 (Financial and Professional Services) to mixed use Class (A1) shop/Sui Generis beauty salon)

XXXX, Hertfordshire, SG12 XXX

Ref. No: XXX | Received: XXX | Validated: XXX | Status: Decided

5no. air conditioning units to rear of the property (retrospective)

XXXX, Hertfordshire, SG12 XXX

Ref. No: XXXX | Received: XXXX | Validated: XXX | Status: Decided

Installation of new partitions to form treatment rooms, new suspended ceilings, full electrics and 5no. air conditioning units

XXX, Hertfordshire, SG12 XXX

Ref. No: XXXX | Received: XXXX | Validated: XXX | Status: Decided

XXX

XXXX, Hertfordshire, SG12 XXX

Ref. No: XXXX | Received: XXXX | Validated: XXXX | Status: Withdrawn

7no. Air Conditioning units to the rear of the property (retrospective)

XXX, Hertfordshire, SG12 XXX

Ref. No: XXX | Received: XXX | Validated: XXX | Status: Decided

Change of use from (A2) to beauty shop (Sui Generis)

XXXX, Hertfordshire, SG12 XXX

Ref. No: XXXX | Received: XXXX | Validated: XXXX | Status: Decided

Application to regularise the removal and installation of internal partitions, new ceilings beneath existing ceiling, full electrics and installation of air conditioning with 7no condensers to rear elevation

XXXX, Hertfordshire, SG12 XXX

Ref. No: XXX | Received: XXX | Validated: XXX | Status: Decided

PARTIAL DEMOLITION OF AN UNLISTED GAZEBO.

Gazebo No 10 Rear Of XXX

Ref. No: XXX | Received: XXXX | Validated: XXX | Status: Decided

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REAR EXTENSION AND INTERNAL ALTERATIONS.

XXXX

Ref. No: XXX | Received: XXX | Validated: XX | Status: Decided

REAR EXTENSION AND INTERNAL ALTERATIONS.

XXXX

Ref. No: XXX | Received: XXX | Validated: XXX | Status: Decided

UNAUTHORISED ERECTION OF RIGID CANOPY FOR PURPOSES ADDITIONAL TO THE CARRYING OF ADVERTISING TO SHOP FRONT OF LISTED BUILDING

XXX

Ref. No: XXX | Received: XXX | Validated: XXX | Status: Unknown

ERECTION OF CANOPY.

XXX

Ref. No: XXX | Received: XXX | Validated: XXX | Status: Withdrawn

ERECTION OF CANOPY.

XXX

Ref. No: XXX | Received: XXX | Validated: XXX | Status: Withdrawn

CHANGE OF USE FROM DRESS SHOP TO ESTATE AGENTS

XXX

Ref. No: XXX | Received: XXX | Validated: XXX | Status: Decided

CONSTRUCTION OF STAIRCASE AND INTERNAL PARTITIONS TO FORM TWO OFFICES AND A WC ON FIRST FLOOR

Rear Of XXXX

Ref. No: XXX | Received: XXX | Validated: XXX | Status: Decided

CHANGE OF USE TO ALLOW PROPERTY SALES OFFICE ON GROUND FLOOR SOLICITORS OFFICES ON FIRST FLOOR

Rear Of XXX

Ref. No: XXX | Received: XXX | Validated: XXX | Status: Decided

DEMOLITION OF EXISTING BUILDINGS FORMATION OF NEW CAR PARK ERECTION OF OFFICES SHOPS FLATS AND REAR SHELTERED HOUSING FOR THE ELDERLY.(SEE 3/2111-86ZB)

Land Between The Rear Of The Properties XXX And The River Lee

Ref. No: XXX | Received: XXX | Validated: XXXX | Status: Withdrawn

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2.3) Historic information resources investigated

- 2.3.1) Local records by way of public domain Internet search
- 2.3.2) HBMC (Historic Buildings and Monuments Commission)
- 2.3.3) VCH (Victoria County History) [http:// www.victoriacountyhistory.ac.uk](http://www.victoriacountyhistory.ac.uk)
- 2.3.4) Pevsner Buildings of England Hertfordshire
- 2.3.5) <http://www.imagesofengland.org.uk>
- 2.3.6) <http://www.buildinghistory.org/books/inventories.shtml>
- 2.3.7) <https://historicengland.org.uk/listing/the-list>
- 2.3.8) <http://www.heritagegateway.org.uk>
- 2.3.9) <http://www.british-history.ac.uk>

2.4) Local Authority Research

- 2.4.1) East Herts District Council: Validation requirements for planning and listed building consent applications (October 2013)
- 2.4.2) Herts CC: Landscape Character Area Statements
- 2.4.3) Herts CC: Historic Environment Record (HER)
- 2.4.4) East Herts DC: Planning History of XXXX

2.5) Specialist Information

Information regarding the fire-proofing of doors, see appendix, from Prism Fire and Workplace Safety Ltd.

2.6) National policies taken into consideration

- 2.6.1) National Planning Policy Framework – 2012
- 2.6.2) Historic England/English Heritage, Conservation Principles 2008.

2.7) Visit to Local Planning Authority

- 2.7.1) N/A

2.8) County Council Resources Inspected

- 2.8.1) Herts CC Archives Peg Lane Hertford, accessed XXX

2.9) Scope of work and limitations

These are set out within the Limitations Section at the end of the report



EXTERNAL PHOTOGRAPHS



(Fig.3) Contemporary view from north



(Fig.4) Contemporary view from south



(Fig.5) Contemporary view from south (2)



(Fig.6) View of building to left side forming part of upper floor of No. XX

Images of hood showing date of 1833 as approximate date of construction of building



(Fig.7)



(Fig.8)

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INTERNAL PHOTOGRAPHS



(Fig. 9)



(Fig.10)



(Fig.11)



(Fig.12)

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(Fig.13)



(Fig.14)



(Fig.15)



(Fig.16)



(Fig.17)

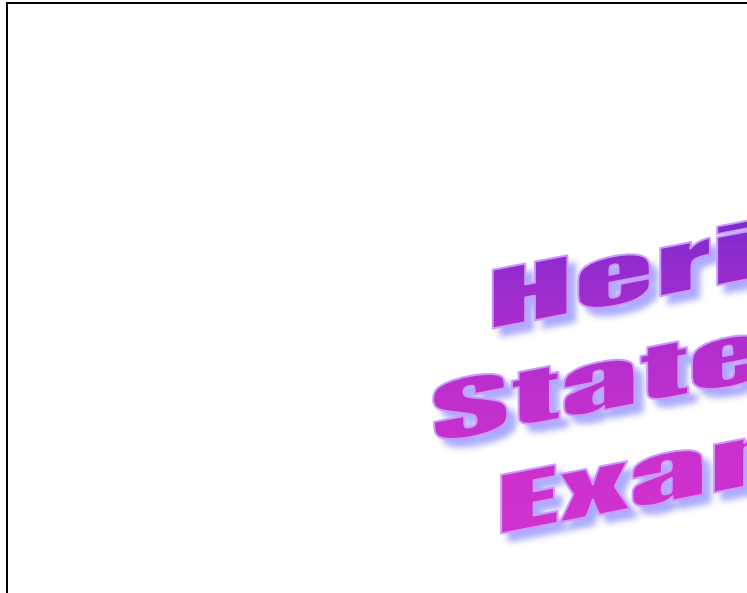


(Fig.18)

(Figures 9-18 images by author)



Location Plans



(Fig.19)



(Fig.20)



(Fig.21)



(Fig.22)

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HERITAGE STATEMENT

3.0) Name of property and its Listing

XXXX
Hertfordshire
SG12 XXX

Grade II

3.1) Map Resources

3.1) Ordnance Survey Maps

3.1.1) Ordnance Survey Maps, First Edition We have inspected the first series of Ordnance Survey maps for this area: Six-inch version published 1883.

The report forms two parts, the first of which is the Heritage Statement. In this we identify the significance and any areas of special interests of the subject building. We carry this out by way of an historic evaluation, where we:

3.2.1) Carry out a visual inspection of the property (non-intrusive).

3.2.2) Research records

3.2.2.1 Ordnance Survey Maps – First edition 1880, Second edition 1903

3.2.2.2 Tithe maps

3.2.2.3 Estate maps

3.2.2.4 Scottish map guide

3.2) Historic information resources investigated

2.3.1) <http://www.halh.org.uk/>

2.3.2) RCHM, An Inventory of the Historical Monuments in Hertfordshire

2.3.3) Victoria County History Volume III

2.3.4) Pevsner, N., Cherry, B., The Buildings of England- Hertfordshire, Second edition

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3.3) Local Authority Research

- 3.3.1) East Herts District Council: Validation requirements for planning and listed buildings consent applications (October 2013)
- 3.3.2) Herts CC: Landscape Character Area Statements
- 3.3.3) Herts CC: Historic Environment Record (HER)
- 3.3.4) East Herts DC: Planning History of XXXX

3.4) Specialist Information

Kelly's Trade Directories: 1906, 1908, 1910, 1912, 1914, 1917, 1922, 1933, 1936, 1938, 1958.

3.5) National policies taken into consideration

- 2.6.1) National Planning Policy Framework – 2012
- 2.6.2) Historic England/English Heritage, Conservation Principles 2008.

3.6) Visit to Local Authority

N/A

3.7) County Council Resources

Local history library and archives consulted

3.8) Scope of work and limitations

These are set out within the Limitations Section at the rear of the report.

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HISTORIC BACKGROUND – MAPS RESEARCH

4.0) Maps

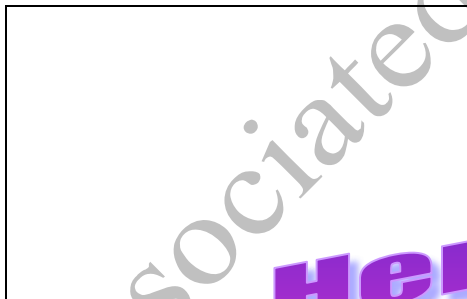
4.1) Ordnance Survey Maps, First Edition

We have looked at the first series of Ordnance Survey maps for this area,



(Fig.23) 1880 OS 25 inch map

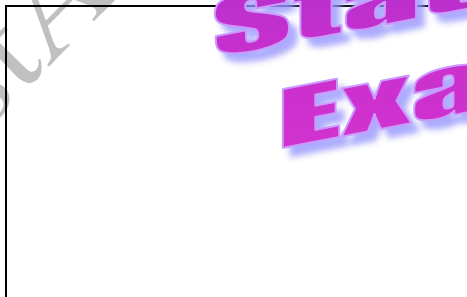
3.2) Ordnance Survey Maps, Next Edition



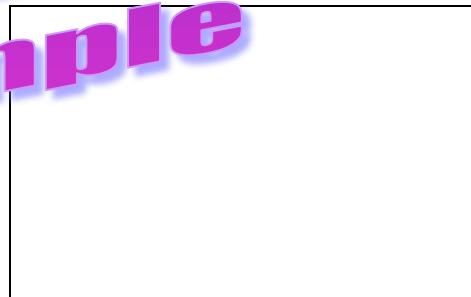
(Fig. 24) 1884 OS six inch Map



1925 OS six inch Map



1938 OS six inch Map



1951 OS six inch map

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4.3) **Go View Ordnance Survey Maps**

We have looked at OS maps taken from Go View Ordnance Survey database, reference: Not applicable.

Finally, we would advise the quality of Ordnance Survey maps do vary to some degree and also their availability in different areas has limited our research.

4.4) **Other Maps**

4.4.1 Deed maps

None found

4.4.2 Estate maps

N/A

Maps research:

The map room at Cambridge University Library was consulted regarding historic maps and other documents regarding XXXX.

Further on-line research at: <http://maps.nls.uk>

4.5) **Conclusion from survey map research**

4.5.1) The property pre-dates Ordnance Survey maps which show the historic layout of the burgage plots between the river and the high street. As can be seen there was little change to layout of the town, between the high street and the river, in the periods covered by the historic maps

4.5.2) Recent maps show the area being changed significantly with the loss of many industrial buildings and the construction of a car park and service road along with residential development.

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LOCAL AUTHORITY AND COUNTY COUNCIL SEARCH

The local planning authority for this area is East Hertfordshire Council. We have contacted Michael Brown, conservation officer for EHC on XXXX regarding the application.

- 5.1) The Local Council Conservation Policy
- 5.2) The History Environment Document
- 5.3) Conservation Area Statement
- 5.4) Planning History

PUBLIC DOMAIN INFORMATION

From the Internet we have found the following:

<https://georgiangroup.org.uk/>
<http://www.hertsmemories.org.uk>
<http://www.ourhertfordandware.org.uk>
<https://www.heritagegateway.org.uk>
<https://www.historicdoors.co.uk>
<https://www.hertfordshire.gov.uk>
<https://britainfromabove.org.uk>

They have given us information in relation to the subject building as follows:

- 6.1) How Georgian Style developed
- 6.2) Images of high street from late c19th
- 6.3) Styles of Georgian doors
- 6.4) The history of the site
- 6.5) Landscape character of site
- 6.6) Historic aerial images

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OTHER SOURCES

7.1) Vernacular Architecture Group
N/A

7.2) Specific architecture groups:

7.2.1) The Georgian Group

7.2.2) The Victorian Society

Old Photographic Record

Unfortunately, despite much research both at the local records library at Hertfordshire Archives, and online searches no specific historical photographs of the building were found. However, a few examples of photographs of the high street in the late c.19th and later are shown to illustrate the historical context of XXX. The property is included in one street scene and from the rear on one aerial view photograph.



(Fig.26) 1910 XXXXX

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(Fig.27) 1925 Aerial View of Burgage plots (BFA)



(Fig.28) 1910 XXX



(Fig.29) 1929 Aerial view showing rear of XXX looking north from Burgage plots to XXX (BFA)

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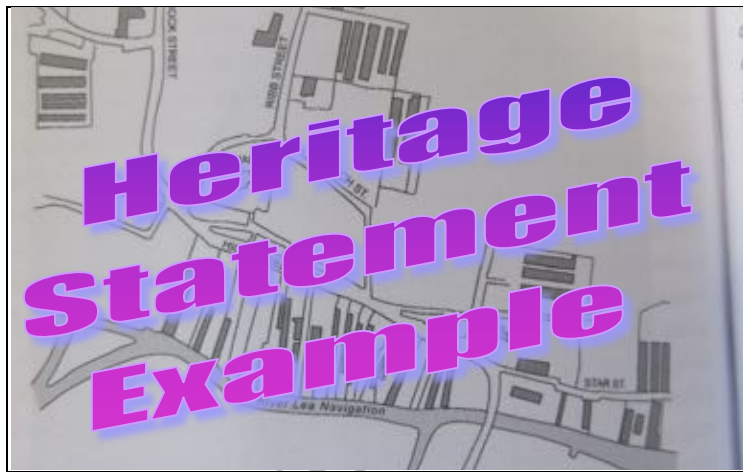
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(Fig.30) XXX Late c19th Early c20th



(Fig.31) 1880s Plan showing burgage plots occupied by malthouses
(from County of small towns (p378))

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EXECUTIVE SUMMARY

Number XXXX is an example of a modest late Georgian townhouse with the ground floor used since its construction as commercial use and the first floor as, latterly self-contained domestic accommodation. The site of the building is important forming part of the medieval layout of the town in what are known as burgage plots running from the high street to the river.

Built as a time when the classic Georgian style was starting to fall out of favour the house has notably well-proportioned rooms at the front and smaller service rooms behind; there a hierarchy of rooms apparent. Over time many features have been lost and replacements not always in keeping with what the original would have displayed. Situated between much older properties, part of the rear of No. XX occupies a section of a much older building which in turn may have been associated with the historic use of the site, an inn and brewery.

Although in one ownership the property is let as two discrete units, the commercial ground floor has had work undertaken which obscure much of the original detail; the first floor has a separate access at the rear and it let as domestic space.

Whilst some of the historic fabric losses may well have pre-dated the 1974 listing, the reinstatement of features known to have been lost since then should be addressed. Chiefly the internal doors need replacing with a set sympathetic to the period along with the associated furniture and surrounds.

Equal weight should be applied to the conservation of remaining extant features identified.

The building is not typical of XXXX. as it is not a re-fronted framed building but was built to replace an earlier building as a show of modernity at the time for a company trading in products from the industrial age.

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IMPACT ASSESSMENT

This part of the report looks at how the proposals will affect the Listed building.

In this case, the proposed works are to subdivide the first floor accommodation. The survey of that area indicated the following:

Rooms at front, street-side

Three rooms with good proportions each having a sliding vertical sash window to street. It is likely that these are later replacements of the original, probably from later c.19th when there was a re-introduction of small-paned windows, painted white. Windows with extensions to the stiles in the form of 'Horns' were designed to cope with the stresses produced by having fewer, larger lights of cylinder sheet glass. That type of window with 'Horns' was introduced in c. 1840. The Georgian convention of six or more lights in each sash was superseded by one or two lights per sash. From the mid c.18th the standard arrangement was six over six lights. Of interest is the lack of uniformity of the windows; two are of equal dimensions whilst the window to the left, has fewer but larger lights. The window furniture appears intact and contemporary to the windows.

Rooms at rear, facing yard

Similarly, the inferior windows at the rear of the house have contemporary furniture, those windows may be originals; they were not as subject to changes of fashion as the front rooms and facing south were less likely to be degraded as those facing north. Part of the area at the rear of the building included within the whole is from the much older building at the side.

The missing internal staircase

When XXX. was built for the XXXX Company it is likely that the ground floor was for use as a showroom and offices above. Reference to trade directories of the early c.20th indicate the occupancy of the first floor being residential. Originally access to the upper floor would be via an internal staircase. The survey did not readily reveal where the staircase was located but as the house is modest in size and built for a commercial organisation it is quite possible that a modest staircase was installed against a flank wall.

It is not known when the external staircase was installed and the internal staircase removed; it is quite possible that those works pre-dated the 1972 inclusion on the schedule of historic buildings.

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Fireplaces

There are two stacks just behind the ridge of the roof, originally serving three flues at the right and two to the left. Additionally, the third stack behind, in the older building, served three flues one of which is now the boiler flue. There is no evidence as to when the fireplaces and surrounds were removed or their design. It is possible that they were removed prior to listing.

Internal doors

The current doors on the first floor were fitted some 15 years ago without listed building consent. They are not appropriate for a building of the age and style of XXX. and are of significant detriment. What is not known, owing to the lack of photographic or other documentation is the design of the doors removed and indeed whether they were replacements themselves. The key elements of Georgian rooms are windows and doors, with their associated furniture and casings, if those elements are lost the rooms immediately lose their sense of use and importance. Please read the notes in the appendix which address the subject of fire-proofing historic doors.

The photographs of house interiors from the Georgian period and into early Victorian indicate the most usual design for both external and internal doors as being panelled, often fielded, and the most usual design is of six panels, four of equal size below two smaller panels. Whilst important houses may have had polished hardwood doors for at least their superior rooms, it is likely XXX. would have mortice and tenoned softwood panel doors painted in one of the colours in vogue at the time; white was not a colour used until later in the c19th. Historic doors of a correct style and material can be obtained; there are also doors made in the traditional manner and from the correct materials. Suitable doorcases and door surrounds also known as architrave should be fitted to the openings respecting the original size of the space.

The doors serving rooms at the front would have been most likely embellished with brass furniture which as a minimum would include, in houses of this class, plain, round or drop door handles, brass finger plates and in some rooms a simple brass rim lock. It is important to note that the early part of the c.19th was transitional in respect of materials and it is quite possible that the doors serving the back of the house were furnished with painted iron fittings and those at the front with brass, owing to cost and hierarchy.

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Windows

Windows are amongst the most important features of historic houses, in particular those which overlook a public space. In a Georgian house the position, size and scale of windows is a key aspect of the symmetry from which the style is achieved. As previously recorded the windows at the front of the property are in appearance likely not dissimilar from the originals; however, they are most likely late c.19th replacements. The windows at the rear (figs.9, 15 & 17) are most likely original. It is important that these windows are not changed as at present they inform the hierarchy of the upper floor rooms.

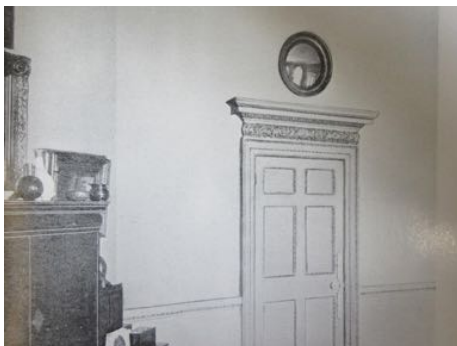
Photographs and plates of Georgian doors and door surrounds



(Fig.32)Walpole Hse.Chiswick Mall(a)



(Fig.33)Grays Court Ham (b)



(Fig.34)Asgill House Richmond (c)



(Fig.35) Asgill House Richmond (d)

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(Fig.36) Reclaimed Georgian door (e)



(Fig.37) Unfinished reclaimed Georgian door (f)

(a-d) from Small Georgian Houses & Their Details 1750-1820

(e) from <http://www.englishsalvage.co.uk>

(f) from www.historicdoors.co.uk

8.1) **Facts & Figures**

8.1.1) External measurements:

Measurements additional to architect's plans not required for this report

8.1.2) Internal measurements:

As for 8.1.1

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SUMMARY OF THE PROPOSALS

The purpose of a Heritage Statement is to indicate the significance of the asset and its surroundings and to evaluate any effect the proposals for change will make on the asset itself and its context.

In this case, the proposal is for primarily internal works and one change to the fenestration at the rear of the building. Essentially the scheme is to sub-divide the existing space into two spaces accessed from a shared entrance lobby. Separate doors off the lobby will access the self-contained accommodation.

REASONS FOR OUR RECOMMENDATIONS

The purpose of a Heritage Statement is not to make specific recommendations but to ensure the significance of the asset and its setting is considered throughout the application process.

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SUMMARY UPON REFLECTION

The Summary Upon Reflection is a second summary so to speak, which is carried out when we are writing the second or third draft when we have had time to reflect upon our research and thoughts on the property and proposals and we would add the following in this instance:

The subject of this report is the property at XXXX Herts. Its significance is both in its location and also in its own architectural merit. The location is in part of the town developed in the medieval period; fronting the high street with commercial yards behind until the river Lea, the whole being one of many burgage plots. Built for a commercial entity, the ground floor would be most likely a sales area or showroom, whilst the first floor is designed for domestic living accommodation. The style of the house is late Georgian which extended into early Victorian, there is no certainty as to the date of construction, the date, 1833, on the hopper can be taken as a guide only but without documentary evidence nothing more.

The survey was concerned chiefly with the first floor, now reached by an external staircase the original internal staircase having been removed, the layout and proportions of which demonstrate the hierarchy of rooms that was important in the c.18th and c.19th.

There remains some original features, notably at the rear of the house, such as the windows and associated furniture, others which appear to be late c.19th replacements, the three vertical sash windows, and the relatively recent replacement doors throughout the first floor. It is understood these were replaced some 15 years ago; however, although it is not known whether they were originals or installed later is not known. As the current doors are unsuitable and were installed without listed building consent the presentation of individual rooms and the whole would be best served by having Georgian period-style doors, cases and architrave and door furniture fitted. Salvaged doors may be sought or historically accurate doors, both style and method of construction, can be commissioned.

The work proposed for subdividing the first floor, notwithstanding the blocking of the passageway, does not change the individual rooms. The key element of the whole is the front facade in particular the three vertical sash windows and providing suitable internal doors are fitted with appropriate furniture the well-proportioned rooms at the front will be presented correctly.

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We would ask that you read the Heritage Statement and Impact Assessment and contact us on any issues that you require further clarification on.

If you would like any further advice on any of the issues discussed then please do not hesitate to contact us on **0800 298 5424**.

XXX

For and on Behalf of
XXX Limited
Independent Chartered Surveyors
XXX

XXX

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APPENDICES

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RESEARCH REFERENCES

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- Ramsey, S., Harvey, J., 1972 *Small Georgian Houses and their details 1750-1820*. London: Architectural Press.
- Slater, T., Goose, N. Eds. 2008 *A Country of Small Towns - The Development of Hertfordshire's Townscape to 1800*. Hatfield: Heritage Publications.
- Forrester, H., 1965 *Timber-Framed Building in Hertfordshire*, Hatfield: Hertfordshire Local History Council.
- R.C.H.M., 1910 *An Inventory of the Historic Monuments in Hertfordshire*, London: HMSO

Fire-resistance in historic buildings

The removal of the internal doors with modern replacements was, we understand, to comply with the fire regulations regarding doors in properties let for domestic use.

The requirement to replace these doors with suitable alternatives, such as Georgian six-panel doors, most likely what was fitted originally, will require some additional work to comply with fire-regulations for the accommodation arrangements in the proposal.

Consultation was made with a Fire Safety Consultant to establish the extent of the work required and whilst the following should not be used in isolation in undertaking the work it is what we have been advised will be necessary works.

- 1) Whilst all the replacement internal doors can have work to make them comply with fire-resistance regulations, those which do not open into a common space are not subject to additional fire-proofing.
- 1b) The doors shall be solid panel, edge seals if acceptable to Conservation Officer.
- 2) The doors should be fitted in a frame with a 25mm rebate
- 3) The tolerance between door and frame no more than 3mm.
- 4) Steel or Brass hinges to comply with BS1935 (grade 7 or above)
three, four screw, hinges per door.
- 5) Doors to be coated with an intumescent paint, to be applied and certificated by a specialist contractor and comply with the regulations BS476-20

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- 6) Avoid any perforations in door if possible. Use intumescent fittings where intrusions are unavoidable.

NB It is important to seek specialist advice on this subject, the information in the above text should not be used in isolation and is for general guidance only.

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SCOPE OF WORK AND LIMITATIONS

CONDITIONS OF ENGAGEMENT

The report has been prepared in accordance with our Conditions of Engagement dated XXXX and relates to the Heritage Statement and Impact Assessment.

ENGLISH LAW

We would remind you that this report should not be published or reproduced in any way without the surveyor's expressed permission and is governed by English Law and any dispute arising there from shall be adjudicated upon only by the English Courts.

SOLE USE

This report is for the sole use of the named Client and is confidential to the Client and his professional advisors. Any other persons rely on the Report at their own risk.

VISUAL INSPECTION

When we carried out the visual inspection the property was unoccupied.

A brief survey of the ground floor was undertaken with the permission of the occupier. The roof-space was not entered. A brief walk-round survey of the environs was possible taking in the high street and the area behind the building which formed part of a historic burgage plot.

TIME LIMIT

Our research has been time limited, due to:

1. The statement is part of a planning application lodged in XXXX and is a requirement to obtain Listed Building Consent. The assessment and report is required by the LPA without undue delay.

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