

HERITAGE STATEMENT AND IMPACT ASSESSMENT

XXX Public House
XXX
XXX
Hertfordshire SG12 XXX



FOR
Mrs X

Prepared by:
XXXX Limited
INDEPENDENT CHARTERED SURVEYOR



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INTRODUCTION

SYNOPSIS

This purpose of this report is to support the Design and Impact statement as part of the planning application for an extension to the XXX Public House. The Heritage statement sets out by recording physical evidence of the Heritage Asset, use of photographic and written documented evidence and surveys of the building and its environs the value of the listed building in terms of:

- Evidential value – what potential for new knowledge is there in the fabric of the asset?
- Historical value – how does the asset or its features support a narrative of the past?
- Aesthetic value – how do people engage with the asset emotionally?
- Communal value – how does the asset bring people together as a community?

SITUATION AND DESCRIPTION

The subject building XXX Public House, XXXX, XXX, Hertfordshire, SG12 XXX, is a two and half storey building, originally with two bays and central entrance. From our initial visual inspection, it looks to have been extended and altered in the following manner:

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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

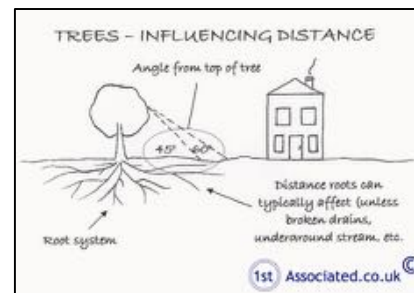
This has been given in the survey where it is considered it will aid understanding of the issues, or be of interest. This is shown in "italics" for clarity.

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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EXTERNAL PHOTOGRAPHS



Front Elevation from East



Rear of XXX from West

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Front/side Elevations from North-East



Gable end & extensions from South-West

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INTERNAL PHOTOGRAPHS



Bar area of room on right side.
Note doorcase at rear served originally as external door.



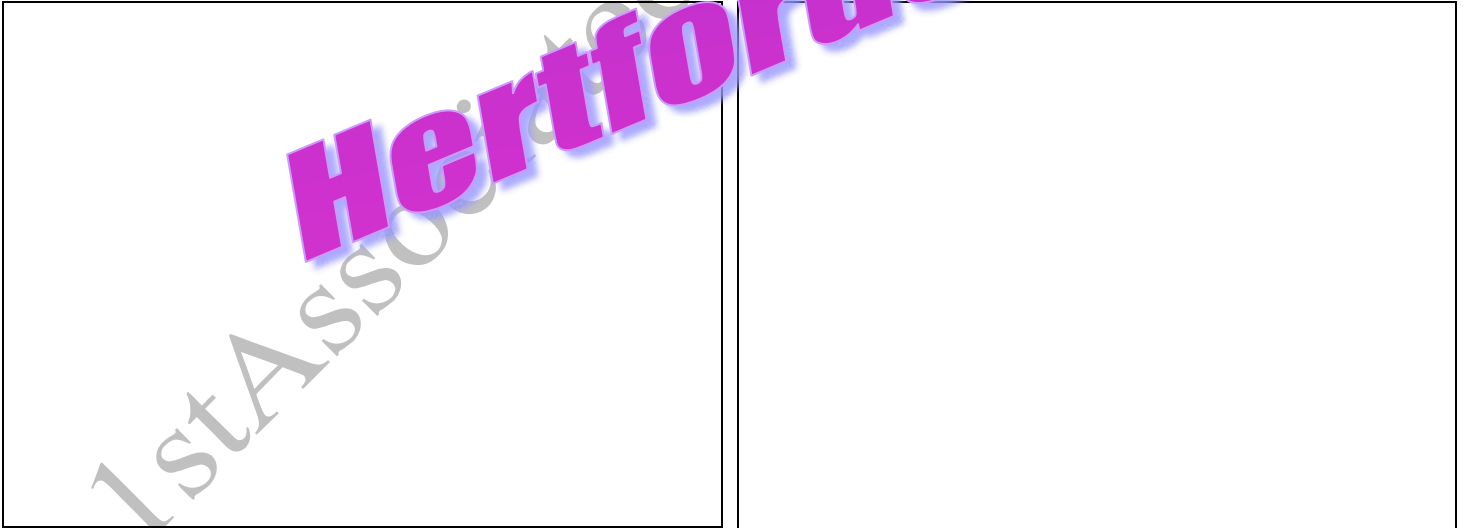
Internal view of polygonal c19th extension
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LOCATION PLANS



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EXECUTIVE SUMMARY

Summaries are not ideal as they try to précis often quite complex subjects into a few paragraphs. This is particularly so when considering the historic development of a property, so it is important the Report is read in full.

1.0) ALTERATIONS

- 1.0.1) Front elevation: addition of polygonal, slate-roofed, attached building to right. (c.19th). Window to extension replaced with modern casement from vertical sash. Insertion/enlargement of 1st floor window to centre of wall.
- 1.0.2) The previous stable/outbuilding has been incorporated into the public house, its current use is as lavatories and dining area. Originally weatherboarded it is now so only at rear, timbers do not appear original. Front is rendered and painted. Addition of 4 N^o. small windows.
- 1.0.3) At the rear of building is a brick extension of relatively recent construction, possibly, 1960s, with cat-slide roof and a further attached small felt-roofed extension to right corner.

1.1) Historic Losses to Heritage Asset & Curtilage

- 1.1.1) From our visual inspection and use of historic maps we can also note that there were buildings and structures in the following areas:
- 1.1.2) Since mid-late c19th chimney stack attached to polygonal front right extension, original function of front extension was possibly washhouse a washhouse.
- 1.1.3) The early maps show evidence of small attached buildings at each end of the house. A large rectangular range of buildings shown on maps up to mid c.20th associated with stabling or of other agricultural origin.
- 1.1.4) A cottage to the front and south of the XXX in part of what is now car park area.

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1.2) **Official Listing and Heritage Record statements**

1.2.1) The English Heritage listing record for the property is as follows:

Public House. Late C17. Timber-frame plastered. Old red tile gambrel roof with slate hipped roof to single storey front extension. 2-storeys, attics and cellar. Lower tiled and plastered coach house range attached on N. Polygonal small front extension. Internal gable chimney in red brick at N, external gable chimney at S. 3-windows front with 2 box dormers in roof slope, flush box sash windows with 6/6 panes to 1st floor and central glazed and panelled door with moulded flat hood on shaped brackets. Modern 3-light casement to left, and polygonal projection with similar front window on right. Coved eaves cornice. 3-light casement window and modern lean-to extensions at rear.

1.2.2) **The Historic Environment record for the XXX PH** (including the attached XXX cottage)

The Historic Environment record for the XXX PH is held at Hertfordshire County Council and is reproduced below:

HHER Number: 30129

Type of record: Building

Name: The XXX PH, XXXXX

Summary: 17th century timber-framed beer house

Grid Reference: TL 395 155

Map Sheet: TL31NE

Monument Types:

BEER HOUSE (Post Medieval - 1501 AD to 1900 AD)

COACH HOUSE (Post Medieval - 1501 AD to 1900 AD)

HOUSE (Post Medieval - 1501 AD to 1900 AD)

Protected Status

Listed Building (II) 356091: XXX COTTAGE

Listed Building (II) 356092: XXX PUBLIC HOUSE

Full description

The XXX is a timber-framed and plastered house built in the late 17th century, two storeys with attics and cellar. Attached at the north end is a lower range, which was a coach house. The main range has gable chimneys at the north and south ends, box dormers, and a panelled door with moulded hood on brackets

It stands at the south end of the hamlet of XXXXX, and is shown on the 1880 OS map with various outbuildings around an irregular yard behind, and a large orchard to the south

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with a building in the NW corner, by the SW corner of the pub. By 1898 this last building had gone. Little change is shown on the 1921 map, but by 1973 the rear outbuildings had disappeared and part of the orchard had become a car park.

The adjacent house to the north, XXX Cottage, was 'probably' part of the inn outbuildings. It dates to the 18th or early 19th century, two storeys high with a central chimney and stucco front, and door offset to the north with a triangular pediment. It is shown as a separate property by 1880 and divided into two cottages on the 1898 map.

<http://www.heritagegateway.org.uk/XXXXX>

2.0) HERITAGE STATEMENT

The XXX Public House, Grade 2 Listed building

XXXX

XXX

Hertfordshire

SG12 XXX

2.0.1) History and Development

The XXX PH was included in the 1975 list of buildings of historic importance and is a Designated Heritage Asset in its own right as is the conservation area in which it is situated. Whilst no reason for the listing is given in the description, only since 2005 were reasons for designation given, it would likely to have been owing to the building being an example of Vernacular architecture of lowland eastern England; i.e a box-frame single pile house of late c17th origin at a time when buildings of that size had started to be constructed in the polite manner.

Def: Designated heritage asset: A world heritage site, scheduled monument, listed building, protected wreck site, registered park of garden, registered battlefield or conservation area.

The building was licensed for the sale of alcohol in 1855 and appears to have been used in part as a Public House since then, initially for beer only, fully licensed from 1933; it is not clear as to the precise date when the use of the building changed but it was not uncommon until the c.20th for a licensee to be part-time and have another occupation such as smallholder. That needs to be considered when investigating the historic development of such buildings.

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2.1) **Qualifications and experience of the person/s preparing the report**

XXXX

XXXX

Certificate in Historic Building Conservation from Cambridge University

XXXX

XXXX Cert. Historic Building Conservation (University of Cambridge)

The company has Membership of VAG (Vernacular Architecture Group) and Membership of SPAB (Society for the Protection of Ancient Buildings).

2.2) **Map Resources**

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:

- 2.2.1) Carry out a visual inspection of the property (non-intrusive).
- 2.2.2) Research records:
 - 2.2.2.1) Historic Ordnance Survey Maps;
Six-inch Versions First edition 1883, Second edition 1899 thence 1923, 1950, 1973
 - 2.2.2.2) Tithe Award map from 1845
 - 2.2.2.3) Conveyance Plan from 1885
 - 2.2.2.4) Scottish map guide National Library of Scotland <http://maps.nls.uk>
Research conducted at Map Room of Cambridge University Library

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/>
- 2.3.4) Pevsner Buildings of England Hertfordshire

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- 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 XXX PH XXX
- 2.4.5) East Herts DC: XXXX conservation area appraisal and management plan, adopted 2014

2.5) **Specialist Information**

- 2.5.1) pubshistory.com/HertsPubs/XXXX/XXXX
- 2.5.2) british-history.ac.uk/vch/herts/vol3/pp380-397
- 2.5.3) Joliffe, J., Jones, A. 1995. *Hertfordshire Inn and Public Houses- An Historical Gazetteer*. Hatfield: Hertfordshire Publications.
- 2.5.4) Johnson, W. 1962. *Hertfordshire Inns.- Part 1 East Hertfordshire*. Hitchin: Hertfordshire Countryside.
- 2.5.5) Webb, J. 2000. *XXXXX: A Miscellany of Histories*. XXX: The Rockingham Press.

2.6) **National policies taken into consideration**

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

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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 XXXX

2.9) Scope of work and limitations

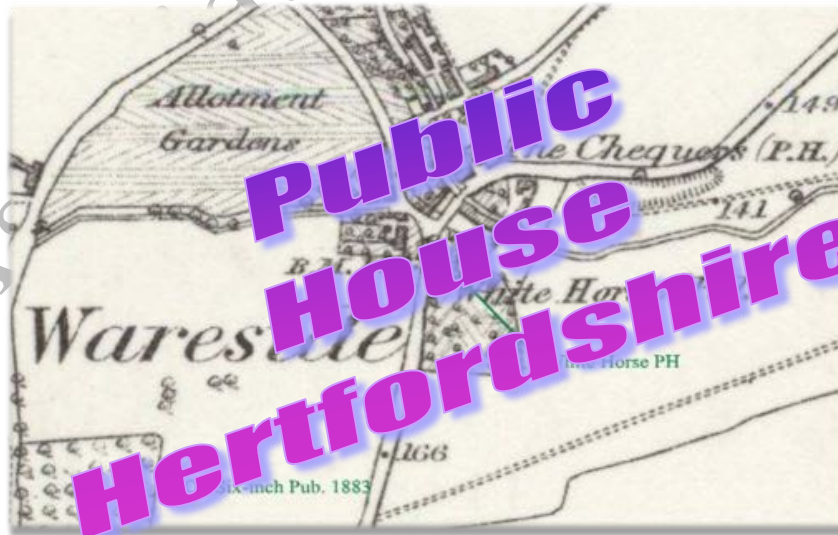
These are set out within the Limitations Section at the end of the report.

3.0) HISTORIC BACKGROUND – MAPS RESEARCH

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.



'Sheet 030', in *Map of Hertfordshire* (Southampton, 1873-1885), *British History Online* <http://www.british-history.ac.uk/XXXXX> [accessed XXX].

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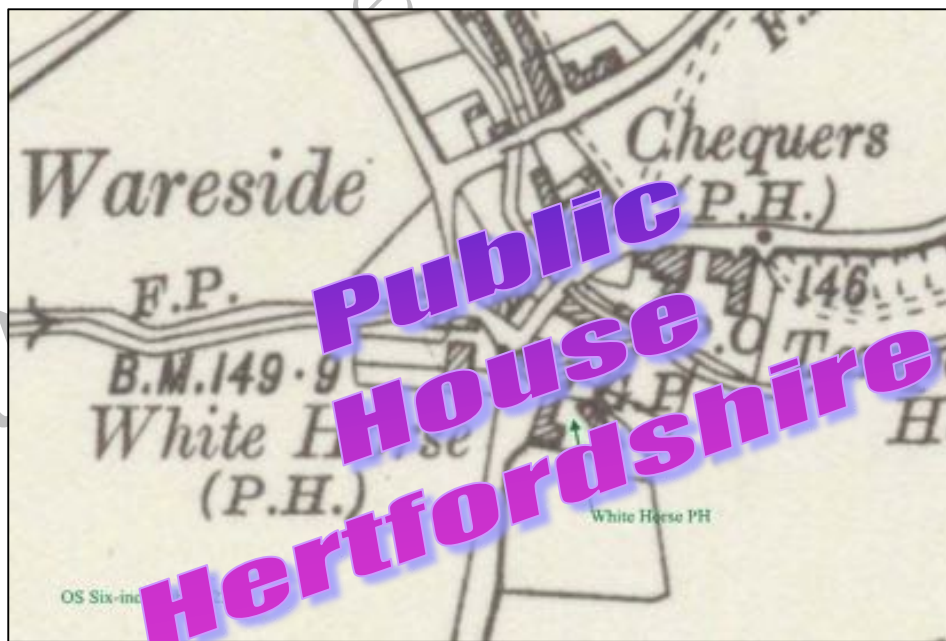
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- 3.1.2) **Ordnance Survey Six-inch version published 1899.**
Accessed at <http://maps.nls.ukXXXX>



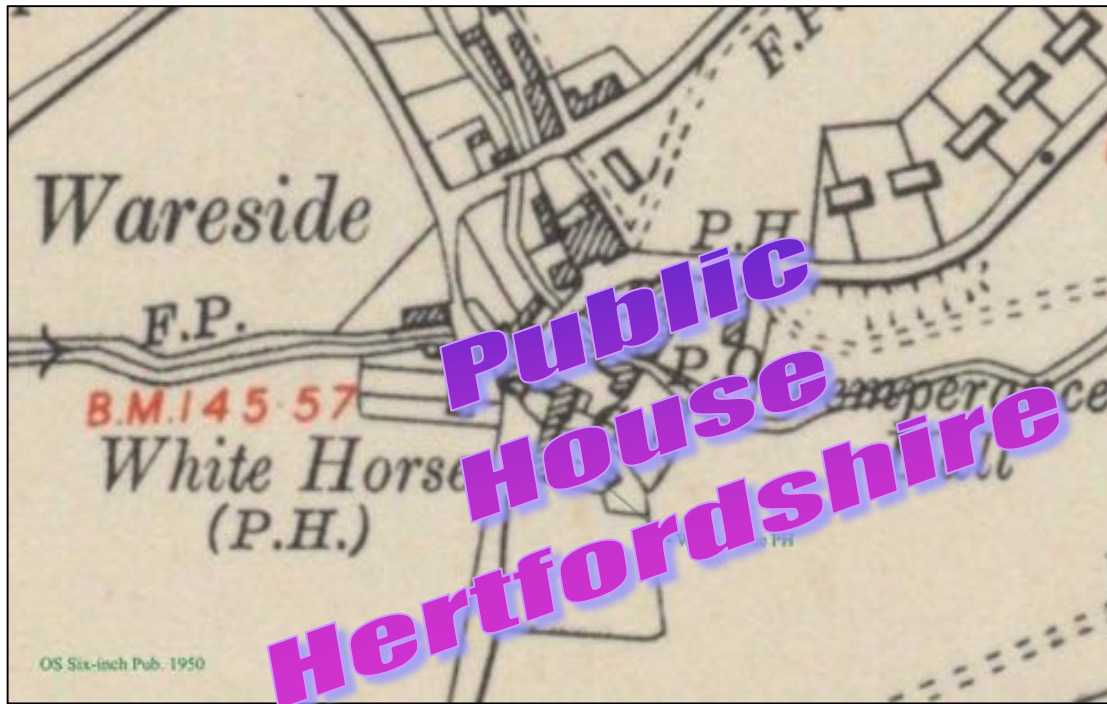
- 3.1.3) **Ordnance Survey Six-inch version published 1923.**
Accessed at <http://maps.nls.uk/XXXX>



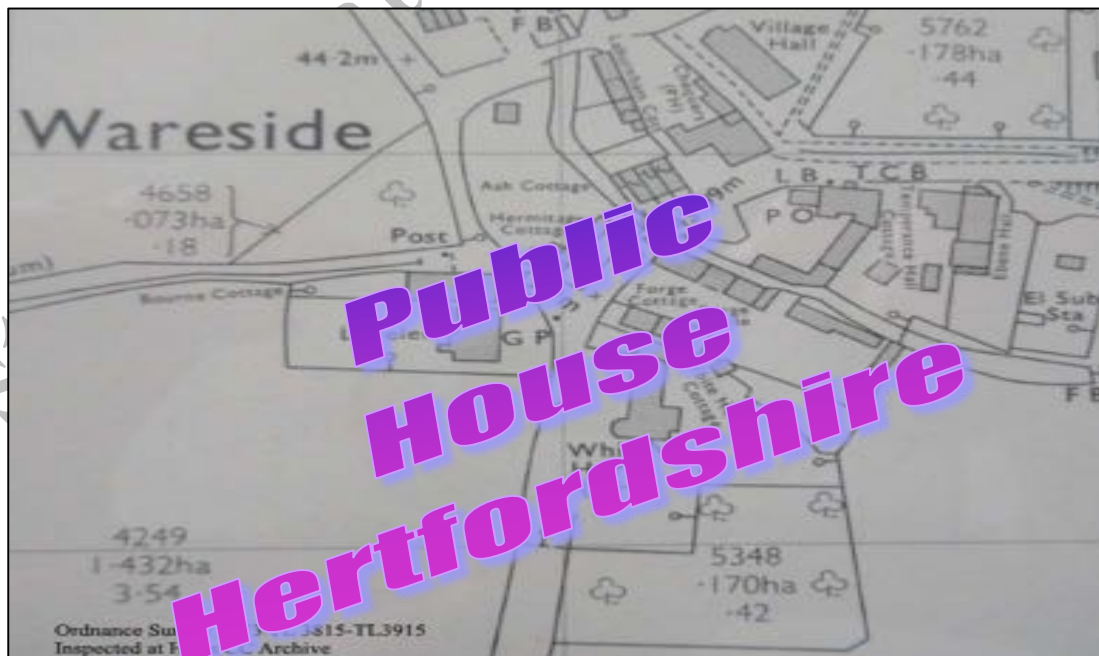
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3.1.4) **Ordnance Survey Six-inch version published 1950**
Accessed at <http://maps.nls.uk/XXXX>



3.1.5) **Ordnance Survey 1:2500 1973**
Accessed at Herts CC Archives

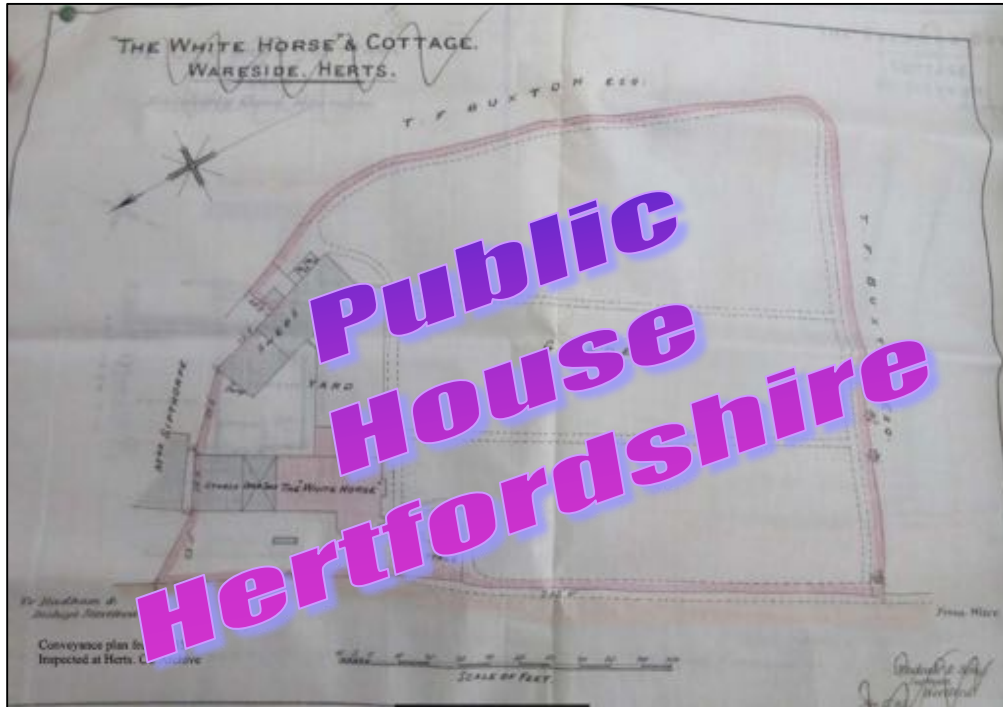


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3.2) Other Maps

3.2.1) Deed maps 1885 Conveyance plan of XXX Accessed Herts CC Archive



3.2.2) Estate and Tithe maps XXXX 1845 Tithe Awards Map



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Map research was conducted within the Map room of Cambridge University Library, NLS online and the Herts.County Archives.

3.3) Conclusion from survey map research

- 3.3.1) The earliest map reference found was the Tithe Awards of 1845 in which the extent of the estate is shown including both the detached cottage to the south and the associated range of barns to the east; subsequently demolished.
- 3.3.2) The first edition OS map 1883 and the conveyance plan 1885 show the arrangement as above.
- 3.3.3) Whilst there appears to be little change in the early to mid c.20th, save the loss of the cottage, by 1973 the range to the rear had been removed and the current rear extensions are shown.
- 3.3.4) The conveyance plan shows clearly the extent and relationship of the buildings in the curtilage of the XXX PH. Additionally the relative sizes of the buildings, some not extant is shown.
- 3.3.5) The older OS maps do not to show the polygonal extension to the SW, it may have been transposed as the maps show an attachment behind the main building on that same end.

4.0) DISTRICT AND COUNTY COUNCILS RECORDS CONSULTED

- 4.0.1) The Local Council Conservation Policy
- 4.0.2) The Hertfordshire Historic Environment Record
- 4.0.3) Conservation Area Statement
- 4.0.4) Planning History
- 4.0.5) Local Authority Plan for district

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4.1) Planning History. (Source East Herts Council)

In recent times, there have been several planning applications by various owners of the XXX. Data from East Herts planning portal.

- 2017** Replacement of 1 N^o rear first floor window. Installation of secondary glazing to 2 N^o windows at second floor and re-painting of exterior Ref. No: 3/17/0173/LBC | Status: Grant Consent w Conds (LBC & ADV)
- 2012** Installation of fire and smoke detectors, seals and stops to internal doors, emergency lighting provision, insertion of new internal door and provision of fire retardant infill to cellar ceiling. Ref. No: 3/12/1531/LB | Status: Granted With Conditions
- 2009** Erection and use of marquee 30m x 9m for the periods from the last Wednesday in April through to and including the first Wednesday in October and again from the last Wednesday in November through to and including the second Monday in January. Ref. No: 3/09/0478/FP | Status: REF
- 2008** Erection of timber-framed shelter. Ref. No: 3/08/0803/LB | Status: REF
- 2008** Erection of timber-framed shelter Ref. No: 3/08/0802/FP | Status: REF
- 2006** Form side entrance door and disabled access ramp Ref. No: 3/06/2066/FP | Status: Granted With Conditions
- 2006** Form new door opening and ramp to the south elevation for disabled access Ref. No: 3/06/2339/LB Status: Granted With Conditions
- 1994** Illumination of listed building & signage Ref. No: 3/94/1798/LB | Status: Granted with conditions
- 1994** Illumination of signage & listed building Ref. No: 3/94/1797/FP | Status: Permission not required
- 1987** Extend bar into existing kitchen by removal of plaster from studwork. Form new kitchen in living room and change bedroom to living room ref. no: 3/87/1603/LB | Status: Granted

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4.2) **District Plan (Precis)**

Policy HA1 refers to the designated heritage assets and any harm or loss to those assets must be outweighed by the public benefits of any works leading to that harm or loss. The plan provides for small scale development providing employment and/or leisure facilities. National planning guidance will consider proposals allowing continuity of use with the least physical harm it may be acceptable to have some loss of significance if the harm is minimised. (NPPF paras 132-134); it is the degree of harm to the significance rather than the scale of development which is to be assessed.

It is accepted that the principal or original use (of a building) is invariably the best use for a listed building, which in turn can, if providing a social facility, help to sustain villages and sustain community cohesion. For conservation areas it is the visual quality of place achieved by how buildings relate and their own quality within the landscape which is to be retained.

XXX is classed as a group 2 village which in development terms usually limits to infill only. The local plan does provide for development to the North and West of XXX for 1000 houses and a further 500 houses potentially. As that development between XXX and XXX, current population <800, will house a population several times that of XXXX. An attractive village such as XXXX, with 64 listed buildings, a scheduled monument and a registered park/garden will appeal to residents of the new development for a dining destination and increase existing demand for existing facilities.

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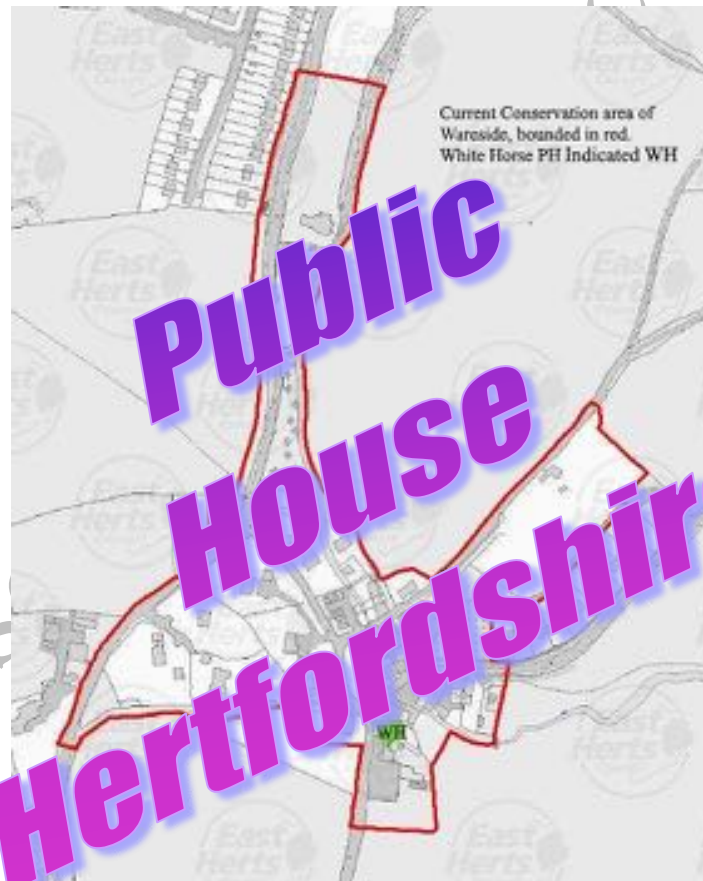
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4.3) The setting of the building within the Conservation Area

The XXX PH is situated on the BXXX road from XXXX to XXXX and is the first building within the conservation area and the village development envelope from the south on that road. The road is sunken and narrow, characteristic of many lanes and tracks in the area which have historic significance and cultural value. The orientation of the building is along the line of the road and as such it is the gable end which is initially seen rather than the front elevation. The whole is well screened by tall mature vegetation and the building becomes visible only when close to.

The XXX is one of eleven listed buildings within the conservation area, all Grade 2. There are no Sites of Archaeological Significance within the Conservation Area.



Current XXXX Conservation Area Map from East Herts Council

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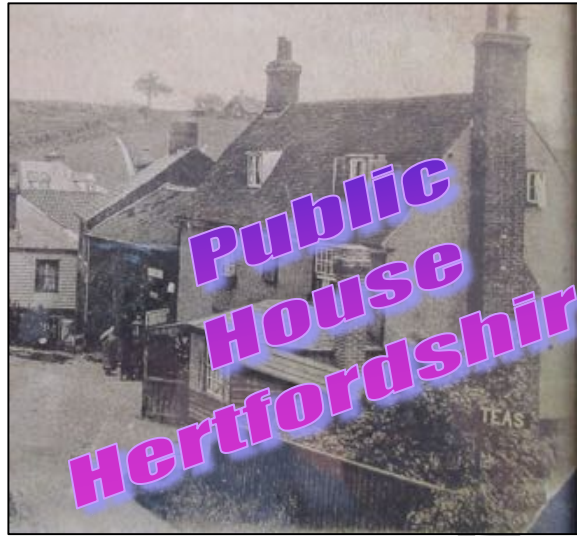
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5.0) OLD PHOTOGRAPHIC RECORD

5.0.1) Image from late c.19th or early c.20th



Note chimney stack to front SW extension, 1919 sales particulars indicate use as wash-house. That side of building was private accommodation at that time, the alehouse occupied the ground floor room to the left.

Also note 1st floor advertising sign, window inserted at later date.

5.0.2) Image from 1940s (XXXX a Miscellany of Histories)



By this time an additional window was inserted in 1st floor to replace sign. Chimney to 'wash-house' removed by this time and sign on post erected. Elevations have been painted.

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5.0.3) Image from Hertfordshire Life magazine 1967



Note addition of porch and door to barn/cart-shed, also now rendered/ painted. First floor centre window of house now enlarged to match those on either side; window to extension replaced, no longer vertical sliding sash.

5.0.4) Image from 2009 (Google Maps)



Whilst in previous (XXXX) ownership; main changes from before are to barn: Insertion of 4 N^o windows for WCs., removal of porch and door, Insertion of vehicular double-doors. Change of colour to painted elevations. Addition of floodlighting and some additional elements, plant containers, to 1st floor windows and roof of polygonal front extension.

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6.0) SURVEY TO ESTABLISH EVIDENCE OF ORIGINAL FABRIC

In assessing the importance of an historic building, evidence of extant original fabric is as relevant as the building's historic place within the community or its being an exemplar of type.

An inspection of the accessible parts of the interior and exterior was undertaken; the following was noted:

6.0.1) Ground Floor Rooms:

No original flooring, doors or ironmongery remaining, some timbers exposed by removal of internal wall between left front room and front extension may be original. Timber to ceilings heavily coated with black paint, originality of some appears possible owing to orientation of timber and stop to same. Bressumer over inglenook fireplace in right front room appears original, however there is documentary evidence (1967 drawings and notes by Gordon Moodey FSA) of the fireplace being exposed at that time. He also noted that the size of brick used for the fireplace were 9''x2^{1/2}'' x4^{1/2}'' , a size standardised in 1840. The front vestibule has one original door-case to left and to the right evidence of an off-sales serving hatch, now blocked off. The wood-panelling to sill level in the left room may have been fitted at a time when pubs had distinct hierarchy between public areas and consequently has social history interest, however it is not likely they have any great age. The front entrance door casing and hood and moulded brackets appear original as does the door-case to the rear entrance, now, owing to the later rear extension, an internal doorway. There is a void, accessed via a small access panel, in the internal chimney stack (left side of house), we understand that it is thought to be a priest-hole. However, as the persecution of Catholics took place from the mid c16th to the early c17th its function was most likely as a smoke bay, used for the curing of meat.

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6.0.2) First floor:

Floors carpeted over and walls papered and painted, unable to ascertain originality of boards or plaster. Three N^o vertical sliding sash windows to front; not original but from c. 19th would have been extant at time of listing. Doors modern flush style.

6.0.3) Garrett:

As above regarding floors and walls. Doors at each end one ledged and may be original the other ledged and braced, probably a later installation. The two dormer windows are recent replacements of metal casements and do not conform to original design. The windows at the gable ends are later replacements but not recent. The roof timbers were not accessible for inspection.

6.0.4) Attached barn:

This building, original use unclear but possibly agricultural storage, is of timber-frame construction originally weatherboarded horizontally to both sides. At some time, the boards to the front were removed and a render finish applied, that may have been done at the time when the space was incorporated into the main building, the wall removed at that time. The rear elevation remains weatherboarded and overcoated with black paint. The boards are not original to the building. The double vehicle doors are of no great age and may well have been inserted at the same time. An inspection of the roof did not reveal any original timbers and modern blocks have been inserted into the gable to the right.

6.0.5) Summary:

Unsurprisingly for a building used primarily as a public house for many years under the management of breweries, there have been changes externally and internally to the ground floor in particular. That has left little in the way of obviously apparent fabric internally and the external evidence is of original roof tiles and brick stacks only. Of interest is the brickwork to the external stack (right-hand side) where the lower courses are of the earlier, c.16th and c.17th centuries, English Bond tradition, the later Flemish Bond, in a modified form, used for the upper courses; also used on the upper section of the other, internal stack, to the left side.

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7.0) **IMPACT ASSESSMENT**

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

7.1) **Facts and Figures**

External

Metre squared of existing building.

Divided into:

Ground Floor	140
First Floor	92
Second Floor	37
Basement	<u>45</u>
Total:	314

Metre squared of extension.

Divided into:

Ground Floor	122
First Floor	N/A
Second Floor	<u>N/A</u>
Total:	122

Metre squared of old stables/outbuildings within curtilage: 85

Metre squared of previous cottage within curtilage: 26

Total area of above: 111

Measurements supplied by XXXX Architects

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8.0) SUMMARY OF THE PROPOSALS

8.1) Reasons for the development

The sole purpose of the development proposed to the rear of the WH is to ensure its continued viability as a licensed public house for the immediate community and that of nearby towns such as XXX which have been selected for growth. The small community of XXXX in itself is not sufficient to support the scheme hence the requirement for car parking and covers to be compatible. Additionally, the food preparation and cooking facilities, currently located in the rear brick extension can be accommodated within the proposed extension to provide a more effective and contemporary working environment.

8.2) Architect's rationale behind the scheme

Separation of the new extension from existing building retains the current physical appearance of the heritage asset. Considered use of construction materials used allow the new construction to be honest in presentation whilst providing upgraded facilities such as access and lavatories for disabled customers and modernisation of food preparation areas. The existing functions of the historic building are retained with the subservient new build allowing the business to develop. whilst retaining function of present building.

8.3) Client's rationale behind the scheme

For rural pubs to remain viable in future they need to have a food offering. Most pubs operate food and drink in a ratio of c. 80/20 that is changing to 20/80 in order to satisfy demand from customers especially those not from the immediate vicinity. To provide a venue meeting needs of the local community and beyond; we understand the following are catered for presently: Charitable events, parties, groups such as Ramblers. league pool team. Country sports lunches. Entertainment such as music events is provided. With the enhanced facilities access for the less-abled will allow visits by them individually and in groups for coffee mornings, lunches etc. CAMRA reported 631 rural pubs nationally were lost in the 6 months from December 2015, by using the XXX as a social hub for all sectors its long-term viability is more assured.

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8.4) Our comments with regard to the impact of the scheme on the existing Listed Building and locality

Whilst it is not possible for any meaningful enlargement of the building's footprint to have no impact, what is proposed allows a separation of the existing from the new by use of a glazed connection thus preserving the visual integrity of the existing building. Importantly the rather incongruous collection of outhouses, none of any architectural merit, will be removed and the area surrounding the newly constructed area landscaped appropriately. As previously remarked there is no visual indication of the current arrangement until one is close by owing to vegetation/screening from the south-west, buildings from the north-east. The existing building will screen the extension when viewed from the west and the opposing side is currently agricultural land. The low-level design mitigates any loss of visual amenity by immediate neighbours.

As the historic maps clearly show extent of buildings relating to the WH were of a larger scale than at present and in a much less developed setting. The footprint of the extension does not differ markedly from that of the detached building shown on the maps and conveyance plan and its purpose will allow the WH to continue to be used as a licensed PH consistent with its historic function.

The impact of the extension on the historic building will not detract from the view of the existing historic building, the use of contemporary materials and design of the extension does not mimic the historic structure and allows a clear distinction between old and new fabric.

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9.0) REASONS FOR OUR RECOMMENDATIONS

- 9.1) Helps to make the property economically viable.
- 9.2) Sympathetically develops the site.
- 9.3) Is in accord with principals of the Heritage Asset Values:
 - 9.3.1) Evidential Value: Not affected by proposals
 - 9.3.2) Historical Value: Not affected by proposals
 - 9.3.3) Aesthetic Value: Proposals allow continuance of value as asset is retained in form and function as in living memory
 - 9.3.4) Communal Value: Proposals allow long-term future of asset being of communal value by being a social hub for community.

10.0) CONCLUSION

The historic asset of the XXX PH and its setting in the XXXX conservation area inform residents and visitors of the heritage of the village with origins as a linear settlement north of the river XXXX valley and within the landscape character area referred to as the XXXX uplands.

We understand the previous owners of the XXX, XXXX PLC, when selling the pub chose to accept the only bid which was based on the continuation of its historic function, the other bids were to develop the plot for housing.

Conservation of both buildings and landscapes requires an understanding of what came before, to address the shortcomings of the present and most importantly to allow future needs to be accommodated when considering change.

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11.0) 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:

In researching and surveying the XXX PH and its setting it is clear that the building itself is important owing to its physical structure and historic place in the community. However much of the original fabric has been lost over time owing to modernisations reflecting the prevailing fashions. Through the development providing a more secure future for the business the historic asset can be conserved more successfully than has been the case to date. Without long-term economic stability, the risk of loss of the community value is as significant as the risk to the remaining historic fabric.

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**.

For and on Behalf of
XXXXXX Limited
Independent Chartered Surveyors
XXXXXX

This Report is dated: XXXX

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APPENDICES

- 1.0) Additional Research References
- 2.0) Summary of Scope of work and Limitations

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ADDITIONAL RESEARCH REFERENCES

<https://www.hertfordshire.gov.uk/services/XXXX>

Marks & Bailey Auction Particulars 1919 of 9x Licensed Houses & 13x Beer Houses (Herts Archive)

Drawings by Gordon Moodey FSA for East Herts Archaeological Society (1967) (Herts Archive)

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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 XXX 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 occupied by licensee staff and customers.

TIME LIMIT

Our research has been time limited, due to:

Two visits to premises and a half day visit to County Archive records.
Requirement for planning application to be submitted by XXXX.

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Whilst a brief walk around of the immediate environs of the XXX was undertaken and an appraisal of the wider area by road, there was not the opportunity to interview immediate neighbours or other residents.

The assessment of the historic fabric was limited by the extant wall and floor coverings and owing to the many changes both internal and external there is a measure of conjecture when constructing a narrative of the historic development of the heritage asset.

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