

Heritage Statement: Addendum

Harpenden House Hotel

June 2016

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Client

Fairview New Homes Ltd

Our reference

FAIH3001

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1. Introduction

- 1.1 This Addendum has been prepared by Turley Heritage on behalf of Fairview New Homes Ltd ('the applicant') to support revised applications for planning permission and listed building consent in relation to redevelopment proposals at Harpenden House (formerly the Moat House Hotel, hereafter referred to as 'the Site').
- 1.2 Harpenden House is a grade II* listed building, located within the Harpenden Conservation Area. There are two listed buildings and two locally listed buildings within the vicinity of the Site.
- 1.3 Applications for planning permission¹ and listed building consent² were submitted in March 2016 for conversion of Harpenden House to five residential properties and demolition of existing structures within the Site and the erection of thirty two new residential units. These applications were accompanied by a proportionate Heritage Statement prepared by Turley Heritage (dated February 2016) in accordance with the relevant requirements of the National Planning Policy Framework ('the Framework').
- 1.4 The applicant has engaged proactively with the Local Planning Authority at the pre-application stage and during the determination of the current application. This Addendum accompanies a revised scheme, which positively addresses the feedback received.
- 1.5 The Addendum provides an updated understanding on the significance of Harpenden House (Section 2.0); the impact of the revised proposals upon the particular significance of the relevant heritage assets (Section 3.0); and, summarises the impact of the revised scheme in terms of the relevant statutory duties, planning policy and best practice guidance/advice (Appendix 3 of the Heritage Statement – February 2016).
- 1.6 This note should be read in conjunction with the Heritage Statement (February 2016), including Appendix 4 (Historic Building Assessment prepared by Archaeology South East), which provides a proportionate assessment of the significance of the relevant listed buildings and conservation area in which they are located.

¹ 5/2016/0669

² 5/2016/0817

2. Significance of the Heritage Assets

Introduction

- 2.1 A proportionate assessment of the significance of the relevant heritage assets is provided at Section 3.0 of the Heritage Statement (February 2016). It is not necessary to repeat that assessment as part of this report.
- 2.2 As part of the positive engagement with the Local Planning Authority, the applicant has agreed a programme of targeted and carefully executed investigatory works to refine the understanding of Harpenden House to inform and guide the revised proposals. The findings of this targeted investigatory works are outlined here and should be read in conjunction with the relevant part of Section 3.0 of the Heritage Statement (February 2016).

Harpenden House: Updated Understanding of Significance

- 2.3 In the first instance, it is worth re-iterating that Harpenden House is a complex building. The iterative nature of its evolution presents major challenges to understanding its significance and phases of historic development, which is further complicated by the lack of robust documentary sources to confirm what can be gleaned from building fabric. In this regard, the information provided within the Heritage Statement, including the analysis at Appendix 4, provides a proportionate understanding of relative importance of the building's phases as a basis for understanding the impact of the proposed conversion upon its particular significance.
- 2.4 As noted earlier in this Section, to assist with understanding the nature of the building fabric, and its role in confirming the various stages and phases of development, which is often obscured behind mid-late 20th century finishes, a series of targeted investigative works have been agreed with the Council (restricted to those parts of the building not currently occupied). These works have supplemented, but not radically changed our understanding of the building, to help inform the design of the revised proposals that preserves important historic fabric and plan form (where it survives) and takes opportunities to ameliorate or undo regrettable later alterations.
- 2.5 This targeted analytical work has confirmed that the majority of visible decorative and surface finishes throughout the building are modern in character and do not contribute positively to the special interest of the listed building. In many cases, this modern fabric is likely to have replaced earlier historic fabric (although seemingly no records exist to demonstrate this conclusively) and has actually been built out to a significant degree providing a false impression of wall thicknesses (impairing an understanding of the building's historic character) as well as compromising the spatial qualities of rooms and the legibility of historic plan form to the detriment of the building's special interest. The extent of this modern surface fabric also demonstrates that much of the decorative detailing is of late 20th century date and does not contribute positively to the special interest of the listed building.

2.6 As a consequence of the significant phase of 20th century works, the contribution of the interior to the special interest of the building has been much reduced. Whilst there are elements of historic plan form surviving at all levels, notably at lower ground floor; the 19th century service wing at ground and first floors; and, the former garden room at ground floor, these spaces do not form part of a coherent sequence or layout. The overall effect of the extensive mid-late 20th century works has been disruptive and harmful to the special interest of the listed building. Within this overall disturbed internal context, there are remnants of significant areas of historic fabric, including areas of roof form/structure, timber framing and masonry, which relates to the earlier phases of the building's development (Appendix 4 of the Heritage Statement – February 2016), which are of significant evidential and illustrative value as a tangible legacy of the building's development.

3. Revised Impact Assessment

Summary of Impact of Revised Proposals

3.1 Utilising the refined understanding of the significance of the listed building (Section 2.0 of this report), as well as responding to feedback from the Local Planning Authority, the applicant has undertaken a thorough review of the proposals for the conversion of the listed building, which has resulted in the significantly revised scheme. The principles underlying the proposed conversion are as follows:

- Retention of remaining important historic fabric wherever possible;
- Providing single level residential properties, which minimises the need for the introduction of additional vertical cores, whilst also providing an enhanced layout that is more consistent with their anticipated use as retirement housing;
- Minimising the extent of intervention, focussed on mid-late 20th century fabric of no heritage interest. These alterations are clearly identified on the revised plans with detailed annotations explaining the nature of the proposed works;
- Reinstating the legibility of historic plan form and spatial qualities (here it survives);
- Revealing previously obscured historic decorative fabric (where it survives);
- Focussing interventions in those parts of the building, which have already been compromised and/or make a comparatively lesser interest to the special interest of the listed building, in order to facilitate a less intensive use of more historically and architecturally significant spaces; and
- Rationalising services and M&E provision throughout the listed building enabling the reduction in plant, risers and the removal of suspended ceiling to reveal original spatial character of large parts of the building and some surviving decorative historic fabric.

3.2 As a consequence of this revised approach, the extent of fabric to be removed is much reduced and the most important areas historic plan form and fabric are retained or better revealed as part of the proposed residential layout.

Harpenden House: Direct Impacts

3.3 The revised application proposals are accompanied by a detailed set of existing and proposed drawings, which clearly identify the proposed interventions. This provides an appropriate basis upon which to determine the impact of the revised proposals upon the building's special interest. As noted earlier, the existing surface fabric is predominantly modern in character and date, and has obscured earlier structure for most of the building. Whilst the revised proposals have been developed on the basis of a more refined understanding of the existing building fabric, there will be areas of ambiguity remaining that cannot only be resolved once works have commenced. This is not an uncommon situation when dealing with large, multi-phase historic building and it may be

appropriate to attach a standard condition requiring the notification of the Council, if unexpected features are uncovered during the works to mitigate this risk. Similarly, the final detail of the proposed internal spaces are still to be determined but can adequately be secured via condition, if considered appropriate.

Approach to M&E and Services

- 3.4 In its most recent use as a hotel, the building had a significant services capacity with extensive pipe runs, ductwork and other mechanical and electrical fittings. These existing services developed in an ad hoc manner, often on a pragmatic basis, which has led, in a number of instances, to unfortunate relationships to plan form and historic fabric of value (where this survives). This means that there is a surfeit of existing service runs/risers within the building. An overarching ambition of the revised proposals is to consolidate and rationalise the provision of services within the building, making good previous unfortunate alterations, and re-using a small number of risers where appropriate. This approach reduces the requirement to introduce new services within the fabric of the building or via surface mounting.
- 3.5 At basement level, it is proposed to re-use the existing plant room, albeit introducing new and more appropriately specified equipment for the proposed residential use and maximising the ability to re-use existing service runs where appropriate. This will also reduce the need and extent for individual services provided within each of the residential properties.
- 3.6 Proposed flues and extracts have been kept to a minimum, but where they are required; they will be small and fitted flush to the elevation and treated as traditional, metal ventilation grilles. This will ensure that they preserve the aesthetic values of the listed building and not give rise to the removal of significant historic fabric.
- 3.7 At roof level, it is proposed to use a small part of the modern flat roofed area located within the area of the infilled courtyard. By identifying this location to accommodate additional plant, there will be no impact on significant historic fabric, with this part of the building being mid-late 20th century in date. Moreover, this space is well-hidden from the public realm by the tall roof slopes either side and plant can be accommodated in this space, as a matter of principle, without compromising the legibility of the roofscape when viewed internally from within the 'valley' and from within the public realm. The detailed design/specification of the plant/equipment in this location and any acoustic screen.
- 3.8 This strategy has been developed on an understanding of the significance of the listed building, to ensure that the proposed services preserve the significance of this heritage asset. In adopting this considered approach, the application proposals ensure that there will be no removal of significant historic fabric, interventions into joists and/or inappropriate build-up of floor finishes, which would necessitate alterations to elements such as skirting boards, doors, thresholds etc. This approach also ensures that an appropriate relationship is maintained between finished floor levels and internal features such as staircases.

Communal/Shared Spaces

- 3.9 The revised scheme adopts a significantly different approach to the treatment of the common parts. It has been decided to retain the front door with its impressive door case

as the principal communal entrance to all flats within the listed building. This will maintain the historic legibility and function of the front facade as the principal public elevation and means of entrance into the listed building.

- 3.10 This principal entrance leads to the front lobby, with the retained staircase leading to first floor. Whilst the exact provenance of the staircase is unclear, its location is likely to be historic and its retention means that the character of the experience of moving vertically through the older parts of the building is maintained. The 1970s balustrade will be replaced with a more appropriate example based on historic evidence, improving the quality and integrity of this space. The existing open entrance hall, separated into three bays by modern pairs of columns (one of which contains a SWP) will be subdivided in broadly the same locations to create a more traditional, cellular layout, with the final detail to be resolved via condition.
- 3.11 Once within the building, the common parts are treated as a series of interconnected rooms to facilitate access to the shared core and entrances to each of the proposed flats. The proposed location of the lift has been carefully considered to minimise the impact on the significance of the listed building. It is sited within the location of the former central courtyard that was formed in the late 19th/early 20th century and has been much altered during the course of the 20th century – notably by being entirely enclosed and roofed over. The fabric and the existing spatial quality of this part of the plan form are therefore not considered to make a strong contribution to the special interest of the listed building. This location also avoids any interaction between the lift and the earlier ranges located towards the front of the building or any excavation in areas of unknown but greater potential to provide evidence of the property's earlier history. At roof level, the lift overrun will largely occupy the space currently utilised as a modern 20th century water tank; an element of no heritage interest and part of the roof over the former courtyard, which has previously been altered.
- 3.12 The proposed rear lobby is created by the subdivision of long rear range that acts as an ancillary space to the existing kitchen within the late 19th century range, in an area that has been heavily altered. This also provides the opportunity to demolish the large and unattractive canted bay window of 1980s date to introduce an entrance door from the proposed car park and secure a more modest and ancillary bay window structure.
- 3.13 A secondary staircase is proposed to lead to the basement level from within the common parts, through a blocked window/door opening in the rear elevation (partially obscured by later surface finishes – Figure 3.1). This facilitates shared access to the basement, which will be used for plant and ancillary storage for the residential properties. The blocked windows to the front lightwells will be reinstated allowing the introduction of natural light to these spaces. By bringing this part of the listed building into the common parts, it ensures that they will be maintained and put to a use consistent with their historic, ancillary function. Whilst a small area of historic fabric will need to be removed to facilitate shared access to the basement area, this is considered the most appropriate location to make such a connection, bearing in mind the presence of a historic opening; the desire to keep these spaces in use as common parts (and therefore maintained as part of the residential service charge); and, the need to minimise more significant interventions within the property.



Figure 3.1: Proposed Location of Secondary Staircase from Communal Space

Ground Floor (Apartments 1 and 2)

Apartment 1

- 3.14 The layout of Apartment 1 has been determined through an understanding of the relative significance of the spaces it contains. The most sensitive elements are located in the earlier 18th century ranges to the south. The revised proposals will remove the later 20th century additions, including the paired columns and fittings to the 'lobby' within the canted bay window and the modern build out to either side of the chimneybreast within the proposed reception room. These works will better reveal the spatial qualities of these parts of the building, as well as recovering the use of the historic panelled door and reveal (in poor condition but matching the window surrounds to the southeast elevation) to the side of the chimneybreast, which leads to a hall located within the former corridor that circulated around the central courtyard (currently subdivided by a modern 20th century partition).
- 3.15 The most significant degree of intervention is located in the rear, late 19th century wing, which is currently in use as a dining room. The quality and integrity of this space has previously been compromised by the late 20th century decorative scheme and accordingly it makes a comparatively minor contribution to the buildings' special interest. As such, it has been determined that this is the most appropriate location in which to focus interventions in order to facilitate the delivery of the benefits associated with the layout of the remainder of the apartment. Whilst not of any particular architectural interest, the existing painted ceiling and coving will be maintained above a suspended ceiling in order to maintain an understanding of the historic evolution of the property.
- 3.16 As noted earlier, there is an opportunity to provide a more subservient and high-quality single storey rear extension in place of the inappropriate 1980s canted bay window. The proposed extension is of a more modest scale and will be an attractive and ancillary addition to the listed building.

Apartment 2

- 3.17 The proposed layout of Apartment 2 is more complicated, as a result of desire to retain or better reveal the traditional cellular layout, which exists in this part of the listed building. This approach means that there where there are ambiguities in the understanding of some fabric in this location, interventions are restricted on the basis of the precautionary principle.
- 3.18 The revised proposals will remove the later subdivisions and partitions within this part of the building, including WCs, walk-in freezer and 20th century staircase. This will reinstate more appropriate and traditional spatial qualities to the plan form towards the front of the property as well as re-introducing a function more consistent with the historic use of the most significant part of the listed building.
- 3.19 It is necessary to form an opening between the proposed kitchen and dining room in order to facilitate an appropriate and high-quality residential layout. Whilst located in part of the building with earlier origins, the chosen location for the opening has previously been compromised by its use as a W.C., with associated cisterns chased into the wall (Figure 3.2), with a mix of brick types present. Whilst there will be some historic fabric removed as a consequence of these works, it is considered to be the optimal solution, when considered in the round, and minimises the disruption to known areas where highly significant fabric remains intact and in situ i.e. remnants of timber framing. Overall, the proposed intervention is considered to be acceptable.



Figure 3.2: Existing Intervention into Proposed Location of Opening

- 3.20 Towards the rear of the building, in the existing kitchen/food preparation areas within the later 19th century wing, the modern partition wall will be removed to reinstate the more traditional proportions to the gallery, bedroom 2 and associated dressing/en suite with access to bedroom 2 through a reopened, blocked doorway. This will reinstate the

legibility of part of the 19th century service wing and enhance the special interest of the listed building.

- 3.21 In a similar manner to Apartment 1, the most significant degree of intervention is focussed to the 19th century rear wing, currently in use as a kitchen and of comparatively lesser interest. This approach means that interventions to the more important spaces toward the front of the building are minimised. All kitchen equipment will be removed, including the substantial ductwork, which extends into the roof void, with a more appropriate domestic use reinstated. In addition, the existing damaged window openings will be refurbished (possibly reinstating the altered surrounds that exist above) and introduce new sash windows. Overall, the proposals will be an enhancement upon the existing condition.



Figure 3.3: Existing Kitchen/Service Area

- 3.22 The revised layout of this apartment also provides the opportunity to reinstate currently blocked windows to the northwestern elevation (seemingly associated with the hotel function rather than as a result of a historically significant event or trend). This will enhance the appearance of this elevation.

First Floor (Apartments 3 and 4)

Apartment 3

- 3.23 The layout of Apartment 3 has been developed with the aim of reinstating a more coherent and traditional cellular layout. The existing modern partitions in the front part of the building will be removed to create a single better proportioned space in place of the confusing layout of small rooms. The layout will also remove the modern partition in the proposed reception room, thereby reinstating a more appropriate spatial character and relationship to chimneybreasts. Overall, these works will enhance the legibility of the plan form and spatial character in the earlier, more significant elements of the listed building.
- 3.24 To the rear, in the later 19th century wing, bedroom 1 is to be located in the panelled room, which is to be retained, with the modern cornices above the windows to be

removed to reinstate the legibility/appearance of the window heads and panelling. The existing built in furniture either side of the chimneybreast will also be removed to better reveal the traditional proportions and character of this space. No built in furniture is proposed in this location in order to maintain the integrity and quality of this room.

- 3.25 The most significant intervention is associated with the removal of the modern partition wall that forms the existing northern corridor to reinstate what is seemingly a plan form more consistent with the historic conditions (on the basis of existing fabric). Interventions and subdivisions are focussed in this later part of the building, which has previously been altered. Overall, these elements of the proposed layouts would reinstate a plan form that is closer to a historic, cellular and coherent character and be considered an enhancement upon the existing situation.

Apartment 4

- 3.26 Apartment 4 presents many similar challenges to Apartment 2 below. The overarching ambition is to remove modern partitions and alterations, where possible, to better reveal more traditional spatial qualities and plan form, where it survives or is recoverable. This includes, notably;

- removal of suspended ceilings and partitions in bedroom 1 to reveal the vaulted ceiling (visible from within the roof void) with low level partitions inserted in their place;
- removal of the modern staircase and cupboards from study/bedroom 3, to reveal the historic character of this room and form an opening through modern breeze block (Figure 3.4) in the position shown on mid-20th century plan; and
- removal of the WCs and suspended ceilings from the front 19th century extension to reveal the original volumes of these rooms and reinstate a more appropriate domestic function.



Figure 3.4: Modern Breezeblock Construction of Existing Wall

- 3.27 Overall, a large part of the traditional/historic plan form and spatial character of this part of the building will be revealed/reinstated by the revised proposals as a significant enhancement upon the existing situation.
- 3.28 The proposed dining and breakfast room in the front part of the building is to be formed from the myriad of small hotel rooms created by modern partitions. The fabric is of no heritage significance (Figure 3.5) and the plan form defined by small rooms and corridor does not have a traditional character. The canted mass of masonry in the corner of the breakfast room (provenance uncertain) will be retained as part of the room layout.



Figure 3.5: Modern Fabric of Subdividing Partitions

- 3.29 The existing secondary, 19th century staircase leading from ground to first floor will be retained and incorporated as an 'archaeological' feature within the building as a reversible intervention. Given the particular manner in which the listed building has evolved over time, with phases of development overlain on top of each other, this element of the proposals is considered to be consistent with its special interest.

Second Floor and Roof Level (Apartment 5)

- 3.30 It is proposed to access Apartment 5 from a new staircase sited within an existing hotel bedroom, located within the former lightwell created as a consequence of the late 19th century extension of the listed building. The fabric in this location seems to be of limited interest, with the exception of the southwestern wall, which appears to be of some age, and will be retained. Overall, this is an area of the building where there is scope for intervention.
- 3.31 The second floor plan form is heavily compromised by the mid-late 20th century hotel layout. Building fabric demonstrates that the partitions at this level are predominantly modern in character and materiality (Figure 3.6). In any event, the character of the plan form in this location is modern with little historic fabric worthy of retention. Where masonry walls and historic partitions survive, they will be retained and their spatial qualities better revealed through the removal of elements such as the modern staircase in bedroom 2 thereby better revealing the significance of the listed building.



Figure 3.6: Modern Wall Construction

- 3.32 Where it survives, important historic fabric of archaeological value will be retained in situ i.e. timber framing and the preserved 18th century roof structure within the later 19th/20th century extended roof form (which has been identified as not being appropriate for use as ancillary storage) as well as in the sloping roof pitch over the western corridor (Figure 3.7).



Figure 3.7: Obscured Roof Structure

- 3.33 The revised proposals also provide the potential to reveal the historic roof form/structure that survives above the proposed breakfast/dining/kitchen/reception room, including the removal of internal boxed out pipe runs, and re-open the blocked windows onto the lightwell. This will help to provide a better understanding of the remaining historic form and fabric of this part of the building and is an enhancement to the significance of the listed building.
- 3.34 The proposed staircase leading to the a terrace and roof terrace are located in a later 20th century infill of the former courtyard, which is not considered to contribute positively

to the special interest of the listed building. The proposed staircase and terrace will therefore not require the removal of any important historic fabric to provide an area of private amenity space. Given the height of the enclosing roof slopes it is considered very unlikely that the use of a private roof terrace will give rise to any discernible impact on the special interest of the listed building when viewed from the public realm.

- 3.35 At roof level, the existing flat roof will be utilised as a terrace with part utilised as a plant deck (see earlier in this Section). There will be no alterations to the remaining historic roof form or structure to facilitate the use of this space. Due to the relative level of the flat roof to the surrounding pitched roof slopes, it will not be visible from the surrounding area and it is unlikely that any of the residential paraphernalia associated with the use of such a space will disrupt an appreciation of the historic roofscape.

External Alterations

- 3.36 The proposed external alterations are comparatively minor and consist, for the most part, of the reintroduction of appropriately designed windows where these have been removed and/or blocked as a result of unfortunate 20th century interventions. These alterations will enhance the architectural interest of the property.
- 3.37 The only significant external alterations are to the southeast and northeast elevations arising from the replacement of the inappropriate bay window to the rear elevation and the making good of the canted bay window, currently linked to the 20th century extensions by a covered walkway. The proposed rear extension is of a more subservient ancillary scale and will have a more appropriate ancillary relationship to the parent property and be an enhancement upon the bulky and poorly detailed existing structure i.e. omitting the high level vents. The formation of a new door opening will affect an area already compromised by the large canted bay window on a later phase of building (of secondary interest) and make use of an existing blocked internal opening, thereby minimising impact on historic fabric.
- 3.38 Accordingly, the proposed external alterations are considered to sustain and enhance the significance of the listed building.

Harpenden House: Indirect Impacts

- 3.39 The contribution of setting to the significance of the listed building is assessed within Section 3.0 of the Heritage Statement (February 2016). It is noted here, for the sake of completeness, that the grounds of the listed building have been significantly compromised by the associated extensions and structures associated with former hotel use. These existing structures are of poor or non-descript architectural quality that do not relate in a satisfactory manner either to the listed building or surrounding context and do not contribute positively to its particular heritage significance. There is also extensive hard landscaping within the Site, associated with the need for vehicles to move into/out of and around the Site, which has compromised the original domestic setting of the listed building within its grounds. Accordingly, there is an opportunity to significantly enhance the setting of the listed building through an appropriate, high-quality scheme.

- 3.40 It is noted that in their representation to previous applications for a similar form development within the Site³, Historic England concluded:

“Historic England have been closely involved over a considerable period of time at preapplication stage in discussions regarding previous proposals for this major site within the Harpenden Conservation Area. With regard to the new-build element of the current scheme, designed by Collado Collins Architects, we are relieved and satisfied that it now responds to the very clear advice that your authority and ourselves repeatedly provided regarding previous proposals for the site in relation to scale, massing, detailed design, materials and views towards the site from Southdown Road and Harpenden Common. We consider the new-build, including the proposed frontage buildings to Southdown Road, would be contextually sympathetic in this sensitive location and would not cause harm to either the significance of the grade II listed Harpenden House or to the significance of the conservation area, as a result of the impact on their setting. We would therefore have no objections should your authority be minded to approve the application for planning permission.”*

- 3.41 The design and disposition of development within the grounds of the listed building has been carefully considered, having regard to the historic pattern of development, as well as detailed discussions with key stakeholders. The overarching principles for the proposed replacement development are to reinforce the historic pattern of development; reinforce the primary of the listed building within the plot, and introduce high-quality new architecture that reflects the prevailing local context in a contemporary manner.
- 3.42 All the existing 20th century structures associated with the with hotel function are to be demolished and replaced with new residential buildings, with a mixture of houses and apartments. The new build elements will be formed around courtyards and open spaces, with two buildings located to south of the listed building and a block to the east between the listed building and the railway lines. A pair of semi-detached houses is proposed to the north east of the listed building.
- 3.43 Open spaces are proposed in front and behind the listed building to improve its immediate setting and reinstate more a complementary domestic garden character. To the south, a long open space is proposed to the south of the listed building to improve views towards it from the former garden area from a canted bay window. Following detailed discussions with the Local Planning Authority, it is understood that the revised scheme retains all existing soft landscaping with significant new planting to reinforce the proposed garden character of the plot and its role as a verdant backdrop to views from the Common. This will be a significant enhancement to the listed building as the existing hotel accommodation significantly hinders the ability to appreciate the side elevation of the listed building.
- 3.44 Following extensive discussions with the Local Planning Authority, the siting and form of Building A, to the south west of the listed building addressing Southdown Road, has been informed by the presence of the former cottages within this part of the Site, as shown on mid-19th century plans. The form and massing of these buildings is similar to that of the previous form of development in this location, shown on historic photographs, and will reinstate the unfortunate ‘gap’ in the street frontage. Building A will remain

³ 5/2015/3456 & 5/2015/3433

subservient to the more imposing architectural character and scale of Harpenden House, including when viewed obliquely across the reinstated front gardens. The materiality will also be complementary to the heritage asset and the architectural character provides an appropriate transition from the more sensitive Commons frontage towards the more contemporary character towards the rear of the Site. The overall composition is informal and picturesque, consistent with the local townscape. A brick wall to the rear of Building A, addressing the new drive, will integrate the car parking and bin stores within the overall composition in a holistic and considered manner.

- 3.45 Building B is located to the east in the location of an existing building. This building has been pushed back from the front elevation of Harpenden House, in order to maintain the primacy of Harpenden House in views from the Common and, obliquely, as part of the kinetic experience of Southdown Road. The building is laid out around a central landscaped courtyard, which incorporates the necessary car parking in an integrated manner. This typology is reminiscent of stable blocks and other ancillary buildings historically associated with high-status buildings of this date/type. A landscaped space has been provided between Buildings A & B to provide a link to the former gardens sited in this location and emphasise the generous plot around the listed building. The character and materiality of this Building B is domestic and recessive with an emphasis on proportion, massing and the careful use of materials and detailing to create high-quality contemporary buildings that respond to the particular character of the local area and Harpenden House. The informal character of the building, notably the northern elevation, provides an attractive degree of articulation and modulation that emphasises the informality of the composition and its secondary scale to the listed building.
- 3.46 Building C consists of a pair of houses arranged in a single domestic composition. Its siting to the north of the listed building, in an area with existing mature landscaping, will ensure that it does not impact on any important views from/to or in conjunction with the listed building.
- 3.47 To the rear of the Site, Buildings D, E and F are arranged around a central courtyard in an informal composition. The massing, height of the proposed buildings, and their relationship to the Site's topography and the retained and enhanced soft landscaping, will ensure that this part of the development is a minor, recessive element with the verdant backdrop to the listed building, thereby maintaining its prominence in views from the Common. The basement car park (which will provide car parking for accommodation both within the listed building and the residential block above) is hidden from view, allowing for the provision of additional soft landscaping within the Site. The access ramp to the basement will continue the central driveway but as a result of the topography, it will not be possible to obtain a view directly into the basement.
- 3.48 The proposed residential development will enhance the immediate setting of the listed building through a well-considered layout, which seeks to provide views towards the listed building but also use the heritage asset as a cue in its design through the use of materials and fenestration. The proposed development will therefore enhance the contribution made by setting to the significance of the listed building through a carefully design appropriate design.

Harpenden Conservation Area

- 3.49 There will be views towards the Site from the conservation area, most notably from the Common and the surrounding area. In such views, the listed building will remain as the most visually dominant element of the Site. The submitted visualisations from the Common (i.e. within the conservation area) indicate that whilst the proposed development will be visible, its design and appearance will ensure that a green backdrop to the Site remains, with development set within this in an informal manner. As noted earlier, the proposed development addressing Southdown Road draws heavily upon the character, massing and form of the previous vernacular properties within this part of the Site and will re-define the frontage. It is therefore an appropriate addition to the conservation area. As such, the character and appearance of the conservation area will be preserved by the revised application proposals.

Other heritage assets within the surrounding area

- 3.50 There are a number of other heritage assets within the surrounding area whose setting may be affected by the revised proposals. Immediately to the north of the Site are the Dene and the Cedars, separately grade II listed buildings. The revised proposals will include a new open space to the front of Harpenden House, which will enhance the setting of the neighbouring listed buildings through a more appropriate landscape treatment, whilst the disposition of the proposed buildings will ensure that they are ancillary, recessive elements in their context. Accordingly, their special interest will be sustained by the proposed development.

Consideration against Legislation and Policy

Statutory Duties

- 3.51 The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty upon the decision maker in determining applications for planning permission to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses. Recent case law has confirmed that decision-makers should give considerable importance and weight to the desirability of preserving the setting of the listed buildings. It is also a duty upon the decision maker in determining applications for planning permission within conservation areas to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.
- 3.52 It has been demonstrated in this statement and through the detailed and outline material submitted in support of the revised application that, in developing the revised proposals, special regard has placed on the desirability of preserving the special interest and setting of the listed building and those within the wider area, and preserving the character and appearance of the conservation area within which part of the Site is located.
- 3.53 Overall, in terms of heritage impact, the proposed development will enhance the special interest of the listed building, including the contribution that setting makes to that significance, in accordance with the relevant statutory duty. The character and appearance of the Harpenden Conservation Area will be enhanced through enhanced design quality of built form and soft landscaping within the Site, enhancing its special interest.

The Framework (2012)

- 3.54 Importantly, it is demonstrated in this Addendum and the Heritage Statement (February 2016), and the accompanying Design and Access Statement that account has been taken of the three policy objectives set out in paragraph 131, notably the desirability of sustaining and enhancing the significance of all the heritage assets affected by the proposals.
- 3.55 In the evolution of the revised proposals, great weight has been given to the conservation of the significance of the affected designated heritage assets, including the listed buildings and conservation areas, including views from within them.
- 3.56 The revised proposals will, in accordance with paragraph 131 of the Framework, sustain and, in the case of the listed building, enhance the significance of the heritage assets. Furthermore, the revised proposals seek to make a positive contribution to local character and distinctiveness using the heritage asset as part of the context and place making for the development of the Site.
- 3.57 In accordance with paragraph 132 of the Framework, the conservation of heritage assets has been given great weight and will, in accordance with paragraph 137, look for opportunities for new development to better reveal the significance of heritage assets. The revised proposals are in accordance with the Framework.

Local Planning Policy

- 3.58 The revised proposals are in accordance with policies 85, 86 and 88 of the Local Plan in that the significance of the listed building, and the conservation area will be preserved and, where appropriate, enhanced, by the revised proposals.

4. Summary and Conclusions

- 4.1 This Addendum has been prepared by Turley Heritage on behalf of Fairview New Homes Ltd to support applications for planning permission and listed building consent in relation to redevelopment proposals at Harpenden House (formerly the Moat House Hotel).
- 4.2 Harpenden House is a grade II* listed building, located within the Harpenden Conservation Area. There are two listed buildings and two locally listed buildings within the vicinity of the Site.
- 4.3 Applications for planning permission⁴ and listed building consent⁵ were submitted in March 2016 for conversion of Harpenden House to five residential properties and demolition of existing structures within the Site and the erection of thirty two new residential units. These applications were accompanied by a proportionate Heritage Statement prepared by Turley Heritage (dated February 2016) in accordance with the relevant requirements of the Framework.
- 4.4 The applicant has engaged proactively with the Local Planning Authority at the pre-application stage and during the determination of the current application. This Addendum accompanies a revised scheme, which positively addresses the feedback received.
- 4.5 The Addendum provides an updated understanding on the significance of Harpenden House (Section 2.0); the impact of the revised proposals upon the particular significance of the relevant heritage assets (Section 3.0); and, summarises the impact of the revised scheme in terms of the relevant statutory duties, planning policy and best practice guidance/advice (Appendix 3 of the Heritage Statement – February 2016).
- 4.6 This Addendum should be read in conjunction with the Heritage Statement (February 2016), including Appendix 4 (Historic Building Assessment prepared by Archaeology South East), which provides a proportionate assessment of the significance of the relevant listed buildings and conservation area in which they are located.
- 4.7 In agreement with the Local Planning Authority, the applicant has undertaken targeted analytical work to understand in more detail, the implications of the mid-20th century alterations associated with the conversion and subsequent use as a hotel. This work has confirmed that the majority of visible decorative and surface finishes throughout the building are modern in character and do not contribute positively to the special interest of the listed building. In many cases, this modern fabric is likely to have replaced earlier historic fabric (although seemingly no records exist to demonstrate this conclusively) and has actually been built out to a significant degree providing a false impression of wall thicknesses (impairing an understanding of the building's historic character), as well as compromising the spatial qualities of rooms and the legibility of historic plan form to the detriment of the building's special interest. The extent of this modern surface fabric

⁴ 5/2016/0669

⁵ 5/2016/0817

also demonstrates that much of the decorative detailing is of late 20th century date and does not contribute positively to the special interest of the listed building.

- 4.8 As a consequence of the significant phase of 20th century works, the contribution of the interior to the special interest of the building has been much reduced. Whilst there are elements of historic plan form surviving at all levels, notably at lower ground floor; the 19th century service wing at ground and first floors; and, the former garden room at ground floor, these spaces do not form part of a coherent sequence or layout. The overall effect of the extensive mid-late 20th century works has been disruptive and harmful to the special interest of the listed building. Within this overall disturbed internal context, there are remnants of significant areas of historic fabric, including areas of roof form/structure, timber framing and masonry, which relates to the earlier phases of the building's development (Appendix 4 of the Heritage Statement – February 2016), which are of significant evidential and illustrative value as a tangible legacy of the building's development.
- 4.9 As a consequence of this refined understanding of the significance of the listed building, the revised proposals have been refined to take opportunities to better reveal historic plan form where this has been compromised and is recoverable; sustain important historic fabric where it remains; and, secure a new layout, which takes the opportunity to reinstate a more traditional plan form (where appropriate) as part of high-quality residential properties. Overall, these works will enhance the special interest of the listed building.
- 4.10 The proposed development within the setting of Harpenden House (and within the Harpenden Conservation Area and setting of a small number of listed buildings) has been subject to considerable refinement in response to detailed feedback from the Local Planning Authority. It is considered to be a high-quality form of development that is a significant improvement upon the existing poor quality and non-descript structures associated with the Site's former hotel use. The revised proposals will secure an attractive and enhanced setting to the listed building and will integrate successfully with the character and appearance of the conservation area.
- 4.11 Accordingly, the revised proposals will preserve and enhance the significance of the heritage assets through a carefully considered development, which will involve the demolition of the modern hotel accommodation and replace it with a series of new buildings, the design of which has been informed by the listed building and local context.
- 4.12 Overall, the revised proposals meet the objectives of Framework policy and, where relevant the duties of the 1990 Act, with respect to conserving and enhancing the historic environment, 'saved' policies 85, 86 and 88 of the Local Plan and relevant material considerations.

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