

Matter 10 – BALDOCK AND HITCHIN		
Action	Date on which Action Completed	Examination Doc Reference No.
NHDC to provide correspondence between HCC and Network Rail re. the position in respect of the provision of access over the railway line for site BA1	22.03.2018 Enclosed as Appendix M10BH-1	ED122
NHDC to clarify with HCC whether it is 2 x 3FE primary schools that they request for site BA1 * NHDC to confirm that landowner of access to the west of BA7 is willing	Note enclosed as Appendix M10BH-2	ED146A
* In respect of BA3 and BA4, NHDC to propose modification to 1st bullet points and paragraph 13.30 in order to provide for flexibility in relation to the location of the link road	MM207 and MM208 Supporting note also enclosed within Appendix M10BH-2	ED146A
In respect of Policy HT2, NHDC to: (i) add appropriate wording to ensure that no residential development is located within Flood Zone 2 (ii) add appropriate wording re. the retention of hedgerows	MM249	
In respect of Policy HT3, NHDC to: (i) amend Westbury Close to Westbury 'Way' (ii) add appropriate wording re. the retention of hedgerows	MM250	
In respect of Policy HT6, NHDC to add appropriate wording in respect of the retention of hedgerows/woodland/trees to the south and west of the site	MM252	
In respect of Policy HT8, NHDC to amend policies map to reflect fact that part of site is no longer available. Policy also to be amended to reflect fact that part of site has already been built out	MM390	

* Action arising from 'carry over' hearing session Monday 26 March 2018

Additional note on proposed allocation at Highover Farm, Hitchin enclosed as Appendix M10BH-3

Appendix M10(BH) – 1

ED122: Memorandum of Understanding between Network Rail and Hertfordshire County Council



MEMORANDUM OF UNDERSTANDING

BETWEEN

HERTFORDSHIRE COUNTY COUNCIL

AND

NETWORK RAIL

22/03/2018



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Appendix 1: North Hertfordshire District Council Proposals Map Extract: Baldock (Submission Version)

Appendix 2: Baldock North Planning Application Access Parameter Plan

Appendix 3: Baldock Southeast Planning Application Access Parameter Plan

Appendix 4: Rights of Way Map Extract & Level Crossing Photo

1 Background

1.1 North Hertfordshire District Council Local Plan

- 1.1.1 North Hertfordshire District Council (NHDC) has prepared a new Local Plan to meet their development needs to 2031. This plan is being examined by an Inspector appointed by the Planning Inspectorate between November 2017 and March 2018.
- 1.1.2 The Plan proposes to allocate land around the town of Baldock, Hertfordshire, in the ownership of Hertfordshire County Council (HCC) for housing, employment and supporting uses. The Local Plan Proposals Map (Submission Version) is appended for reference (Appendix 1).
- 1.1.3 The proposed site allocations include land to the north of the railway line (the railway line being owned by Network Rail (NR)) for housing, and land to the south of the railway line for employment. Additional land is allocated for housing further south of the railway line.
- 1.1.4 The proposed site allocation policy for the site to the north of the railway line (Policy SP14 – North of Baldock) includes requirements for development to provide:
- A vehicular bridge across the railway line as part of a new link road connecting the A505 and A507. Structure No **SBR/11B** (Dual Carriageway Bridge – SBR 37.1165).
 - A secondary rail crossing for pedestrians and cyclists in the vicinity of Ashville Way. Structure No **SBR/11AB** (Industrial Estate Foot/Cycle Bridge – SBR 37.0403);
 - A rail crossing to provide safe access routes to/from Baldock Railway Station. Structure No **SBR/11AA** (East of Station Foot/Cycle Bridge – SBR 36.1295); and
 - Upgrades to Baldock Railway Station.
- 1.1.5 Delivering these four commitments will require the support and cooperation of NR.

1.2 Planning Applications

- 1.2.1 WYG have prepared and submitted two planning applications for the development around Baldock on land in HCC ownership, which is allocated in the emerging Local Plan, on behalf of HCC.
- 1.2.2 One application relates to development north of the railway line: 'Baldock North' (planning application reference 17/04420/OP), and the other relates to land south of the railway line: 'Baldock Southeast (planning application reference 17/04417/OP)'.
- 1.2.3 The application for development at Baldock North includes provision of three bridges across the railway line (one vehicular and two pedestrian/cycle). The locations for these can be seen on the parameter plan for access (Appendix 2). The application for development at Baldock Southeast makes provision for these bridges by safeguarding the land required for the bridges within the application area. The parameter plan showing this is appended for reference (Appendix 3).
- 1.2.4 It is intended that the improvements to Baldock Railway Station and its access routes, will be funded by the new development. The scope of these improvements is currently being

discussed between HCC and NR. The scope for agreed improvements, funding arrangements, and any other related matters, would be captured in due course as part of a s106 agreement or other suitable agreement.

- 1.2.5 WYG and HCC have worked with NR in developing the application proposals. At the request of NR, the planning applications propose the re-routing of a public right of way which crosses the railway line (Bygrave Footpath 015) (Rights of Way Definitive Map and level crossing photo included at Appendix 4), which is an 'at grade' level crossing, without gates. The proposed re-routing of the footpath onto the proposed new dual carriageway bridge SBR/11B would improve safety and aligns with NR policy regarding at-grade level crossings.
- 1.2.6 The delivery of the bridges and upgrades to Baldock Railway Station is referred to as 'the Infrastructure' hereafter.

2 Purpose of MoU

- 2.1 The MoU is made between HCC and NR in respect of collaborative working in the development of the Infrastructure.
- 2.2 The MoU may be used to support the NHDC Local Plan examination into the two planning applications to demonstrate the in principle support of NR to the Infrastructure proposals.

3 Mutual Understanding

3.1 Project Status

- 3.1.1 HCC has set up Herts Living Limited to develop properties for the Council, and is currently moving through the procurement process to secure a joint venture partner. Subject to the approval of business case to use the County Council's joint venture vehicle, Baldock North is a development project likely to be led and delivered through the new company.
- 3.1.2 NR has set up a project and allocated a project manager dedicated to the delivery of the Infrastructure. (NR Project No. WB30501)
- 3.1.3 A project 'start up' meeting was held between NR, HCC and WYG on 13 December 2017.
- 3.1.4 Meetings between technical consultants of WYG and NR had been held prior to the December meeting to discuss the logistics of providing new bridges across the railway line, and the potential for upgrades to the railway station. The NR representatives were generally supportive of the proposals at this time.
- 3.1.5 The nature and scope of the wider development proposals were discussed at the project meeting in December 2017, as well as the Infrastructure.
- 3.1.6 The NR Asset Protection Management Process has formally begun, with HCCs submission of the Asset Protection Development Questionnaire, to allow surveys to be undertaken, to inform detailed bridge design and station improvements.

3.1.7 The proposed structures across the railway line may carry utility services to service the new housing development. It is anticipated that such services would be included within the limits of the highway boundary and thereby subsequently protected under the New Roads and Street Works Act and other highway legislation.

3.2 Network Rail Policy

3.2.1 At the project meeting in December 2017, NR outlined their in principle commitment to working with other public sector bodies, such as Hertfordshire County Council, to work together to deliver infrastructure which supports UK growth.

3.3 Delivery of the Infrastructure

3.3.1 The timescales for the delivery of infrastructure were discussed, and it was agreed that possessions for undertaking the works on the Network Rail property will need as far as reasonably practicable to be secured in a timely manner.

3.3.2 The parties agree that, based on initial discussions regarding the nature of the proposals, there are no objections to the principle of providing the Infrastructure. The parties agree that they will continue to work together to design and plan for the delivery of the Infrastructure.

3.3.3 HCC has submitted an Asset Protection Development Questionnaire to allow topographical surveys to be undertaken on the rail corridor, which will inform the bridge designs and station improvements proposals.

3.3.4 HCC has sought an Asset Protection Agreement, which will be further developed over time to cover the initial surveys, design approvals and construction period.

3.3.5 HCC will seek to secure any necessary legal order required for the delivery of the Infrastructure, and seeks the support of NR in securing those orders. Orders may include those needed to divert public rights of way and/or the stopping up and creation of other highways.

3.3.6 The delivery of infrastructure is subject to commercial considerations including Shared Value for the grant of rights over the operational railway which facilitate development. The payment of Shared Value will be subject to the commercial viability of any scheme(s) brought forward including any direct/indirect rail benefits secured through development and will be a matter of negotiation between the parties each acting reasonably.

3.3.7 HCC and NR will work collaboratively to try to secure any NR consents and approvals necessary for the delivery of the works.

3.3.8 HCC will seek funding for the Infrastructure, and will work with NR with the aim of securing a delivery programme which aligns with funding deadlines.

3.3.9 HCC and Network Rail will work collaboratively to develop a communication and publicity strategy in relation to the works.



3.3.10 HCC and NR will work collaboratively to agree any necessary maintenance arrangements.

3.3.11 HCC and NR agree that this MoU is not legally binding, it is not intended to and shall not take effect as creating any form of partnership, is without prejudice to the parties statutory functions, powers and duties (including around asset protection) and NRs regulatory obligations (including around network and station change and the obtaining of other necessary consents both internal and external) and should be periodically reviewed, at the instigation of either party, should there be difficulties in delivery of the Infrastructure as envisaged, In this case the parties would work to give reasonable notice of any difficulties and to develop alternative options or bring the arrangements under the MoU to an end.



4 Contact Information

Network Rail

Representative: Sharon Broome

Position: Property Services Manager

Address: George Stephenson House, Toft Green, York YO1 6JT

Telephone: 07974156257

Fax

E-mail: Sharon.Broome@networkrail.co.uk

Hertfordshire County Council

Representative: Mike Younghusband

Position: Head of Highways Operations and Strategy

Address: County Hall, Pegs Lane, Hertford, SG13 8DN

Telephone: 01992 658330

Fax

E-mail: Mike.Younghusband@hertfordshire.gov.uk

Sharon Broome

Sharon R Broome 2018.03.22

19:20:59 Z
Date:

(Signature)

(Sharon Broome, Network Rail Infrastructure Ltd, Property Services Manager)

M. Younghusband Date: 22/03/2018

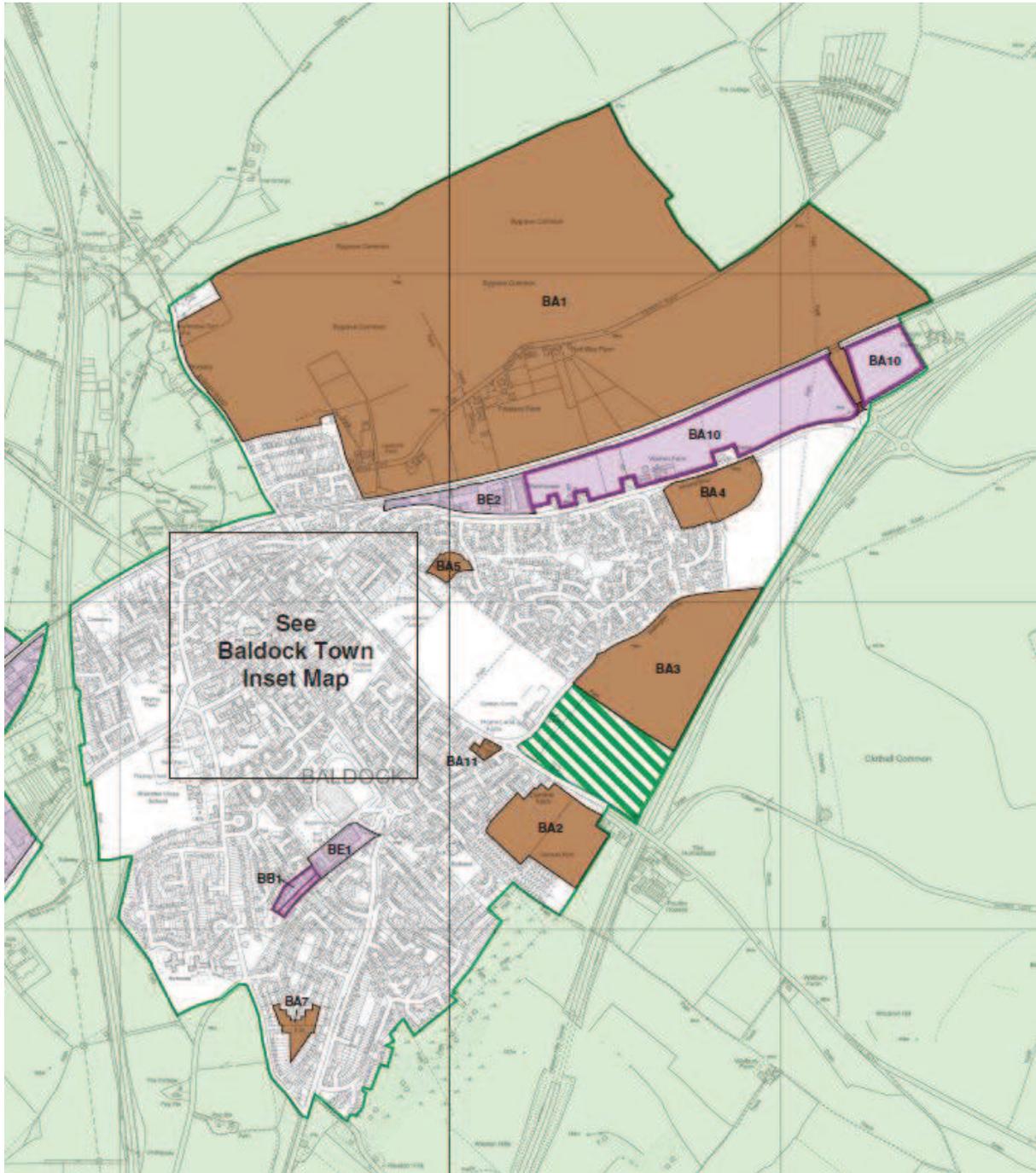
(Signature)

Mike Younghusband, Hertfordshire County Council, Head of Highways Operations and Strategy

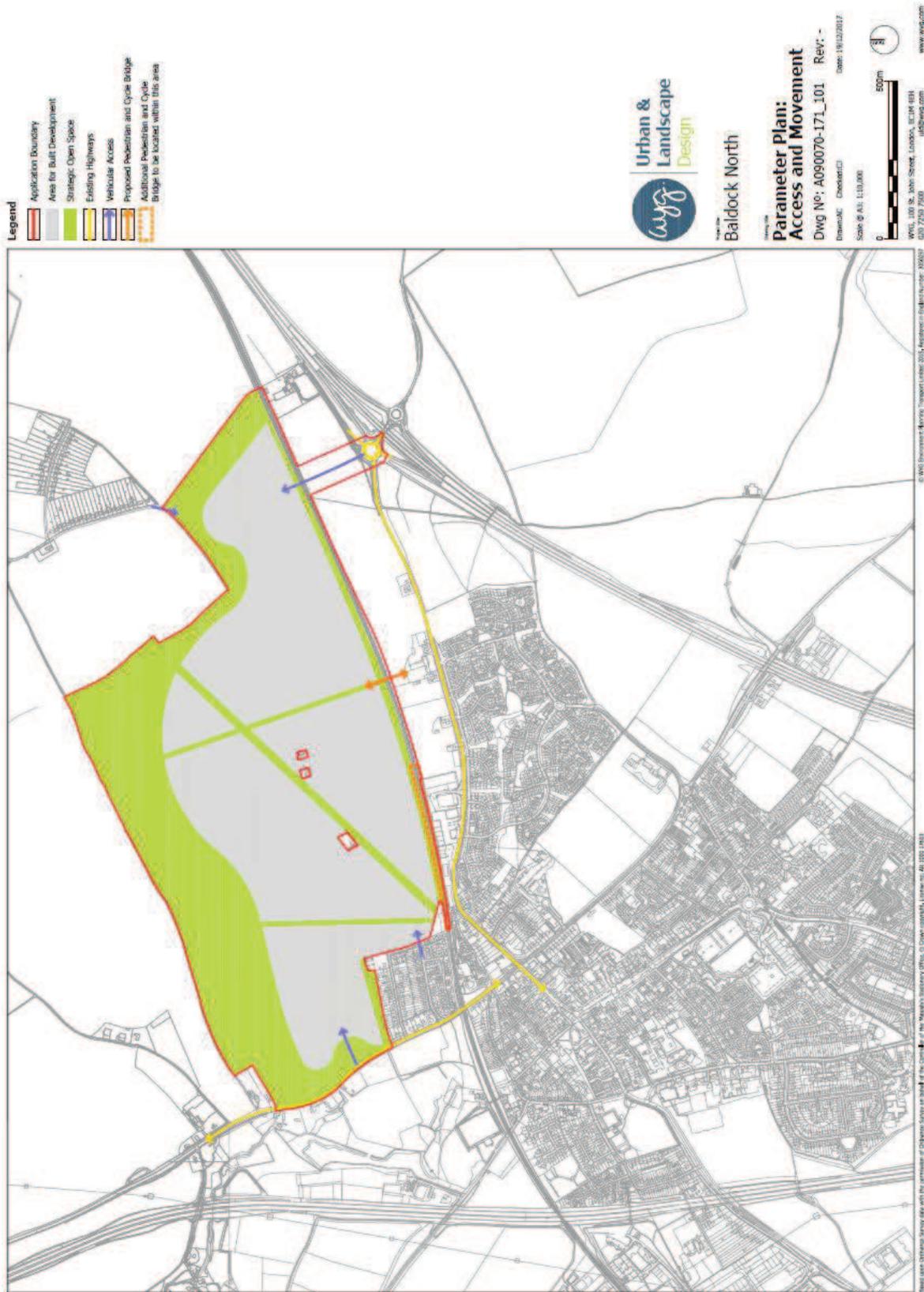
5 Glossary

HCC	Hertfordshire County Council (The planning applicant).
Local Plan	The plan prepared by NHDC to meet their development needs to 2031.
NR	Network Rail (The landowners of the railway line and Baldock Railway Station).
NHDC	North Hertfordshire District Council (The Local Planning Authority).
Planning Applications	<p>The two applications prepared and submitted by WYG for the development around Baldock on land in HCC ownership, which is allocated in the emerging Local Plan, on behalf of HCC.</p> <p>One application relates to development north of the railway line: 'Baldock North' (planning application reference 17/04420/OP), and the other relates to land south of the railway line: 'Baldock Southeast (planning application reference 17/04417/OP)'.</p>
The Infrastructure	<p>The package of infrastructure works proposed through the planning applications requiring cooperation on the part of NR, namely:</p> <ul style="list-style-type: none">• A vehicular bridge across the railway line as part of a new link road connecting the A505 and A507. Structure No SBR/11B.• A secondary rail crossing for pedestrians and cyclists in the vicinity of Ashville Way. Structure No SBR/11AB;• A rail crossing to provide safe access routes to/from Baldock Train Station. Structure No SBR/11AA; and• Upgrades to Baldock Train Station.
WYG	The consultants employed by HCC.

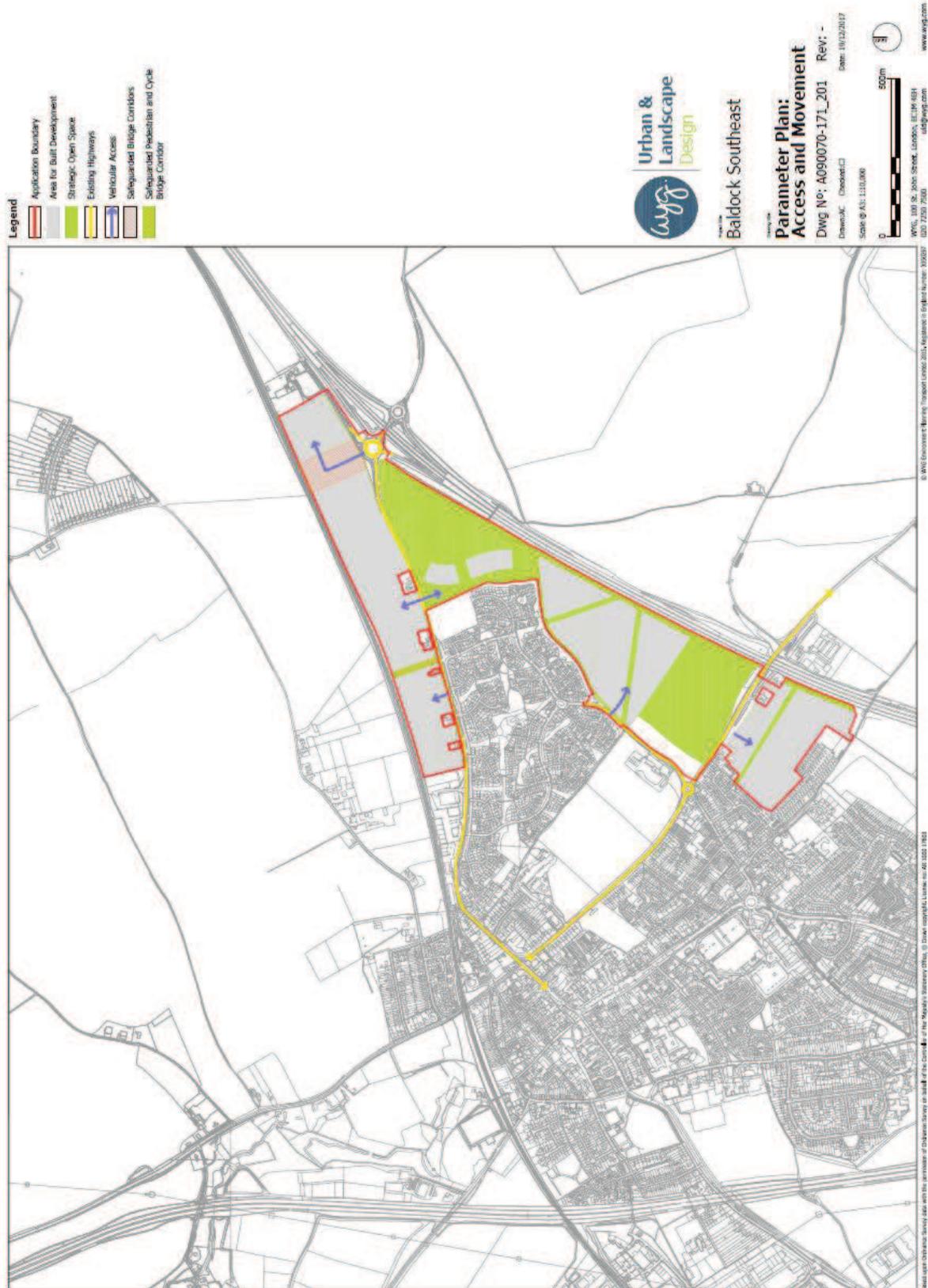
Appendix 1: North Hertfordshire District Council Proposals Map Extract: Baldock (Submission Version)



Appendix 2: Baldock North Planning Application Access Parameter Plan



Appendix 3: Baldock Southeast Planning Application Access Parameter Plan



Appendix 4: Rights of Way Map Extract & Level Crossing Photo



(Photo taken on 27 July 2017 from the south of the railway line, at the level crossing point, looking north)

Appendix M10(BH) - 2

ED146A: Note on outstanding Matter 10 issues for Baldock

North Hertfordshire Local Plan Examination Note to Inspector

Outstanding Matter 10 issues

1. At the Matter 10 hearing sessions for Baldock, the Inspector identified the following actions:
 - NHDC to clarify with HCC whether it is 2 x 3FE primary schools that they request for site BA1 (ED95, p.2)
 - NHDC to confirm that landowner of access to the west of BA7 is willing (ED128, p.1)
 - In respect of BA3 and BA4, NHDC to propose modification to 1st bullet points and paragraph 13.30 in order to provide for flexibility in relation to the location of the link road (ED128, p.1)
2. The email correspondence, attached as Appendix 1, addresses the first of these points.
3. The correspondence, attached as Appendix 2, addresses the second of these points.
4. In relation to the third point, the Council has proposed modifications to the written text of these site allocation policies. Amendments to the policies map are also proposed to change the boundaries of, and between, sites BA3 and BA4. The rationale for this change is to:
 - Bring the (likely) route of the proposed link road within a single allocation (BA3 as proposed to be revised);
 - Distinguish between that land which is currently outside of and within the Green Belt (BA4 as proposed to be revised is wholly outside the existing Green Belt rather than straddling the boundary); and
 - Provide additional policy guidance for the land between BA3 and BA4 which, in the plan and policies map as submitted, would be 'white land' with no specific allocation or guiding criteria.

NORTH HERTFORDSHIRE DISTRICT COUNCIL LOCAL PLAN EXAMINATION

ED146A - Matter 10

Appendix 1: Emails between NHDC and HCC re primary school provision on BA1

From: Andrea Gilmour [mailto:Andrea.Gilmour@hertfordshire.gov.uk]
Sent: 25 April 2018 09:34
To: Nigel Smith
Cc: Louise Symes
Subject: RE: North Herts Local Plan - Primary education north of Baldock

Hi Nigel
Children's Services have confirmed that reference in the Local Plan to 6fe of new primary provision is acceptable.
Thanks
Andrea

Andrea Gilmour
Property Planning Manager
Resources
Postal Point CHO313
Hertfordshire County Council, County Hall, Pegs Lane, Hertford, SG13 8DN
Tel: 01992 556477 **Comnet/Internal:** 26477

From: Nigel Smith [mailto:Nigel.Smith@north-herts.gov.uk]
Sent: 23 April 2018 17:04
To: Andrea Gilmour
Cc: Louise Symes
Subject: North Herts Local Plan - Primary education north of Baldock

Hi Andrea,

Further to last week's meeting, could I ask you to quickly confirm HCC's position (as education authority) in relation to primary education provision on the north of Baldock site.

The statement submitted by HCC Education to the Local Plan examination makes reference to 2x3FE schools on this site. However, my understanding is that this is a reflection of the approach set out in the current planning application rather than a specific operational requirement that needs to be included in the plan.

Subject to the above being correct, please could you confirm that the approach in the plan ~ which seeks to secure 6FE of primary-age provision without specifying a precise format or distribution ~ is satisfactory?

Thanks
Nigel

Nigel Smith
Principal Strategic Planning Officer
Direct Dial: 01462 474847
North Hertfordshire District Council
Council Offices, Gernon Road
Letchworth Garden City
Hertfordshire
SG6 3JF

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NORTH HERTFORDSHIRE DISTRICT COUNCIL LOCAL PLAN EXAMINATION

ED146A - Matter 10

Appendix 2: Letter and attachments from Foxberry Developments re. site BA7

Property Services
North Hertfordshire District Council
Council Offices, Gernon Road
Letchworth Garden City
Hertfordshire
SG6 3JF

3rd April 2018

Dear Louise Symes,

Re: Site BA7 Clare Crescent, Baldock, Herts

Further to an email from David Charlton dated 29th March 2018 I understand that at the recent public enquiry into North Hertfordshire's draft local plan the Planning Inspector asked for evidence to demonstrate that suitable vehicle access can be provided for site BA7 to allow development of housing. Site BA7 comprises Foxberry Developments Ltd and the District Council's land.

In order to assist the Inspector with his determination of the draft allocation, I am writing on behalf of Foxberry Developments to confirm that we own the freehold property known as 68 London Road and the associated access road known as Knights Court. We are in active negotiations with the District Council to incorporate its adjacent land with that of Foxberry Developments as a joint development site.

We attach Land Registry title plans demonstrating our ownership.

Title Plan	HD205291	Shown edged Red Less the land edged Green (Known as Knights Court
Title Plan	HD429563	Shown edged Red less the land edged Green (Known as Knights Court
Title Plan	HD551574	Shown edged Red is the garden to the South of 68 London Road
Title Plan	HD561656	Shown edged Red is the remainder of 68 London Road

We attach Land Registry title plans demonstrating District Council ownership.

Title Plan	HD497506	Shown edged in Red (Known as the Allotments Site)
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We have appointed Architects, carried out various surveys and made a Pre-planning application to the District Council. Subsequently, We have also met with Richard Tiffin, the Planning Officer to discuss our proposals for the site. We have also made representations to local estate agents to confirm the viability of this site and the housing needs of the private market in the area.

We hope this shows our commitment and willingness to develop this site in the short term.

Should you have any further questions please do not hesitate to contact me.

39 Church Street
Clifton, Shefford
Bedfordshire
SG17 5ET

T: 01462 813854
W: foxberrylimited.co.uk



Yours faithfully

A handwritten signature in black ink, appearing to read "I N Saunders", written in a cursive style.

I N Saunders

Director

For Foxberry Developments Limited

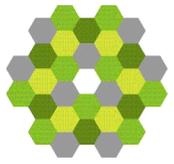
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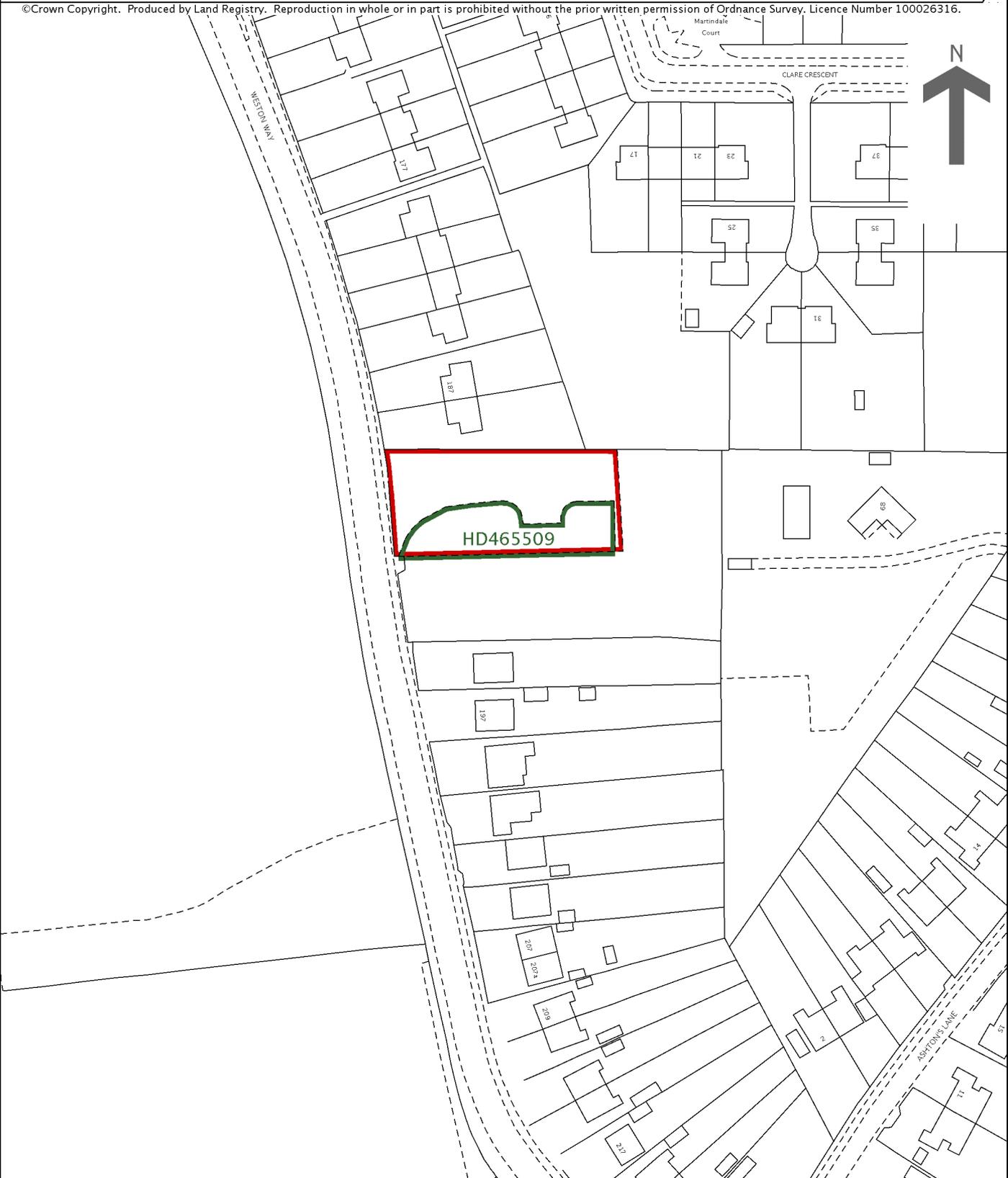
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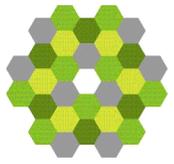
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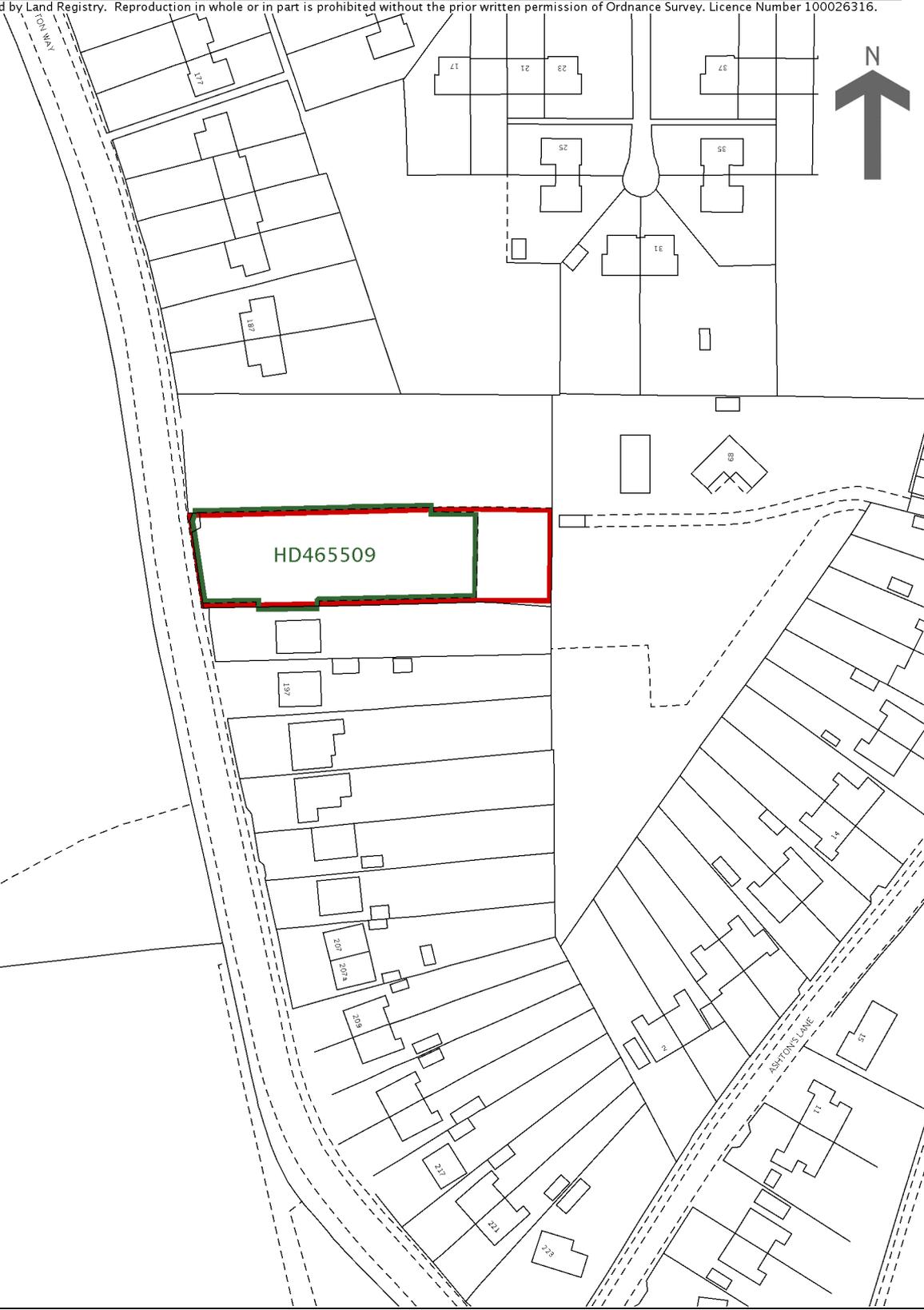
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Administrative area **Hertfordshire : North
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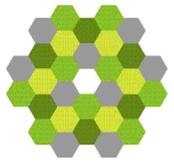
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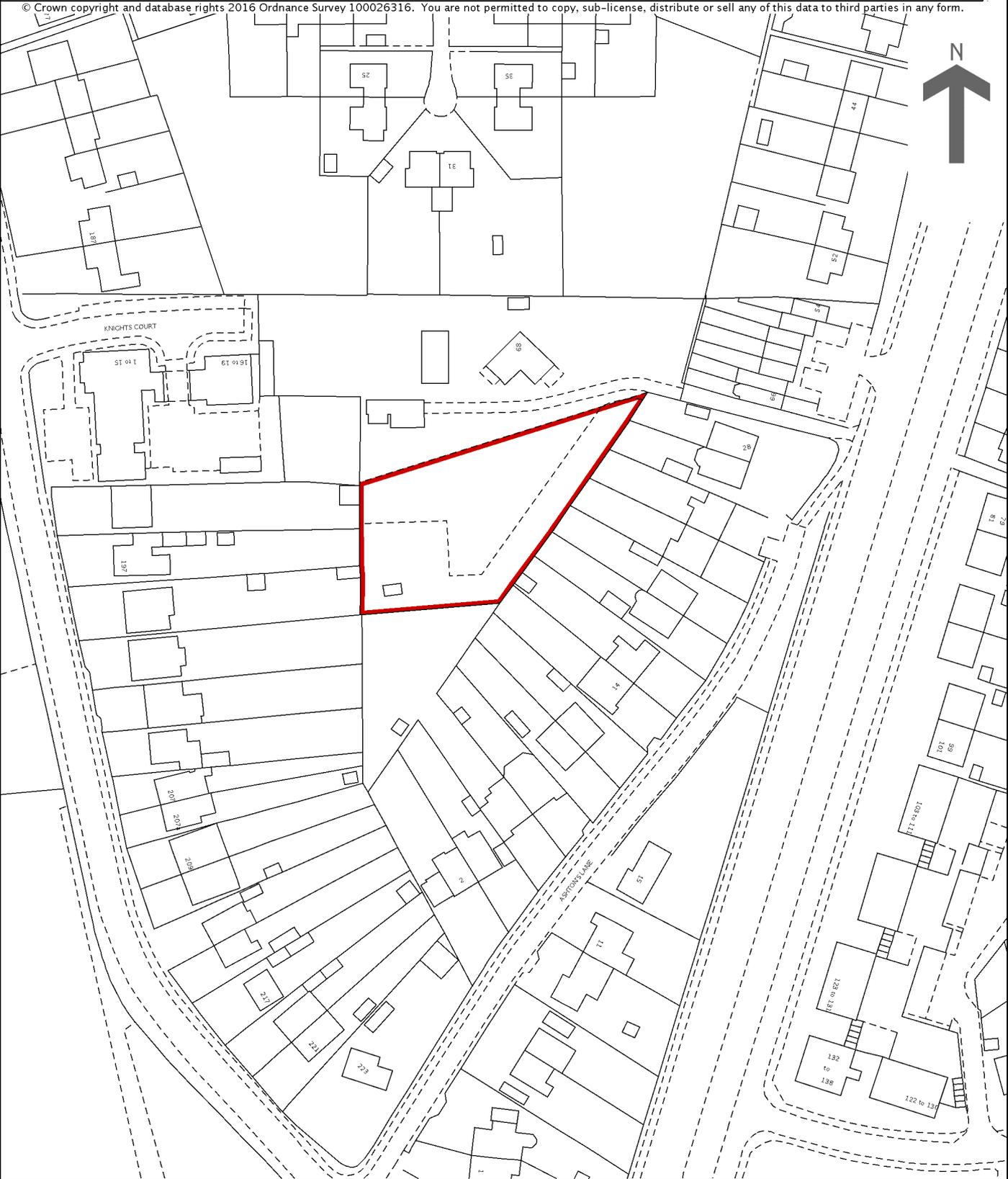
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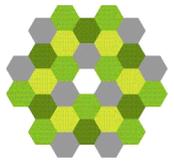
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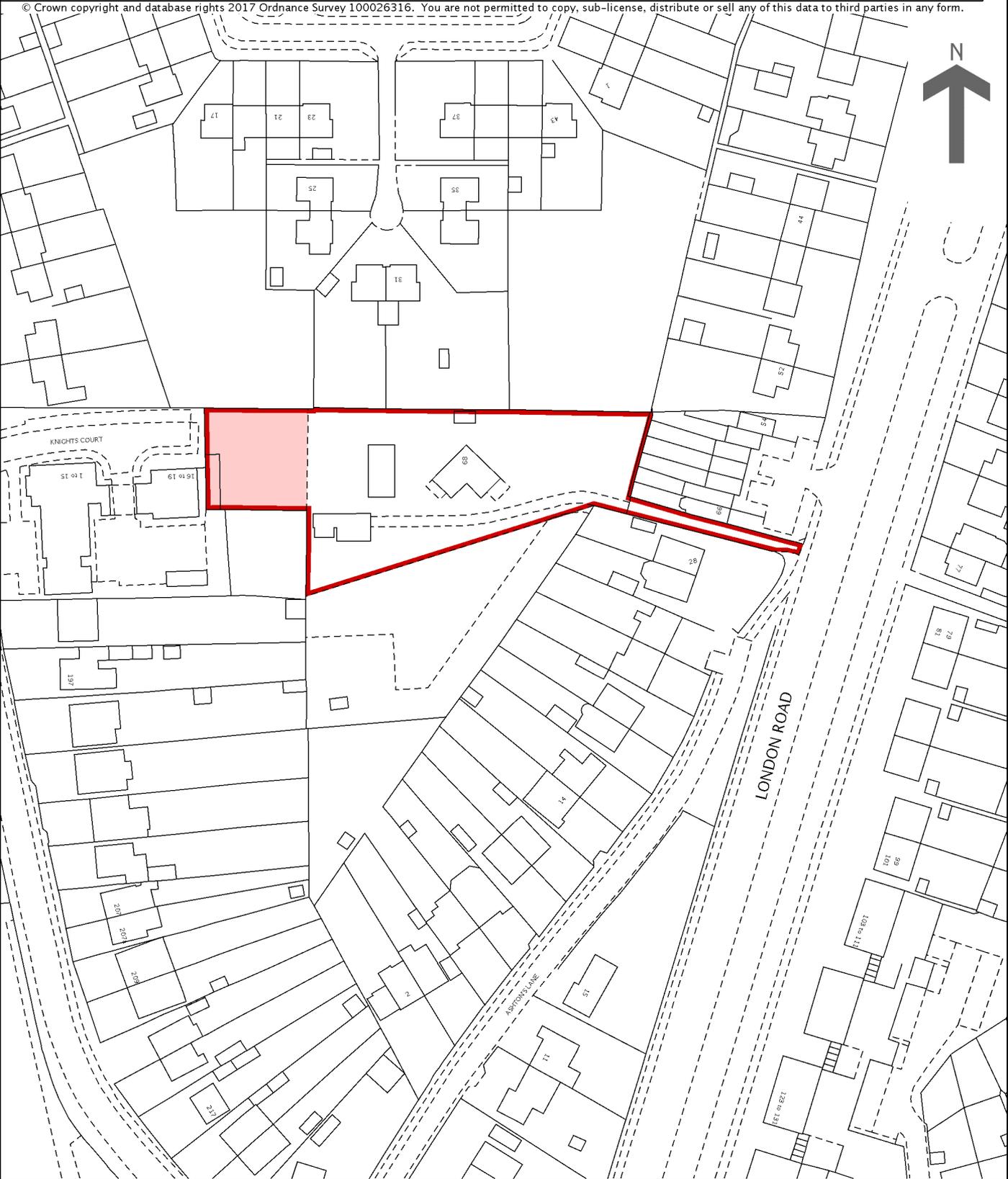
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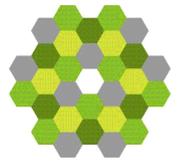
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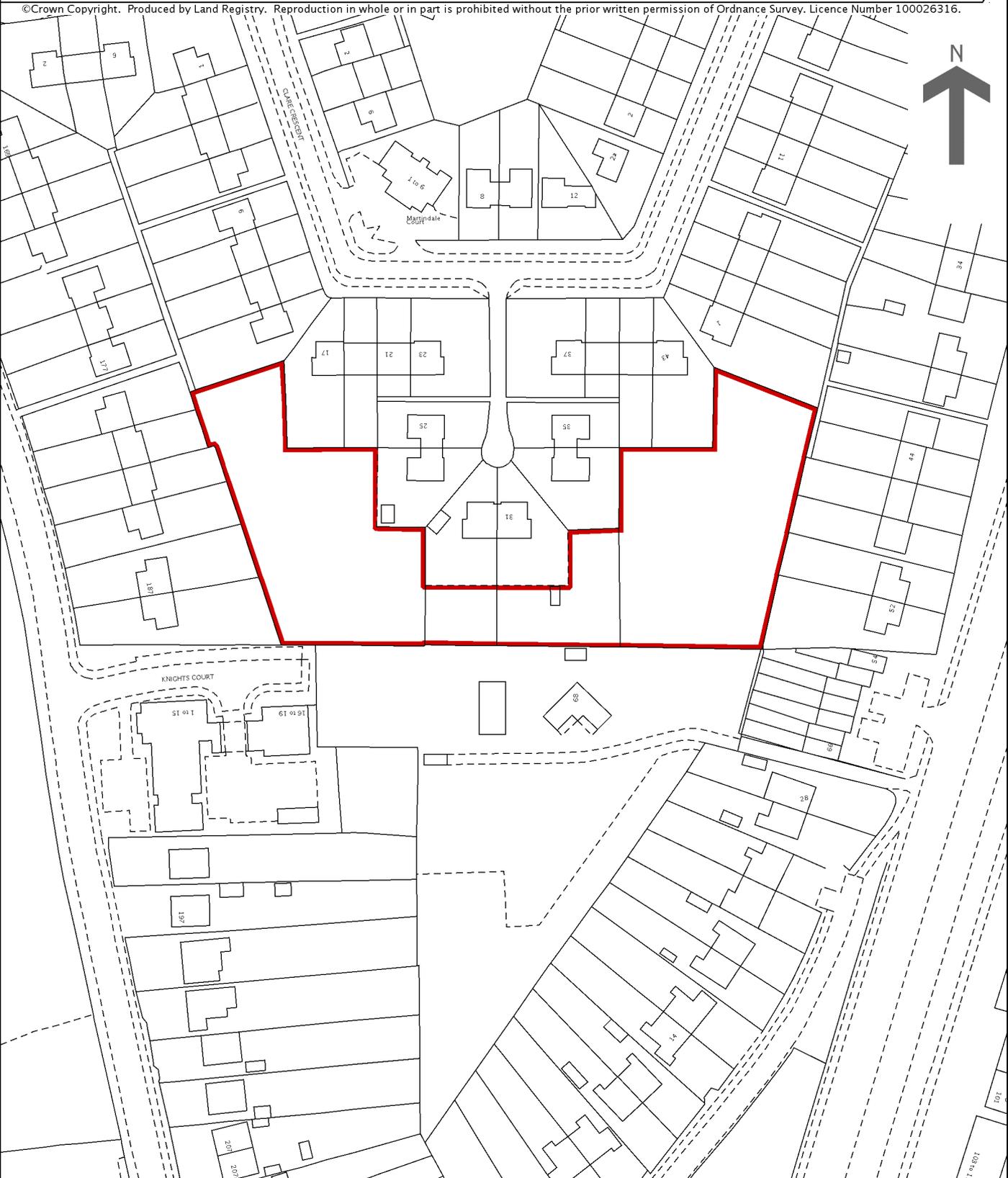
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Appendix M10(BH) - 3

ED146A : Note on Highover Farm

**North Hertfordshire Local Plan Examination
Note to Inspector**

Note on Highover Farm, Hitchin

1. Following the Matter 10 hearing session for Hitchin, the Secretary of State for Digital, Culture, Media and Sport issued his decision in relation to a Listing Application for the farmhouse and farm buildings at Highover Farm, Hitchin.
2. The farmhouse and farm buildings lie within the proposed housing allocation HT1 (LP1, Policy SP17, pp.67-68).
3. Having considered the recommendation of Historic England, the Threshing Barn has been added to the List of Buildings of Special Architectural or Historic Interest. The building is now listed at Grade II. Only the Threshing Barn has been added to The List and not the Farmhouse or other farm buildings.
4. A copy of the DCMS Advice Report and Decision Designation Map are attached to this note as Appendix 1¹.
5. In response to this change of circumstances, the Council proposes a Main Modification to Policy SP17 to add an additional criterion and a new paragraph of supporting text. The suggested additional criterion requires

Sensitive consideration of other designated and non-designated heritage assets at Highover Farm including the Grade II listed Threshing Barn;

6. The suggested additional text provides further information:

The Highover Farm complex, at the south-west of the allocation site, is an important and long-evolved complex of agricultural buildings recognised on the Council's register of locally important heritage assets. In 2018, the Threshing Barn, which lies within this complex, was Grade II listed.

¹ This information can also be accessed online through the Historic England website: <http://services.historicengland.org.uk/webfiles/GetFiles.aspx?av=E0818007-0AC0-4A8D-A0D4-C0E0A0097051&cn=5371D747-EA60-4811-9432-B6112A12A4F4>

NORTH HERTFORDSHIRE DISTRICT COUNCIL LOCAL PLAN EXAMINATION

ED146A - Matter 10

Appendix 1: Advice Report and Decision Designation Map

Case Name: Highover Farm, Walsworth, Hitchin

Case Number: 1446855

Background

Historic England has received an application to assess the farmhouse and farm buildings at Highover Farm for listing.

Asset(s) under Assessment

Facts about the asset(s) can be found in the Annex(es) to this report.

Annex	List Entry Number	Name	Heritage Category	HE Recommendation
1	1451459	Farmhouse at Highover Farm	Listing	Do not add to List
2	1452743	Threshing Barn at Highover Farm	Listing	Add to List

Visits

Date	Visit Type
17 October 2017	Full inspection

Context

In 1984 North Hertfordshire District Council (NHDC) granted conditional planning permission for the construction of 64 properties at Highover Farm comprising a mix of houses and maisonettes, with additional estate roads (82/01005/1). The proposal wasn't taken forward at that time, and planning permission was refused for other residential developments at Highover Farm in 1976 (76/00151/1 and 76/00217/1), 1977 (77/00141/1), 1981 (81/00550/1) and 1986 (86/00358/1).

NHDC received an application for a screening opinion for over 150 dwellings on the land north of Highover Farm in August 2016 (16/02022/ISO). The emerging Local Plan 2011-2031 (October 2016), identifies the land north of Highover Farm as housing site 'HT1' for approximately 700 houses. An Environmental Impact Assessment Scoping Opinion for a residential development of up to 700 dwellings, a local centre, school, open space, landscaping, green infrastructure, and vehicular access was received by NHDC in March 2017 and agreed May 2017 (17/00680/1SCP). No formal planning application has been submitted yet for residential development on the land north of Highover Farm, although the landowner's agents are in communication with the Council. It is expected that a planning application will be submitted in early 2018.

Highover Farm is not located within a conservation area and has not previously been assessed for listing.

Assessment

CONSULTATION

The applicant, owner, representative of the owner, local planning authority, and Historic Environment Record (HER) were invited to comment on the factual details of the case as part of the consultation process. The applicant, HER Officer, Conservation Officer and representative of the owner acknowledged receipt of the consultation report and stated that they had no further information or comments to add. No other responses were received.

DISCUSSION

The statutory criteria for listing are the special architectural or historic interest of a building, as set out in the Principles of Selection for Listing Buildings (DCMS, March 2010). To be of special architectural interest a

building must be of importance in its architectural design, decoration or craftsmanship; and to be of special historic interest a building must illustrate important aspects of the nation's social, economic, cultural, or military history. There should normally be some quality of interest in the physical fabric of the building itself to justify the statutory protection afforded by listing. Before 1700, all buildings that contain a significant proportion of their original fabric are listed; from 1700 to 1840, most buildings are listed; after 1840 progressively greater selection is necessary.

The Historic England Selection Guide for Vernacular Buildings (2017) discusses the specific considerations when assessing vernacular houses for designation: regional and local characteristics; dates of buildings and rates of survival; innovation; alteration; specialist functions; proportion of survival; plan form, room use and circulation; fixtures, fittings and decoration; industry; materials, finish and grading; and historical associations. The assessment of the special interest of vernacular houses should take into account, amongst other things, how clearly they represent local geology, farming and tenurial practices, social hierarchies, and building traditions and materials. Particularly early examples of buildings or the innovative use of structural techniques or materials are likely to give a building special interest. Relative numbers of early houses remain very small, which is why there is a presumption to list all pre-1700 examples which retain significant early fabric – significant that is, in terms of the light it sheds on the development and use of the building. Often the outcome of an assessment of special interest will hinge upon the extent and impact of alteration, and the proportion of historic fabric that survives. Where losses are extensive, the case for designation may be significantly weakened. Such losses may be counterbalanced by other considerations such as the survival of other notable elements of the building's fabric or internal decoration, or by its historic interest or associations.

FARMHOUSE

The farmhouse at Highover Farm was most likely built in the C16 or C17, re-fronted with brick in the late C18, altered in the C19, and extended in the early C20. Although the farmhouse does retain some early features of note, such as a timber-framed former kitchen and brick-lined cellar, the proportion of survival of historic fabric of interest is low. The architectural quality of the farmhouse was heavily compromised by the application of a brick façade in the late C18, which created awkward junctions with the internal arrangement. In addition, the construction of the early-C20 extension and the associated internal alterations, have compromised the limited architectural quality of the farmhouse. Considering the apparent wealth and scale of the agricultural farmstead in the C17, C18 and C19, the farmhouse does not possess the sophistication or decorative features one might expect for the house of a gentleman farmer of that period. Overall, it is considered that the farmhouse at Highover Farm does not possess the special architectural or historic interest to merit listing in a national context.

CONCLUSION - FARMHOUSE

After examining the available records and other relevant information and having carefully considered the architectural and historic interest of the farmhouse, the criteria for listing are not fulfilled. The farmhouse at Highover Farm is therefore not recommended for listing.

FARMSTEAD

The Historic England Listing Selection Guide for Agricultural Buildings (2017) discusses the specific considerations when assessing agricultural buildings for designation, including: architectural quality, survival and group value; regional diversity and character; fixtures; and alterations. Agricultural buildings often lack architectural pretension but provide some of the most important evidence for local building crafts and changing farming technologies, both traditional and innovative, across more than 700 years. The barn for storing and threshing corn was one of the most important and impressive buildings on a farm and usually the largest. Large farms and estates benefited from the great land sales that followed the dissolution of the monasteries in the 1530s to 1540s, and the resultant increase of average farm sizes, particularly in the most capital-intensive arable areas, was accompanied by a general increase in agricultural incomes and productivity. The period between 1770 and 1870 was the most significant phase of farm building development throughout England. Rising grain prices from the 1760s into the early C19, and the impact of agricultural improvement, brought about a significant change in the extent of arable production in the east of England, accompanied by further investment in farm buildings of all types – not only barns, but also stables, granaries, and buildings and enclosures for livestock. The traditional threshing barn plan, comprising a threshing floor with opposing doors and flanking storage bays, remained comparatively unaltered between the C12 and early C19, although the gradual demise of large, cross-ventilated threshing bays followed the advent of the threshing machine in the late C18. There is marked regional variation throughout the country, and in the arable areas of the south and east of England, threshing barns could be large, sometimes aisled, and were commonly built in groups to provide shelter to cattle yards.

The farmstead at Highover Farm is a multi-phased post-medieval development, comprising a C16 or early C17 threshing barn, C17 or C18 hay barn, early C19 stables, and late C19 store, cart sheds and cattle sheds.

Altogether these agricultural buildings, with the farmhouse, form an important example of a post-medieval farmstead that is representative of traditional forms of construction and farming practice.

The threshing barn at Highover Farm is a particularly well-preserved example of a late-C16 or early-C17 barn, built during a period in which English agriculture was the most advanced in the world. Like many working agricultural buildings, the barn has been subject to some repairs and extensions: an aisle was added to the north-west side in the C18; shelters were added to the south-east elevation in the C19, and the roof covering was renewed. However, these changes do not detract from the architectural quality of the threshing barn, or affect its impressive spatial character which is one of the most distinctive qualities of this building type. The extensions of the barn indicate the agricultural prosperity of Highover Farm in the C18 and C19. The threshing barn retains a high proportion of its original building fabric, including its queen-post roof structure, timber-framing, and flint and brick walls. The floor-plan of the seven-bay threshing barn survives intact, with a central projecting porch, opposing doors, cobbled threshing floor, and flanking storage bays, exhibiting the threshing process. The threshing barn fully meets the criteria for listing and should be added to the List at Grade II.

Each of the other agricultural buildings at Highover Farm (the C17 or C18 hay barn, early-C18 stables, and late-C19 store, cart sheds and cow sheds) were accurately described in the Consultation Report and have been carefully considered for statutory listing. While each of these farm buildings contributes to the local interest of the farmstead as an agricultural complex, it is considered that their architectural quality is too modest, they have been too altered, or they are of a relatively late date of construction to merit listing in a national context. Of the farmstead at Highover Farm, only the threshing barn is proposed for listing in a national context.

In recommending the extent of listing we have considered whether powers of exclusion under s1 (5A) of the 1990 Act are appropriate, and consider that they are not.

CONCLUSION - FARMSTEAD

After examining the available records and other relevant information and having carefully considered the architectural and historic interest of the threshing barn, the criteria for listing are fulfilled. The threshing barn at Highover Farm is therefore recommended for listing at Grade II.

REASONS FOR DESIGNATION DECISION

The farmhouse at Highover Farm, probably built in the C16 or C17, and altered in the late C18, C19 and early C20, is not recommended for listing for the following principal reasons:

Architectural interest:

- * the low proportion of survival of architectural features of interest;
- * the modest architectural quality of the farmhouse and its interior decoration, which are not wholly representative of the house of a gentleman farmer in the post-medieval period;
- * the ill-considered application of a red brick façade in the late C18, and insertion of a corridor to the early-C20 extension, which have heavily compromised the internal arrangement.

The threshing barn at Highover Farm, built in the late C16 or early C17, and extended in the C18, is recommended for listing at Grade II for the following principal reasons:

Architectural interest:

- * it is a well-preserved example of a late-C16 or early-C17 timber-framed threshing barn;
- * the legibility of the original plan form of the threshing barn;
- * the survival of a high proportion of the original queen-post roof structure, timber-framing, and flint and brick wall construction.

Historic interest:

- * a key surviving example of English agricultural and tenurial practice, exhibiting the agricultural prosperity of Highover Farm in the late C16 or early C17.

Countersigning comments:

Agreed, whereas the farmhouse at Highover Farm does not have the level of interest needed to be added to the List, the barn is of special architectural and historic interest in a national context and should be added to the List at Grade II. Tony Calladine. 20 April 2018

Annex 1

Factual Details

Name: Farmhouse at Highover Farm

Location: Highover Way, Hitchin, Hertfordshire, SG4 0RQ,

County	District	District Type	Parish
Hertfordshire	North Hertfordshire	District Authority	Non Civil Parish

History

Highover Farm most likely has its origins as a medieval farmstead, and was first documented between 1287 and 1294 (Gover, Mawer & Stenton, 1938). The place name accurately describes the location of the farmstead near the top of a slope which descends steeply to the River Purwell to the south. A deed of 1438 refers to tenements, lands, pastures and meadows with hedges and ditches in the hamlet of Highover which were sold by John Poydras of Almshoe to John Pulter and Nicholas Mattok of Hitchin and Thomas Pulter, a canon of St Paul's Cathedral. Manorial accounts of 1460 mention a messuage and a cottage at Highover in addition to John Pulter's property there. An inquisition post mortem for 1488 refers to Highover as a manor, reflecting the wealth of the Pulter family as wool merchants. In 1556 Edward Pulter is recorded as owning the farm called Highover with 20 acres of land for which he paid the lord of the manor 2lb of pepper a year as well as a monetary rent. Pulter is also recorded as owning a copyhold tenement and cottage at Highover, and by 1676 these cottages had been absorbed into Highover Farm. The Pulter family did not live at Highover; for much of the C15 and early C16 they resided in the parsonage in Hitchin (now the site of Churchgate) which they leased from Elstow Abbey.

In 1690, Highover farmhouse with its out buildings, barns, stables, 400 acres of land and 36 acres of pasture in the parishes of Hitchin and Great Wymondley were leased to William Maling. In the 1750s Pulter Forester was required to sell some of the family's estates, and his son William sold Highover and his other property in Walsworth to the Reverend Thomas Whitehurst in 1766. Whitehurst obtained an Act of Parliament to enclose the open fields of Walsworth, and commissioned Thomas Bateman to map his estates in Walsworth in 1767 and Ickleford in 1771. The 1767 map shows a simpler but similar layout to what currently survives at Highover Farm, with the irregular form of the medieval farmstead, orchard and pond, surrounded by the straight lines of the new enclosures.

By the 1780s Whitehurst was in serious financial difficulties; in 1783 and 1786 he mortgaged parts of his Walsworth estate, and in 1791 the Walsworth estate was auctioned to repay his mortgages and debts. The sales particulars described the estate as 'three eligible farms' with 605 acres of rich, arable land, meadow and pasture 'in a beautiful and Sporting Part of the Country within One Mile of Hitchin (being one of the first Markets in the Kingdom)' and 'near a navigable River, which is expected to be continued through Part of the Estate'. Highover was described as 'the principal Farm House, situate on a pleasant Eminence, and commanding a charming view of the Town of Hitchin' which had 'been lately rebuilt, and is capable at a small Expense, of being converted into a Gentlemanlike Residence'. During the rebuilding works of the late C18, a polite symmetrical red brick facade was imposed on the front (south-east) elevation of the existing farmhouse.

Whitehurst's Walsworth estate was purchased by a successful London merchant Sir John Henniker, after whose death in 1803, his Walsworth property was inherited by his grandson, Sir Francis Sykes, who like previous owners of Highover was heavily indebted. In 1822 Sykes sold Highover and Walsworth House to the Wilshere family, who retained ownership of Highover and a substantial part of Walsworth for over a hundred years. The tithe records document William Wilshere MP as the owner of Highover Farm in 1841, and occupier as Thomas Hailey. The farmstead is shown on the 1844 tithe map as 'High-Over Farm', with the L-plan farmhouse at the south-east side of a rectangular-plan farmyard, stables and hay barn at the south-west side, threshing barn and attached farm building at the north-west side, and an L-plan farm building at the north-east side. A report on Mr Wilshere's land at Walsworth in 1861 stated that 'Highover Farm has a very fair Homestead and a good House which is conveniently placed, but the land although of good quality has been very much neglected'. The following year Highover Farm (then with 420 acres) was let to Richard Pedder who was recorded in 1881 as farming 422 acres, employing 14 men and 10 boys, and having two resident female servants.

The 1881 Ordnance Survey (OS) map shows the farmstead with the same layout as the 1844 tithe map, with the exception that a store was added to the north-west corner between the hay barn and threshing barn; the building formerly attached to the north-east side of the threshing barn was replaced by a detached range of cart sheds; and the building to the north-east side of the farmyard was replaced by a linear range of cattle sheds. Comparison of the tithe map and OS map therefore indicates that these buildings were constructed between 1844 and 1881. Alterations were carried out to the front elevation of the farmhouse about 1890 (including the addition of canted bays). A perpendicular two-storey extension was added to the north-east corner of the farmhouse around 1910, and is shown on the 1922 OS map. The plan form of the farmhouse and farm buildings at Highover Farm has not been altered since the publication of the 1922 OS map.

Details

Farmhouse, probably built in the C16 or C17, re-fronted with brick in the late C18, with late-C19 alterations, and an early-C20 extension.

MATERIALS: timber-framed farmhouse, re-fronted with red brick in the late C18, with a slate roof covering.

PLAN: the farmhouse is roughly L-shaped in plan, comprising a rectangular-plan house, aligned on a north-east to south-west axis facing south-east to the garden, with a two-storey projection to the rear, off which an earlier single-storey kitchen, bake house and outbuildings extend. A perpendicular rectangular-plan extension was added to the north-east corner around 1910.

EXTERIOR: The farmhouse is two storeys in height, with a raised cellar to the south-west end, and two-storey projection to the rear reducing to a single storey. The main roof is hipped with a slate roof covering, and a tall rebuilt chimneystack to each of the south-west and north-west slopes. The roof of the single-storey projection to the rear (an earlier kitchen) has an asbestos roof covering, its former chimneystack has been removed. The early-C20 two-storey extension at the north-east corner has a slate roof covering and a chimneystack on the north-east slope. The walls are constructed of red brick laid in Flemish bond, with rough render to the south-west elevation, and to the first floor of the north-west and north-east elevations of the main farmhouse. The front elevation facing the garden, is constructed of red brick (re-fronted in the late C18), the central three bays of which break forward under a pediment, having a round recess to the apex. It is probable that the garden elevation formerly had six symmetrical window bays until the two bays south-west of the front door were replaced by a canted window and door around 1890, and the two-storey extension added to the north-east corner around 1910. The central projecting section has two-over-two pane timber sash windows, three-over-three pane sashes to the flanking sections, and two-over-two pane sashes to the early-C20 extension. The early-C20 extension has two window bays to its south-west elevation, and a single window bay to its south-east elevation, the ground floor having a canted bay window. The central door, possibly dating from the C17 or early C18, comprises four timber panels surrounded by studded ogee-arch tracery, with a flat canopy over. The side (south-west) elevation of the farmhouse has an oriel window to the ground floor and two casement windows to the cellar, while the rear two-storey projection has a pointed-arch window with Y-tracery to each of the ground and first floors. The rear (north-west) elevation facing the farmyard has one casement and two three-over-three pane timber sash windows to the ground floor, and three casement windows to the first floor. The ground-floor sash windows and timber-boarded door are sheltered by a lean-to on timber posts with an asbestos roof covering. The two-storey rear projection has four leaded-light casements to the first floor, the second from left being blocked by an internal wall. The trace of an earlier roof timber over the window and the slope of the internal roof suggest that the roof profile has changed and the four-light casement window has been relocated from elsewhere. The single-storey kitchen range has two two-over-two pane casement windows and a timber-boarded door to its north-east elevation. The north-east elevation of the farmhouse has two casements to each of the ground and first floors.

INTERIOR: The interior of the farmhouse shows evidence of multi-phased development, having some timber-framed sections possibly dating from the C16 or early C17, and later C18, C19 and C20 alterations and additions. While it is likely the interior was remodelled in the late C18, it is clear that the polite late-C18 red-brick façade was tacked on to an earlier building, some window openings being partly obscured by earlier internal walls. The rear (north-west) door provides access to a kitchen, with a large dining room to the south-west and pantry to the north-east. The dining room retains a chamfered timber beam running on a north-east to south-west axis, and a fireplace on the south-west wall. It is probable that the dining room extended to the garden elevation until a corridor was inserted in the early C20, providing internal access to the early-C20 extension at the north-east corner, which has a large parlour on the ground floor. The pantry to the north-east of the kitchen retains exposed timber-framing to the ground floor and first floor office above. To the south-west of the dining room, a corridor leads south-west to a suite of reception rooms and stair to the first floor, and a perpendicular round-arched passage provides access to the front door to the south-east. It is possible that this tunnel-like passage may have previously been a cross passage, providing access to the former kitchen range to the north-west, the internal opening to which has been blocked up. The former

kitchen, now accessed from an external door, retains timber-framing on its south-east, south-west and north-east walls, and a large red-brick fireplace with a timber lintel on the north-west wall. It is probable that the kitchen represents the earliest surviving phase of the farmhouse, and most likely dates from the C16 or early C17. It is probable that the suite of rooms south-west of the tunnel passage were remodelled in the late C18, concealing earlier wall and ceiling structures. The cellar under the south-west end of the house is accessed via brick steps with timber treads from the former kitchen, the north-east wall of the stair retaining timber studs with brick infill. The cellar has brick walls and a brick-lined floor, and the presence of a substantial brick surround on the south-west wall suggests a support for a hearth over.

The first floor is accessed via a service stair from the pantry at the north-east end of the house, and a polite stair from the corridor at the south-west end. The polite stair, most likely dating from the late-C18 remodelling, has turned posts, plain stick balusters and a plain wooden handrail. A long corridor extends along the north-west side of the first floor, with large bedrooms to the south-east and south-west of the corridor and landing. Over the polite stair, the slope of the ceiling indicates an earlier roof structure, and the relocation of the casement windows on the north-east wall. At the north-east end, a perpendicular corridor provides access to the first floor of the early-C20 extension, with bedrooms to the north-east and south-east of the corridor. Access to the roof was not possible during the site visit.

SUBSIDIARY FEATURES:

A red brick wall extends south-west of the south-west elevation of the farmhouse, and encloses the garden to the south-east of the house.

Selected Sources

Books and journals

Brunskill, R W, *Timber Building in Britain*, (2007)

Brunskill, R W, *Traditional Farm Buildings of Britain and their Conservation*, (2007)

Gover, J E B, Mawer, Allen, Stenton, F M, *The Place Names of Hertfordshire*, (1938), 10

Other

Ordnance Survey map, 1881

Tithe map, 1844

Map**National Grid Reference:** TL1979730675

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The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - 1451459_1.pdf

Annex 2**List Entry****List Entry Summary**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: Threshing Barn at Highover Farm

List Entry Number: 1452743

Location

Highover Farm, Highover Way, Hitchin, Herts, SG4 0RQ

The building may lie within the boundary of more than one authority.

County	District	District Type	Parish
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National Park: Not applicable to this List entry.

Grade: II

Date first listed:

Date of most recent amendment:

Legacy System Information

This section only relates to older records, created before the introduction of the National Heritage List for England in 2011.

Legacy System: Not applicable to this List entry.

Legacy Number: Not applicable to this List entry.

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Building

Threshing barn, constructed in the late C16 or early C17, and extended in the C18.

Reasons for Designation

The threshing barn at Highover Farm, built in the late C16 or early C17, and extended in the C18, is listed at Grade II for the following principal reasons:

Architectural interest:

- * as a well-preserved example of a late-C16 or early-C17 timber-framed threshing barn;
- * for the legibility of the original plan form of the threshing barn;
- * for the survival of a high proportion of the original queen-post roof structure, timber-framing, and flint and brick wall construction.

Historic interest:

- * as a key surviving example of English agricultural and tenurial practice, exhibiting the agricultural prosperity of Highover Farm in the late C16 or early C17.

History

Highover Farm most likely has its origins as a medieval farmstead, and was first documented between 1287 and 1294 (Gover, Mawer & Stenton, 1938). A deed of 1438 refers to tenements, lands, pastures and meadows with hedges and ditches in the hamlet of Highover which were sold by John Poydras of Almshoe to John Pulter and Nicholas Mattok of Hitchin and Thomas Pulter, a canon of St Paul's Cathedral. Manorial accounts of 1460 mention a messuage and a cottage at Highover in addition to John Pulter's property there. An inquisition post-mortem for 1488 refers to Highover as a manor, reflecting the wealth of the Pulter family as wool merchants. In 1556 Edward Pulter is recorded as owning the farm called Highover with 20 acres of land for which he paid the lord of the manor 2lb of pepper a year as well as a monetary rent. Pulter was also recorded as owning a copyhold tenement and cottage at Highover, and by 1676 these cottages had been absorbed into Highover Farm. The Pulter family did not live at Highover; for much of the C15 and early C16 they resided in the parsonage in Hitchin (now the site of Churchgate) which they leased from Elstow Abbey.

In 1690, Highover farmhouse with its out buildings, barns, stables, 400 acres of land and 36 acres of pasture in the parishes of Hitchin and Great Wymondley were leased to William Maling. In the 1750s Pulter Forester was required to sell some of the family's estates, and his son William sold Highover and his other property in Walsworth to the Reverend Thomas Whitehurst in 1766. Whitehurst obtained an Act of Parliament to enclose the open fields of Walsworth, and commissioned Thomas Bateman to map his estates in Walsworth in 1767 and Ickleford in 1771. The 1767 map shows a simpler but similar layout to what currently survives at Highover Farm, with the irregular form of the medieval farmstead, orchard and pond, surrounded by the straight lines of the new enclosures. By the 1780s Whitehurst was in serious financial difficulties; in 1783 and 1786 he mortgaged parts of his Walsworth estate, and in 1791 the Walsworth estate was auctioned to repay his mortgages and debts. The sales particulars described the estate as 'three eligible farms' with 605 acres of rich, arable land, meadow and pasture 'in a beautiful and Sporting Part of the Country within One Mile of Hitchin (being one of the first Markets in the Kingdom)' and 'near a navigable River, which is expected to be continued through Part of the Estate'. Whitehurst's Walsworth estate was sold in 1803, and again in 1822.

The farmstead is shown on the 1844 tithe map as 'High-Over Farm', with the L-plan farmhouse at the south-east side of a rectangular-plan farmyard, stables and hay barn at the south-west side, threshing barn and attached farm building at the north-west side, and an L-plan farm building at the north-east side. A report on Mr Wilshere's land at Walsworth in 1861 stated that 'Highover Farm has a very fair Homestead and a good House which is conveniently placed, but the land although of good quality has been very much neglected'. The following year Highover Farm (then with 420 acres) was let to Richard Pedder who was recorded in 1881 as farming 422 acres, employing 14 men and 10 boys, and having two resident female servants. The 1881 Ordnance Survey (OS) map shows the farmstead with the same layout as the 1844 tithe map, with the exception that a store was added to the north-west corner between the hay barn and threshing barn; the building formerly attached to the north-east side of the threshing barn was replaced by a detached range of cart sheds; and the building to the north-east side of the farmyard was replaced by a linear range of cattle sheds. The layout of these buildings has not changed since the publication of the 1881 OS map, save the addition of a small number of farm buildings to the interior of the farmyard. Alterations were carried out to the front elevation of the farmhouse about 1890, and a perpendicular two-storey extension was added to the north-east corner of the farmhouse around 1910.

It is likely that the threshing barn at Highover Farm was constructed in the late C16 or early C17. The barn for storing and threshing corn was one of the most important and impressive buildings on a farm and usually the largest. Large farms and estates benefited from the great land sales that followed the dissolution of the monasteries in the 1530s to 1540s, and the resultant increase of average farm sizes, particularly in the most capital-intensive arable areas, was accompanied by a general increase in agricultural incomes and productivity. The period between 1770 and 1870 was the most significant phase of farm building development throughout England. Rising grain prices from the 1760s into the early C19, and the impact of agricultural improvement, brought about a significant change in the extent of arable production in the east of England, accompanied by further investment in farm buildings of all types – not only barns, but also stables, granaries and buildings and enclosures for livestock. The traditional threshing barn plan, comprising a threshing floor with opposing doors and flanking storage bays, remained comparatively unaltered between the C12 and early C19, although the gradual demise of large, cross-ventilated threshing bays followed the advent of the threshing machine in the late C18. There is marked regional variation throughout the country, and in the arable areas of the south and east of England, threshing barns could be large, sometimes aisled, and were commonly built in groups to provide shelter to cattle yards. It is possible that the large threshing barn at Highover Farm was constructed as a semi-aisled barn, but more likely that the north-west aisle was added in the C18 (as evidenced by the red brick extensions to the flint gable walls).

Details

Threshing barn, constructed in the late C16 or early C17, and extended in the C18.

MATERIALS: the threshing barn is timber-framed with weatherboard cladding over a flint plinth, having red brick infill laid in Flemish bond, and a slate roof covering.

PLAN: T-shaped in plan, comprising a rectangular-plan barn laid out on a south-west to north-east axis, with a porch projecting from the centre of the south-east elevation, and an aisle to the north-west side, most likely added in the C18.

EXTERIOR: the threshing barn has a steeply-pitched roof with a slate roof covering, plain bargeboards at the gable ends, and catslide roofs over the north-west aisle and south-east shelters. The timber-framed structure has weatherboard cladding over a flint plinth, having red-brick infill to the corners and some rebuilding to parts, including the western ends of the gable walls where it appears the north-west aisle may have been

added in the C18. The gabled porch to the centre of the south-east elevation has double-leaf plank doors with strap hinges opening externally, under a jettied gable supported by knee braces. Outshot shelters were added to either side of the porch in the mid-C19, each having three timber posts supporting a slate roof (the south roof has collapsed entirely). The north-west elevation has double-leaf plank doors opening internally, directly opposite the porch of the south-east elevation.

INTERIOR: the interior is formed of seven bays, the central bay of which retains a cobbled threshing floor. The queen-post roof structure has clasped purlins, with diagonal bracing to the principal rafters, each of which were numbered by the carpenter. The tie beams have knee braces to the principal posts, the majority of which in turn have diagonal braces to the wall plate. The collar beams are at bay and half-bay intervals. The south-east wall appears to retain a high proportion of its original timber posts, studs and diagonal braces over an original flint plinth wall. The timber posts of the former north-west wall now stand on red-brick plinths. The north-west aisle (most likely added in the C18) has aisle tie beams bolted to the north-west principal posts, and knee braces to the north-west wall, which has closely-spaced studs and some diagonal braces. The gable walls retain a high proportion of their original flint construction, while their western ends have been rebuilt in brick, possibly when the north-west aisle was added in the C18. Parts of the north-west wall and porch have been repaired with red brick over various periods.

Selected Sources

Books and journals

Brunskill, R W, *Traditional Farm Buildings of Britain and their Conservation*, (2007)

Gover, J E B, Mawer, Allen, Stenton, F M, *The Place Names of Hertfordshire*, (1938), 10

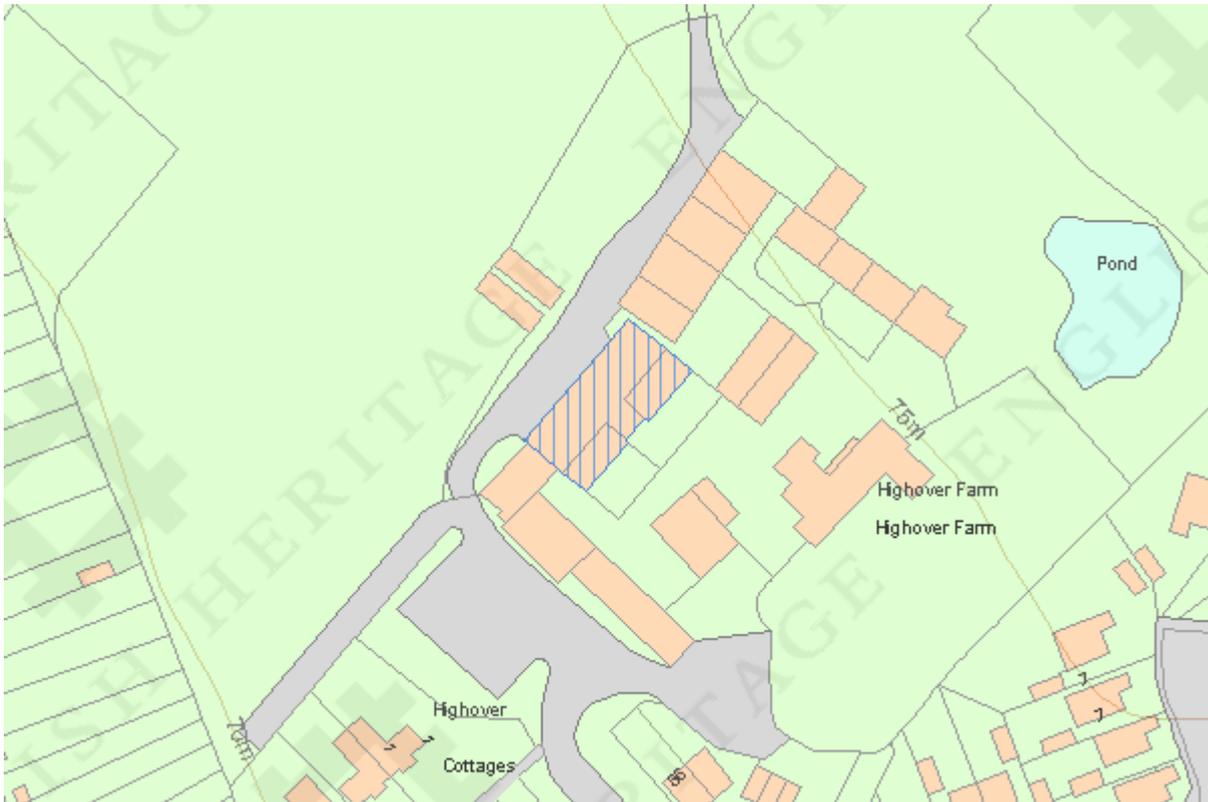
Other

Ordnance Survey map, 1881

Tithe Map, 1844

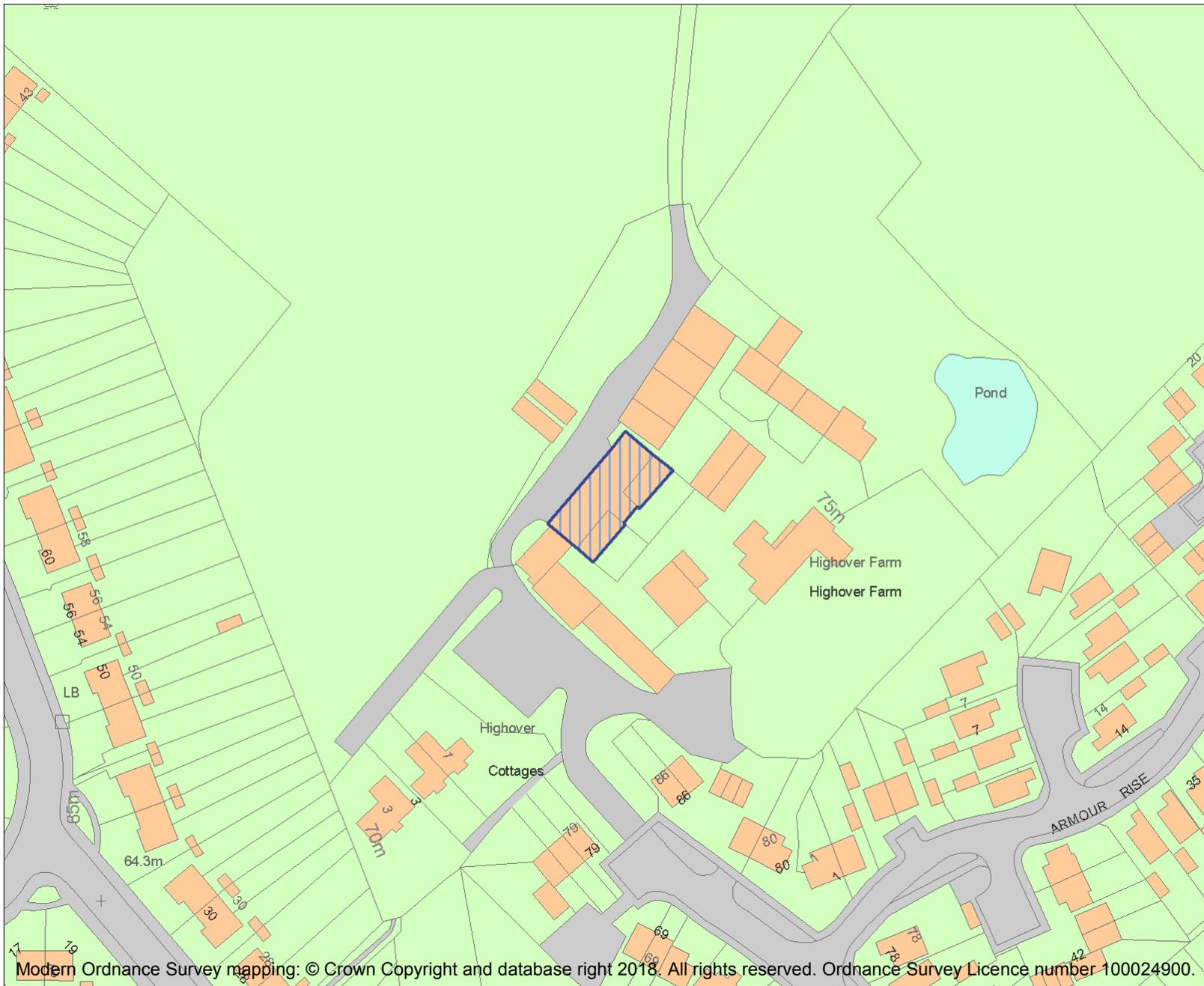
Map

National Grid Reference: TL1976530692



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The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - 1452743_1.pdf



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This is an A4 sized map and should be printed full size at A4 with no page scaling set.

Heritage Category: Listing

County: Hertfordshire

District: North Hertfordshire

Parish: Non Civil Parish

For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

Grid Reference: TL1976530692

Map Scale: 1:1250

Print Date: 30 April 2018

Number: 1452743_1

Name: Threshing Barn at Highover Farm



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