

Appendix B

Hunsdon Airfield Heritage Assets Feasibility Study

Gilston Park Estate Strategic Landscape Masterplan (SLMP)

Hunsdon Airfield Feasibility Study

March 2025

Revision	Description	Author	Date	Quality Check	Date	Independent Review	Date
01	Draft	HS	Oct 24	LK	Oct 24	LK	Oct 24
02	Draft	HS	Nov 24	LK	Nov 24	LK	Nov 24
03	Final Draft	LK	Mar 25	HS	Mar 25	HS	Mar 25

Contents

1	Introduction.....	1
1.1	Background	1
1.2	Purpose and Scope	1
1.3	Methodology	2
1.4	The Site	2
2	Proposed Development	5
2.1	Planning Permission (3/19/1045/OUT).....	5
2.2	Planning Approach	5
2.3	SMLP Approach	6
2.4	Requirements of Condition 7	6
3	Heritage Summary.....	8
3.1	Legislative and Policy Framework.....	8
3.2	Historic Baseline.....	11
3.3	Brief History of Hunsdon Airfield	14
3.4	Heritage Significance	16
3.5	Statement of Significance.....	17
4	Condition & Recommendations	28
4.1	Introduction	28
4.2	Big Black Barn	28
4.3	Barn to the South.....	28
4.4	Essex Barn	28
4.5	Hunsdon World War II Scheduled Monument.....	29
4.6	Recommended Remedial Works.....	29
5	Options Appraisal.....	31
5.1	Potential Options for Reuse	31
5.2	Options Appraisal	33
6	Conclusions	37

Figures

Figure 2: Study Area for the purposes of the Feasibility Study and associated assessments.....	3
Figure 1: Gilston Park Estate Site (edged red), Central Sort Crossing (shaded green) and Eastern Stort Crossing (shaded	
Figure 3: 1766 topographical map of 'Hartford-shire' with Hunsdon Lodge circled in red	12
Figure 4: 1843 Tithe map showing Hunsdon Lodge	12
Figure 6: 1921 OS map of Hunsdon Lodge	13
Figure 5: 1881 OS 6-inch map showing Hunsdon Lodge	13
Figure 7: 1960 OS map of Hunsdon Lodge	14
Figure 8: Aerial image of Hunsdon Airfield circa 1940s	15
Figure 9: Plan showing Scheduled Monument with areas of interest highlighted in red, and listed barns circled	16
Figure 10: Plan showing Scheduled Monument with areas of interest highlighted in red, and listed barns circled in red	16
Figure 11: Photograph of the Big Black Barn looking west - 2024	18
Figure 12: Photograph of the Barn at Hunsdon Lodge attached to the south end of the Big Black Barn looking east- 2024	20
Figure 13: - Photograph of the Essex Barn looking north - 2024	21
Figure 14: Location of monument components (numbers as per table 3.1 below)	23

Appendix

Appendix A: Level 2 Building Recording

Appendix B: Structural Survey

Appendix C: Listed Buildings Condition Survey

Appendix D: Scheduled Monument Condition Survey

Appendix E: Parameter Plan 3 and Extract from Development Specification

1 Introduction

1.1 Background

1.1.1 This Feasibility Study has been prepared on behalf of Places for People (PfP) in relation to the heritage assets at Hunsdon Airfield, within the proposed Hunsdon Airfield Park (the Site). This report has been prepared with technical inputs from the following consultants:

- Quod (Planning Consultant)
- Stantec (Heritage Assessment and Level 2 Building Recording) – **Appendix A**
- Stantec (Building Condition & Structural Surveys) – **Appendix B, C, D**
- Knight Frank (Feasibility and Market Analysis)
- Cost Plan Consultancy (Costs)

1.1.2 On 9 Jan 2025, East Herts District Council (EHDC) granted Outline Planning Permission (OPP) for the creation of 8,500 homes, plus supporting development, infrastructure and open space which comprises PfP's development of Villages 1 to 6, known as the Gilston Park Estate (Ref. No. 3/19/1045/OUT). On 9 Jan 2025, EHDC granted planning permission for Taylor Wimpey's development of 1,500 homes at Village 7 (Ref. No. 3/19/2124/OUT).

1.1.3 Prior to the submission of the reserved matters application in relation to 3/19/1045/OUT, there is a requirement for a Strategic Landscape Masterplan (SLMP) to be submitted to EHDC for the large areas of landscape within the new settlement. Outline Planning Condition 7 requires the applicant to *“Investigate the feasibility of integrating and bringing back into long-term sustainable use, the designated heritage assets within the Hunsdon Airfield Park”*.

1.1.4 This report has been produced in accordance with this condition requirement.

1.2 Purpose and Scope

1.2.1 The purpose of this Study is to examine the potential options for the reuse of the group of listed barns at Hunsdon Lodge Farm to the north of Hunsdon Airfield Park. This includes:

- Big Black Barn – Grade II* listed
- Barn to south of Big Black Barn – Grade II listed
- Essex Barn – Grade II listed

1.2.2 The emphasis of this Study is to investigate practical solutions to enable the buildings to be brought back into use and to maximise the opportunities they might offer to either generate income or to reduce the continuing cost of sustaining and conserving the buildings.

1.2.3 This Study has been informed by a Heritage Assessment set out at section 3 of this report, as well as a Condition Survey and Structural Survey that has been prepared in relation to the listed barns.

1.2.4 The Condition Survey and Structural Survey also included the Scheduled Monument at Hunsdon Airfield in order to provide full understanding of the historic environment resource within Hunsdon Airfield Park. However, due to the nature of the Scheduled Monument, these structures do not lend themselves to conversion and reuse. Therefore, the recommendations provided within this Study relate to the consolidation of these structures to secure their long-term preservation rather than any proposals for an alternative use.

1.3 Methodology

- 1.3.1 This report will set out a brief history of the Site and its surroundings together with a statement of significance of the identified heritage assets within the Hunsdon Airfield Park. It will go on to discuss the current general condition and structural condition of the assets, the extent of works required to make the buildings and structures safe, potential end uses of the Listed Buildings, and it will consider the residual impacts of each scenario.
- 1.3.2 The assessment of significance of the identified heritage assets follows the heritage interest-led approach set out in the NPPF, comprising archaeological, architectural, and historic interest. This has been guided by the definitions provided in the updated 'Planning Policy Guidance.'
- 1.3.3 The assessment of significance is also informed by Historic England's Good Practice Advice in Planning (GPA) 'Note 2: Managing Significance in Decision Taking in the Historic Environment' (2015) and 'Advice Note 12: Statements of Heritage Significance – Analysing Significance in Heritage Assets' (2019) which provide general advice on assessing significance to ensure heritage statements meet the requirements of the NPPF.
- 1.3.4 To determine the historic environment potential of the Site and the assets, a broad range of standard documentary and cartographic were considered. An online search of the Historic Environment Record (HER) has also been undertaken, and this has informed the understanding of the Site, its historic context, and the suitability of the suggested potential reuse options for the Listed Buildings.
- 1.3.5 This Study has been informed by desk-top research and a series of site visits, conducted in in Autumn 2024. Walkovers of the Site and environs were completed, to confirm the topography and existing land use, the nature of any existing buildings and structures, identify any visible heritage assets (e.g., structures, buildings) and assess factors which may have affected the survival or condition of any known or potential assets.
- 1.3.6 The site visit also included non-intrusive Structural and Condition Surveys, as well as detailed analysis of the buildings and structures to inform building recording. It also extended into the study area, for the purposes of scoping heritage assets, as per Historic England setting guidance. It should be noted that due to the condition of the structures that form the Hunsdon Airfield Scheduled Monument, no internal access was possible on the grounds of health and safety.

1.4 The Site

- 1.4.1 The Site, known as Hunsdon Airfield Park, is located in southeast Hertfordshire on the border with Essex. The Greater London border is approximately 15km southwest and central London a further 18km. The largest settlement in the vicinity is Harlow, Essex, which is located to the south of the site over the River Stort valley. There are various settlements and villages in the surrounding area as well as scattered farmsteads that reflect the historic agricultural economy of much of the area.
- 1.4.2 The Site forms part of the Gilston Area which is the largest site allocation within the Harlow and Gilston Garden Town and comprises a predominantly rural area of approximately 1000 hectares to the north of Harlow. The Gilston Area is located within the administrative area of East Hertfordshire District, a predominantly rural district in the county of Hertfordshire. Much of the surrounding landscape is in agricultural use, characterised by large arable fields and interspersed with areas of woodland.
- 1.4.3 The Gilston Park Estate will deliver 8,500 new homes across six individual villages, providing a significant proportion of East Herts housing needs, whilst also supporting the social and economic regeneration of Harlow. The extent of the wider site is shown at **Figure 1** below.

- 1.4.4 The Site, as it relates to this Study (**Figure 2**), comprises land associated with the former RAF Hunsdon and includes Hunsdon Lodge Farm barns, the Hunsdon WWII Airfield Scheduled Monument and the Hunsdon Airfield. The airfield today consists of green runways used for micro-lights and a series of small storage containers to the south of Black Hut Wood. The Site is located in the area to the northeast of the strategic land allocation and to the east of the village of Hunsdon. Hunsdon Lodge Farm barns are located to the north of the airfield, accessed via the airfield perimeter track which is accessed off of Acorn Street to the west.
- 1.4.5 There has been relatively little industry or development on the Site in general and the majority of the land is currently arable agricultural land. The only major 20th century development was the construction of the World War II airfield (Hunsdon Airfield) on the Hunsdon Plateau the northwestern area of the Site.

2 Proposed Development

2.1 Planning Permission (3/19/1045/OUT)

- 2.1.1 The OPP for the Gilston Park Estate was issued on 9 January 2025 and is for the following development:

“Redevelopment of the site through the demolition of existing buildings and erection of a residential led mixed use development comprising up to 8,500 residential homes in six separate Village Developable Areas including market and affordable homes; retirement homes and extra care facilities; provision for gypsies and travellers pitches/travelling showpeople plots; a range of community uses including primary and secondary schools, health centres and nursery facilities; retail and related uses; leisure facilities; business and commercial uses; open space and public realm; sustainable urban drainage systems; utility and energy facilities and infrastructure; waste management facilities; vehicular bridge links; car parking; creation of new vehicular and pedestrian accesses into the site, and creation of a new vehicular, pedestrian and cycle network within the site; improvements to the existing highway and local road network; undergrounding and diversion of power lines; lighting; engineering works, infrastructure and associated facilities; together with temporary works or structures required by the development”.

- 2.1.2 The permission comprises a set of approved plans and documents and is subject to planning conditions and a section 106 agreement. It includes detailed approval for the strategic accesses into the site at the A414/Eastwick Road which are a non-reserved element of the permission.

2.2 Planning Approach

- 2.2.1 As stated in the introduction, outline planning conditions require the submission of a Strategic Landscape Masterplan (SLMP) before reserved matters applications (RMAs) are submitted. The SLMP will include a Regulatory Plan and Design Code and RMAs in the SLMP area will be required to be in accordance with these. Further information on the SLMP is in section 2.3 below.
- 2.2.2 The approved documents, which development shall be undertaken in accordance with, include the Development Specification, Strategic Design Guide and Placemaking Strategy. The plans include Parameter Plans to inform future reserved matters applications, and strategic site access plans.
- 2.2.3 Parameter Plan 3: Green Infrastructure and Open Space (PP3) shows the Listed barns as being within Hunsdon Airfield Park, and the Scheduled Monument as being within both Hunsdon Airfield Park and Eastwick Wood Park. The Development Specification includes high level outline specification for Hunsdon Airfield Park and Eastwick Wood Park. PP3 and an extract of the Development Specification is in **Appendix E**.
- 2.2.4 Planning conditions also require that the feasibility of integrating and bringing back into long-term sustainable use, the designated heritage assets within the Hunsdon Airfield Park be investigated as part of the SLMP preparation, and this report has been produced accordingly (see section 2.4 below).
- 2.2.5 In summary, the outline permission requirement in relation to the historic assets in the vicinity of Hunsdon Airfield is the future use feasibility study, with the decision on the eventual use or uses to be determined at a later date by Places for People, with all the necessary permissions and consents for any development and/or uses to be sought before any works take place.

2.3 SMLP Approach

- 2.3.1 The SLMP covers the wider landscape of the Gilston Area, located outside and in-between villages. The delivery of the SLMP will see developers bring forward:
- 5 major new parks with associated sport and play facilities,
 - New allotments and community orchards,
 - New woodland pasture,
 - Plantation of broadleaved woodland,
 - New hedgerow connections,
 - Species rich grassland.
- 2.3.2 The content of the SLMP must align with the parameters established through the OPPs, the District and Neighbourhood Plans, and take account of relevant guidance including the Gilston Area Concept Framework and the Harlow and Gilston Garden Town Vision and Design Guide. The SLMP will also be supported and informed by up-to-date technical work such as topographical surveys and flood risk assessments.
- 2.3.3 In accordance with the Charter SPD, PfP & Taylor Wimpey have agreed a SLMP Scope and SLMP Engagement Strategy with the SLMP Project Lead Group comprising EHDC, Hertfordshire County Council, and the two developers.
- 2.3.4 The SLMP covers the northwest portion of the Site (designated as 'community open space land' by District Plan Policy GA1), as well as the land in between the Villages 1-6 and 7 (i.e. outside the 'village developable areas' as defined on the Village 1-6 and Village 7 Parameter Plans). The developable area boundary, as defined on the Parameter Plans, represents the transition from the SLMP to the Village Masterplans. The SLMP will not set details for the developable area, but it may set some principles that may be applicable.
- 2.3.5 The SLMP will be supported by a Design Code. The Design Code will establish elements that are considered to contribute to the creation high quality place making, including both strategic and detailed elements. A Regulatory Plan will be produced in support of the Design Code to illustrate how the code relates spatially to land within the SLMP and will be illustrated on a scalable drawing.

2.4 Requirements of Condition 7

- 2.4.1 Condition 7 (Strategic Landscape Masterplan Scope) states that:

"The SLMP shall be produced in general accordance with the provisions of the Gilston Area Charter Supplementary Planning Document (July 2020) and the plans and documents approved in Conditions 1 and 2, and shall specifically consider the following (which for the avoidance of doubt excludes the village developable areas as shown on Parameter Plan 2 unless otherwise stated):

- *The approximate location of proposed leisure and commuter routes for pedestrian, cyclists, equestrians and other active travel modes including connections to village boundaries and the site boundary*
- *The approximate location of proposed Public Rights of Way, and design principles for improvements and/or modifications to existing Public Rights of Way*
- *The approximate location of, and design principles for, proposed public transport infrastructure including for cyclists, such as cycle hire facilities*

- *The approximate location for sports facilities within the SLMP area*
- *A Conservation Management Plan to include details of the measures to be implemented in order to ensure the long-term protection and maintenance of the Eastwick Moated sites and Mount Moated site*
- *Investigate the feasibility of integrating and bringing back into long-term sustainable use, the designated heritage assets within the Hunsdon Airfield Park.*
- *The approximate location of, and design principles for, a Heritage Trail, accessed primarily through active and sustainable modes of transport, utilising the green corridor network where appropriate.*

Reason: To ensure a coordinated and comprehensive approach to development in accordance with Policies DES1, DES2 and DES4 of the East Herts District Plan and Policies AG1, AG2, AG4, AG7, BU4, TRA1, TRA2, and D1 of the Gilston Area Neighbourhood Plan.

- 2.4.2 As noted above, it is the underlined section of condition 7 to which the feasibility work contained within this report relates.

3 Heritage Summary

3.1 Legislative and Policy Framework

Legislation

- 3.1.1 The Ancient Monuments and Archaeological Areas Act 1979 sets out the legal requirements for the protection of Scheduled Monuments. The protection extends not just to known structures or remains but also the soil under or around them and any adjacent land which is essential to support or preserve the monument. The control of works affecting Scheduled Monuments is set out in Schedule 1 of the Act.
- 3.1.2 The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the legal requirements for the control of development and alterations which affect Listed Buildings or Conservation Areas. Key sections are reproduced in full below:

“s16(2) In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses

s.66(1) In considering whether to grant planning permission for development which affects a Listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

- 3.1.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise.

National Planning Policy

- 3.1.4 The National Planning Policy Framework (NPPF) sets out Government planning policy with Chapter 16 providing policy guidance for conserving and enhancing the historic environment. The guidance recognises the importance of preserving assets in a manner appropriate to their significance and guides that any harm or loss to significance should require clear and convincing justification.
- 3.1.5 Implementation of the NPPF is supported by the Planning Practice Guidance (PPG), and of relevance to this report, the Historic Environment section.

Local Planning Policy

- 3.1.6 The Development Plan for the Site comprises The East Herts District Plan 2018 adopted on 23 October 2018 and the Gilston Area Neighbourhood Plan (2021). The District Plan sets out the relevant planning strategy and policies for the plan period. Chapter 21 deals with Heritage Assets. Chapter 11 deals with the Gilston Area site allocation.
- 3.1.7 The relevant heritage policies are:

Policy HA1: Designated Heritage Assets

- I. Development proposals should preserve and where appropriate enhance the historic environment of East Herts.*
- II. Development proposals that would lead to substantial harm to the significance of a designated heritage asset will not be permitted unless it can be demonstrated that*

the harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss. Less than substantial harm should be weighed against the public benefits of the proposal.

- III. *Where there is evidence of neglect of, or damage to, heritage asset, the deteriorated state of the heritage asset will not be taken into account in any decision.*
- IV. *The Council will, as part of a positive strategy, pursue opportunities for the conservation and enjoyment of the historic environment recognising its role and contribution in achieving sustainable development.*

Policy HA7: Listed Buildings

- I *The Council will actively seek opportunities to sustain and enhance the significance of Listed Buildings and ensure that they are in viable uses consistent with their conservation.*
- II *In considering applications the Council will ensure that proposals involving the alteration, extension, or change of use of a Listed Building will only be permitted where:*
 - a) *The proposal would not have any adverse effect on the architectural and historic character or appearance of the interior or exterior of the building or its setting.*
 - b) *The proposal respects the scale, design, materials and finishes of the existing building(s), and preserves its historic fabric.*
 - c) *Proposals that affect the setting of a Listed Building will only be permitted where the setting of the building is preserved.*
- III *Proposals that affect the setting of a Listed Building will only be permitted where the Setting of the building is preserved.*

3.1.8 Chapter 11 is the Gilston Area Allocation states at 11.3.9 in regard to heritage: the site contains a number of heritage assets, including Listed Buildings and Scheduled Monuments. The development will be designed in order to ensure that these assets and their settings are conserved and, where appropriate, enhanced within the context of the overall development, through appropriate mitigation measures, having regard to the Heritage Impact Assessment (Montagu Evans, October 2017). Gilston Park (the designed landscape), a locally important historic asset, is also located within the Gilston Area. Development will be designed to respect this asset.

3.1.9 The relevant heritage policies in Chapter 11 are:

- *Policy GA1.V(o) states that the protection and enhancement of heritage assets and their settings, both on-site and in the wider area through appropriate mitigation measures, having regard to the Heritage Impact Assessment. Gilston Church and the Johnston Monument (both grade I listed), the moated site Scheduled Monuments at Eastwick, the Mount Scheduled Monument, and Gilston Park house (grade II*) are of particular significance and sensitivity and any planning application should seek to ensure that these assets and their settings are conserved and, where appropriate, enhanced, through careful design; landscaping; open space; buffer zones; protection of key views; and, better management and interpretation of assets, where appropriate;*
- *Policy GA2.II states that Development proposals for both Stort Crossings should protect and, where appropriate, enhance heritage assets and their settings through appropriate mitigation measures, having regard to the Heritage Impact Assessment.*

3.1.10 Gilston Area Neighbourhood Plan Policy H1 (Celebrating Existing Heritage Assets) states that:

“1. A comprehensive assessment of the area should be undertaken to identify all designated and non-designated heritage assets within and in proximity to the development including the historic Gilston Park House and Hunsdon House, Hunsdon Airfield, St Mary’s, St Dunstan’s and St Botolph’s Churches, the local War Memorials, all Scheduled Monuments and other Listed Buildings and set out a clear approach for their protection and where possible, enhancement.

2. Development proposals will be supported where it can be demonstrated that the following criteria are satisfied:

i. The layout and design of the development respond sensitively to the form, proportion, scale and character of heritage assets, including, where appropriate, set back distances and buffers to preserve and enhance their countryside setting.

ii. The open, edge of settlement setting of the Churches of St. Mary’s, St. Botolph’s and St. Dunstan’s and of Gilston Park House and Hunsdon House is retained.

iii. Open spaces have been strategically positioned to preserve the setting and key views of heritage assets.

iv. The significance and historic role of heritage assets in the area have been considered as part of the new development to avoid or minimise any conflict between their conservation and the proposal.

3. Proposals should also include measures to celebrate and give prominence to heritage assets by:

i. Promoting opportunities to increase public appreciation and understanding of heritage assets by integrating them in an appropriate layout and incorporating appropriate references in the design of new development.

ii. Ensuring that heritage informs the preparation of the Village Masterplans, through the enhancement of assets and the retention of key views.

iii. Respecting, preserving and where possible enhancing historic boundaries, such as the former deer park pale and ditch.

iv. Seeking to protect from visual encroachment or pollution (noise or light) and to enhance the parkland setting of Gilston Park House and Hunsdon House.

v. Ensuring that the 19th century legacy of John Hodgson’s Gilston Park Estate improvements (cottages, farm and community buildings, etc.) is recognised and highlighted in design proposals.

4. Where the proposed development affects heritage assets, a long-term heritage conservation and, where appropriate, management plan should be developed in consultation with the local community.”

Other Material Considerations

3.1.11 The following documents are also a material consideration in the planning process:

- Gilston Area Charter SPD adopted on 22nd July 2020

3.2 Historic Baseline

- 3.2.1 A detailed history of the Site was set out in the original heritage assessment in the Environmental Statement that accompanied the original OPP. A summary has been provided below for context.
- 3.2.2 At the time of the Domesday Survey the manor of *HUNSDON* formed part of the lands of Hugh de Beauchamp, who had succeeded Ralph Taillebois (Tulgebos or Tailgebosch) in estates both in Hertfordshire and Bedfordshire. The manor comprised four hides, of which one had been taken by Ralph from the manor of Stanstead Abbots and attached to Hunsdon.
- 3.2.3 With the exception of the airfield at Hunsdon, human activity from the early Medieval period onwards was focused on a rural farming landscape, featuring small villages, manor houses and scattered farmsteads. In 1447 the Duke of York granted a license 'to build within his manor of Hunsdon a tower of stones, with lime and sand, and to embattle the same, with the Manor of Hunsdon granted by the Duke of Yorj to Sir Thomas Oldhall, his chamberlain in 1448 who made additions to the tower house from 1455-8.
- 3.2.4 In 1529, only two years after Henry VIII acquired Hunsdon and Eastwick Manors there were three royal parks at Hunsdon: the 'old,' the 'new,' and 'Goodmanneshyde.' In August 1532 Stephen Gardiner wrote to Wolsey from Hunsdon: 'I have been hunting from morn till night by the king's commandment.' Much of the western part of the Site was part of Hunsdon Park in the middle ages and throughout the Tudor period; however, this has left little trace in the landscape except for a Scheduled moated site (UID:1013017) to the southeast that may have been associated with the former deer park, and the Big Black Barn (Grade II*), which was thought to be a former lodge for Hunsdon Park.
- 3.2.5 The area includes three structures of Medieval origin: the churches at Eastwick, Hunsdon and Gilston, one site of 15th century origin (Hunsdon House), eight dating to the 17th century, ten to the 18th century and the great majority dating to the 19th century. Four further buildings are of late 19th to early 20th century date, with the remaining structures all from the 20th and 21st centuries.
- 3.2.6 The main focus of sustained activity takes place in the 19th century when the Gilston Estate was taken over and remodelled by Hodgson, who demolished a number of the older houses. The results of Hodgson's overhaul were the planned model Victorian Estate, including new houses and model farms, much of which survives unaltered, together with altered field boundaries and relocated roads. The development that takes place in the same century out with the Estate development is comparatively slight.
- 3.2.7 In 1558 Queen Elizabeth gave Hunsdon House to her cousin Sir Henry Carey, making him Lord Hunsdon. After several changes of ownership through Lord Willoughby in 1653, Matthew Bluck in 1671, and Josiah Nicholson in 1743, it was inherited by Nicholson Calvert in 1759. The Calvert family made a number of major changes to the structure of Hunsdon village and the surrounding area about during their ownership. They left Hunsdon when the house and Manor were sold in 1858.
- 3.2.8 Hunsdon Lodge is shown on the 1766 topographical map of 'Hartford-shire' (**Figure 3**), implying that the building was still of some status, with an orchard positioned to its south. In the 18th century Hunsdon Lodge became a farmstead, and it is likely that at this time the Barn at Hunsdon Lodge Farm Attached to South End of the Big Black Barn, and the Essex Barn located to the northeast of the Big Black Barn were constructed. The 1805 Old Series Ordnance Survey map (not reproduced) also identifies the barns as Hunsdon Lodge and depicts four buildings.



Figure 3: 1766 topographical map of 'Hartford-shire' with Hunsdon Lodge circled in red

- 3.2.13 The farmstead is shown on the 1843 Tithe map (**Figure 4**), with a substantial farmhouse to the west, and the barns ranges to the north and northeast around a yard, with two ponds to the northeast. The Tithe apportionment indicated Colonel Felix Calvert as the owner and Clement Smith as the occupier of the Lodge Farm Homestead, and also a number of surrounding fields. By the later 19th century, the mapping (**Figure 5**) shows the orchard and alterations in line with current agricultural practices including the shelter shed, long continuous north and west ranges, and division of the farmyard. By the time of the 1921 Ordnance Survey map (**Figure 6**), the north range had been demolished with new structures in the yard.

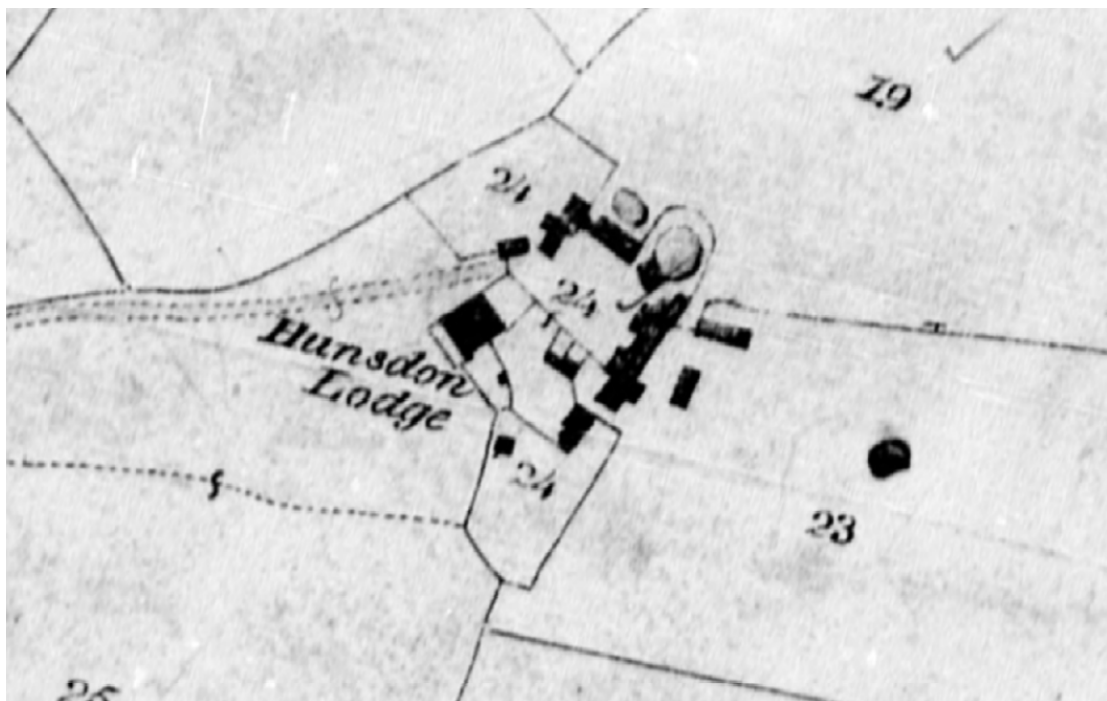


Figure 4: 1843 Tithe map showing Hunsdon Lodge

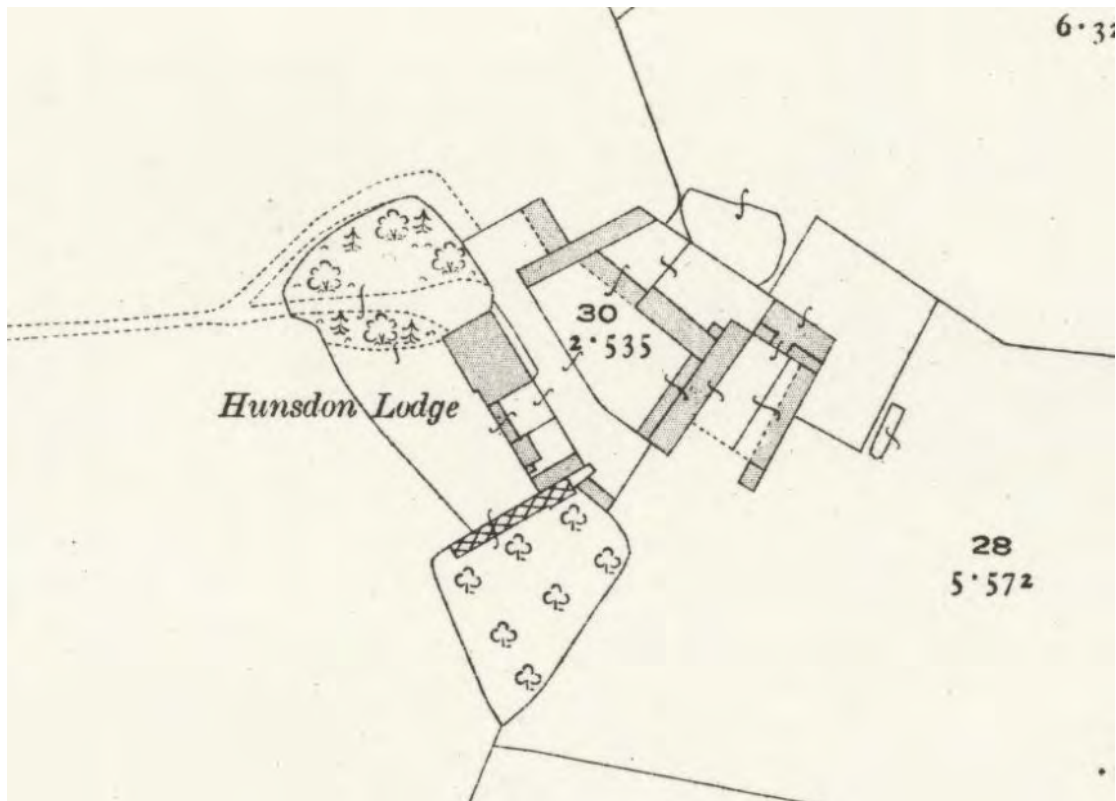


Figure 6: 1881 OS 6-inch map showing Hunsdon Lodge



Figure 5: 1921 OS map of Hunsdon Lodge

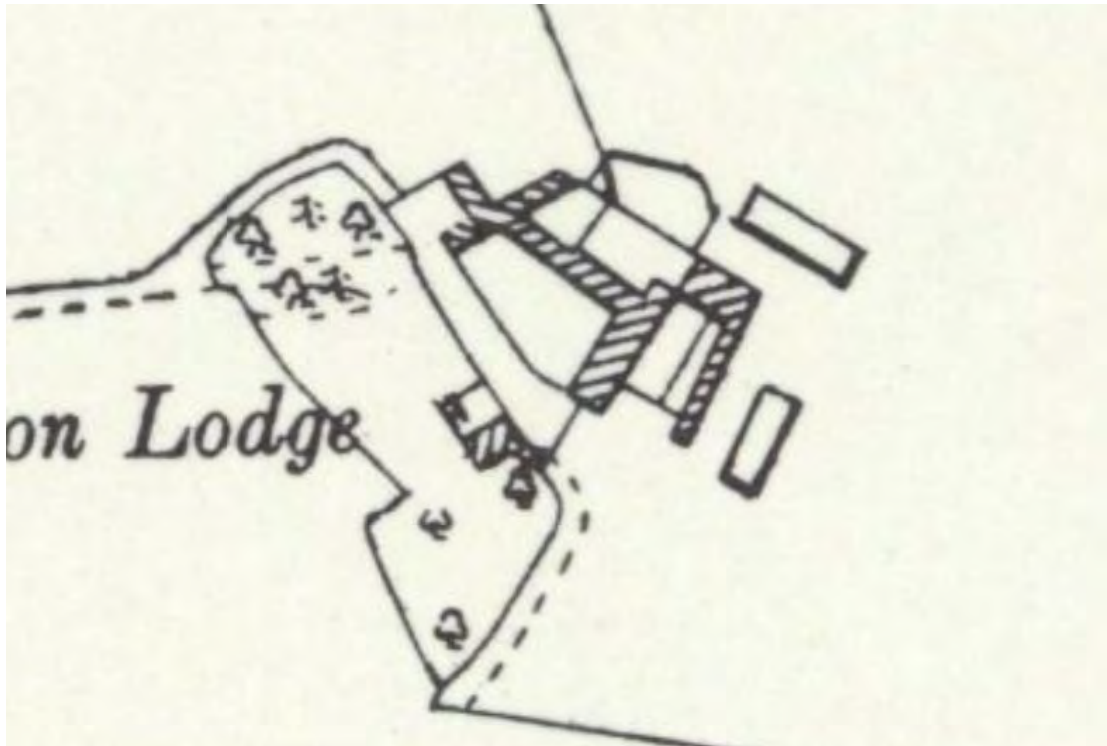


Figure 7: 1960 OS map of Hunsdon Lodge

- 3.2.9 The 1960 OS map (**Figure 7**) shows that the farmhouse and its outbuildings have been replaced with a new building to the south, with further large rectangular buildings constructed to the northwest and southeast. In the later 20th century, all the 19th century and later farm buildings had been demolished. The cross range and lean to structures previously affixed to the northwest elevation of the Big Black Barn were also removed in the later half on the 20th century. Towards the end of the 20th century two large modern agricultural storage buildings were constructed on the Site, one to the southwest of the barns on the front print of the former farmhouse, and one to the south of the barns.

3.3 Brief History of Hunsdon Airfield

- 3.3.1 During the mid-1930's, the Royal Air Force realised the need to build improved airfields if another war with Germany was a possibility, and subsequently many large purpose-built airfields were established throughout the UK. By the latter part of the decade, it was realised that even more would be needed and a period of fervent building took place on suitable sites across the UK, with agricultural land being requisitioned under the Emergency Powers Act of 1939.
- 3.3.2 The Air Ministry surveyed the land at Hunsdon for an airfield in 1938, and subsequently the airfield was built on a natural plateau about 240 feet above sea level, on land that once formed part of the hunting estate. Work began in October 1940 and was overseen by Wing Commander Pike, with the airfield to be a satellite of the nearby North Weald under RAF Fighter Command. Construction involved the removal of significant areas of woodland and field boundaries. The runways and perimeter track were built by George Wimpey and Sons, with the majority of the airfield buildings constructed by HC Janes of Luton, and later phases of the building and dispersed site buildings constructed by Kent & Co following issues with pace and the quality of building work.
- 3.3.3 The runways and perimeter track were completed in March 1941, at which point the majority of accommodation was complete and could house 100 Officers, 140 NCO's and 200 other ranks of airmen. Further housing was concentrated at Hunsdonbury housing another 276 Officers and airmen, including one of the large houses requisitioned house that incorporated

Site 8 in the grounds. The airfield had two concrete runways with a perimeter track, sixteen blister hangars, one Bellman hangar, ten aircraft dispersals, eighteen areas of hardstanding and over two hundred buildings. There were eight dispersed sites to the west of the aerodrome, used mainly for accommodation. Several buildings were requisitioned, one example being Bonnington's in Stanstead Road which was used as the Officers' Mess.

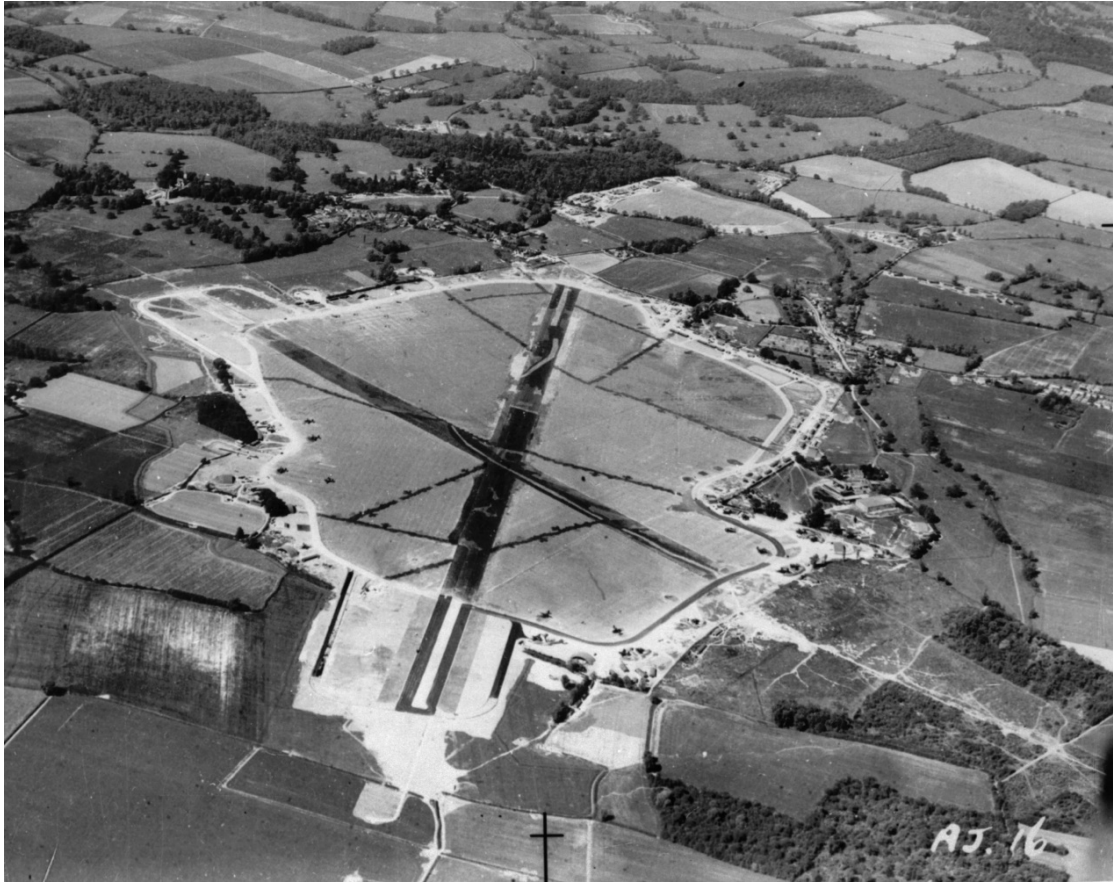


Figure 8: Aerial image of Hunsdon Airfield circa 1940s

- 3.3.4 RAF Hunsdon became operational on 4th May 1941, although some building work continued until as late 1943. RAF Hunsdon was home to six Royal Canadian Air Force squadrons and at its height over 2000 personnel were stationed here. The airfield played a key role during the war and comprised "...two concrete runways with a perimeter track, sixteen blister hangars, one Bellman hangar, ten aircraft dispersals, eighteen hardstanding, and over two hundred buildings."
- 3.3.5 Hunsdon ceased flying operations in May 1945, it was placed on care and Maintenance for a short period before being abandoned by the RAF completely. It was not until the mid-1960's that compensation for the then landowner was settled. The control tower (Watch Office) was probably the first airfield building to fall to demolition and some sources state this happened as early as 1946. One of the last to go was a blister hangar on the southern side of the airfield.
- 3.3.6 Following the end of the war, the land was returned to agricultural use, and some surviving areas of the perimeter track and runway are now used by Hunsdon Microlight Club, having moved to the site in 1993. Part of the former airfield was also in use by Moreton Massey Gun Club. A third runway was added in 2003, forming a triangle with the existing two, which now gives pilots plenty of options in windier conditions. Of the 150-foot-wide runways, only a twelve-foot-wide strip remains, with the original 40-foot-wide perimeter track also generally reduced in width to the same proportions.

- 3.3.7 There are several surviving structures within the former airfield, the majority of which are designated as scheduled monuments.

3.4 Heritage Significance

Heritage Designations

- 3.4.1 Heritage assets may comprise buildings, structures, monuments, or heritage landscape within or immediately around the Site, identified as having a degree of significance meriting consideration in planning decisions, because of their heritage interest.
- 3.4.2 Designated heritage assets include Listed Buildings, Scheduled Monuments, Conservation Areas, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and World Heritage Sites.
- 3.4.3 An initial assessment utilised modern and historic mapping, aerial photography, Google Earth, the National Heritage List for England, as well as the Historic Environment Record to identify which designated heritage assets lie within the study area may be affected by development within their setting. Those assets which have been assessed as part of this Study are noted below and shown on **Figure 9**:

- Hunsdon Airfield (Scheduled Monument)
- Big Black Barn (Grade II*)
- Barn attached to the south end of the Big Black Barn (Grade II)
- Essex barn (Grade II).

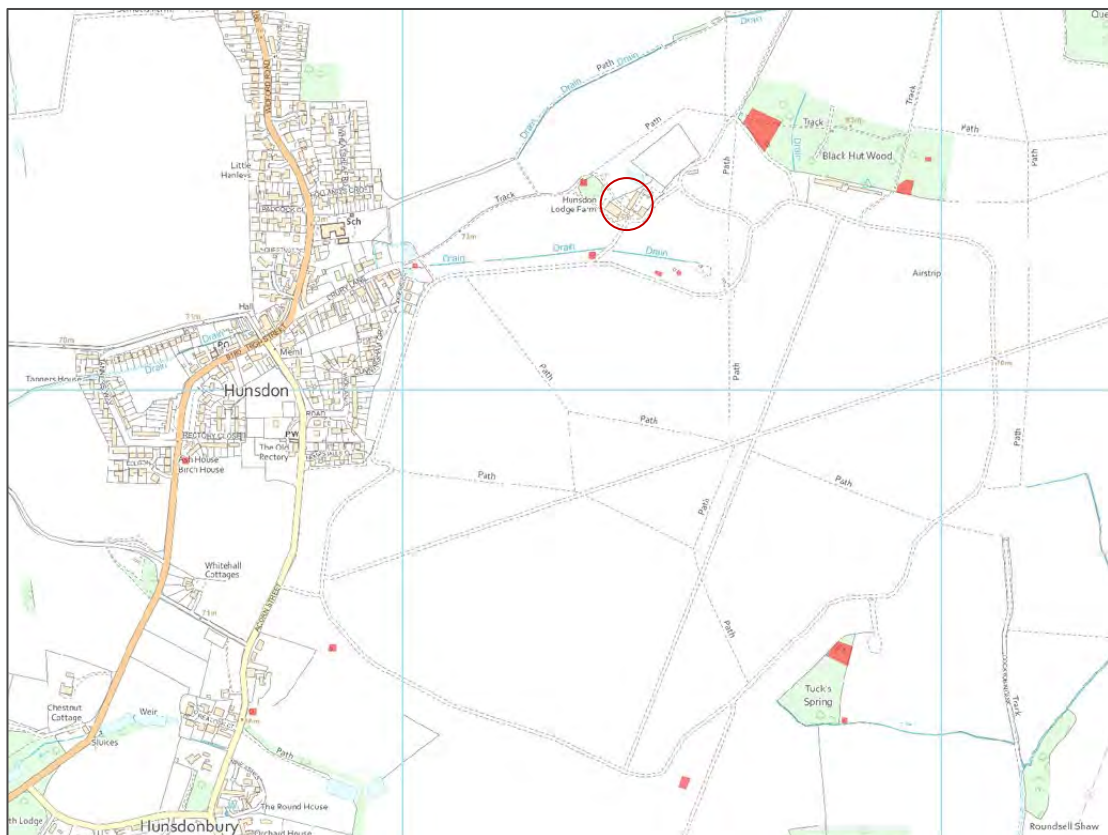


Figure 9: Plan showing the location of designated heritage assets. Scheduled Monuments in red and group of listed buildings circled.

3.5 Statement of Significance

Hunsdon Lodge Farm Buildings

- 3.5.1 This asset group comprises three historic farm buildings at Hunsdon Lodge Farm (**Figure 10**). They include the Big Black Barn (Grade II*), the Barn attached to the south end of the Big Black Barn (Grade II), and the nearby Essex barn (Grade II). The Heritage Statement (Montagu Evans, 2022) prepared as part of the original outline planning application (3/19/1045/OUT) grouped these assets and assessed them as 'Group E'.

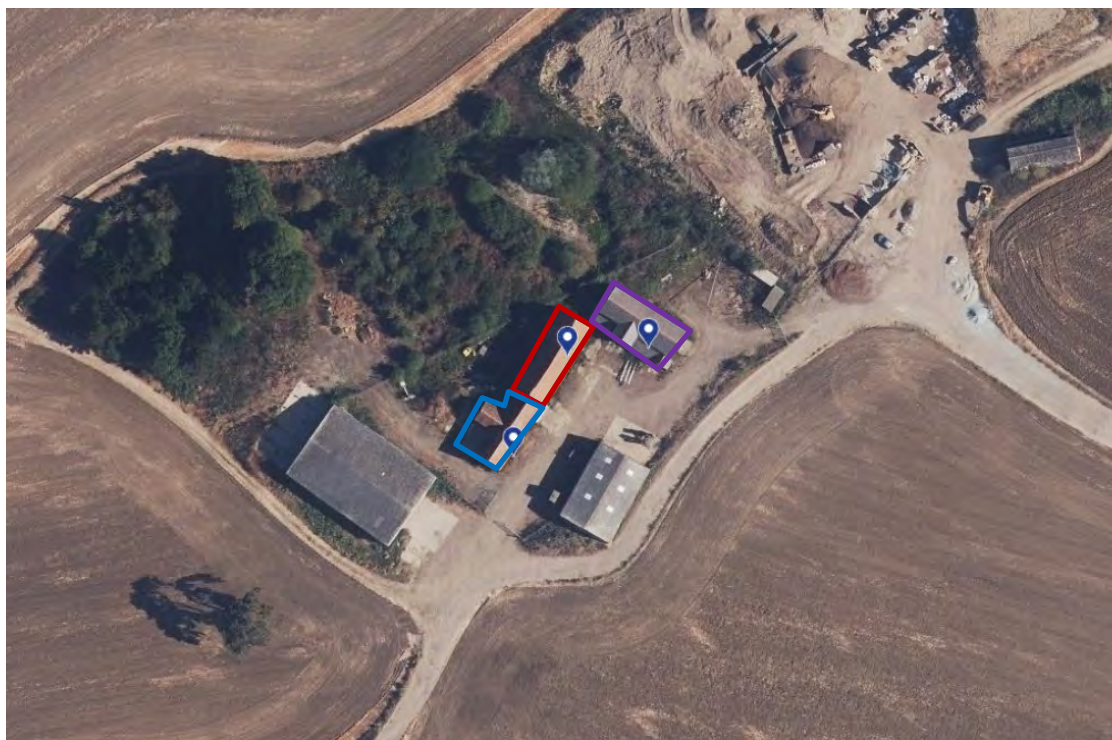


Figure 10: Aerial view of Hunsdon Lodge Farm with the Big Black Barn highlighted in red, Barn attached to the South end of the Big Black Barn in blue and the Essex Barn in purple

Summary

- 3.5.2 The Big Black Barn is a 16th century lodgings range probably originally associated with Hunsdon Park. It was converted into a barn in the 18th century. Despite the later alterations, it is an important survival of a high-status Tudor period building. Attached to its south end is the eighteenth-century Barn, which is an aisled five-bay barn with a long projecting gabled porch to the west. It is lower than the Big Black Barn. The porch is flanked by lower lean-to stables. The Essex barn is a tall, unaisled six-bay weatherboarded barn with a nineteenth-century slate roof. Typically for an Essex barn, it has a projecting cross-gabled entrance bay on the west flanked by lower lean-to ranges. The buildings together form an attractive group of agricultural buildings.
- 3.5.3 There is no house immediately associated with this group, and Hunsdon Lodge Farmhouse (undesignated) is located at some distance to the west, at the end of Drury Lane on the edge of Hunsdon village.
- 3.5.4 The heritage significance of the Big Black Barn is derived from its architectural and historic interest as a particularly rare surviving example of a 16th century Tudor lodging. Although it is much altered, enough remains that its original form can still be understood. The significance of the two 18th century barns is derived from their architectural and historic significance as well-preserved examples of traditional Hertfordshire farm buildings.

3.5.5 The setting of the group is rural and open. Hunsdon airfield is nearby, but it too is open and largely in agricultural use. As such, the current uses within the Site do not diminish the sense that these are an isolated group of historic farm buildings, located within an agricultural landscape. The surrounding airfield and agricultural fields make a positive contribution to the significance of the assets.

3.5.6 A short summary of the significance of each of the barns is provided in turn below.

The Big Black Barn

3.5.7 The official list entry (List Entry Number 1101968) on the National Heritage List for England is:

Lodgings range, now a barn. C16, altered to a barn in C18. Timber framed and weatherboarded with a steep old red tile gabled roof. Double doors on E side. A tall unaisled barn facing E. formerly an important 2 storeys domestic building approximately 20 x 8 metres. Former 8-bay structure altered by creating 2 middle wider bays from 4, leaving 1 original bay at S end and 3 at N end. Queen post trusses with 2 butt purlins in line with each slope. Deep paired arched wind braces to lower purlin. Squared, chamfered, jowled posts of great size, with deep arched braces to tie beams. Remains of serpentine tension bracing in walls and rebated studs for upper windows. Tie beams have mortices for an original ceiling/attic floor. ...all posts have paired vertical mortices and cut back ledge for upper floor beams, and mortice for a brace under. The building was presumably part of Hunsdon Lodge, a royal hunting lodge, recorded in the Tudor Period (HLHS (1979) 34). Remains of an early 2 storeys timber framed house of exceptional size and quality. Part of the picturesque group of tarred farm buildings at Hunsdon Lodge Farm.



Figure 11: Photograph of the Big Black Barn looking west - 2024

3.5.8 The Big Black Barn is a Grade II* listed former 16th century lodgings range, now barn, which was converted in the 18th century. The rectangular shaped barn runs northeast to southwest and is adjoined by a further barn to the southwest which is listed individually (see paragraph 3.5.13 onwards). The barn is an eight-bay timber framed structure, however two central bays on the northwest and southwest sides have been widened converting two bays into one, at which large double cart doors have been inserted on the southeast side. The barn is of a double height and open plan internally.

- 3.5.9 Externally the barn is covered by horizontal weatherboarding, most of which appears to have been replaced in the late 20th century-early 21st century, with most recent replacement occurring in 2020 with elm wood boards painted in wood stain. The roof is of red clay tile, under which is a queen post roof structure with two butt purlins, in poor condition. Internally there is evidence of the former window openings with defined rebated studs in the internal timber framing, however replacement timber to some bays leaves some former openings with single notches. Temporary timber propping was installed in 2019 to structurally brace the southeast elevation, just south of the double height doors, and to brace the northwest elevation on the second bay from the south.
- 3.5.10 The Big Black Barn is believed to have been the hunting lodge associated with Hunsdon Lodge; a 16th century extensive deer park enclosed for Henry VIII, recorded in the Tudor Period. Internally there is evidence of former window openings, and a former attic floor aligned with the eaves by way of the extant mortices in the tie beams, and vertical mortices to the posts, however no other features remain.
- 3.5.11 The barn's significance derives from its historic interest as a former 16th century hunting lodge believed to have formed part of and defined the northern extent of the royal hunting park at Hunsdon created in the early 1500s under the steer of Henry VIII, and its subsequent alterations in the 18th century in line with the Agricultural Revolution. Its significance also derives from its architectural interest as a timber framed structure, with queen post roof and serpentine tension bracing, of which a significant proportion of the original timber survives, although much altered, enough remains that its original form can still be understood, together with evidence of its former use of a hunting lodge. It also holds group value with the adjoining barns as the extant remains of the 18th and 19th century farmstead.
- 3.5.12 The barn's setting is derived by its immediate part-courtyard arrangement with the two other listed barns, and the modern agriculture buildings, positioned in a relatively isolated location accessed via an informal track. Whilst the modern farm buildings are not in keeping with the architectural character of the barns, they uphold the characteristics of the farmsteads former agricultural use, and the southern building is located within the footprint of the farmstead's former farmhouse complex. The wider setting is rural and open. Whilst now reverted to agricultural use, it has been significantly altered over time with development in the surrounding area, in particular the construction of the former airfield in the 1940s. However, the airfield is open and largely agricultural in use, so as such does not diminish the sense that the barns are an isolated group of farm buildings. It is considered that the immediate and wider setting makes a moderate positive contribution to the significance of the Big Black Barn.

Barn at Hunsdon Lodge Farm Attached to South End of the Big Black Barn

- 3.5.13 The official list entry (List Entry Number 1101969) on the National Heritage List for England is:

Barn. C18. Timber framed, weatherboarded with a steep old red tile gabled roof and gabled projecting porch central on W side. Opposed double doors. An unaisled 5-bay barn facing W attached to S end of the Big Black Barn. Collar trusses with inclined queen struts. Clapsed purlin roof with 1 purlin to each slope. Long slender curved braces to tie beams. Strainer between purlins at mid-bay. Straight diagonal tension braces in walls. Modern floor inserted in 2 S bays. Lower part of porch interior weatherboarded and barn interior plastered to same level. Weatherboarded and slated lean-to stables flank the W porch. An C18 timber framed barn, little-altered, of special interest. Part of the group of historic barns at Hunsdon Lodge Farm.



Figure 12: Photograph of the Barn at Hunsdon Lodge attached to the south end of the Big Black Barn looking east-2024

- 3.5.14 The barn to the south of the Big Black Barn, is a Grade II listed un-aisled, five-bay barn, which extends southward from the Big Black Barn. There is an internal opening connecting the two structures. The eaves and ridge of the barn sit approximately 1000mm lower than that of the adjoining Big Black Barn. To the west elevation is a double height gabled porch which extends approximately 3000mm to the west, with an infilled lean-to to the western corner, with a shallow lean to slate roof. The lean to is likely to have been used as two pens, each with individual stable doors. To the east elevation are two double door openings, the ones furthest north are positioned in projecting outshoot approximately 1000mm to the east with a flat roof comprised a concrete plinth and horizontal weatherboarding above under a corrugated metal sheeting flat roof.
- 3.5.15 Internally the projecting outshoot has a sloped concrete feature, suggesting potential grain or hay storage. This projection is not shown on any of the historic mapping suggesting that was a late 20th century addition. Internally to the southern elevation the lower part of the timber framing has been infilled with exposed brickwork, and the lower sections to the west and east are rendered, with brick infill behind in places. To the south elevation there is timber bracing, which was installed in 2019 across the single braced timber door. To the east elevation are two boarded windows, with top hung metal windows visible internally. There is modern concrete flooring throughout. Historic mapping suggests that there was a further lean to, or shelter structure to the northwest corner, but this has since been demolished
- 3.5.16 The barn's significance derives from its historic interest as a well-preserved example of a traditional Hertfordshire farm building which one formed part of larger farmstead at Hunsdon Lodge farm, providing evidence of the Agricultural Revolution in the 18th century, and its architectural interest as a good example of a timber-framed barn, built specifically for its purpose. It also has group value with the other historic barns within the Site as evidence of the 18th and 19th century farmstead.
- 3.5.17 The barn's setting is derived by its immediate part-courtyard arrangement with the two other listed barns, and the modern agriculture buildings, positioned in a relatively isolated location accessed via an informal track. Whilst the modern farm buildings are not in keeping with the architectural character of the barns, they uphold the characteristics of the farmsteads former agricultural use, and the southern building is located within the footprint of the farmstead's former farmhouse complex. The wider setting is rural and open. Whilst now reverted to agricultural use, it has been significantly altered over time with development in the surrounding

area, in particular the construction of the former airfield in the 1940s. However, the airfield is open and largely agricultural in use, so as such does not diminish the sense that the barns are an isolated group of farm buildings. It is considered that the immediate and wider setting makes a moderate positive contribution to the significance of the Barn at Hunsdon Lodge Farm attached to the South End of the Big Black Barn.

The Essex Barn

3.5.18 The official list entry (List Entry Number 1101970) on the National Heritage List for England is:

Barn. C18, roof rebuilt in early C19. Timber framed and weatherboarded with a slated gabled roof. A 6-bay unaisled barn facing S, with a projecting gabled porch off-centre to W flanked by weatherboarded and slated lean-to terminating in a low gabled cross wing near the E corner. Opposed double doors and high boarded doors in the N side. continuous ventilation slot above b lean-to to E of porch. Unjowled posts with rails tennoned in line and long curved braces to the tie beams. A post central to each gable end. A good example of a late timber framed barn, specifically designed for its purpose. The lean-to parts on the S are probably original. A long shelter shed, formerly extended S from the E end of the S side. Part of the picturesque group of tarred weatherboarded barns at Hunsdon Lodge Farm.



Figure 13: - Photograph of the Essex Barn looking north - 2024

3.5.19 The Essex Barn is a Grade II listed 18th century barn, which faces south. It is a double height timber framed structure of six bays orientated northwest to southeast, on a brick plinth of 12 course (approx. 780mm high) with a projecting double height gabled porch off centred to the west under a slate roof. The brick plinth to the north and west elevations looks to have been rebuilt in engineering bricks at some point. To the south elevation, either side of the porch are lean to structures terminating in a low gabled cross wing to the eastern corner. The barn formerly had an attached open sided shelter shed, which extended south from the eastern end of the south elevation that was demolished in the late 20th century and is likely to have extended from the cross wing.

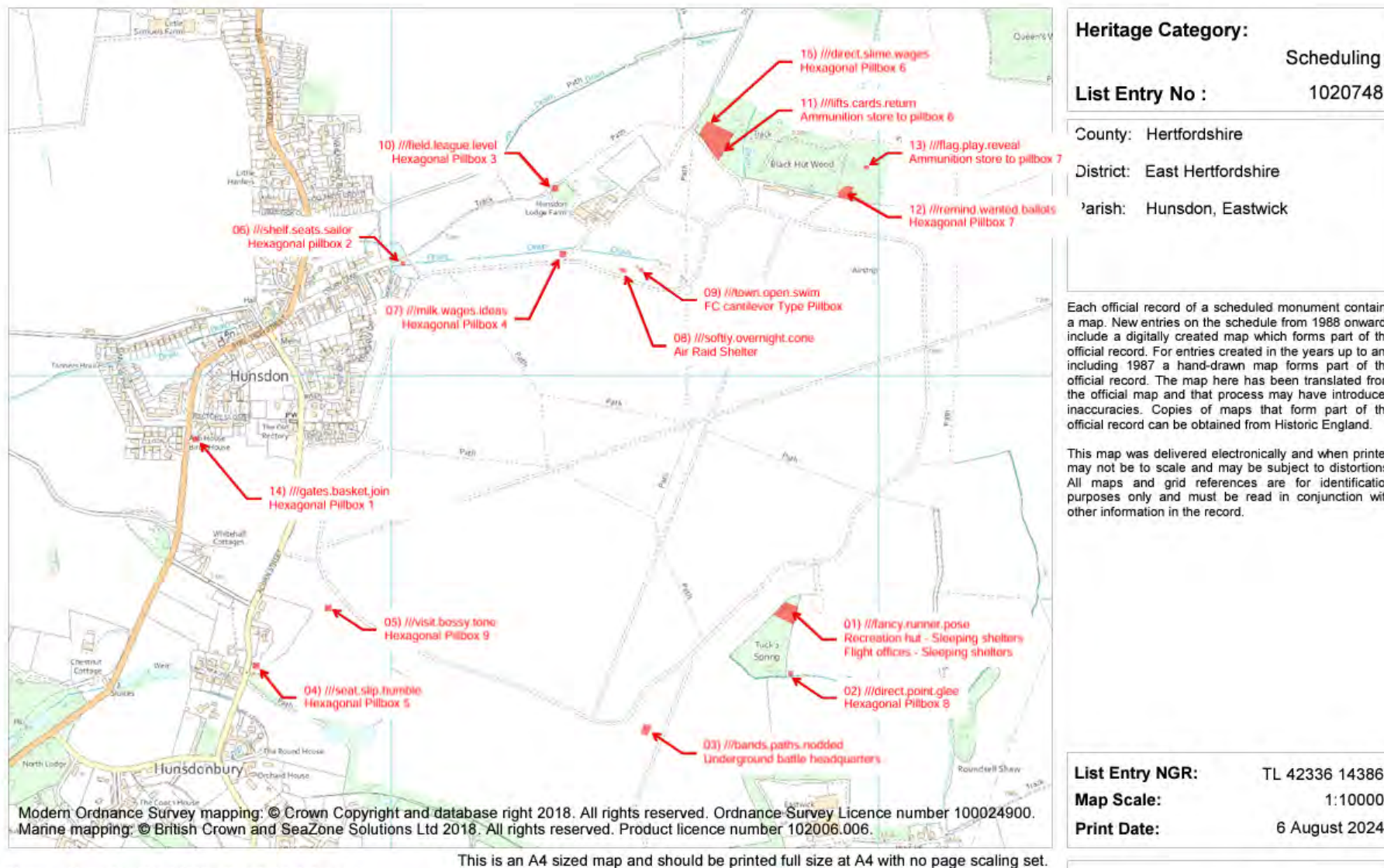
3.5.20 The barn's significance derives from its historic interest as a well-preserved example of a traditional Hertfordshire farm building which one formed part of larger farmstead at Hunsdon Lodge farm, providing evidence of the Agricultural Revolution in the 18th century, and its architectural interest as a good example of a late timber-framed barn, built specifically for its

purpose. It also has group value with the 'Barn at Hunsdon Lodge Farm Attached to South End of the Big Black Barn' and 'The Big Black Barn at Hunsdon Lodge Farm 500 Metres Along Track' as the extant remains of the 18th and 19th century farmstead.

- 3.5.21 The barn's setting is derived by its immediate part-courtyard arrangement with the two other listed barns, and the modern agriculture buildings, positioned in a relatively isolated location accessed via an informal track. Whilst the modern farm buildings are not in keeping with the architectural character of the barns, they uphold the characteristics of the farmsteads former agricultural use, and the southern building is located within the footprint of the farmstead's former farmhouse complex. The wider setting is rural and open. Whilst now reverted to agricultural use, it has been significantly altered over time with development in the surrounding area, in particular the construction of the former airfield in the 1940s. However, the airfield is open and largely agricultural in use, so as such does not diminish the sense that the barns are an isolated group of farm buildings. It is considered that the immediate and wider setting makes a moderate positive contribution to the significance of the Essex Barn.

Hunsdon World War II Airfield Defences

- 3.5.22 The Hunsdon Airfield and the associated group of structures form a scheduled monument of 14 separate areas of protection (these are shown in **Figure 13**), and a description is set out in **Table 3.1** below.
- 3.5.23 The land for Hunsdon Airfield was requisitioned in 1939 and built in 1940-1. It served as a fighter airbase that was a satellite to North Weald in Essex. It flew Hurricanes and later Mosquitos; the latter participated in the 1944 'Operation Jericho' raid on Amiens prison to help free resistance fighters held there. It operated until 1947. It had two intersecting runways, the longer of which was about 1600m running NE/SW, and a perimeter road. The runways and the perimeter road survive as tracks and field boundaries and, although the land has been reconverted to agricultural use, are still clearly visible from the air. Part of the site is in use by the Hunsdon microlight club.
- 3.5.24 There were a range of brick, wood and prefabricated steels buildings associated with the airfield, many of which survive. These are scheduled as fourteen units within a single scheduling entry. They are located in a ring around the perimeter of the site and include seven large pillboxes, most still retaining their machine gun fittings and with associated ammunition stores and trenches; two sleeping shelters; an air-raid shelter; and the former battle headquarters building with its associated defensive trenches, which is mainly underground. The structures are well preserved and, in some cases, contain remnants of original fittings.
- 3.5.25 Hunsdon Airfield has historical significance as a well-preserved World War II airfield with many of its associated structures surviving intact. It is also likely to have some archaeological value for the buried remains of other parts of the complex.
- 3.5.26 The setting of the upstanding parts of the complex is varied in their immediate localities, with some located in woodland at Black Hut woods and Tuck's Spring. Others near Hunsdon village at Spellers and at Hunsdon Lodge Farm, and the rest scattered in open countryside around the perimeter of the site. The wider setting of the remains is formed by the airfield, which can still be understood as a single complex. The setting makes a positive contribution to the significance of the monument. Hunsdon Airfield has High heritage value.



Name: Hunsdon World War II airfield defences

Figure 14: Location of monument components (numbers as per table 3.1 below)

Table 3.1: Monument Components

Monument ID and locator	Structure Name	SM Area of Protection	Descriptive Location	Description
1 ///fancy.runner.pose	Recreation Hut - Sleeping Shelters	11th Area	Tuck Spring Wood	Very rare nationally with only six known examples. The easternmost shelter measures 6.5m by 3.5m with porches or blast walls at each end; the roof is flat and there are no windows. The buildings are divided into bays by internal cross-walls, each bay housing up to six bunk beds (the steel supports for these are still affixed to the wall). Ventilation is afforded by air bricks (regularly spaced low down in the walls) and by an air extractor system (the ducting remains in place running continually along the ceilings of each building). Power cables and light fittings are still in place in both shelters. An annotated plan of the airfield produced by the Air Ministry in June 1946 labels these buildings as sleeping shelters for 18 and 33 personnel. Their purpose was to provide overnight accommodation in the event of air raids. Original Building Number 165.
	Flight Offices - Sleeping Shelters			The westernmost shelter is of the same design but longer, measuring 13m in length, and has only one porch at its northern end. The buildings are divided into bays by internal cross-walls, each bay housing up to six bunk beds (the steel supports for these are still affixed to the wall). Ventilation is afforded by air bricks (regularly spaced low down in the walls) and by an air extractor system (the ducting remains in place running continually along the ceilings of each building). Power cables and light fittings are still in place in both shelters. An annotated plan of the airfield produced by the Air Ministry in June 1946 labels these buildings as sleeping shelters for 18 and 33 personnel. Their purpose was to provide overnight accommodation in the event of air raids. Original Building Number 167.
2 ///direct.point.glee	Hexagonal Pill Box 8	12th Area	Eastern tip of Tuck Spring Wood	Brick-built hexagonal pillbox with a concrete roof located at the eastern tip of Tuck's Spring. Basically, a Type 22 design, its relatively thin walls render it bullet-proof but not shell-proof. It has six-gun apertures in its exterior wall (one in each of its faces) and a brick-built tunnel entrance at its northern side.
3 ///bands.paths.nodded	Underground Battle Headquarters	13th Area	South of airfield – approx. 10m south of perimeter road	Battle Headquarters building and the trenches surrounding it. The building is mostly underground: a Type 11008/41 design which replaced above ground battle headquarters during the course of the war after the latter proved vulnerable to air attack. It has three subterranean rooms (sleeping quarters, office and toilet) and at

				its western end one partly above ground observation tower. The structure has impressive defences: extending in a semi-circle around its eastern side are brick-built trenches with integral shelters leading to one entrance at the eastern end of the building. The structure has another entrance next to the observation tower: a narrow rectangular opening (which would originally have had a steel hatch) gives access to the observation tower via an iron ladder. The observation tower has a viewing slit all the way round; formed by the presence of iron spacers supporting a massive concrete roof. The subterranean part of the building is still partly earth covered. The Battle Headquarters is a very formidable structure which would have been almost impregnable under attack. Original Building Number 24.
4 ///seat.slip.humble	Hexagonal Pill Box 5	7th Area	East of Acorn Street - immediately adjacent to the road	Massive typically Hunsdon type seen elsewhere around the perimeter and exhibit the brick shuttering characteristic of the other pillboxes of this type. The pillbox immediately adjacent to Acorn Street has loophole apertures in each of its six wall faces but no facility for mounting machine guns.
5 ///visit.bossy.tone	Hexagonal Pill Box 9	14 th area	Southwest of the airfield adjacent the perimeter track	Massive typically Hunsdon type seen elsewhere around the perimeter and exhibit the brick shuttering characteristic of the other pillboxes of this type. Turnbull machine gun mounting pivots built into two of its apertures.
06 ///shelf.seats.sailor	Hexagonal Pill Box 2	2nd Area	North of footpath to Drury Lane	Small (diameter 4.7m) and built with comparatively thin brick walls, non-flaring gun apertures (without Turnbull mountings) and a full-height doorway it may have served as a communications post.
7 ///gangs.truly.cycles	Hexagonal Pill Box 4	4th Area	60m to the southwest of the Old Hunsdon Lodge Farm Buildings	Typical Hunsdon pillboxes of hexagonal shape and massive dimensions (diameter 7.5m, wall thickness 1.75m). Turnbull mountings at some of the loopholes provide evidence for the level of armament. Accessed via low L-shaped tunnel entrances, partly lined with anti-ricochet brickwork. Their maximum internal diameter is 4m and each incorporates a central Y-shaped anti-ricochet brick wall.
8 ///softly.overnight.cone	Air Raid Shelter	6th Area	30m to the west of the cantilever pillbox	Last Remaining of 5 original air raid shelters. Now devoid of its earth covering and entry doorway. It is of Stanton type, formed from precast concrete parabolic panels bolted together to form a vaulted shelter some 9.1m in length and 2.3m wide at its base. It would have been covered in earth during wartime as extra protection, with its escape hatch protruding through the top of the mound.

9	FC Cantilever Type Pillbox	5th Area	30m east of the Air Raid Shelter	An innovative design for a pillbox by FC Construction Company Ltd. Designed specifically for airfield defence, only a few now survive around the country. It takes the form of a circular brick-lined pit (1.5m deep by 5.5m diameter) in the centre of which is a 2m high pillar surmounted by a concrete dish (of the same diameter as the pit); the gap between the top of the pit and bottom of the concrete dish affords a 360-degree firing capability to the occupants of the cantilever type pillbox.
10	Hexagonal Pill Box 3	3rd Area	30m to the west of the Old Hunsdon Lodge Farm Buildings (Unable to locate due to extensive vegetation)	Typical Hunsdon pillboxes of hexagonal shape and massive dimensions (diameter 7.5m, wall thickness 1.75m). Turnbull mountings at some of the loopholes provide evidence for the level of armament. Accessed via low L-shaped tunnel entrances, partly lined with anti-ricochet brickwork. Their maximum internal diameter is 4m and each incorporates a central Y-shaped anti-ricochet brick wall.
11	Hexagonal Pill Box 6	8th Area	Black Hut Wood	Typical Hunsdon pillboxes of hexagonal shape and massive dimensions (diameter 7.5m, wall thickness 1.75m). Turnbull mountings at some of the loopholes provide evidence for the level of armament. Accessed via low L-shaped tunnel entrances, partly lined with anti-ricochet brickwork. Their maximum internal diameter is 4m and each incorporates a central Y-shaped anti-ricochet brick wall.
	Ammunition Store to Pill box 6			An auxiliary brick-built semi-sunken structure 50m to the southeast is an ammunition store listed as 'Ammunition Store 20mm' on an Air Ministry plan of the airfield dated June 1946. The store is approximately 3.7m long by 2.8m wide lit by three small windows. In one internal corner of the room iron rungs lead up to what was once an escape hatch in the roof.
	Associated trenches to Pill Box 6			Approximately 30m from the pillbox two brick-lined trenches form a V-shape around the northeast quarter of the field of fire from the pillbox. One trench is straight, the other is zigzag; both are some 21m long by 1m wide with built-in ammunition recesses along their length.
12	Hexagonal Pill Box 7	9th Area	Black Hut Wood	Typical Hunsdon pillboxes of hexagonal shape and massive dimensions (diameter 7.5m, wall thickness 1.75m). Turnbull mountings at some of the loopholes provide evidence for the level of armament. Accessed via low L-shaped tunnel entrances, partly lined with anti-ricochet brickwork. Their maximum internal diameter is 4m and each incorporates a central Y-shaped anti-ricochet brick wall.

	Associated trenches to Pill Box 7			The associated trenches are infilled, but their course can be traced in the ground as a series of depressions.
13 ///flag.play.rev eal	Ammunition Store to Pill box 7	10th Area	Black Hut Wood - The associated ammunition store lies to the northeast	brick built at ground level and had the same dimensions as that to the west. It too has a ladder in one corner leading to an escape hatch.
14 ///gates.basket .join (Outside of Site boundary and not shown at Figure 9)	Hexagonal Pill Box 1	1st Area	Adjacent to the B180 road guarding the southern approaches to the village some 300m to the west of the airfield perimeter road.	The pillbox has a diameter of 7.5m and the walls are some 1.5m thick. Each gun aperture (six in all) measures 0.25 sqm at its interior wall expanding through a series of small steps to an opening 1.4m by 0.9m in the exterior face. Two Turnbull machine-gun mounting pivots are extant in one of the loopholes; these would have allowed a steel cradle, housing the machine gun, to be hung in the aperture.

4 Condition & Recommendations

4.1 Introduction

- 4.1.1 As part of this Study, a condition survey and structural survey for all of the designated heritage assets. Both surveys were visual, non-intrusive surveys and were undertaken on 7 August 2024. They were undertaken in accordance with industry best practice and guidance. The surveys were undertaken with the intention to provide a preliminary assessment of the current condition of the assets, identify potential structural and repair works may be required, and identify any relevant considerations which may impact their potential reuse.
- 4.1.2 This section provides a high-level summary of the findings and sets out the suggested remedial works required to safeguard the heritage assets. The full condition and structural reports are appended to this document at **Appendices B, C and D**, and the following section should be read in conjunction with these reports.

4.2 Big Black Barn

- 4.2.1 The Big Black Barn has experienced significant structural movement which may be ongoing, with visible bowing in the front and rear elevations. Temporary structural support has been installed internally within the barn, and the brick plinth and sole plate are disintegrating in places. The building was assessed as being at serious risk of major failure.
- 4.2.2 It is recommended that the building be monitored to determine if it is necessary to carry out works to arrest any ongoing movement. Generally, the condition of the fabric does not warrant any immediate works, but in the medium-term repairs to the plinth walls, sill beam, main post bases, walls plates and weatherboarding may be required. Any works to repair the fabric of the barn must form part of a considered package.

4.3 Barn to the South

- 4.3.1 Again, this barn shows signs of structural defects and there is evidence of localised damage to the frame. The ridge line of this structure is visible dipping, indicating some movement to the structure and there is shoring in place internally. Where visible, the timber frame shows evidence of decay, likely due to the introduction of concrete screed to the lower levels. There are also small areas identified which now contain asbestos after more recent modifications (mid-19th century).
- 4.3.2 The barn is considered to be at risk of major failure and structural repairs are considered necessary in the medium term to prevent further decay. The majority of the timber-frame does not warrant materials repairs in the short term, with the exception of some localised areas of deterioration. Any significant repairs should form part of a considered package for the building.

4.4 Essex Barn

- 4.4.1 The Essex Barn is currently in use as storage for light aircraft which restricted the ability to survey the property, and a full visual inspection was not possible. The extent of structure that was able to be viewed during the site visit appeared to be in reasonable condition, although there is some minor deviation in the ridge line. At this time only minor repairs are recommended, but a more detailed survey will be required when full access can be provided.

4.5 Hunsdon World War II Scheduled Monument

General Condition

- 4.5.1 Fourteen monuments at thirteen different locations were visually inspected. It was found that there is a wide mix of building types found on the site from concrete defence pillboxes, emergency sleeping quarters, command posts to shelters all of them are constructed from concrete and brick.
- 4.5.2 The condition survey found that all except two monuments are in a poor condition. The structures are not secure with evidence of people trespassing. Most of the monuments are heavily covered in vegetation and are being damaged by self-seeding trees growing within very close proximity of the structures, causing damage to both foundations and the build materials. The walls have already collapsed and will continue to deteriorate rapidly.

Structural Condition

- 4.5.3 Generally, the heavy construction of the monuments and their relatively low age means they are structurally sound and require only minor structural works such as concrete and masonry repairs to allow safe access. The primary factor in potential future deterioration is likely vegetation growth and a considered plan to control this is recommended.

4.6 Recommended Remedial Works

- 4.6.1 Following the completion of the surveys, it is clear that a number of next steps are required to ensure that the assets do not deteriorate further, and also to remove the current health and safety risks.

Barns

- The Big Black Barn has experienced significant structural movement which may be ongoing. It is recommended that the movement be monitored to determine if it is necessary/justifiable to carry out works to arrest the movement. Generally, the condition of the fabric does not warrant immediate works, but in the medium-term repairs to the plinth walls, sill beam, main post bases, girding, wall plates and weatherboarding may all need to be carried out. This work must form part of a considered package of works and not be carried out piecemeal as several of these elements affect the issues around stability of the frame.
- The South Barn has experienced localised damage (such as the southwest gable) that require considered structural repair in the medium term potentially including works such as repair and replacement of structural members, sections of cladding, plinth walls and infill wall panels. The majority of the timber frame does not warrant material repairs in the short-term, with the exception of some localised areas of deterioration.
- The Essex Barn is generally in a good condition and requires only minor repairs, however these are not required immediately. Access points for pigeons should be addressed to reduce the health and safety risks associated with pigeon guano and detritus.
- The external surface at the front of the buildings is in a relatively poor condition and consideration should be given to the potential detrimental effect of uncontrolled surface water run-off. In the short term a strip of permeable surface (gravel etc) may help to control the risk for the barns. If the barns are repurposed the current hardstanding will need to be replaced.
- The grounds around the barns are overgrown in places and a pile of building material containing asbestos sheets is present to the west of the barn attached to the south of the Big Black Barn, this area needs clearing and the asbestos needs removing in a safe and appropriate manner.

- The asbestos register indicates that asbestos has been introduced into the buildings in the form of AIB and cement guttering and downspouts, although this can be managed, if the property is to be utilised for the public, then this will need removing. The asbestos survey does not cover the Essex Barn, it is recommended that prior to any works being undertaken the survey is carried out.
- The electrical systems in both the Big Black Barn and the barn attached to the south, are extremely old and do not appear to have been tested for many years, this has obvious implications and should be isolated and replaced. Prior to reuse, a thorough electrical test and inspection by an appropriately qualified professional should be undertaken.

Scheduled Monument

- No asbestos register was provided for the monuments prior to inspection before any restoration work could commence each structure should have an R&D survey carried out.
- All of the assets would benefit from vegetation clearance with tree and hedge felling in the immediate vicinity (invasion of building footings). Once this work has been completed, a more accurate assessment and maintenance plan could be developed for all of the buildings.
- All monuments need to be secured from intruders, with replacement gates and lock repair, currently a large number of these are open to the public.
- For Monument 3, (the underground battle headquarters), the top concrete section is separated from the base by three corroded RSJ sections which should not be considered safe. These are rusting and potentially could collapse at any time. As a result, the supports need replacing. It is recommended that access be restricted until a more permanent method of support is provided.
- Monument 6 (Hexagonal Pillbox 2) should not be considered structurally safe, and it is recommended that access is restricted, particularly due to its proximity to a public footpath, until repairs can be carried out.
- Barriers should be erected around the Monument 8 (Air raid shelter) & Monument 9 (FC Cantilever Type Pillbox) currently in the middle of sugar beet field, as they have been damaged by farm machinery.
- For Monument 13 (the Ammunition store to Pillbox 7), the blast wall footings have subsided, and the wall is at an acute angle. As a result, these should be shored up to prevent failure. At present the structure is not considered safe and it is recommended that access is restricted until a permanent solution is installed to support it.

5 Options Appraisal

5.1 Potential Options for Reuse

5.1.1 The table below sets out a commentary around the potential options for reuse for the three listed barns at Hunsdon Lodge Farm.

Item	Potential Re-use	Precedent Examples	Timescale	Cost & Resources	Revenue Potential	Strengths	Constraints
1	Agricultural - Machinery storage and workshop, ancillary to Hunsdon Airfield Park farm (no public access) - Rare Breed/Heritage Livestock/Small Sustainable Farm Centre with public access - Modern agricultural use including commodity and fertiliser storage. Alternative crops/plant nursery/tree nursery/landscaping material yard	Forty Hall Farm FarmED, Honeydale Farm	Short	Low	Low	- Minimal change to building fabric, - Low intensity, 'Traditional' appearance maintained, - Storage of equipment / workshop for surrounding landscape maintenance	- Unsuitable for modern agricultural machinery / commodity storage, - Limited preservation of fabric, risk of further damage, - Low revenue vs. upkeep cost.
2	Light Industrial - Simple spec storage let to 3rd party i.e. equipment and machinery storage - Equipment store in conjunction with compound to the rear (aggregate processing compound) - Un-heated workshop for mechanics, automotive, set design, crafts person - Vertical farming/hydroponics	Node Farm, Codicote	Medium	Low	Low	- Security, - Low impact/in-keeping with surrounding uses, - Minimal investment required in current condition, - Retain control of buildings and occupation if option is a meanwhile use, - Vertical Farming/ Hydroponics could contribute to sustainable food production goals	- Planning consent required inc. Listed building consent, - Limited preservation of fabric, - Service media upgrade required, - Landlord H&S liabilities, - Potential liability if property becomes rateable.
3	Residential - Conversion of all buildings to residential units - high standard design to incorporate traditional barn features. - Conversion of part building in ancillary to Items 1,4, 5 - Construction of standalone residential unit (modern build method, traditional in-keeping design) ancillary to items 1,4,5 i.e.	Priory Farm Yard Barn Conversion Examples, Hertfordshire Acorn Street, Hunsdon	Long	High	Medium – High	- Unique property could be let at a premium rate, - Full structural refurbishment would help preserve building fabric - Essex Barn considered more suitable for conversion due to better structural	- Poor access and services infrastructure, - Planning consent, inc. LBC, - Use would not be complimentary to surrounding areas, limits use of adjoining agricultural/commercial sites.

	Stockperson accommodation/ caretaker/farmer Holiday Cottage or short term lets					condition than other barns	Management services still required including compliance
4	Community Hub - Interpretation Centre - Destination Community Play Area and Visitor Centre in conjunction with Hunsdon Airfield Park and Heritage Assets - Community Café - Community Multi-Use Space for events/not-for profit organisations - Cycle hire centre	Cley & Salthouse Marshes Visitor Centre Plawatch Farm Kingfisher Barn FernyHill Farm	Medium	High	Low	- Retain control of buildings - Integrate with other community areas around airfield to enhance place making vision - Small businesses could generate revenue for upkeep and become self-sufficient long term - Retains "traditional" aesthetic - Degree of refurb could be adapted for timescale - Potentially unlock heritage funding for upkeep costs	- Structural refurbishment required - Liability and costs may still be held by PFP/management resources required - Surrounding agricultural/commercial uses may not be compatible
5	Events Venue - Multi-purpose events venue, traditional aesthetic for weddings/party hires - Conference Centre with connection to Airfield Park features i.e. corporate away days at Outdoor Activity Course "Destination" venue, high specification for luxury events & setting	Pangdean Old Barn The Great Barn, Headstone Manor Chapel Barn	Long	High	High	- Similar to Items 4 but potential for greater revenue generation - Multi-use space could be adapted for other uses or meanwhile uses e.g. PFP site office/presentation venue	- Competitive market subject to economic conditions - Refurbishment required with high quality finish i.e. kitchens/bathrooms etc - Planning consents inc. listed building consent & licensing - Liability if low demand
6	Office or Retail Space - Commercial units for letting in courtyard i.e. office space, retail shops, - As above but with connection to the Hunsdon Airfield Park i.e. small business/B-Corp/HQ for operations	Elveden Courtyard Fornham Business Court	Long	High	High	- Reduce PFP liability and costs if FRI lease - Flexible use with potential to adapt over time - Repayment of refurbishment costs through income - Opportunity for complimentary occupation with surrounding uses i.e. site office/B Corp HQ	- Risk if void periods or downturn of market - Management services required - Retail/intensive use may be restricted by location and services - Planning consent inc. listed building consent
7	Catering and micro-brewery / winery Tap room and micro-brewery,	Rathfinney Estate West Barsham Estate	High	High	High	Destination venue to compliment	Set up costs and suitability of land for viticulture or hop

	- Winery and tasting room for vineyard at Hunsdon Airfield Park, - Ancillary restaurant and hospitality					surrounding land uses & SLMP objectives - High end market could generate premium revenue and fund high quality finish - funded by ingoing business - Community engagement/local produce angle to be promoted	production may be a limiting factor (could be grown off site) - Substantial refurbishment and additional infrastructure required - Subjective on economic conditions, may not be self-funding. High operating costs.
--	--	--	--	--	--	---	---

5.2 Options Appraisal

Reuse Option	Condition Suitability	Works Required to facilitate reuse	Structural condition – Implications / Considerations	Heritage Considerations
1	Electrical system would need replacing completely, for lighting and power and an adequate potable water supply.	BB and SB: Stabilising of primary structural frames and structural repair/replacement of localised damaged elements. Cladding repairs EB: No structural works required	Although the structure needs repair the space created is generally appropriate for the proposed use.	Whilst some work would be required to stabilise the building, this work would be unlikely to harm the significance of the building. Barns would remain in existing use. Any alterations to accommodate modern agricultural machinery would need to be carefully designed. Cladding to BB has been replaced previously so replacement would not remove original material. Any internal subdivision to create pens etc, would need to be suitably designed and informed by existing bays and materials would need to be in keeping with architectural character - and would need to be low level. Minimal public benefit likely to derive from end use if not public facing. Plant Nursery / alternative crop use would need to control humidity levels etc to avoid damage / allow water ingress to timbers over time.
2	Electrical system would need replacing completely for lighting and power, and welfare facilities.	BB and SB: Stabilising of primary structural frames and structural repair/replacement of localised damaged elements including reconstruction of south elevation. Extensive cladding repairs EB: Some cladding repairs to improve weatherproofing	Given the proposed works the barns would be appropriate for the proposed use.	Whilst some work would be required to stabilise the building, this work would be unlikely to harm the significance of the building. Barns would remain in existing use. Any alterations to accommodate access for modern machinery would need to be carefully designed- unlikely to enlarge existing cart openings without causing harm to the barns. Cladding to BB has been replaced previously so replacement would not remove original material. Any internal subdivision to create pens etc, would need to be suitably designed and informed by existing bays and materials would need to be in keeping with architectural character. Minimal public benefit likely to derive from end use if not public facing.

				Vertical farming would need to control humidity levels etc to avoid damage / allow water ingress to timbers over time and have a freestanding structure which does not rely on structures affixed to the timber frames.
3	Appropriate transformer for electrical power. Complete electrical installation on each property for lighting and power, all services including potable water supply, surface and wastewater system removal, mains or septic tank. Internet/ phone line for communications, Heating system with ground/air source heat pumps. Extensive landscaping for access roads with street lighting. Asbestos on site would require removing.	BB and SB: Stabilising of primary structural frames and extensive structural repair/replacement of damaged elements including reconstruction of south elevation, rebuilding of brick plinths and replacement of wall plates. Recladding and reflooring. If mezzanine level proposed, then new foundations and new internal frame in timber or steel with timber floor. Localised structural alterations for door, window and service penetrations through envelope. EB: Recladding and reflooring. If mezzanine level proposed, then new foundations and new internal frame in timber or steel with timber floor. Localised structural alterations for door, window and service penetrations through envelope. External: Removal of existing apron	BB & SB: The condition of these barns does not lend itself to a residential conversion without extensive intervention including repairs and alterations to incorporate penetrations needed for residential use. EB: This barn is more suited to the proposed use, but interventions would still be significant.	Extensive alteration would be required. Whilst there is evidence of former window openings to BB, which could be reopened without harm to significance, additional windows / doors would domesticate the barn and therefore negatively impact its significance. Due to design of roof structure, limited opportunity for usable 2nd floor accommodation in BB and SB but could be accommodated in EB. Substantial subdivision is likely to result in harm to the open character of the interior space which give the barns architectural interest. As end use would be a private residence, there would be no / limited public benefits to overcome harm to significance. Potential proposed new standalone dwelling would need to be sensitively designed as to not cause harm to the setting (which contributes to the significance) of the barns - standard design would unlikely be acceptable and any new building would need to be appropriately sited and be subservient to main barns.
4	Appropriate transformer and electrical installations at each location for power and lighting, Internet service, potable water supply, surface and wastewater system removal, mains sewage connection. Toilet facilities, Heating system with ground/air source heat pumps or gas installation. Car parking & extensive	BB and SB: Stabilising of primary structural frames and structural repair/replacement of localised damaged elements including reconstruction of south elevation. Extensive cladding repairs and potential reflooring.	Depending on the user specification for internal climate and finish the barns would be structurally appropriate for the proposed use. If uses within the space required more controlled environments, then these would probably	This use could allow for retention of open space, so that the architectural detailing and planned form can be easily read. Whilst alterations would be required, these could be undertaken in a way that sympathetically retains the agricultural character of the area. Reflooring in appropriate materials likely to be acceptable, given that existing flooring is not of architectural interest. New services will need to be carefully considered, and it is suggested that these are visibly mounted. Creation of car parking / hard external landscaping may cause harm to the setting and would need to be sensitively located and comprise suitable materials (no tarmac). Likely to provide public benefits through creation of community space and creation of jobs, which may overcome heritage harm.

	landscaping for access roads with street lighting. Asbestos on site would require removing. Commercial kitchen	EB: Some cladding repairs to improve weatherproofing. Potentially reflooring. External: Replacement of existing concrete apron.	need to the standalone elements.	
5	Appropriate transformer and electrical installations at each location for power and lighting, Internet service, potable water supply, surface and wastewater system removal, mains or septic tank. Heating system with ground/air source heat pumps or gas installation. Extensive landscaping for access roads with street lighting and car parking. Asbestos on site would require removing. Commercial kitchen	BB and SB: Stabilising of primary structural frames and structural repair/replacement of localised damaged elements including reconstruction of south elevation. Extensive cladding repairs and potential reflooring. Likely localised structural alterations for door, window and service penetrations through envelope. EB: Some cladding repairs to improve weatherproofing and potential reflooring. Likely localised structural alterations for door, window and service penetrations through envelope.	As use 4	This use would allow for retention of open space, so that the architectural detailing and planned form can be easily read. Subdivision should be avoided where possible, especially to the BB. Whilst alterations would be required, these could be undertaken in a way that sympathetically retains the agricultural character of the area. Reflooring in appropriate materials likely to be acceptable, given that existing flooring is not of architectural interest. Whilst there is evidence of former window openings to BB, which could be reopened without harm to significance, significant additional windows / doors would domesticate the barn and therefore negatively impact its significance, opportunities to being in additional light could be achieved through alterations to former cart entrances. New services will need to be carefully considered, and it is suggested that these are visibly mounted. Creation of car parking / hard external landscaping may cause harm to the setting and would need to be sensitively located and comprise suitable materials (no tarmac). Likely to provide some public benefits through creation of jobs, which may overcome heritage harm.
6	Appropriate transformer and electrical installations at each location for power and lighting, Internet services, potable water supply, surface and wastewater, mains connection. Heating systems with ground/air source heat pumps or gas installation. Extensive landscaping for access roads with street lighting and car parking. Asbestos on site would require removing. Security CCTV would require allowance for fixtures and fittings.	BB and SB: Stabilising of primary structural frames and extensive structural repair/replacement of damaged elements including reconstruction of south elevation, rebuilding of brick plinths and replacement of wall plates. Recladding and reflooring. If mezzanine level proposed, then new foundations and new internal frame in timber or steel with timber floor. Localised structural alterations for door, window and service penetrations through envelope. EB: Recladding and reflooring. If mezzanine level proposed, then new foundations and new	As use 3	This use would allow for retention of open space, so that the architectural detailing and planned form can be easily read. Subdivision should be avoided where possible, especially to the BB. Whilst alterations would be required, these could be undertaken in a way that sympathetically retains the agricultural character of the area. Reflooring in appropriate materials likely to be acceptable, given that existing flooring is not of architectural interest. Whilst there is evidence of former window openings to BB, which could be reopened without harm to significance, significant additional windows / doors would domesticate the barn and therefore negatively impact its significance, opportunities to being in additional light could be achieved through alterations to former cart entrances. New services will need to be carefully considered, and it is suggested that these are visibly mounted. Honest approach to any structural steels/ services would be required. Creation of car parking / hard external landscaping may cause harm to the setting and would need to be sensitively located and comprise suitable materials (no tarmac). Likely to provide limited public benefits through creation of jobs.

		internal frame in timber or steel with timber floor. Localised structural alterations for door, window and service penetrations through envelope. External: Removal of existing apron		
7	Appropriate transformer and electrical installations for power and lighting to units, water, gas, sewage, internet, welfare facilities landscaping & car park,	BB and SB: Stabilising of primary structural frames and structural repair/replacement of localised damaged elements including reconstruction of south elevation. Extensive cladding repairs and potential reflooring. Likely localised structural alterations for door, window and service penetrations through envelope. EB: Some cladding repairs to improve weatherproofing and potential reflooring. Likely localised structural alterations for door, window and service penetrations through envelope.	Structurally the barns could be made to be appropriate for the proposed use, but significant interventions may be required to support large vessels and accommodate the plant and services required these uses.	This use would allow for retention of open space, so that the architectural detailing and planned form can be easily read. Subdivision should be avoided where possible, especially to the BB. Whilst alterations would be required, these could be undertaken in a way that sympathetically retains the agricultural character of the area. Reflooring in appropriate materials likely to be acceptable, given that existing flooring is not of architectural interest. Whilst there is evidence of former window openings to BB, which could be reopened without harm to significance, significant additional windows / doors would domesticate the barn and therefore negatively impact its significance, opportunities to being in additional light could be achieved through alterations to former cart entrances. New services will need to be carefully considered, and it is suggested that these are visibly mounted. Honest approach to any structural steels/ services would be required. Creation of car parking / hard external landscaping may cause harm to the setting and would need to be sensitively located and comprise suitable materials (no tarmac). Likely to provide limited public benefits through creation of jobs. Any extensions to facilitate plant machinery etc would need to be align with planned form of existing barns and located in less significant areas - i.e. SB and EB. Would need to control humidity levels etc to avoid damage / allow water ingress to timbers over time and have a freestanding structure which does not rely on structures affixed to the timber frame.

6 Conclusions

The purpose of this report is to address a requirement of the Strategic Landscape Masterplan scope to investigate the feasibility of integrating and bringing back into long term sustainable use the designated heritage assets within the Hunsdon Airfield Park. This comprises the listed barns at Hunsdon Lodge Farm and the scheduled monuments associated with Hunsdon airfield.

Listed barns

The Stantec team have reviewed the three listed barns within the SLMP area, known collectively as the black barns, considering the current condition of them, historical context and the heritage importance. The buildings themselves have deteriorated over a very long period of time, which creates an identified risk to them, however this risk is not considered imminent by the building surveyors. The buildings benefit from periodic maintenance and will continue to be monitored to identify any change in this situation.

A shortlist of potential options for the building's re-use was produced in collaboration with the consultant and client team and then additional work has been undertaken by cost consultants and property consultants reviewing the options in order to inform to determine the feasibility of reuse. This review has considered them both as single buildings and as a group of buildings, with the latter the preference to produce a cohesive approach to them.

Because of the significant cost of each of the potential options, the financial viability of these is limited, in fact none of them at today's prices would be financially viable. The other key consideration, which has been assumed but would need to be tested in detail, is the acceptability of the extent of physical changes to the listed buildings and their settings, as well as the change of use, in heritage terms, including the likelihood of securing listed building consent for the extent of required changes.

Of the potential uses identified, the agricultural and light industrial uses are the most viable at the present date, primarily because of the limited amount of intervention to the buildings to make them fit for this purpose, indeed they are already used for agricultural storage. Throughout the course of the lifespan of the development the recommendation of this report is that the viability of other uses is considered on an ad-hoc basis but that the existing use will be maintained in the short term.

In addition, recommendations have been made within the report to ensure that the assets do not deteriorate further, and to remove the current health and safety risks.

Airfield scheduled monuments

The heritage assessment and condition / structural surveys also include the scheduled monuments at Hunsdon Airfield. Due to the nature of the scheduled monuments, the structures do not lend themselves to conversion and reuse. Therefore, the recommendations provided within the report relate to their long-term preservation.

SLMP proposals

The SLMP Regulatory Plan and Design Code proposals are compatible with the potential future uses for the listed assets.

The SLMP includes proposals for the creation of Hunsdon Airfield Park - a new Countryside Park which celebrates the open and expansive landscape of Hunsdon Plateau and its heritage as a former WWII airfield. Sustainable agricultural production will also be maintained in the airfield area to enhance its ecological value and engage people with food production.

The section 106 agreement secures its delivery in two stages, the first prior to the occupation of 1,000 homes in Villages 1 to 6, and the second prior to the occupation of 4,500 homes in

Villages 1 to 6, with the Strategic Landscape Infrastructure Delivery Plan providing details of the stages.

The SLMP also includes a site wide heritage trail linking key heritage features of interest and providing a leisure route located primarily through the SLMP landscape. The Design Code has a requirement to provide enhanced interpretation of the existing Hunsdon WWII airfield defences scheduled monuments.

The listed barns and airfield scheduled monuments are key components of the Hunsdon Airfield Park and heritage trail and their future use and relationship with the surrounding development will be revisited during the lifetime of the project.

Strategic Landscape Masterplan (SLMP): Condition 7 - Feasibility Report

Appendix A: Level 2 Building Recording

Gilston Park Estate



Appendix A: Level 2 Building Recording – Gilston Park Estate

Revision	Description	Author	Date	Quality Check	Date	Independent Review	Date
01	Draft	LK	Oct 24	HS	Oct 24	HS	Oct 24
02	Draft	LK	Nov 24	HS	Nov 24	HS	Nov 24
02	Final	LK	Nov 24	HS	Nov 24	HS	Nov 24



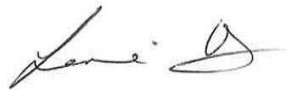
Appendix A: Level 2 Building Recording – Gilston Park Estate

The conclusions in this Report are Stantec's professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient's own risk.

Stantec has assumed all information received from Places for People (the "Client") and third parties in the preparation of the Report to be correct. While Stantec has exercised a customary level of judgment or due diligence in the use of such information, Stantec assumes no responsibility for the consequences of any error or omission contained therein.

This Report is intended solely for use by the Client in accordance with Stantec's contract with the Client. While the Report may be provided by the Client to applicable authorities having jurisdiction and to other third parties in connection with the project, Stantec disclaims any legal duty based upon warranty, reliance or any other theory to any third party, and will not be liable to such third party for any damages or losses of any kind that may result.

Prepared by



Signature

Lorraine King

Reviewed by



Signature

Hannah Sharp

Approved by



Signature

Hannah Sharp



Table of Contents

Executive Summary	i
1 Introduction.....	1
1.1 Location and Geographical Context	1
1.2 Aims and Objectives.....	1
1.3 Methodology	1
2 Building Survey	2
2.1 Group of Barns at Hunsdon Lodge Farm	2
2.1.1 Historic Development	2
2.2 Big Black Barn	3
2.2.1 Description.....	3
2.2.2 Plans.....	4
2.2.3 Photographic Survey	5
2.3 Barn at Hunsdon Lodge Farm	6
2.3.1 Description.....	6
2.3.2 Plans.....	7
2.3.3 Photographic Survey	8
2.4 The Essex Barn	9
2.4.1 Description.....	9
2.4.2 Plan.....	10
2.4.3 Photographic Survey	11
2.5 Scheduled Monument – Hunsdon Airfield	12
2.5.1 Historic Development	12
2.5.2 Description.....	13
2.5.3 Plan.....	15
2.5.4 Photographic Survey	16

List of Figures

Figure 1: Plan showing historic layout of Hunsdon Airfield (Hertfordshire Airfields Memorial Group) ..	12
Figure 2: Location of scheduled monument elements (National Heritage List for England)	15



Executive Summary

In July 2024, Stantec UK Limited were commissioned by Places for People to undertake a historic building recording of the designated heritage assets at the former Hunsdon Airfield site at Gilston Park Estate. The assets include a group of farm buildings at Hunsdon Lodge Farm comprising three barns, including the Big Black Barn (Grade II*) and two Grade II barns.

It is intended that the building recording will form part of the Technical Appendix to the Strategic Landscape Masterplan (SLMP) which is to be prepared prior to the submission of Village Masterplans and reserved matters applications. The recording will ensure an accurate record of each building as well as providing an understanding of the current baseline.



1 Introduction

1.1 Location and Geographical Context

The site is located in southeast Hertfordshire on the border with Essex. The Greater London border is approximately 15km southwest and central London a further 18km. The largest settlement in the vicinity is Harlow, Essex, which is located on the south side of the River Stort valley. There are various settlements and villages in the surrounding area as well as scattered farmsteads that reflect the agricultural economy of much of the area.

1.2 Aims and Objectives

The aim of the building recording is to provide a descriptive, visual and photographic record of the buildings, prior to any development work taking place. The objectives of the building recording are as follows.

- To produce a formal description of the barns, including their floor plans, elevations, roof structures, flooring, internal layouts and spaces, detailing, form and fabric, and evidence for phasing and development.
- To produce a full visual photographic record with photographic scales of the exteriors and interiors of the buildings with all photographs descriptively captioned and cross referenced to a plan(s), clearly showing the viewing position, direction and photographic image reference.
- To produce measured and annotated survey drawings showing the location of features of historic interest for the Hunsdon Lodge Farm Barns.
- To produce an account of each building's origins, development and use.

1.3 Methodology

A historic building recording of the Hunsdon Lodge Farm Barns was carried out in August 2024. The recording was undertaken to a level 2 standard. This was carried out in accordance with Historic England's Understanding Historic Buildings – A Guide to Good Recording Practice (Historic England 2016). The fieldwork was undertaken by Lorraine King, Hannah Sharp and Emma McKeown.

A level 2 survey provides a full visual and written descriptive record. The recording consisted of a written, drawn and photographic account, comprising the following: The written record provides the precise location of the building together with any statutory and non-statutory designations and the date of the survey. It also includes a descriptive account of the building's form, function, and phasing, together with a summary of the names of its architects, builders, patrons and owners, if known.

The photographic record included the interior, exterior and setting of the building, capturing high resolution digital photographs. The building's external appearance was recorded. This included a series of oblique views showing all external elevations of the structure and providing an overall impression of its size and shape.



2 Building Survey

The Level 2 building survey is focussed on two sets of designated heritage assets within the site. These include a group of three listed barns at Hunsdon Lodge Farm and a scheduled monument comprising a group of 14 World War II defences associated with the former Hunsdon Airfield.

2.1 Group of Barns at Hunsdon Lodge Farm

2.1.1 Historic Development

The group of buildings at Hunsdon Lodge Farm, form part of a historic farmstead with origins dating back to the 16th century.

The Heritage Statement prepared as part of the original outline planning application (3/19/1045/OUT) grouped these assets and assessed them as 'Group E' within the Heritage Statement prepared by Montagu Evans in 2022. The group includes the following three designated heritage assets:

- Big Black Barn (Grade II*) – List Entry No. 1101968
- Barn attached to south end of the Big Black Barn (Grade II) – List Entry No. 1101969
- Essex Barn (Grade II) – List Entry No. 1101970

The barns are positioned in an 'L' shape to the north and northeast of a small courtyard. Two large, modern barns are located to the west and south of the courtyard. Historically the land, including the airfield to the south was believed to have been part of a medieval deer park which became a royal hunting park in the early 1500s. The park was one of three in the area associated with Hunsdon House to the southwest which was one of Henry VIII's royal residences.

The Big Black Barn is believed to date from this period and was original constructed as a hunting lodge. Documentary evidence suggests that the parks were 'disparked' during the Civil War¹ and the area was given over to agriculture. The site remained in agricultural use until the early 20th century when a large area of land to the east of the village was requisitioned by the Air Ministry in 1939 and construction of RAF Hunsdon began in 1940. The surviving WWII defences include are designated as a scheduled monument and comprise 14 areas of protection located on or close to the perimeter of the former airfield.

A full significance assessment is set out in the main body of the report, a summary is provided here.

¹ [Heritage Gateway - Results](#)



2.2 Big Black Barn

2.2.1 Description

List Description

The list description for the building is noted below:

“Lodgings range, now a barn. C16, altered to a barn in C18. Timberframed and weatherboarded with a steep old red tile gabled roof Double doors on E side. A tall unaisled barn facing E. Formerly an important 2 storeys domestic building approximately 20 x 8 metres. Former 8-bay structure altered by creating 2 middle wider bays from 4, leaving 1 original bay at S end and 3 and N end. Queen post trusses with 2 butt purlins in line with each slope. Deep paired arched wind braces to lower purlin. Squared, chamfered, jowled posts of great size, with deep arched braces to tie beams. Remains of serpentine tension bracing in walls and rebated studs for upper windows. Tie beams have mortices for an original ceiling / attic floor...all posts have paired vertical mortices and cut back ledge for upper floor beams, and mortice for a brace under. The building was presumably part of Hunsdon Lodge, a royal hunting lodge recorded in the Tudor period (HLHS (1979) 34). Remains of an early 2 storeys timberframed house of exceptional size and quality. Part of the picturesque group of tarred farm buildings at Hunsdon Lodge Farm.”

Significance

The Big Black Barn dates from the 16th century and is believed to be the only surviving building from the 16th century Hunsdon Lodge. It is understood that the barn was converted to agricultural use in the 18th century. However, despite a series of alterations to facilitate its conversion, there are several architectural features of note that are demonstrative of its architectural and historic interest and an earlier structure.

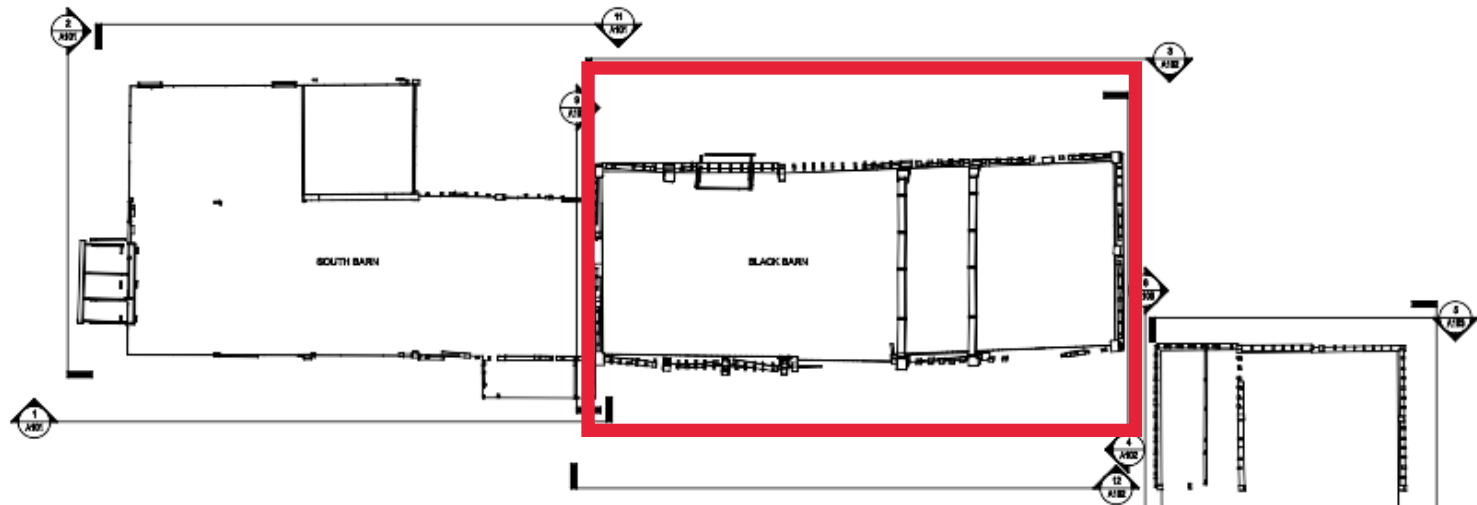
Originally of 8 bays, the two central bays were widened on the eastern and western elevations (see section 2.2.2) with the original bays remaining visible to the north and south where evidence of the historic construction remains (see section 2.2.3). There is also evidence of upper floor windows surviving in the framing (see section 2.2.3) which would confirm the former use of the building as being residential in nature. Whilst modern repairs have been undertaken to the timber frame, much of the original structure survives in situ, contributing to the significance of the listed building as an important high-status Tudor building.

The Grade II* listed building is considered to be of high significance as a result of its historic associations with Hunsdon Lodge and Henry VIII. The building also retains extensive historic fabric, some of which may well be 16th century in date, being evident of the high-status construction and the importance of the building as part of the wider park associated with Hunsdon House.



2.2.2 Plans

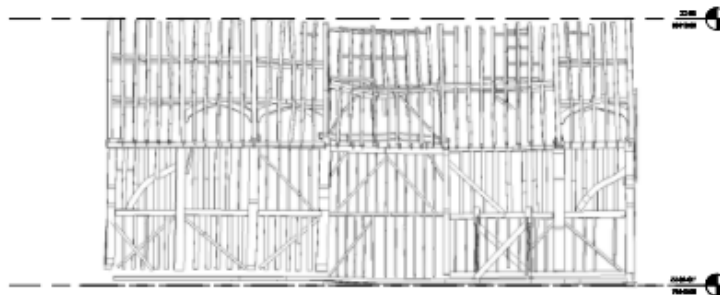




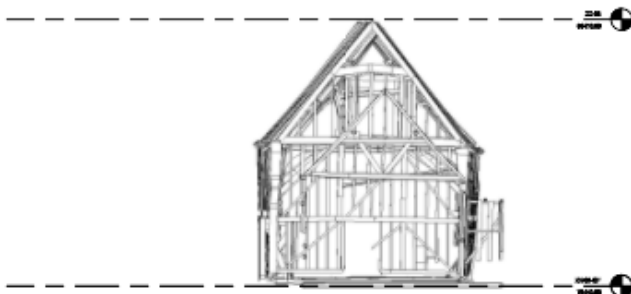
0 KEY PLAN 2
1:100



4 Section 4
1:100



3 Section 3
1:100



9 Section 9
1:100



12 Section 12
1:100

2.2.3 Photographic Survey



Photographic Survey: Big Black Barn



Eastern elevation of Big Black Barn



Western Elevation of Big Black Barn



Northern elevation - Internal - Big Black Barn



Southern elevation - Internal - Big Black Barn

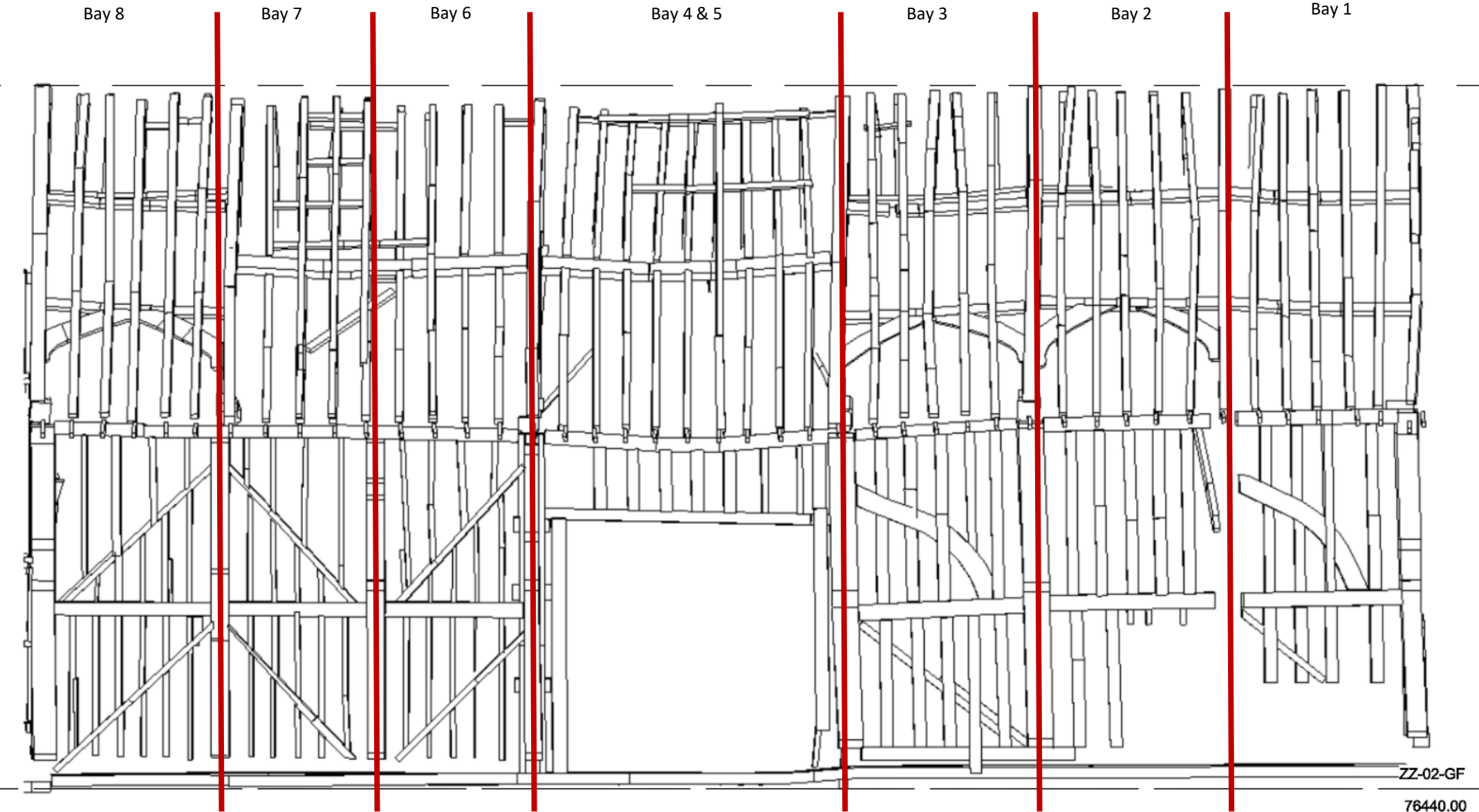


Eastern Elevation - Internal - Big Black Barn



Western Elevation - Internal - Big Black Barn

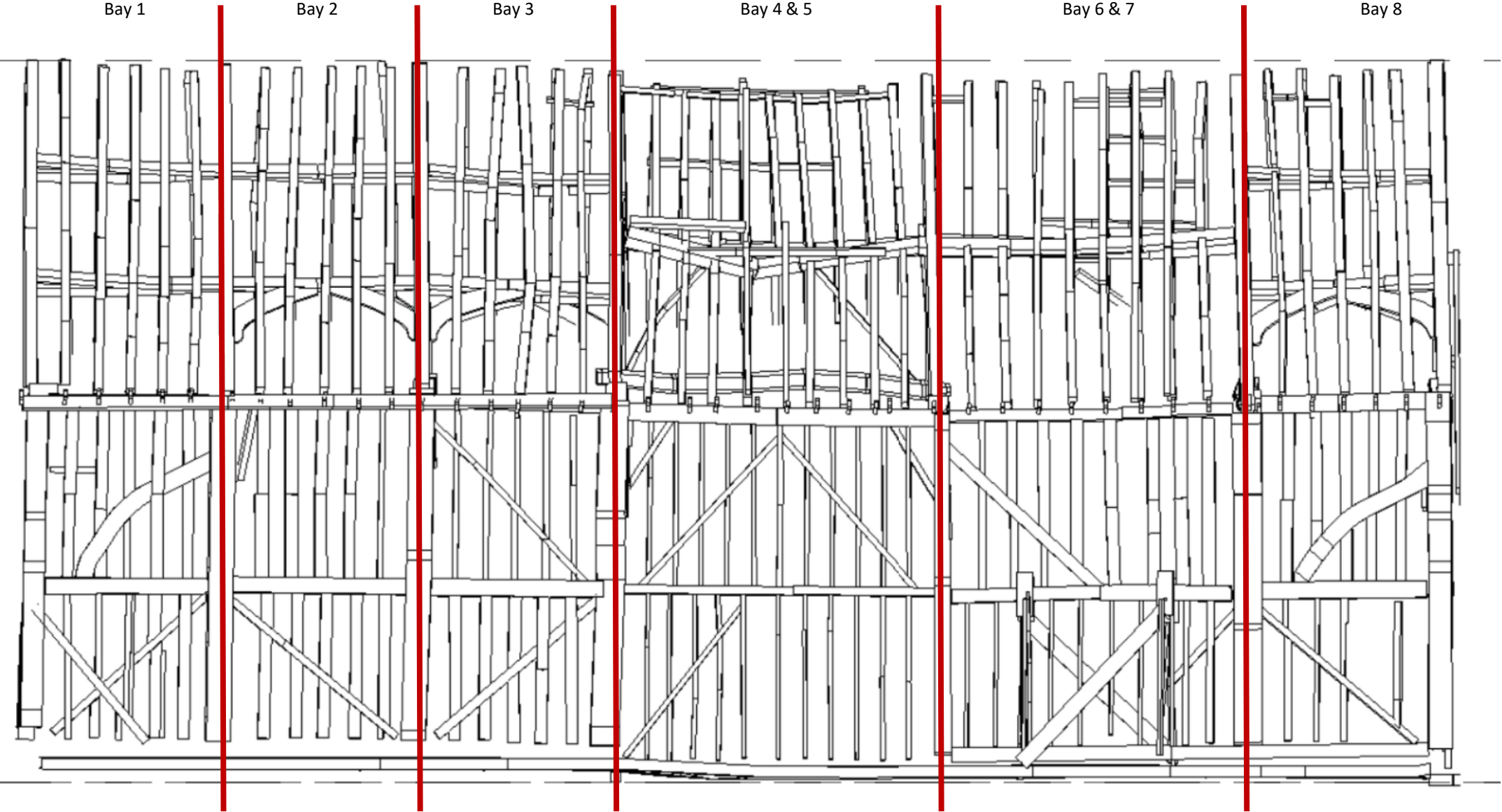
Big Black Barn - Eastern Elevation



ZZ-02-GF

76440.00

Big Black Barn - Western Elevation



Big Black Barn - Bay 1 (Left: Eastern elevation / Middle: Western elevation / Right: Roof strucutre)



Big Black Barn - Bay 2 (Left: Eastern elevation / Middle: Western elevation / Right: Roof Structure)



Big Black Barn - Bay 3 (Left: Eastern elevation / Middle: Western elevation / Right: Roof Structure)



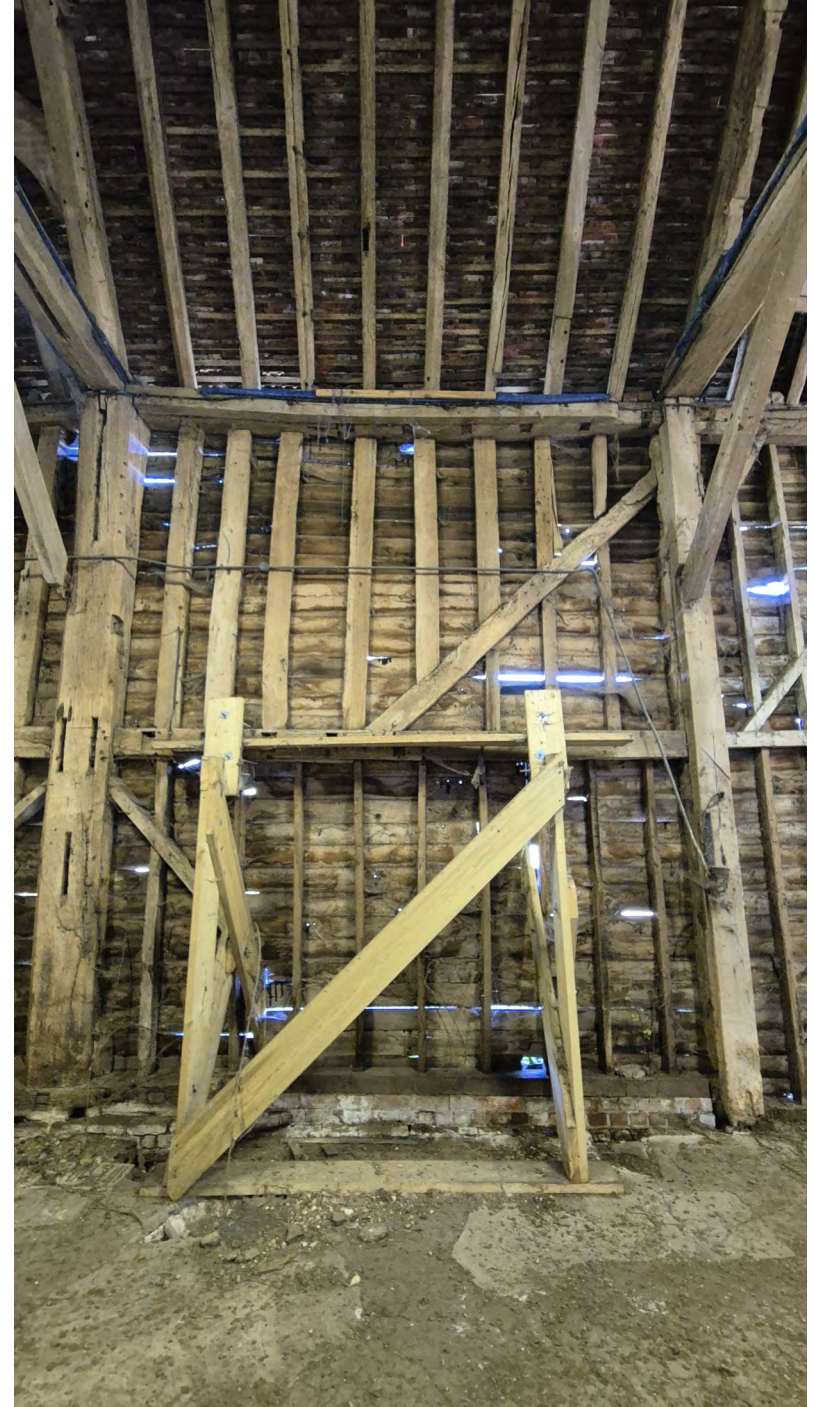
Big Black Barn - Bay 4 and 5 (Left: Eastern elevation / Right: Western elevation)



Big Black Barn - Bay 4 and 5 Roof Structure



Big Black Barn - Bay 6 & 7 (Left: Bay 6 Eastern elevation / Middle: Bay 7 Eastern elevation / Right: Bay 6 & 7 Western elevation)



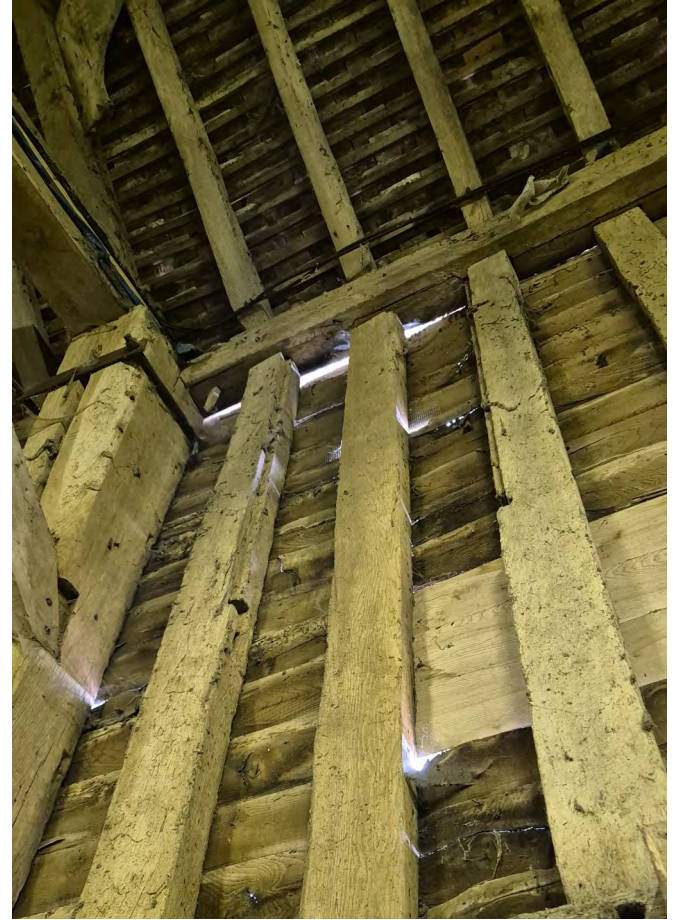
Big Black Barn - Bay 6 and 7 Roof Structure



Big Black Barn - Bay 8 (Left: Eastern elevation / Middle: Western Elevation / Right: Roof Structure)



Big Black Barn - Upper floor window detail



Big Black Barn - Upper floor window detail



2.3 Barn at Hunsdon Lodge Farm

2.3.1 Description

List Description

The list description for the building is noted below:

“Barn. C18. Timberframed, weatherboarded with a steep old red tile gabled roof and gabled projecting porch central on W side. Opposed double doors. An unaisled 5-bay barn facing W attached to S end of the Big Black Barn. Collar trusses with inclined queen struts. Clasped purlin roof with 1 purlin to each slope. Long slender curved braces to tie beams. Strainer between purlins at mid-bay. Straight diagonal tension braces in walls. Modern floor inserted in 2 S bays. Lower part of porch interior weatherboarded and barn interior plastered to same level. Weatherboarded and slated lean-to stables flank the W porch. An C18 timberframed barn, little-altered, of special interest. Part of the group of historic barns at Hunsdon Lodge Farm.”

Significance

The Barn at Hunsdon Lodge Farm is a Grade II listed building, attached to the south end of the Big Black Barn. Dating from the 18th century, the barn is part of the later farmstead that was developed around the former hunting lodge.

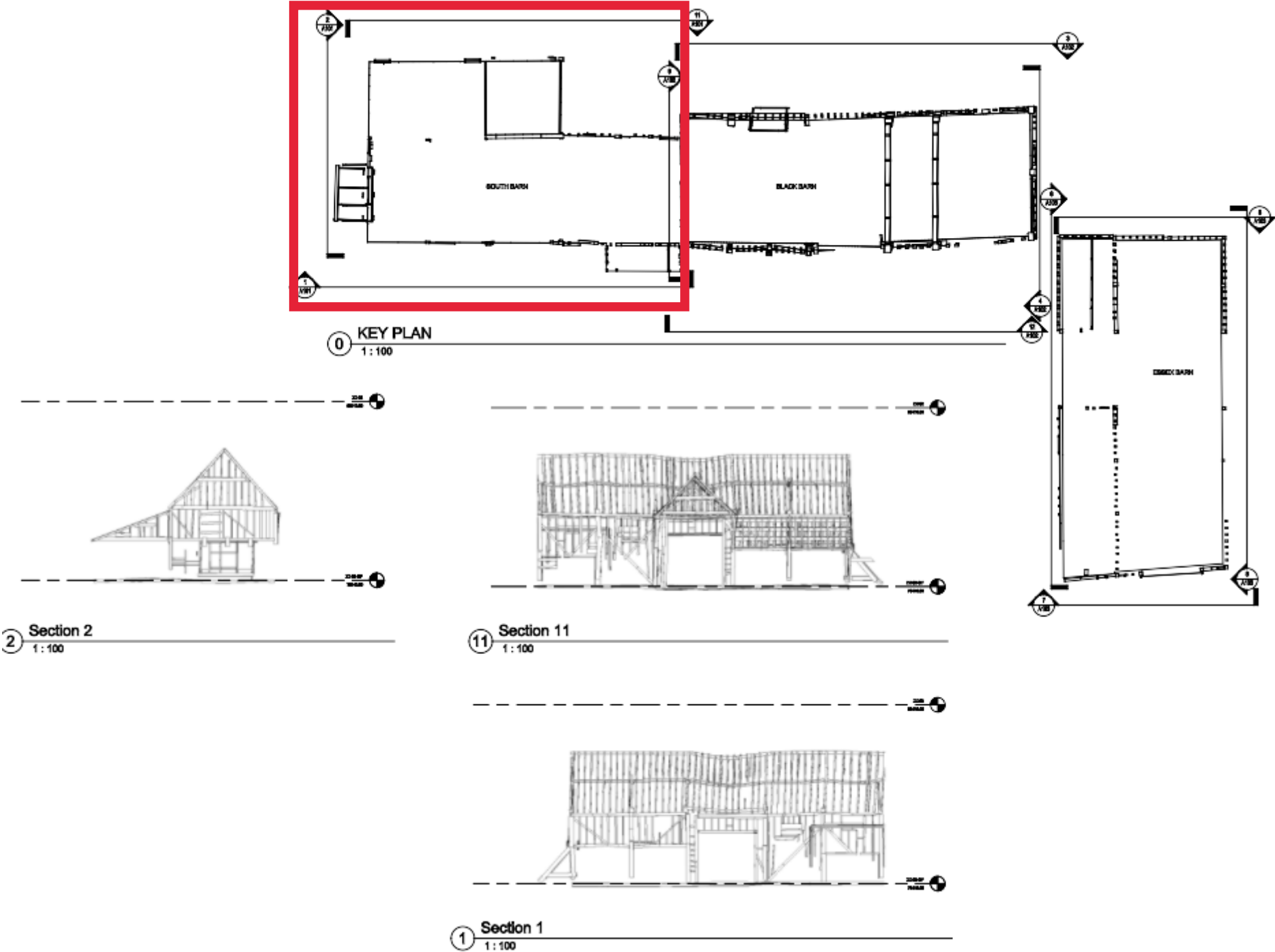
The barn is of five bays with a projecting gabled porch to the west and a later stables and small extension to the east. Internally, the barn appears to have been used for cattle and the floor and lower half of the timber frame is encased in concrete.

The significance of the building is derived from its architectural and historic interest as well preserved remnants of traditional Hertfordshire farm buildings dating from the 18th century, as well as their association with Hunsdon Lodge which likely continued to be of status at the time of their construction.



2.3.2 Plans





2.3.3 Photographic Survey



Photographic Survey: Barn attached to South of Big Black Barn



Eastern elevation of Big Black Barn



Western elevation of Big Black Barn

Barn attached to South of Big Black Barn - Internal photographs



Northern gable (internal)



Eastern porch detail / feeding area (?)

Barn attached to South of Big Black Barn - Internal photographs

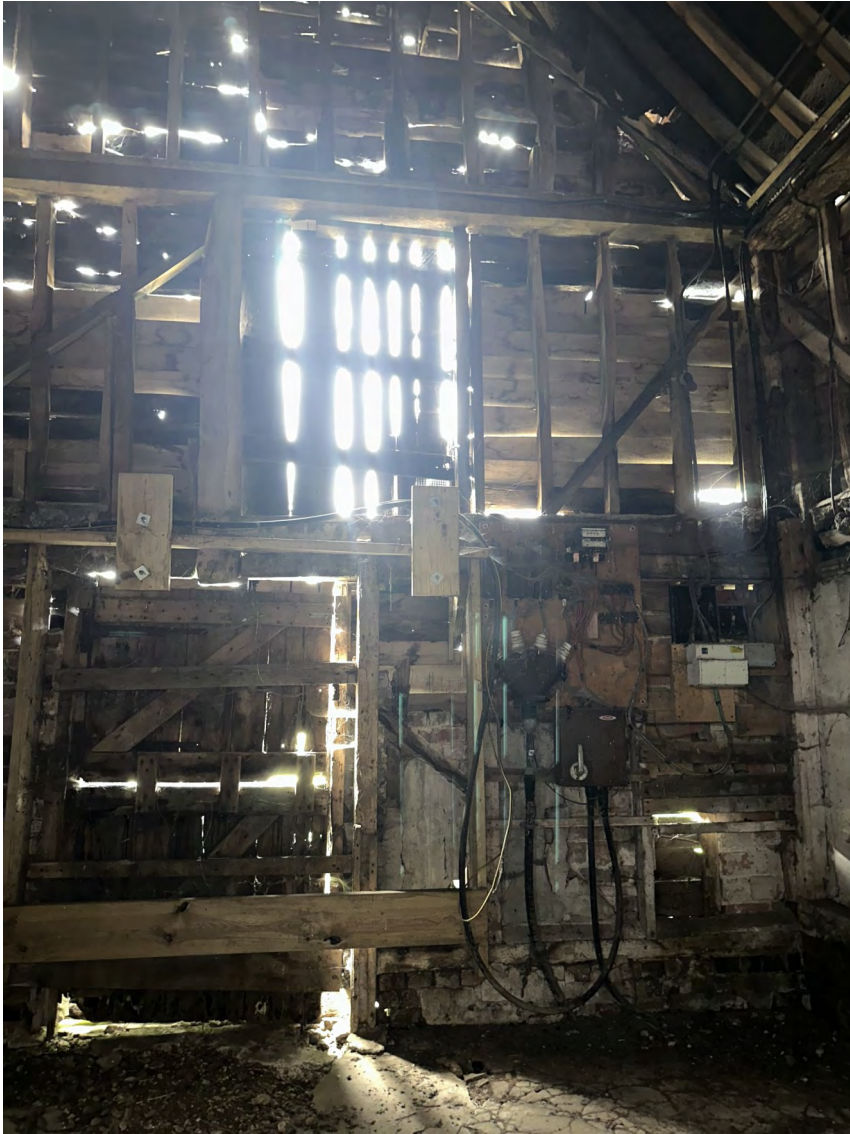


Above: Eastern Elevation internally (northern portion)

Below: Eastern Elevation internally (southern portion)



Barn attached to South of Big Black Barn - Internal photographs



Southern gable (internal)



Western Elevation (southern portion)

Barn attached to South of Big Black Barn - Internal photographs



Western Elevation (northern portion)



Interior looking south

Barn attached to South of Big Black Barn - Internal photographs



Western Gabled Porch doors



Roof structure (main barn)

Barn attached to South of Big Black Barn - Lean-to Stable



Exterior - lean-to stables to SW elevation



Indicative Stable Interior

2.4 The Essex Barn

2.4.1 Description

List Description

The list description for the building is noted below:

“Barn. C18, roof rebuilt in early C19. Timberframed and weatherboarded with a slated gabled roof. A 6-bay unaisled barn facing S, with a projecting gabled porch off-centre to W flanked by weatherboarded and slated lean-to terminating in a low gabled cross wing near the E corner. Opposed double doors and high boarded doors in the N side. continuous ventilation slot above b lean-to to E of porch. Unjowled posts with rails tenoned in line and long curved braces to the tie beams. A post central to each gable end. A good example of a late timber framed barn, specifically designed for its purpose. The lean-to parts on the S are probably original. A long shelter shed, formerly extended S from the E end of the S side. Part of the picturesque group of tarred weatherboarded barns at Hunsdon Lodge Farm.”

Significance

Located to the northeast of the Big Black Barn, the Essex barn dates from the 18th century farmstead that was present on the site until the mid-20th century. The barn is described in the HER record as “...a good example of a late timber-framed barn, specifically designed for its purpose²”. At the time of writing the barn was being used as storage associated with the airfield to the south and it was not possible to view large areas of the structure, particularly at upper levels.

The barn is of six-bays and has an off-centre gabled porch with a lean-to to the east. The roof was reconstructed in the 19th century. Of all the barns, the Essex Barn appears to be in the best state of repair, hence its use for storing aviation equipment.

The significance of the building is derived from its architectural and historic interest as evidence of a traditional 18th century farmstead that were commonly found throughout the area.

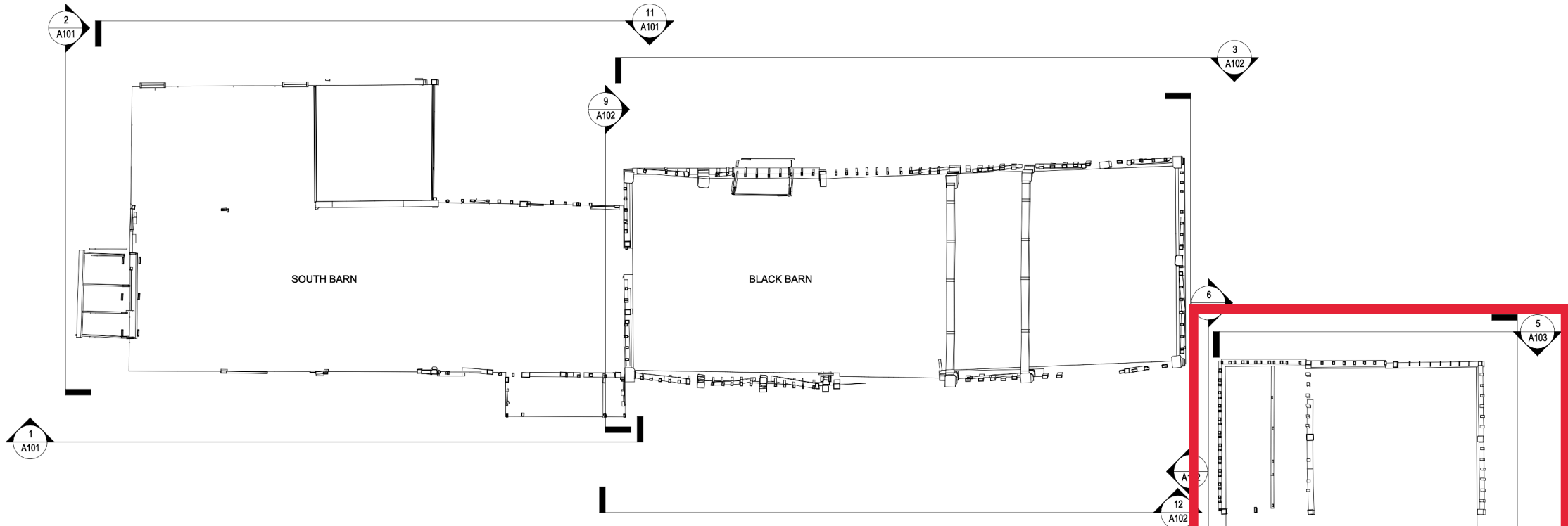
² [Heritage Gateway - Results](#)



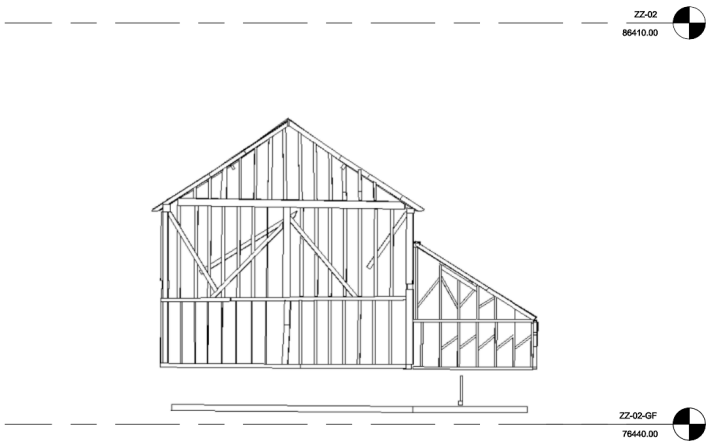
2.4.2 Plan



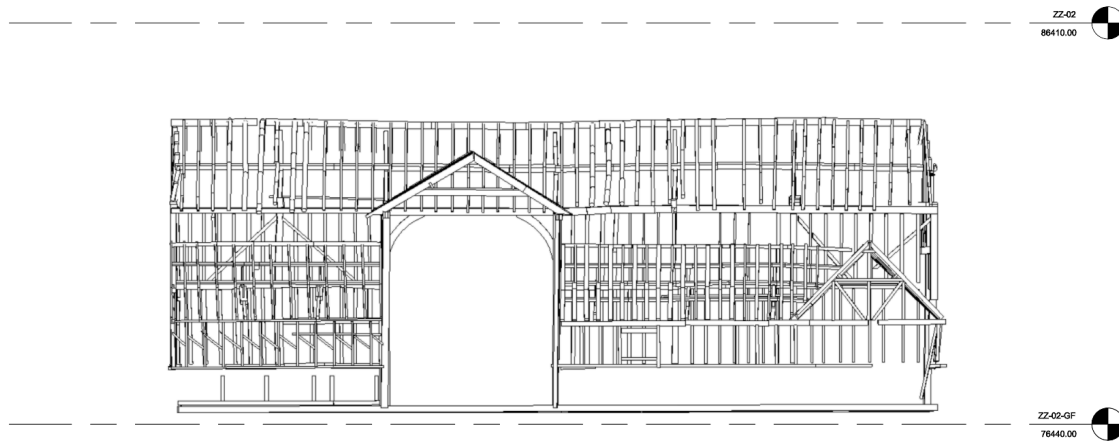
Essex Barn - Plans



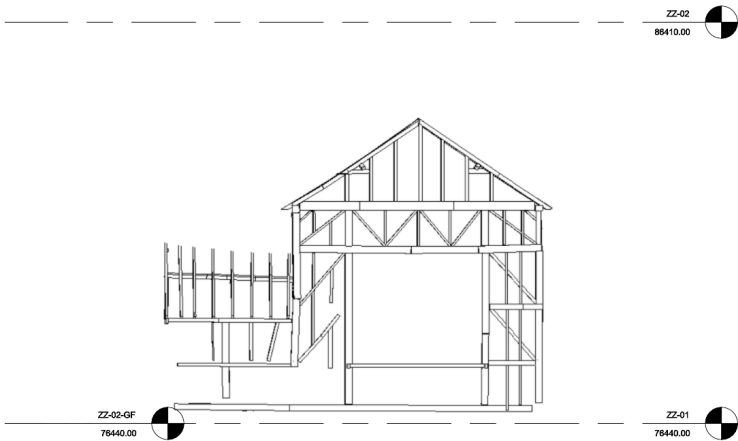
0 KEY PLAN 3
1 : 100



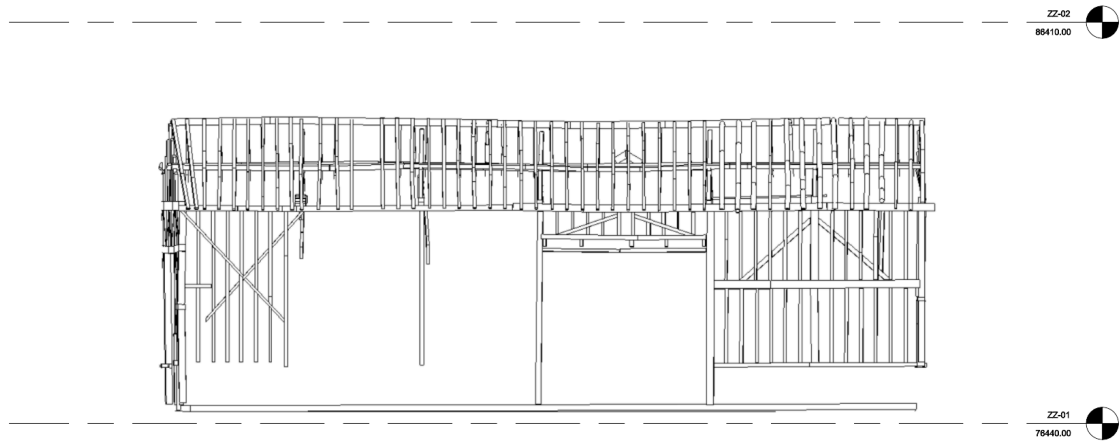
5 Section 5
1 : 100



6 Section 6
1 : 100



7 Section 7
1 : 100



8 Section 8
1 : 100

2.4.3 Photographic Survey



Photographic Survey: Essex Barn



Southern elevation of Essex Barn

Photographic Survey: Essex Barn

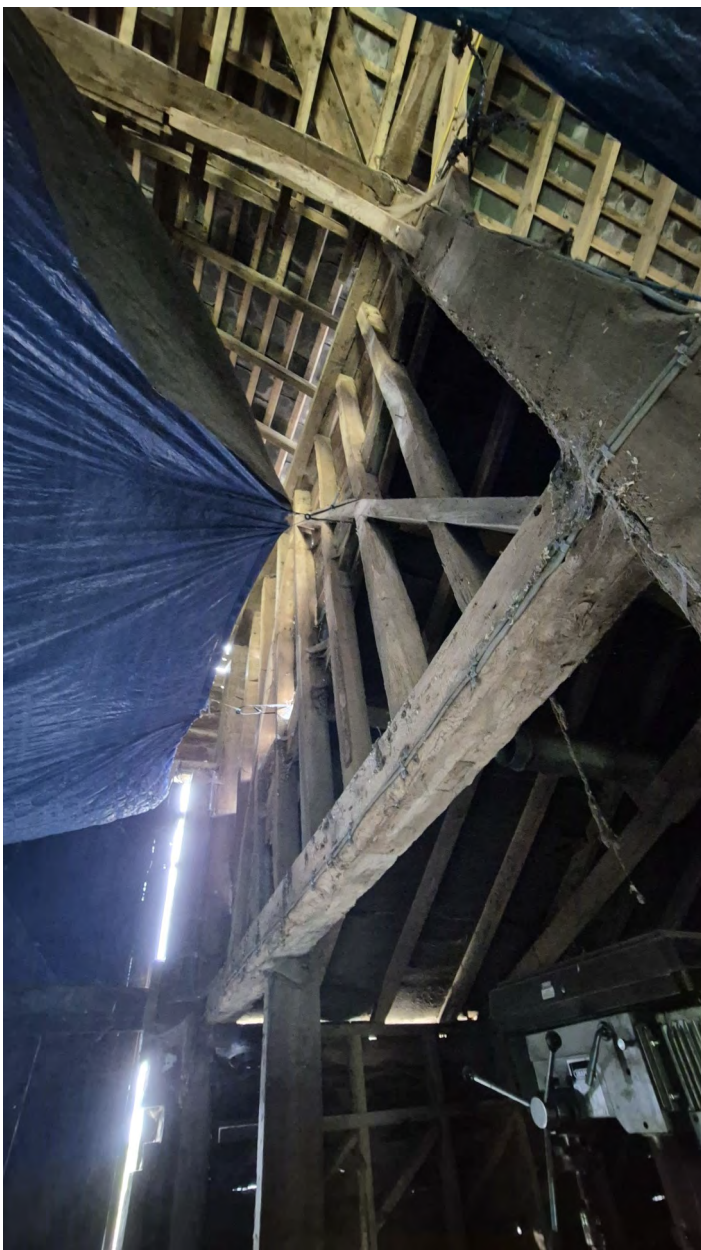


Northern elevation of Essex Barn

Essex Barn—Indicative interior photographs (much of the interior was screened by tarpaulin and machinery)



Essex Barn—Indicative interior photographs (much of the interior was screened by tarpaulin and machinery)



2.5 Scheduled Monument – Hunsdon Airfield

2.5.1 Historic Development

The land at Hunsdon was acquired by the Air Ministry in 1930 and construction of RAF Hunsdon began in 1940. The base was a satellite to North Weald and provided additional fighter support for the defence of London.

RAF Hunsdon was home to six Royal Canadian Air Force squadrons and at its height over 2000 personnel were stationed here. The airfield played a key role during the war and comprised “...two concrete runways with a perimeter track, sixteen blister hangars, one Bellman hangar, ten aircraft dispersals, eighteen hardstanding, and over two hundred buildings.”³ (Figure xx).

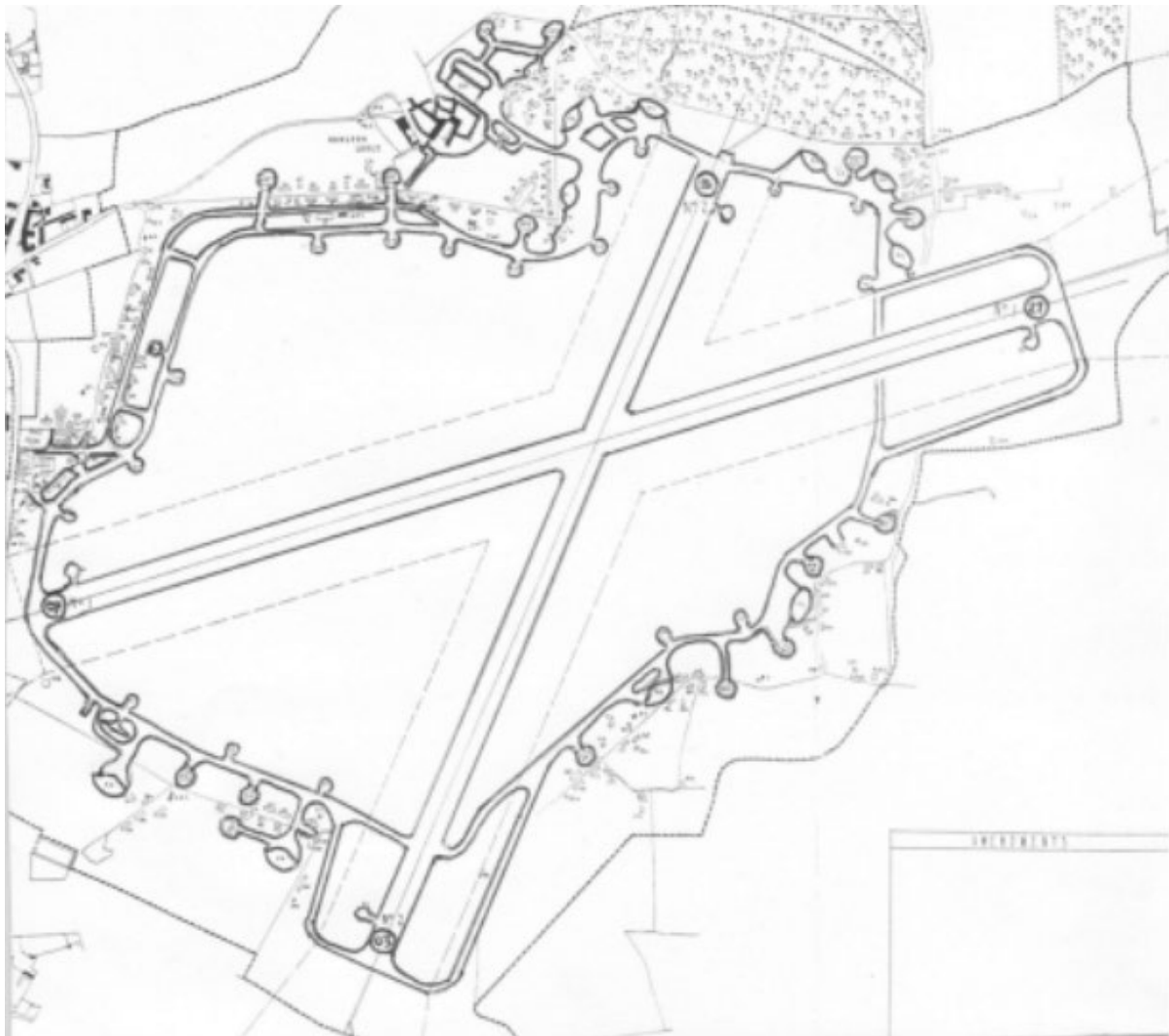


Figure 1: Plan showing historic layout of Hunsdon Airfield (Hertfordshire Airfields Memorial Group)

³ [Hertfordshire Airfields Memorial Group \(hamg.co.uk\)](http://hamg.co.uk)



Following the end of the war, the land was returned to agricultural use, and some surviving areas of the perimeter track and runway are now used by Hunsdon Microlight Club. Part of the former airfield was also in use by Moreton Massey Gun Club, although the gun club has not been in active use since 2022.

There are several surviving structures within the former airfield, the majority of which are designated as scheduled monuments.

2.5.2 Description

The following section provides a brief statement setting out the significance of the individual components of the scheduled monument. For consistency these have been numbered and labelled in accordance with **Figure 1** (as per the main report).

The monument comprises 14 individual elements, one of which falls outside the site boundary and is therefore not considered within this report. The table below provides a brief description of each of the elements surveyed, alongside its corresponding number and designation area.

Monument ID	Designation Area (in the designation description)	Description of element
1	11 th area	Two sleeping shelters within northern section of Tuck's Spring
2	12 th area	Hexagonal pillbox. Type 22 design
3	13 th area	Battle Headquarters & trenches. Type 11008/41
4	7 th area	Concrete Pillbox adjacent to Acorn Street. Hunsdon type
5	14 th area	Concrete Pillbox approx.. 15m from perimeter road. Hunsdon type
6	2 nd area	Hexagonal pillbox, maybe communication post.
7	4 th area	Concrete Pillbox 60m SW of Hunsdon Lodge Farm. Hunsdon type
8	6 th area	Air Raid Shelter. Stanton type
9	5 th area	Cantilevered Pillbox.
10	3 rd area	Concrete Pillbox. 30m west Hunsdon Lodge Farm. Hunston type. Not viewed.
11	8 th area	Hunsdon pillbox with no.2 brick lined trenches to NE quarter and associated ammunition store, 50m SE.
12	9 th area	Pillbox and associated trenches (now infilled).
13	10 th area	Ammunition store associated with nearby pillbox.

Significance

The designation description states:

"...The perimeter defences at Hunsdon airfield retain much of their original configuration and also their Battle Headquarters.

The perimeter defence structures at Hunsdon survive exceptionally well with ten of the fifteen original pillboxes still extant. These include a cantilever pillbox; an innovative design for a pillbox by FC Construction Ltd. Designed specifically for airfield defence, only a few now survive around the country.



The other surviving nine pillboxes are of Type 22 hexagonal design but with some modifications. In particular the massive size of seven of the Hunsdon pillboxes (over 7m in diameter with walls 1.75m thick) is unparalleled in this country and makes them of particular interest.

In addition to the pillboxes the associated structures at Hunsdon are rare survivals: the air raid shelter, sleeping shelters and the ammunition stores. In particular the two sleeping shelters in Tuck's Spring are very rare nationally with only six known examples. Taken individually therefore several of the Hunsdon airfield defence structures can be seen as of national significance; however, it is the survival of the entire group with a distribution around the whole of the airfield perimeter road which provides such a graphic illustration of the nature of airfield defence during World War II."

The significance of the monument is derived from its historic and archaeology interest as a rare example of surviving WWII defences associate with a former airfield. The defences at Hunsdon are unusual for a number of reasons, not least as they not only retain their original form and configuration, but also include the Battle Headquarters. The size of several of the Hunsdon pillboxes is "...unparalleled in this country..."

2.5.3 Plan

As a result of the dispersed nature of the elements and the unsafe condition of many of the structures, no measured surveys have been undertaken of the WWII defences. The plan below shows the location of each of the thirteen elements considered as part of this report.



Appendix A: Level 2 Building Recording – Gilston Park Estate
2 Building Survey

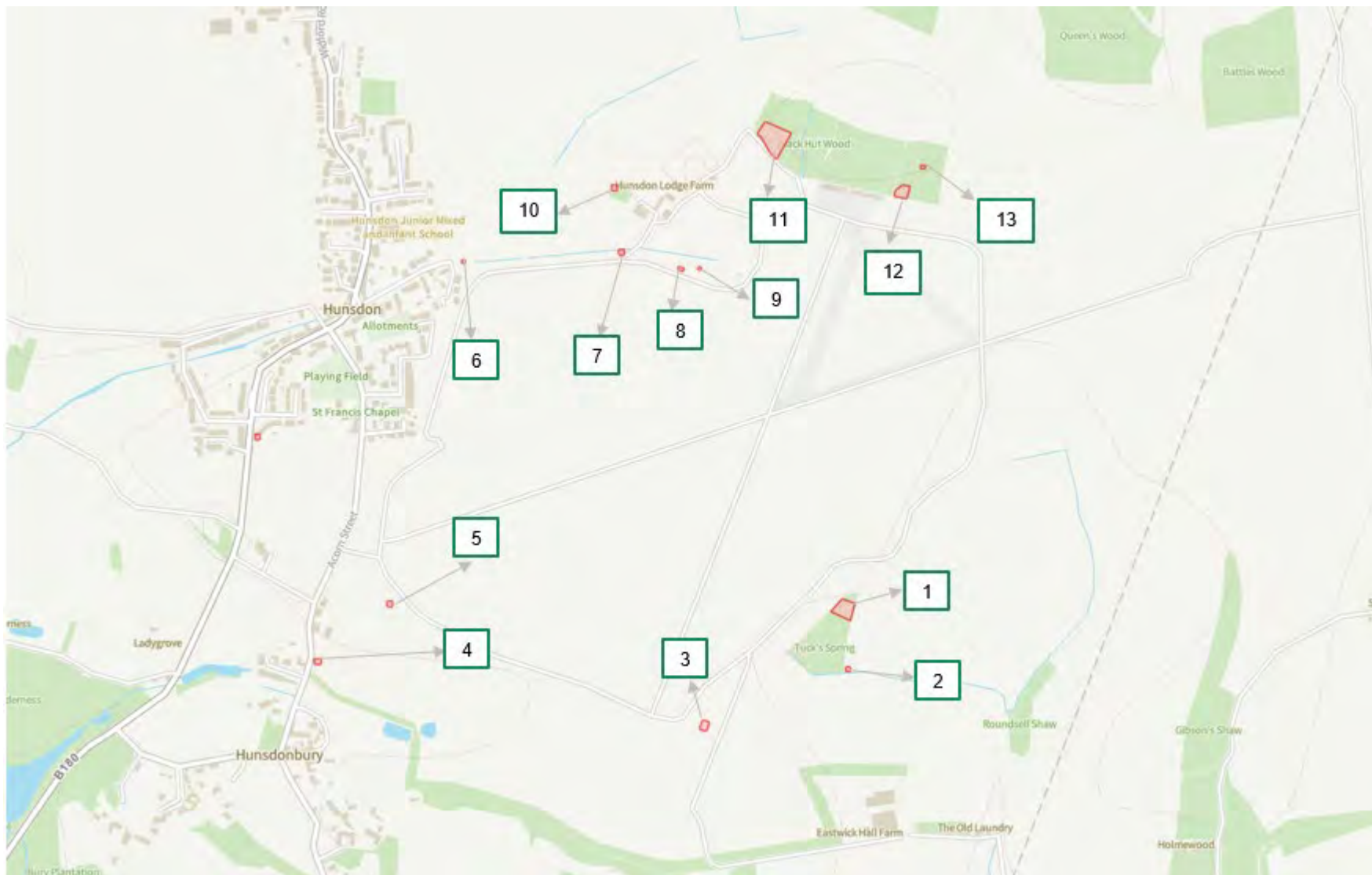


Figure 2: Location of scheduled monument elements (National Heritage List for England)



2.5.4 Photographic Survey



Monument 1: No.2 Sleeping Quarters building (Designation area 11) - External



Monument 1: No.2 Sleeping Quarters building (Designation area 11) - Internal



Monument 2: Hexagonal Pillbox (Historic England area 12) - External



Monument 3: Battle Headquarters & trenches (Historic England area 13) - External



Monument 4: Hexagonal Pillbox (Historic England area 7) - External



Monument 5: Hexagonal Pillbox (Historic England area 14) - External



Monument 6: Hexagonal Pillbox (Historic England area 2) - External



Monument 6: Hexagonal Pillbox (Historic England area 2) - Internal



Monument 7: Hexagonal Pillbox (Historic England area 4) - External



Monument 8: Air Raid Shelter (Historic England area 6)



Monument 9: Cantilevered Pillbox (Historic England area 5) - External



Monument 11: Hexagonal Pillbox (Historic England area 8) - External



Monument 12: Hexagonal Pillbox & trenches (Historic England area 9) - External



Monument 13: Ammunition store associated with nearby pillbox (Historic England area 10)



Bibliography / References

Website: National Heritage List for England, Historic England: The Big Black Barn at Hunsdon Lodge Farm, 500m along track. [THE BIG BLACK BARN AT HUNSDON LODGE FARM 500 METRES ALONG TRACK, Hunsdon - 1101968 | Historic England](#) . Accessed August 2024

Website: National Heritage List for England, Historic England: Barn at Hunsdon Lodge Farm, attached to south end of the Big Black Barn. [BARN AT HUNSDON LODGE FARM ATTACHED TO SOUTH END OF THE BIG BLACK BARN, Hunsdon - 1101969 | Historic England](#) . Accessed August 2024

Website: National Heritage List for England, Historic England: The Essex Barn at Hunsdon Lodge Farm, 3m NE of the Big Black Barn. [THE ESSEX BARN AT HUNSDON LODGE FARM 3 METRES NORTH EAST OF THE BIG BLACK BARN, Hunsdon - 1101970 | Historic England](#). Accessed August 2024

Website: National Heritage List for England, Historic England: Hunsdon World War II airfield defences. [Hunsdon World War II airfield defences, Eastwick - 1020748 | Historic England](#). Accessed August 2024

Website: Hunsdon Village Web, Hunsdon Parish Council. [Hunsdon Airfield – Hunsdon Village Web](#). Accessed August 2024

Hertfordshire HER & St Albans UAD (online). [HeritageGateway - Home](#) *. Accessed August and September 2024

Website: Memorial University. RAF Hunsdon. [RAF Hunsdon | Harlow Campus | Memorial University of Newfoundland \(mun.ca\)](#). Accessed September 2024

Website: Wartime Airfields, RAF Hunsdon. [RAF Hunsdon Airfield Site \(wartime-airfields.co.uk\)](#)
Accessed August 2024

Gilston Park Estate: Environmental Statement and Technical Appendix, Montagu Evans 2022





Stantec is a global leader in sustainable architecture, engineering, and environmental consulting. The diverse perspectives of our partners and interested parties drive us to think beyond what's previously been done on critical issues like climate change, digital transformation, and future-proofing our cities and infrastructure. We innovate at the intersection of community, creativity, and client relationships to advance communities everywhere, so that together we can redefine what's possible.



Strategic Landscape Masterplan (SLMP): Condition 7 - Feasibility Report

Appendix B: Hunsdon Airfield Historic Assets Structural Survey

Gilston Park Estate



Appendix B: Hunsdon Airfield Historic Assets Structural Survey – Gilston Park Estate

Revision	Description	Author	Date	Quality Check	Date	Independent Review	Date
01	Draft	DW	Aug 24	LK	Aug 24	HS	Aug 24
02	Draft	DW	Nov 24	LK	Nov 24	HS	Nov 24
02	Final	DW	Nov 24	LK	Nov 24	HS	Nov 24



Appendix B: Hunsdon Airfield Historic Assets Structural Survey – Gilston Park Estate

The conclusions in the Report are Stantec's professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient's own risk.

Stantec has assumed all information received from Places for People (the "Client") and third parties in the preparation of the Report to be correct. While Stantec has exercised a customary level of judgment or due diligence in the use of such information, Stantec assumes no responsibility for the consequences of any error or omission contained therein.

This Report is intended solely for use by the Client in accordance with Stantec's contract with the Client. While the Report may be provided by the Client to applicable authorities having jurisdiction and to other third parties in connection with the project, Stantec disclaims any legal duty based upon warranty, reliance or any other theory to any third party, and will not be liable to such third party for any damages or losses of any kind that may result.

Prepared by 

Signature

Duncan Woolsmith

Reviewed by 

Signature

Lorraine King

Approved by 

Signature

Hannah Sharp



Table of Contents

1	Introduction.....	1
2	Listed Buildings.....	2
2.1	Black Barn	2
2.2	South Barn.....	7
2.3	Essex Barn	11
2.4	External	12
3	Scheduled Monuments	14
3.1	Hexagonal Pillboxes	14
3.2	Hexagonal Pillbox 2.....	16
3.3	Sleeping Shelters	17
3.4	Underground Battle Headquarters	18
3.5	Air Raid Shelter	19
	20	
3.6	Cantilever Pillbox.....	20
3.7	Ammunition Store to Pillbox 6	21
3.8	Ammunition Store to Pillbox 7	22
3.9	Scheduled Monument Summary	24
4	Conclusion	25
4.1	Listed Buildings	25
4.2	Scheduled Monuments.....	25

List of Figures

Figure 1: Black Barn Survey Data.....	2
Figure 2: Extract from digital model showing extent of visible racking within frame.....	3
Figure 3: Black Barn northern diagonal additional braces	4
Figure 4: Black Barn post strengthening.....	4
Figure 5: Black Barn eastern frame issues	5
Figure 6: Black barn main post bases and sills.....	6
Figure 7: South barn survey data.....	7
Figure 8: South barn sagging roof	8
Figure 9: South barn southwest gable	9
Figure 10: South barn material deterioration	10
Figure 11: Essex barn survey data	11
Figure 12: Essex barn interior	12
Figure 13: Barn hardstanding	13
Figure 14: Typical hexagonal pillbox (No.7 – Monument ID 12).....	14
Figure 15: Example pillbox vegetation	15
Figure 16: Pillbox 2 brickwork damage (Monument ID 6).....	16
Figure 17: Pillbox 2 interior (Monument ID 6)	17
Figure 18: Sleeping shelter trees (Monument ID 1).....	18
Figure 19: Underground battle headquarters (Monument ID 3).....	19
Figure 20: Air raid shelter (Monument ID 8).....	20
Figure 21: Cantilever Pillbox (Monument ID 9)	21
Figure 22: Ammunition store to pillbox 6 (Monument ID 11)	22
Figure 23: Ammunition store to pillbox 7 (Monument ID 13)	23



1 Introduction

A structural visual inspection of the designated heritage assets was carried out by one of our structural engineers, Duncan Woolsmith, on 7th August 2024. Duncan is a Chartered Structural Engineer with over ten years' experience working on historic buildings including structural inspections and feasibility studies and is currently studying for an MSc in Historic Conservation.

Both internal and external visual inspections were carried out with the exception of a number of the scheduled monuments where safe internal access was not possible. The inspection was intended to provide a preliminary assessment of the current structural condition of the assets, identify potential structural works may be required, and identify structural constraints and opportunities for future use(s). Based on the scope and number of assets a combined Building Survey and Stock Condition Survey (as defined by the Construction Industry Council) was used.

This report is to be read in conjunction with the accompanying Stantec reports describing the assets and their general condition.



2 Listed Buildings

2.1 Black Barn

2.1.1 Observations

The structure was that of a traditional timber framed barn with a trussed roof supported on large posts with stud panels between. The sill plate sat on a low brick plinth of only a few courses, although this was missing on the northwestern elevation where the original door had been filled in. A digital survey of the Black Barn was provided by the project team (**Figure 1**).

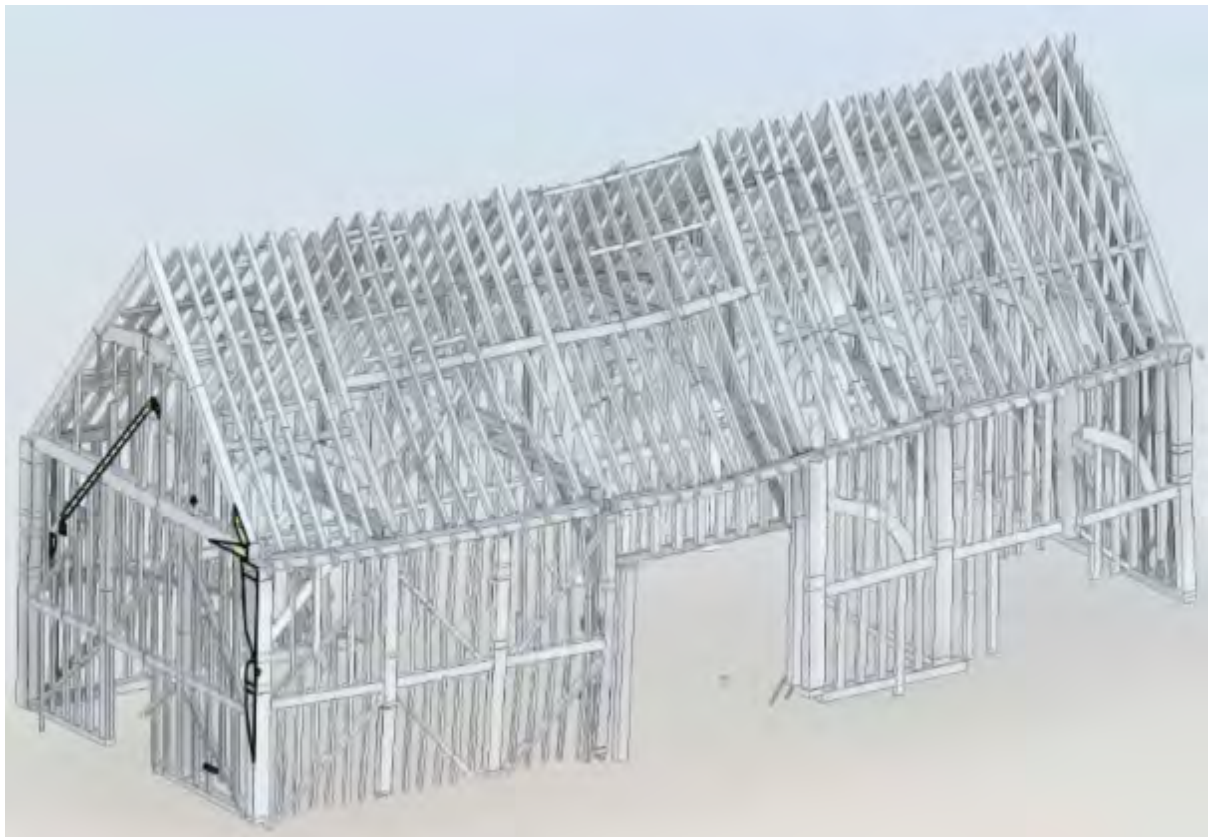


Figure 1: Black Barn Survey Data

There was significant racking of the frame observed, particularly the middle frames either side of the door (Figure 2). The racking was less pronounced towards the ends where the cross walls provide resistance.





Figure 2: Extract from digital model showing extent of visible racking within frame

Diagonal braces had been added to the primary frames to supplement/ replace the original arched braces. This appeared to be an attempt to improve each frame's resistance to the racking movement observed. On the northwestern side, where the braces would be in tension, the joints have failed the and braces are coming loose (Figure 3).

Appendix B: Hunsdon Airfield Historic Assets Structural Survey – Gilston Park Estate
2 Listed Buildings



Figure 3: Black Barn northern diagonal additional braces

On the southeastern side, where the braces would be in compression, they have applied a bending movement to the main posts, some of which have bowed significantly under this load, to the extent that temporary strengthening has been installed (Figure 4).



Figure 4: Black Barn post strengthening



Appendix B: Hunsdon Airfield Historic Assets Structural Survey – Gilston Park Estate

2 Listed Buildings

It appeared that the easternmost frame had as some point had structural issues. The southern post is out-of-plumb, the tie beam had been replaced and augmented with a metal tie rod (**Figure 5**).



Figure 5: Black Barn eastern frame issues

Other structural damage observed appeared to be primarily caused by material deterioration. Generally, the timber had a mixed condition, with indications of insect and moisture damage observed in multiple locations along with signs of movement such as open joints. The weatherboarding in particular showed signs of deterioration. On the northwestern elevation a wall panel was supported by temporary propping where the girding appeared to have failed, and from ground level several wall plates appeared to have significant shakes potentially affecting structural performance. Some sections of sill beam had been replaced and others showed signs of decay that in some cases extended into the base of the main posts (Figure 6).





Figure 6: Black barn main post bases and sills

2.1.2 Works

Recommended Works: The failure of the additional diagonal bracing joints suggests the racking of the frame is ongoing, although it is not known over what timeframe this movement has occurred. Neither the original arch bracing nor the newer diagonal bracing is likely to be significantly contributing to stability of the frames and therefore further movement has little resistance. Timber frames can accommodate significant movement, but this frame may be reaching the limit of what it can reasonably be expected to sustain. It is recommended in the first instance that the movement be monitored to gather more data and, if justifiable, works to arrest the movement may be required. These works could range from providing discrete horizontal bracing to replacing or strengthening individual members.



Generally, the condition of the fabric does not warrant immediate works, but in the medium-term repairs to the plinth walls, sill beam, main post bases, girding, wall plates and weatherboarding may all need to be carried out. This work must form part of a considered package of works and not be carried out piecemeal as several of these elements affect the issues around stability of the frame.

Future Use: Sensitive adaptation for alternative uses would be possible but significant structural alterations would be unfeasible. As the barn appears to be moving even reinstatement of former features such as door and window openings may be complicated. Depending on the proposed use, refurbishment of the existing structural fabric may be required to make it suitable and improve the ongoing life of the building.

2.2 South Barn

2.2.1 Observations

The structure was that of a traditional timber framed barn with a trussed roof supported on posts with stud panels between, some with brick infill. The sill plate sat on a low brick plinth, missing from the porch. The digital model of the structure is shown at **Figure 7**.

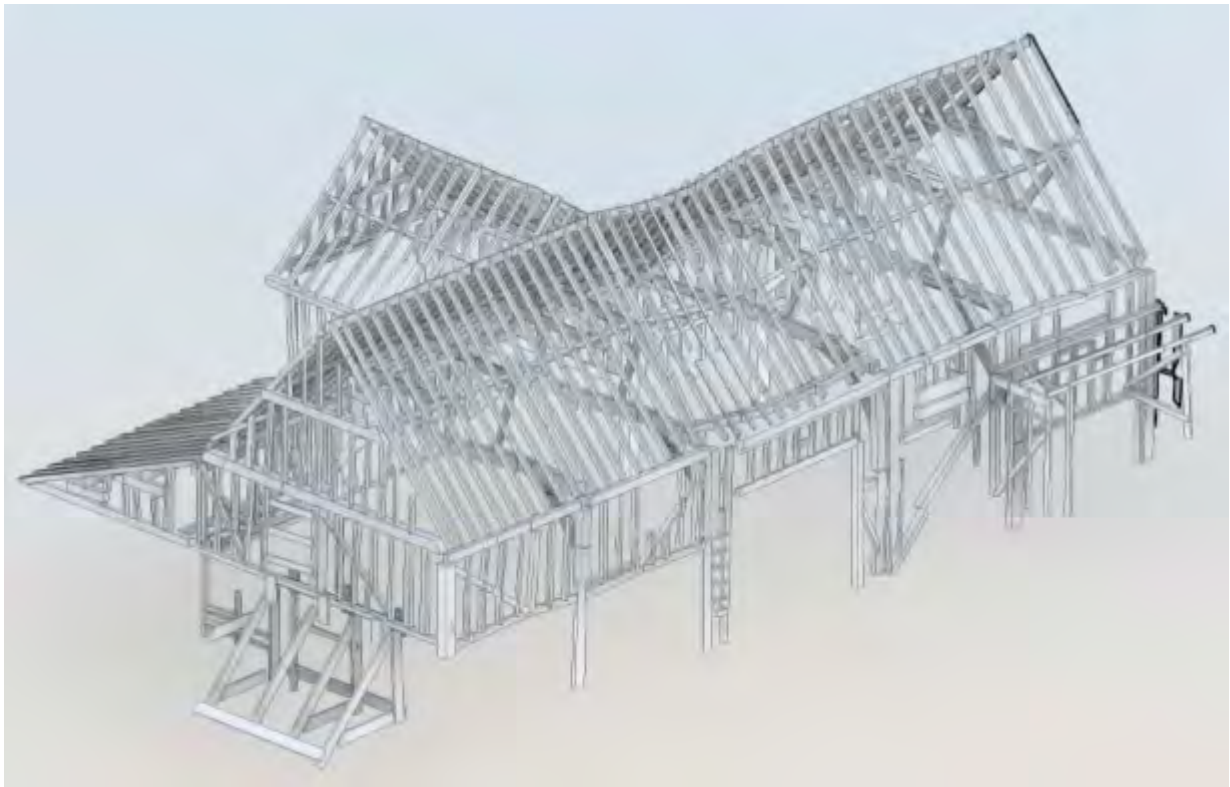


Figure 7: South barn survey data

Appendix B: Hunsdon Airfield Historic Assets Structural Survey – Gilston Park Estate

2 Listed Buildings

The frame appeared to be sound with limited structural movement. The porch tie beam and door header beam were undersized and had sagged leaving the rafters in this area poorly supported resulting in a corresponding sagging of the ridge (Figure 8).



Figure 8: South barn sagging roof

The southwest gable had been propped and tied. It appeared to have been the subject of various alterations over the years likely compromising the supporting structure. The poor condition of the weatherboarding may have also caused deterioration on this elevation, especially as it faces the prevailing wind.



Appendix B: Hunsdon Airfield Historic Assets Structural Survey – Gilston Park Estate
2 Listed Buildings



Figure 9: South barn southwest gable

The condition of the building fabric was mixed with some areas, generally higher up, in a fair condition and other areas, generally lower down, in a poor condition. Sections of plinth wall had failed and there were isolated areas of timber decay and section loss. Cladding, infills and internal wall finishes were also of mixed condition (Figure 10).



Figure 10: South barn material deterioration

2.2.2 Works

Recommended Works: The most significant structural damage is that to the southwest gable. This is currently propped so works may not be immediately required but it is recommended the gable be repaired in the medium-term. This work would likely require removal of the cladding, refurbishment/strengthening of the frame along with potentially the loss or amendment of one of the doors formed in the wall, and reinstatement of cladding to provide better weatherproofing. Stiffening works to the beams contributing to the roof sag are recommended, these works might include augmentation of the existing timbers or installation of supplementary members. It is also recommended that the brick plinths are repaired, and that loose or failed elements of infill or finishes are carefully removed, along with all cementitious renders where present. The majority of the timber frame does not warrant material repairs in the short-term, with the exception of some localised areas of deterioration.



Future Use: Sensitive adaptation for alternative uses would be possible but significant structural alterations would be unfeasible. To be suitable for alternative uses the southwestern gable must be fully repaired and the roof beam works completed. Depending on the proposed use, refurbishment of the existing structural fabric may be required to improve the ongoing life of the building.

2.3 Essex Barn

2.3.1 Observations

The structure was that of a traditional timber framed barn with a trussed roof supported on posts with stud panels between. The sill plate sat on relatively high brick plinth walls which support stud panels with sill beams, wall plates and cladding weatherboarding. The data model for the Essex Barn is shown at **Figure 11**.

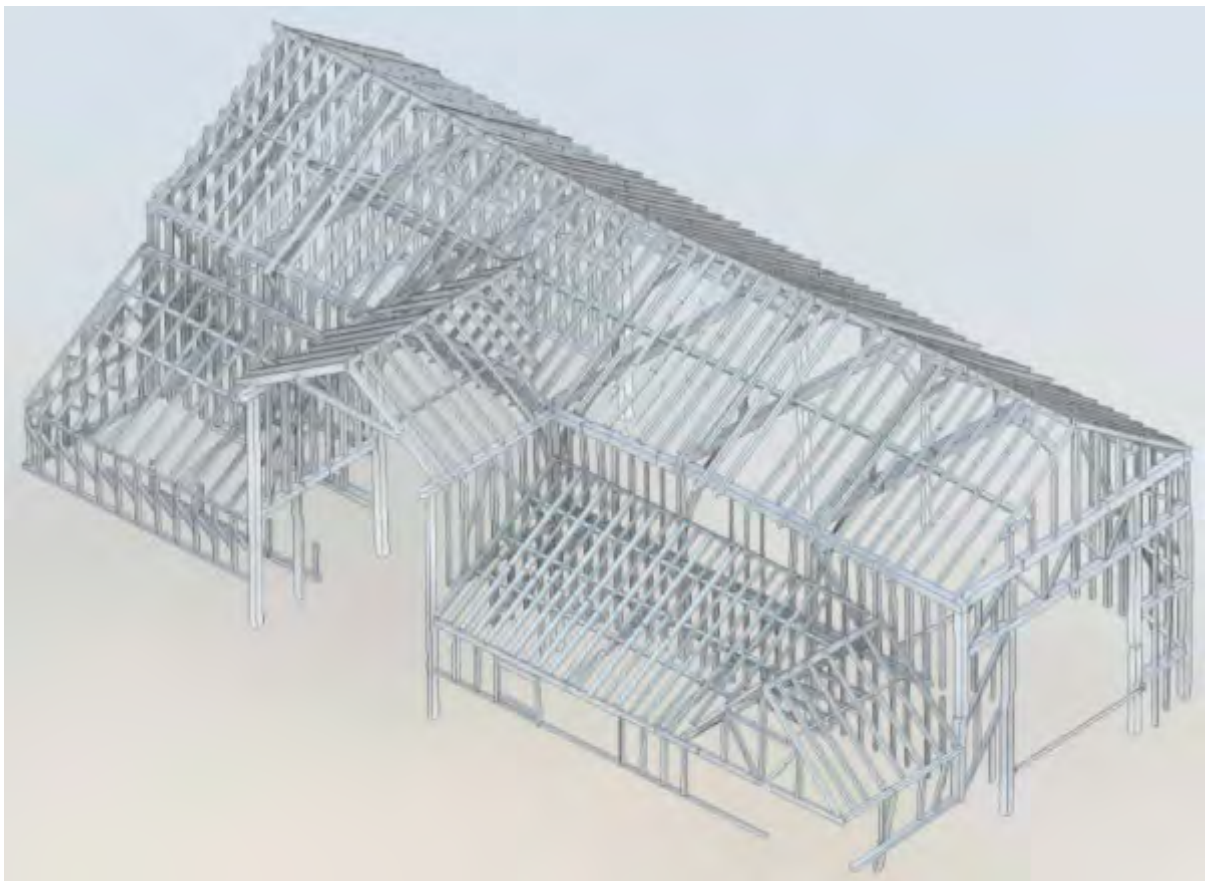


Figure 11: Essex barn survey data

Internal access was very restricted due to stored equipment (**Figure 12**), but the condition of the structure was generally fair. Timber members were in a fair condition and the verticality and level of the frame were good for the age and form of construction. No significant structural distress was visible beyond minor damage to the top of the plinth wall and other minor localised issues. The lean-to

sections were of slightly poorer quality construction but also appeared to be in a fair condition, commensurate with age and use.



Figure 12: Essex barn interior

2.3.2 Works

Recommended work: The building should be considered safe and suitable for agricultural use. Minor repairs are required to the brick plinths, in particular where damaged by direct tree root effects.

Future Use: The building is large, of good quality and in a fair condition. It would be unlikely that alterations to the existing fabric would be appropriate, but the building could accommodate a change of use and careful refurbishment.

2.4 External

2.4.1 Observations

The barns are surrounded by a mixture of hardstanding and soft. The hardstanding appears to be a random assembly of different concrete pours without consistent falls or proper joints and with widespread cracking. Patterns of plant growth and detritus on the hardstanding suggest surface water run-off is poorly controlled and it is reasonable to assume may allow water to track into the plinth walls of the barns.





Figure 13: Barn hardstanding

2.4.2 Works

Recommended Works: Consideration should be given to the potential detrimental effect of uncontrolled surface water run-off on the hardstanding. If it can be determined this is an issue, then a strip of permeable surface (gravel etc) may help to control the risk for the barns.

Future Use: If the barns are to be used by the public then the hardstanding will need to be replaced to improve the surface, reduce abrupt level changes and improve drainage.

3 Scheduled Monuments

Various scheduled monuments encircle the former WWII airfield site. From a purely structural perspective they use a relatively limited palette of materials and construction techniques and therefore where appropriate will be grouped for discussion.

For consistency, structures have been numbered and labelled on the accompanying plan at **Figure 9** of the main report.

3.1 Hexagonal Pillboxes

3.1.1 Observations

Includes Hexagonal pillboxes 1, 3, 4, 5, 6, 7, 8 and 9 (Monument ID 14, 10, 7, 4, 11, 12, 2, and 5). The design appeared fairly uniform with a large hexagonal central space and a smaller rectangular side section currently used as the entrance (Figure 14). The structure comprised a flat reinforced concrete roof supported by thick reinforced concrete walls with a non-structural outer skin of clay brick.



Figure 14: Typical hexagonal pillbox (No.7 – Monument ID 12)

The concrete elements were generally in a fair condition with only isolated and small areas of spalling observed. In the majority of cases a significant proportion of the brick facing to the wall had fallen away and there appears to be no ties back to the concrete wall behind. The primary factor generally affecting condition appeared to be vegetation. Most of the pillboxes have large quantities of vegetation around the perimeter including relatively mature trees and other woody rooted plants (Figure 15). These did not appear to have affected the primary concrete structure to date but have probably contributed to the loss of facing brickwork.



Figure 15: Example pillbox vegetation

3.1.2 Works

Recommended Works: Generally, the pillboxes appear to be structurally sound. Internal access to the pillboxes is generally restricted by gates (although most are unlocked) and therefore risks associated with public access are limited. Externally the greatest structural risk is falling sections of facing brick. This risk may be controlled by restricting access, otherwise loose material should be removed or made safe by tying to the concrete walls behind.

Future Use: Minimal structural repairs to the existing fabric would make it safe for reuse but given the robust nature of the structure alterations would be difficult. Significant external works would be required to provide safe access including making safe the facing brick, controlled and selective vegetation works and the formation of steps and suitable paths etc.

3.2 Hexagonal Pillbox 2

3.2.1 Observations

Pillbox 2 (Monument ID 6) differed from the other pillboxes as the walls were solid load-bearing brick. The exact make-up of the roof could not be determined due to restricted access. Externally large parts of the brickwork had severely deteriorated, in part due to vegetation growth which was also dislodging significant sections of brickwork around the perimeter of the roof (Figure 16).



Figure 16: Pillbox 2 brickwork damage (Monument ID 6)

Internally the brickwork appears to be in relatively good condition but there is timber propping to the roof. It is not clear at what point this was installed as the timber appears to have some age but may have been reused from elsewhere (Figure 17).



Figure 17: Pillbox 2 interior (Monument ID 6)

3.2.2 Works

Recommended Works: Generally, the fabric of pillbox 2 (Monument ID 6) has suffered significant deterioration. Loose brickwork and a potentially unstable roof present risks which are exacerbated by the easy access of the building to the public and lack of a secure door. The building remains structurally viable but masonry repairs, including repointing and replacement, are required along with vegetation clearing, particularly from the roof. It may be necessary to replace the roof or provide a more permanent propping solution to control risk. It is recommended that the building be secured in the short term with temporary fencing to prevent people accessing it and the space around it.

Future Use: If made safe it would be feasible to refurbish the building for a limited range of new uses but alterations would need to be carefully considered.

3.3 Sleeping Shelters

3.3.1 Observations

Both sleeping shelters (Recreation Hut and Flight Offices – Monument ID 1) comprised load-bearing brick external and internal walls supporting flat reinforced in-situ concrete roofs. Both are in good condition with no visible indications of structural deterioration observed. Several mature and extremely close trees were growing around each building but did not appear to be affecting the fabric (Figure 18).





Figure 18: Sleeping shelter trees (Monument ID 1)

3.3.2 Works

Recommended Works: Both buildings were secured with (unlocked) gates controlling entry, and neither required any structural works in the short term.

Future Use: Both buildings would be suitable for re-use and could accommodate a certain amount of alteration and refurbishment, although access to their location is limited.

3.4 Underground Battle Headquarters

3.4.1 Observations

The small part of the underground battle headquarters (Monument ID 3) that extended above ground comprised a concrete lid supported just above the base to create a horizontal slit. The gap is maintained by three short sections of corroded RSJ (Figure 19). The below ground portion was not accessed.



Figure 19: Underground battle headquarters (Monument ID 3)

3.4.2 Works

Recommended Works: The current arrangement to support the heavy concrete lid is not considered safe. It appears the lid was originally supported in each corner and this support should be reinstated to stabilise it. Access should be restricted until this work is carried out.

Future Use: Stepped access to the underground portion and surrounding trenches was visible but not useable. The building could conceivably be opened to the public with appropriate works, but alteration or refurbishment is unlikely to be feasible.

3.5 Air Raid Shelter

3.5.1 Observations

The air raid shelter (Monument ID 8) comprised precast concrete segments bolted together to form a single tunnel form (Figure 20). Given the exposed location the condition was relatively good but metal fixings between segments had corroded and there were some small areas of concrete spalling internally. One of the northern segments appeared to have collapsed along with what could have been end walls.



Figure 20: Air raid shelter (Monument ID 8)

3.5.2 Works

Recommended Works: The building is currently relatively safe. Access internally is prevented with gates and the shape inherently limits the scope for collapse of sections.

Future Use: Providing suitable access is provided the building could be opened up with minor repairs.

3.6 Cantilever Pillbox

3.6.1 Observations

The cantilever pillbox (Monument ID 9) is an interesting arrangement comprising a reinforced concrete shallow domed cantilever roof supported on a central cruciform of brickwork, with a masonry and concrete wall around the perimeter (Figure 21). The condition of the roof is fair, and the central brick support appears to be in good condition. The perimeter wall had in sections collapsed into the centre. This is likely either due to an agricultural accident and/or failure of the wall's foundations over time. There was a significant amount of water in the base of the pillbox.



Figure 21: Cantilever Pillbox (Monument ID 9)

3.6.2 Works

Recommended Works: The roof and its support appeared safe, but its height and the collapse of the perimeter wall makes safe access very difficult. It is recommended that access be restricted to control risk.

Future Use: To enable access the collapsed section of perimeter wall would need to be removed and reinstated, and safe access formed to the lower level. The building is not appropriate for any alterations.

3.7 Ammunition Store to Pillbox 6

3.7.1 Observations

The ammunition store to pillbox 6 (Monument ID 11) comprised thick masonry load bearing walls set into the ground to create a semi-basement and supporting a flat concrete roof. The structure appeared to be in reasonable condition given its exposure but with some deterioration to the external walls, primarily from vegetation (Figure 22).



Figure 22: Ammunition store to pillbox 6 (Monument ID 11)

3.7.2 Works

Recommended Works: The building appeared safe, and access is controlled by a gate. It is recommended that vegetation on and immediately around the building is carefully removed and that damage to the brickwork is made good or as a minimum secured.

Future Use: The building had standing water in it and given the form of construction it is unlikely to be feasible to ensure this is excluded in the future. It could be made accessible but alternative uses would be limited.

3.8 Ammunition Store to Pillbox 7

3.8.1 Observations

The ammunition store to pillbox 7 (Monument ID 13) comprised thick load-bearing brick walls supporting a flat reinforced concrete roof and an external brick wall (Figure 23). The building walls appeared to be in a fair condition, but the external wall was leaning significantly, likely due to foundation failure. The roof soffit had large areas of spalling, but no structural damage was observed.





Figure 23: Ammunition store to pillbox 7 (Monument ID 13)

3.8.2 Works

Recommended Works: No works are immediately necessary to the building, but it should be secured to prevent access inside. The external wall should be considered dangerous, and it should either be fenced off or propped in the short term.

Future Use: The building could be made accessible with limited structural works such as concrete repairs and making safe the external wall. Some alteration could be made but there is limited scope for use due to the size of the building.

3.9 Scheduled Monument Summary

Generally, the scheduled monuments discussed have not fared too badly given their exposed locations and the lack of maintenance. Vegetation is a common issue and a considered and careful approach to control will be essential in reducing further damage. Most are currently relatively safe given the restricted access and condition, but a few require urgent works to either control access to reduce exposure of the public to risk, or repairs works to reduce that risk.

Generally, size and inaccessibility limits potential options for reuse, and the heavy-duty military construction does not lend itself to alteration. Should it be desired to provide public access then most would only need relatively minor works to the existing fabric compared to the external works required to achieve access.

Scheduled Monument Consent would be required for all works discussed, potentially including control of vegetation, especially where digging is necessary.



4 Conclusion

4.1 Listed Buildings

All the barns utilise a similar timber framed structure, but of different ages and conditions. Although significant structural alterations would likely be unfeasible, all of the barns may be suitable for sensitive adaptation for alternative uses, taking account of the following:

The Black Barn has experienced significant structural movement which may be ongoing. It is recommended that the movement be monitored to determine if it is necessary/justifiable to carry out works to arrest the movement. Generally, the condition of the fabric does not warrant immediate works, but in the medium-term repairs to the plinth walls, sill beam, main post bases, girding, wall plates and weatherboarding may all need to be carried out. This work must form part of a considered package of works and not be carried out piecemeal as several of these elements affect the issues around stability of the frame.

The South Barn has experienced localised damage (such as the southwest gable) that require considered structural repair in the medium term potentially including works such as repair and replacement of structural members, sections of cladding, plinth walls and infill wall panels. The majority of the timber frame does not warrant material repairs in the short-term, with the exception of some localised areas of deterioration.

The Essex Barn is generally in a good condition and requires only minor repairs.

The External surface at the front of the buildings is in a relatively poor condition and consideration should be given to the potential detrimental effect of uncontrolled surface water run-off. If shown to be an issue, then in the short term a strip of permeable surface (gravel etc) may help to control the risk for the barns. If the barns are repurposed the current hardstanding will need to be replaced.

4.2 Scheduled Monuments

Generally, the heavy construction of the monuments and their relatively low age means they are structurally sound and require only minor structural works such as concrete and masonry repairs to allow safe access. The primary factor in potential future deterioration is likely vegetation growth and a considered plan to control this is recommended.

The notable exceptions to the above are as follows. Hexagonal Pillbox 2 should not be considered structurally safe, and it is recommended that access is restricted, particularly due to its proximity to a public footpath, until repairs can be carried out. The roof to the underground battle headquarters that is supported on corroded RSJ sections should not be considered safe and it is recommended that access be restricted until a more permanent method of support is provided. The freestanding wall outside of the Ammunition store to Pillbox 7 should not be considered safe and it is recommended that access is restricted until a permanent solution is installed to support it.





Stantec is a global leader in sustainable architecture, engineering, and environmental consulting. The diverse perspectives of our partners and interested parties drive us to think beyond what's previously been done on critical issues like climate change, digital transformation, and future-proofing our cities and infrastructure. We innovate at the intersection of community, creativity, and client relationships to advance communities everywhere, so that together we can redefine what's possible.



Strategic Landscape Masterplan (SLMP): Condition 7 - Feasibility Report

Appendix C: Barns Condition Survey

Gilston Park Estate

-



Appendix C: Barns Condition Survey - Gilston Park Estate

Revision	Description	Author	Date	Quality Check	Date	Independent Review	Date
01	Draft	PS	Sep 24	HS	Sep 24	LK	Sep 24
02	Draft	PS	Oct 24	LK	Oct 24	HS	Oct 24
03	Final	PS	Nov 24	HS	Nov 24	LK	Nov 24



Appendix C: Barns Condition Survey - Gilston Park Estate

The conclusions in the Report titled Appendix C: Barns Condition Survey - Gilston Park Estate are Stantec's professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient's own risk.

Stantec has assumed all information received from Places for People (the "Client") and third parties in the preparation of the Report to be correct. While Stantec has exercised a customary level of judgment or due diligence in the use of such information, Stantec assumes no responsibility for the consequences of any error or omission contained therein.

This Report is intended solely for use by the Client in accordance with Stantec's contract with the Client. While the Report may be provided by the Client to applicable authorities having jurisdiction and to other third parties in connection with the project, Stantec disclaims any legal duty based upon warranty, reliance or any other theory to any third party, and will not be liable to such third party for any damages or losses of any kind that may result.

Prepared by



Signature

Peter Speake

Reviewed by



Signature

Hannah Sharp / Lorraine King

Approved by



Signature

Lorraine King / Hannah Sharp



Table of Contents

Executive Summary	i
1 Introduction.....	1
1.1 Survey Scope and Methodology	1
2 The Big Black Barn.....	3
2.1 Exterior	3
2.2 Interior.....	5
3 Barn attached to south of Big Black Barn	8
3.1 Exterior	8
3.2 Interior.....	9
4 Essex Barn	11
4.1 Exterior	11
4.2 Interior.....	12
5 Conclusion	14

List of Tables

Table 1.1: Condition Grading Criteria	1
---	---

List of Figures

Figure 1: External View of the Big Black Barn	4
Figure 2: Double access door on eastern elevation	4
Figure 3: Oak timber frame	5
Figure 4: Deteriorating sole plate.....	6
Figure 5: Electrical Distribution panel	6
Figure 6: Internal Shoring.....	7
Figure 7: Exterior of Barn attached to south of Big Black Barn	8
Figure 8: Alternative wall finishes in Barn attached to south of Big Black Barn	10
Figure 9: North elevation of Essex Barn	11
Figure 10 South elevation of Essex Barn:.....	12
Figure 11: Internal roof detail - Essex Barn	13



Executive Summary

Stantec were appointed to undertake a condition assessment of three barns at Gilston Park Estate, which are identified on the National Heritage List for England as listed buildings. Big black barn (Grade II*), Extension to Big Black Barn (Grade II) & Essex barn (Grade II).

The Big Black Barn is the oldest structure, it is believed to have been built in 16th century originally as a hunting lodge and later converted to a barn. The barn to the south is an extension to the original building constructed in the 18th century, the Essex Barn built in close proximity at right angles to the original barn again in the 18th century.

All of the buildings are oak timber framed with timber weather boards. the Big Black Barn and barn to the south have clay tiled roofs whilst the Essex Barn has a slate roof believed to have been replaced at some point in the 19th century, and possibly again more recently, they all have a concrete floor.

The Big Black Barn has bowing in the front and rear elevation and there is shoring in places, the brick plinth and sole plate are disintegrating in places and areas of repair were visible. Modifications to the building structure over the years are also contributing to its poor condition.

The barn to the south has a ridge line that is dipping, indicating some movement to the structure, there is shoring in place and there is extensive damage to the internal walls, likely due to the introduction of concrete screed to the lower levels. There are small areas identified which now contain asbestos after more recent modifications (mid 19th century) which should be removed.

The Essex Barn is currently in use as storage for light aircraft which restricted the ability to survey the property, there are pigeons inside so there is assumed to be access in part of the roof, the structure is in reasonable condition; however, there is some deviation in the ridge line.

All barns featured electric lighting; however, no electrical periodic 5-year inspection certificates made available for the buildings. This together with an onsite visual inspection would indicate that these systems should be turned off and isolated, as they are potentially dangerous, until such time that a thorough electrical test & inspection can be carried out.



1 Introduction

Hunsdon Farm Barn complex comprises of three listed barns located to the north of the former Hunsdon Airfield:

- Big Black Barn (Grade II*).
- Extension to Big Black Barn (Grade II).
- Essex Barn (Grade II).

The Big Black Barn was originally built in the 16th century as a two-storey hunting lodge and later converted in the 18th century into a barn for agricultural use, oak timber framed horizontal weather boarding with a red clay tiled roof. Barn attached to south of Big Black Barn was built as an extension to the original structure probably in the 18th century when the lodge was converted into a barn, again oak timber frame with black weatherboards and a red clay tiled roof. The Essex Barn is positioned a short distance at right angle from the big black barn, built in the 18th century from oak timber frame horizontal weatherboards and a slate tiled roof.

This report has been prepared by Peter Speake (MIWFM, AIAM) an electrical engineer with the last 25years experienced in building management, asset surveying and dilapidation assessments.

Further details of the heritage interest of the barns is set out in both the main report and the Level 2 Building Recording.

1.1 Survey Scope and Methodology

A visual non-intrusive survey was conducted, based on the grading criteria used in the Higher Education Statistics Agency (HESA) guidance as referenced in the Royal Institute of Chartered Surveyors (RICS) document "Surveying Assets In The Built Environment". The listed condition grading criteria is shown below.

Table 1.1: Condition Grading Criteria

Condition Grading	Description	Typically features one or more of the following
Condition A	As new condition	• Typically built within the last five years or may have undergone a major refurbishment within this period, • Maintained/serviced to ensure fabric and building services replicate conditions at installation, • No structural, building envelope, building services or statutory compliance issues apparent, • No impacts upon operation of the building



Appendix C: Barns Condition Survey - Gilston Park Estate

1 Introduction

Condition B	Sound, operationally safe, and exhibiting only minor deterioration	• Maintenance will have been carried out, • Minor deterioration to internal/external finishes, • Few structural, building envelope, building services or statutory compliance issues apparent, • Likely to have minor impacts upon the operation of the building.
Condition C	Operational but major repair or replacement needed in the short to medium-term (generally 3 years)	• Requiring replacement of building elements or services elements in the short to medium-term, • Several structural, building envelope, building services or statutory compliance issues apparent, or one particularly significant issue apparent, • Often including identified problems with building envelope (windows/roof etc.), building services (boilers/chillers etc.), • Likely to have major impacts upon the operation of the building, but still allow it to be operable.
Condition D	Inoperable or serious risk of major failure or breakdown	• Building is inoperable or likely to become inoperable, due to statutory compliance issues or condition representing a health and safety risk or breach, • May be structural, building envelope, or building services problems coupled with compliance issues, • The conditions are expected to curtail operations within the building (exclude very minor items which can be rectified easily).

The assessment should also relate to the current year condition and state at the time of survey. Therefore, if the building is currently assessed as condition C but the HEP is aware that it will soon change to condition D, it should still be assessed as condition C. Furthermore, a building which is undergoing refurbishment should be reported as the condition it is in at the time of survey.



2 The Big Black Barn

2.1 Exterior

The roof is constructed from red clay tiles the roof line remains straight considering the age and work having been carried out over the years. There are bows to the front and rear elevations mirroring the position of the barn door which has been cut into the front elevation.

The exterior weatherboards having been substantially patched, replaced and painted over the years and the building is now mostly weather and vermin tight with no major visible gaps from the outside.

The guttering is in place and is operating well. This should be checked annually for debris blockages for it to continue to be effective.

The brick plinth has in areas deteriorated substantially and does need restoration in areas.

There is shoring and bracing to the front and rear elevations which looks relatively new this is in the areas that have bows to the walls.

The land area to the rear of the building has quite a substantial amount of vegetation growing and alongside there is a small pile of building debris which looks like it possible contains asbestos boarding this should be removed under a controlled work scheme due to the potential health hazard it provides.

The area to the front of the building is mostly laid to concrete but does have vegetation growing through.



Appendix C: Barns Condition Survey - Gilston Park Estate
2 The Big Black Barn



Figure 1: External View of the Big Black Barn

The large (8ft) double doors cut into the front elevation for vehicle access have presented issues with time, where the supporting timbers have twisted and possible overloaded the front elevation has become bowed in this area.



Figure 2: Double access door on eastern elevation



2.2 Interior

The oak timber frame is an impressive example of 16th century craftsmanship, it is visible (mortice joints) in some of the main supporting timbers where an original first floor was attached.

Many cross members and supports have been replaced over time whether that be through failure (rot), woodworm (evidence still there), or re configuration of the building from a lodge to a barn.



Figure 3: Oak timber frame

In addition to the external brick plinth deteriorating, the internal wooded sole plate has similar issues in some of the areas where the timber is rotting.

Appendix C: Barns Condition Survey - Gilston Park Estate
2 The Big Black Barn



Figure 4: Deteriorating sole plate

The electrical system although only supplying lights and power sockets should normally be expected to have had a periodic electrical 5-year inspection, of which there was no evidence of this having taken place. The equipment therefore in my opinion is potentially dangerous and should be isolated or replaced immediately.



Figure 5: Electrical Distribution panel



Appendix C: Barns Condition Survey - Gilston Park Estate

2 The Big Black Barn

An asbestos register is available, and presumed asbestos areas have been identified and a management plan is in place to control this.

There is presumed textile asbestos flash guards and fuse boxes in the electrical system,
The floor of the barn is mostly concrete, it is not known when this was originally put down or whether any damp proof membrane was laid at the time this would have to be inspected further to ascertain its viability.

Some internal structural shoring has taken place in recent times, presumed to support the bowing on the front elevation.



Figure 6: Internal Shoring

The overall condition of Barn no.1 is considered as Grade D - Inoperable or serious risk of major failure or breakdown



3 Barn attached to south of Big Black Barn

3.1 Exterior

The roof is constructed from red clay tiles with lead flashing where it joins the original barn the roof line has dipped considerable halfway along in line where the large ban door has been located, most of the roof looks intact and mostly watertight.



Figure 7: Exterior of Barn attached to south of Big Black Barn

The flat roof on the extension which can be seen in this picture (Fig 7) does have presumed asbestos in the corrugated concrete sheets.

The exterior weatherboards having been substantially patched, replaced and painted over the years and the building is now mostly weather and vermin tight with no major visible gaps from the outside.

Guttering and down pipes are in place, and they are operating reasonably well, this should be checked annually, for debris blockages for it to continue to be effective.

3.2 Interior

The oak timber frame although substantially original has had repair, modifications and replacement over its life span resulting in some areas that now require bracing and shoring to maintain its integrity.

There is some damage from damp to the sole plates and to the brick plinth it stands on. The electrical system although only supplying lights and power sockets should normally be expected to have had a periodic electrical 5-year inspection, of which there was no evidence of this having taken place. The equipment therefore in my opinion is potentially dangerous and should be isolated or replaced immediately.

There are several areas in the barn with a half-height rendered wall finish as in Fig 8. Many of these are damaged and flaking. This picture also shows the electrical system and the gable end wall which has shoring.





Figure 8: Alternative wall finishes in Barn attached to south of Big Black Barn

The overall condition of Barn no.2 is considered as Grade D - Inoperable or serious risk of major failure or breakdown

4 Essex Barn

4.1 Exterior

The roof is tiled in slate with ridge coping tiles, there is some deviation in the main roof line with some sagging. The front elevation has an intersecting pitched roof which again is slate tiles and lead flashing there is guttering all around which is functional and is in general good condition.

There is a concrete area to the front of the building which has patches of vegetation growing through whilst the rear area is overgrown with vegetation.

The front face of the building adjacent to the large wooden double doors is brick whilst the remainder of the property apart from a brick plinth is covered in weather boarding which have been patched at various times.



Figure 9: North elevation of Essex Barn





Figure 10 South elevation of Essex Barn:

The Barn is being utilised for storage of machinery which restricts the vision for an internal inspection. There are vermin (pigeons) within the property and there are coverings on the machines to keep them clean however this does restrict being able to see where the vermin are entering the property from.

4.2 Interior

This is an oak timber framed construction with a 3-foot plinth wall, wooden rafters and slat's providing support for the slate tiled roof. There remains a large number of original timbers in the structure and some more recent additions creating additional space.

The internal floor (what could be seen) is concrete which is breaking up in patches, there are also some signs of a crack in a plinth wall.

The electrical system was not visible due to the sheeting in place for protection from the pigeons, but I have due to no information available, assumed that there is not a 5-year periodic inspection certificate available.



Figure 11: Internal roof detail - Essex Barn

The asbestos register provided does not appear to cover Barn no 3, The Essex Barn, but it cannot be assumed that there is no asbestos present.

Due to the tarpaulin sheeting it was not possible to say where the pigeons were accessing the internal space from this does need to be addressed in order to eliminate their access.

The overall condition of Barn no.3 is considered as Grade C - Operational but major repair or replacement needed in the short to medium-term (generally 3 years)

5 Conclusion

All three buildings are classified as in a poor condition the eldest building (Big Black Barn) has suffered from various structural changes over the centuries, damp and woodworm have also caused serious damage, there is also has a large bow in the front and rear and is shored up in different locations.

The following recommendations for immediate action.

- The grounds around the buildings are overgrown in places and a pile of building material containing asbestos sheets is present to the west of the barn attached to the south of the Big Black Barn, this area needs clearing and the asbestos needs removing.
- The asbestos register indicates that asbestos has been introduced into the buildings in the form of AIB and cement guttering and downspouts, although this can be managed, if the property is to be utilised for the public, then this will need removing.
- The electrical systems in both the Big Black Barn and the barn attached to the south, are extremely old and as far as I can tell untested for many years, this has obvious implications and should be isolated and replaced.

The bowing and the roof ridge line movement indicate that the structural integrity may be at risk, this will be addressed in more detail in the accompanying structural report.





Stantec is a global leader in sustainable architecture, engineering, and environmental consulting. The diverse perspectives of our partners and interested parties drive us to think beyond what's previously been done on critical issues like climate change, digital transformation, and future-proofing our cities and infrastructure. We innovate at the intersection of community, creativity, and client relationships to advance communities everywhere, so that together we can redefine what's possible.



Strategic Landscape Masterplan (SLMP): Condition 7 - Feasibility Report

Appendix D: Scheduled Monument Condition Survey

Gilston Park Estate



Gilston Park Estate

Revision	Description	Author	Date	Quality Check	Date	Independent Review	Date
01	Draft	PS	Aug 24	PF	Aug 24	LK	Aug 24
02	Draft	PS	Oct 24	LK	Oct 24	HS	Oct 24
03	Final	PS	Nov 24	HS	Nov 24	LK	Nov 24



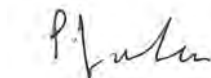
Gilston Park Estate

The conclusions in this Report are Stantec's professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient's own risk.

Stantec has assumed all information received from Places for People (the "Client") and third parties in the preparation of the Report to be correct. While Stantec has exercised a customary level of judgment or due diligence in the use of such information, Stantec assumes no responsibility for the consequences of any error or omission contained therein.

This Report is intended solely for use by the Client in accordance with Stantec's contract with the Client. While the Report may be provided by the Client to applicable authorities having jurisdiction and to other third parties in connection with the project, Stantec disclaims any legal duty based upon warranty, reliance or any other theory to any third party, and will not be liable to such third party for any damages or losses of any kind that may result.

Prepared by



Signature

Peter Speake

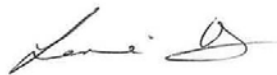
Reviewed by



Signature

Hannah Sharp

Approved by



Signature

Lorraine King



Table of Contents

1	Introduction.....	1
1.1	Survey Scope and Methodology	1
1.2	Asset Identification	2
1.3	Asbestos	3
1.4	Site Survey Details	3
2	Monument Survey	5
2.1	Monument 1.....	5
2.2	Monument 2.....	6
2.3	Monument 3.....	7
2.4	Monument 4.....	8
2.5	Monument 5.....	9
2.6	Monument 6.....	10
2.7	Monument 7.....	11
2.8	Monument 8.....	12
2.9	Monument 9.....	13
2.10	Monument 11.....	14
2.11	Monument 12.....	15
2.12	Monument 13.....	16

List of Tables

Table 1.1: Condition Grading Criteria	1
Table 1.2: Monument Identification	2

List of Figures

Figure 1: Monument Plan (from Historic England website - Search the List: Map Search Historic England)	4
Figure 2: Sleeping Accommodation	5
Figure 3: Sleeping Accommodation	5
Figure 4: Inside Accommodation	5
Figure 7: Entrance.....	6
Figure 5: Brick Defence post.....	6
Figure 6: Entrance.....	6
Figure 9: Defence Headquarters.....	7
Figure 8: Viewing Pillar	7
Figure 11: Gun Turret.....	8
Figure 10: Entrance.....	8
Figure 12: Concrete Roof.....	8
Figure 14: Entrance.....	9
Figure 13: Gun Turret.....	9
Figure 15: Brick Sentry Post	10
Figure 16: Door	10
Figure 17: Gun Position	10
Figure 19: Roof of Defence	11
Figure 18: Entrance Door.....	11
Figure 20: Shelter.....	12
Figure 21: Escape Hatch on roof	12
Figure 22: Entrance.....	12
Figure 23: Cantilever Post.....	13



Figure 24: Cantilever Defence	13
Figure 25: Brick Defence Post	14
Figure 26: Entrance.....	14
Figure 27: Entrance.....	14
Figure 29: Entrance.....	15
Figure 28: Roof of Defence	15
Figure 30: Gun Position	15
Figure 31: Ammunition Store	16
Figure 32: Store	16
Figure 33: Blast Wall	16



1 Introduction

Hunsdon airfield was requisitioned by the government during WWII in 1939 and became an operational fighter aircraft base in 1941. The site was closed after the war and in 1946 was returned mostly to agricultural land. There is small section of the runway existing and some perimeter tracks, the airfield defence posts that remain are listed in the Historic England register. The buildings and structures were designated under the Ancient Monument and Archaeological Areas Act 1979 and are of national importance due to their historic interest. The structures are located mostly around the perimeter of the airfield.

This report has been prepared by Peter Speake (MIWFM, AIAM) an electrical engineer with the last 25years experienced in building management, asset surveying and dilapidation assessments.

1.1 Survey Scope and Methodology

A visual non-intrusive survey was conducted, utilising the Higher Education Statistics Agency (HESA) guidance as per RICS recommendations. The listed condition grading criteria is shown below.

Table 1.1: Condition Grading Criteria

Condition Grading	Description	Typically features one or more of the following
Condition A	As new condition	- Typically built within the last five years or may have undergone a major refurbishment within this period, - Maintained/serviced to ensure fabric and building services replicate conditions at installation, - No structural, building envelope, building services or statutory compliance issues apparent, - No impacts upon operation of the building
Condition B	Sound, operationally safe, and exhibiting only minor deterioration	- Maintenance will have been carried out, - Minor deterioration to internal/external finishes, - Few structural, building envelope, building services or statutory compliance issues apparent, - Likely to have minor impacts upon the operation of the building.
Condition C	Operational but major repair or replacement needed in the short to medium-term (generally 3 years)	- Requiring replacement of building elements or services elements in the short to medium-term, - Several structural, building envelope, building services or statutory compliance issues apparent, or one particularly significant issue apparent, - Often including identified problems with building envelope (windows/roof etc.), building services (boilers/chillers etc.),



		Likely to have major impacts upon the operation of the building, but still allow it to be operable.
Condition D	Inoperable or serious risk of major failure or breakdown	- Building is inoperable or likely to become inoperable, due to statutory compliance issues or condition representing a health and safety risk or breach, - May be structural, building envelope, or building services problems coupled with compliance issues, - The conditions are expected to curtail operations within the building (exclude very minor items which can be rectified easily).

The assessment should also relate to the current year condition and state at the time of survey. Therefore, if the building is currently assessed as condition C but the HEP is aware that it will soon change to condition D, it should still be assessed as condition C. Furthermore, a building which is undergoing refurbishment should be reported as the condition it is in at the time of survey.

1.2 Asset Identification

The monument comprises 14 individual elements, shown on the plan at **Figure 1**.

All assets should have a unique reference/identifier and have consistency in managing individual items. Various different references have been used in the past and were relayed by the project team. With the nature of these monuments being scattered around a vast area it was challenging to identify each one therefore we decided to reference each monument with a What Three Words location reference this will help to uniquely identify and locate easily on a map.

The table below indicates the WTW location identifier, and the asset condition score based on the HESA guidance whilst the map at figure 1 shows the overlay with the monument ID number.

Table 1.2: Monument Identification

Monument ID	Description of Monument	Monument Locator	Condition Grading
1	Two sleeping shelters within northern section of Tuck's Spring	///fancy.runner.pose	C
2	Hexagonal pillbox. Type 22 design	///panel.porch.torn	D
3	Battle Headquarters & trenches. Type 11008/41	/// bands.paths.nodded	D
4	Concrete Pillbox adjacent to Acorn Street. Hunsdon type	///seat.slip.humble	D
5	Concrete Pillbox approx.. 15m from perimeter road. Hunsdon type	/// visit.bossy.tone	D
6	Hexagonal pillbox, maybe communication post.	///shelf.seats.sailor	D
7	Concrete Pillbox 60m SW of Hunsdon Lodge Farm. Hunsdon type	///gangs.truly.cycles	D



8	Air Raid Shelter. Stanton type	///softly.overnight.cone	D
9	Cantilevered Pillbox.	///town.open.swim	D
10	Concrete Pillbox. 30m west Hunsdon Lodge Farm. Hunston type. Not viewed.	///edits.patch.reject	Unable to locate
11	Hunsdon pillbox with no.2 brick lined trenches to NE quarter and associated ammunition store, 50m SE.	///lifts.cards.return	D
12	Pillbox and associated trenches (now infilled).	///remind.wanted.ballots	D
13	Ammunition store associated with nearby pillbox.	///flag.play.reveal	C

1.3 Asbestos

No asbestos register was provided for the monuments prior to inspection, before any restoration work could commence each structure should have an R&D survey carried out.

1.4 Site Survey Details

Survey Date.	Time.	Weather conditions.	Comments.
07/08/2024	08:00	Warm / light wind	Unable to locate monument 10.



Gilston Park Estate

1 Introduction

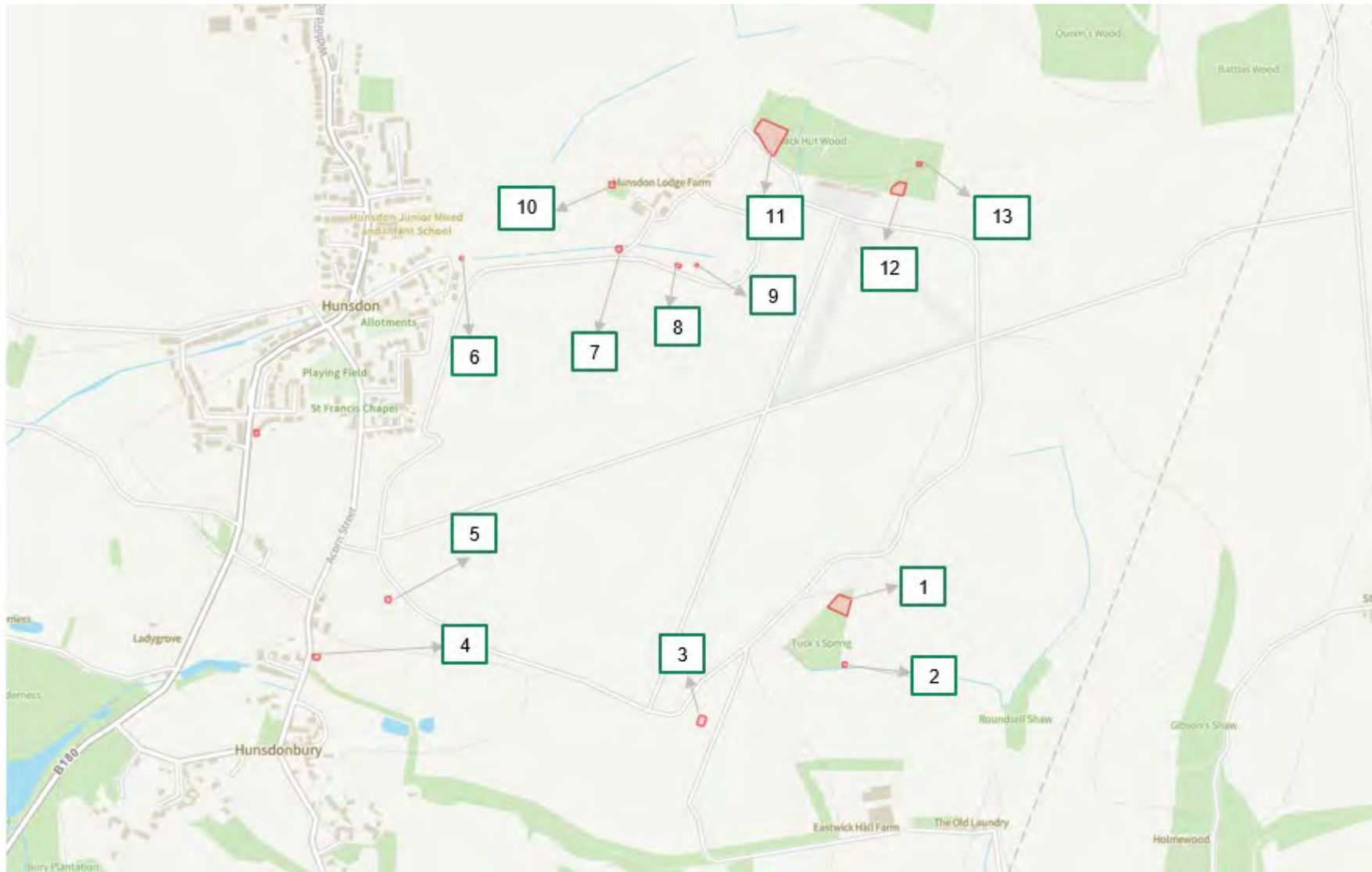


Figure 1: Monument Plan (from Historic England website - [Search the List: Map Search | Historic England](#))



2 Monument Survey

2.1 Monument 1



Figure 2: Sleeping Accommodation

This consists of two brick structures with concrete slab roofs designed for emergency sleeping accommodation, blast entrances and an internal vent system (as there are no windows). Original electrical fittings are in place. There is currently open access to these structures and evidence of vagrant use (low level). They are in a relatively good condition although now surrounded by trees and undergrowth.

Current condition is considered as **Grade C** - Operational but major repair or replacement needed in the short to medium-term.

What Three Words ///fancy.runner.pose



Figure 3: Sleeping Accommodation



Figure 4: Inside Accommodation

2.2 Monument 2



Figure 6: Brick Defence post



Figure 7: Entrance

Hexagonal brick built with a concrete slab roof gun positions on each face, entrance via a tunnel, The brick facing has deteriorated considerably and the building is heavily covered in vegetation and forest debris, steel gate on entrance is open.

Current condition is considered as **Grade D** - Inoperable or serious risk of major failure or breakdown.

What three words///panel.porch.torn



Figure 5: Entrance

2.3 Monument 3



Figure 9: Viewing Pillar



Figure 8: Defence Headquarters

This structure is of Concrete construction which is above and below ground with the visible portion being approximately 2m x 2m. This construction is believed to be the former battle headquarters with the majority of the building below ground. Underground is accessible via a hatch and vertical ladder with additional steps to the side approximately 3m away. It is unknown how much of the underground structure is visible. The ground surrounding the area would have to be excavated in order to assess the integrity of the whole area.

The above ground portion has a 360-degree viewing capability with steel pillars supporting the roof structure. It is not known if these are still the original steel pillars in-situ and would need to be accessed for safety.

Current condition is considered as **Grade D** - Inoperable or serious risk of major failure or breakdown.

What three words ///bands.paths.nodded

2.4 Monument 4



Figure 11: Entrance



Figure 10: Gun Turret



Figure 12: Concrete Roof

This is a hexagonal concrete pillbox structure with walls over 1 meter in depth, originally with brick facing which have mostly now collapsed. The entrance is via a rear square aperture to one side, which has a steel mesh gate for security. Headroom is severely restricted due to build up of debris, with the inside not visible. This will require extensive work to make accessible, however the structure appears intact.

Current condition is considered as **Grade D** - Inoperable or serious risk of major failure or breakdown.

What three words///seat.slip.humble

2.5 Monument 5



Figure 14: Gun Turret



Figure 13: Entrance

This is a hexagonal concrete pillbox structure with walls over 1 meter in depth, originally with brick facing which have mostly collapsed. The entrance is via a brick square addition to one side. There is a steel gate for security but has been left open, restricted headroom due to build up of debris in the entrance. The structure is covered with vegetation and self-seeded trees, with the inside not visible. This will require extensive work to make the structure accessible, however the structure appears intact.

Current condition is considered as **Grade D** - Inoperable or serious risk of major failure or breakdown

What Three Words [///visit.bossy.tone](https://www.threewords.co.uk/visit/bossy.tone)



2.6 Monument 6



Figure 15: Brick Sentry Post



Figure 16: Door



Figure 17: Gun Position

This is a square brick structure with none of the original roof present, which now appears to be corrugated iron. A wooden door which had been added for security has now been forced open allowing access. The slit windows have been mostly bricked up. The building has also been engulfed by trees and shrubs and bricks are decaying in many areas. Once uncovered a more accurate assessment could be made, condition is poor.

Current condition is considered as **Grade D** - Inoperable or serious risk of major failure or breakdown.

What three Words///shelf.seats.sailor

2.7 Monument 7



Figure 19: Entrance Door



Figure 18: Roof of Defence

This is a hexagonal concrete pill box, heavily covered with trees and vegetation. It has a concrete structure, faced with bricks where it is visible that there is some collapse to the brick facing walls. The entrance to the defence is closed with a steel structure - due to the vegetation it was not possible to get an accurate assessment but once the area is opened the structure could be further examined in more detail.

Current condition is considered as **Grade D** - Inoperable or serious risk of major failure or breakdown.

What three words location ///gangs.truly.cycles

2.8 Monument 8



Figure 20: Shelter



Figure 21: Escape Hatch on roof



Figure 22: Entrance

This former air raid shelter is made from 18 pre-cast concrete sections bolted together with open ends and an escape hatch this would during operations have been covered in earth. Currently both ends are fenced off preventing entry, there is some mechanical damage to the structure but is in a reasonable sound condition.

Current condition is considered as **Grade D** - Inoperable or serious risk of major failure or breakdown

What three words
location///softly.overnight.cone.

2.9 Monument 9



Figure 23: Cantilever Post

This structure is a concrete cantilever top sitting on a brick pedestal and a brick surround wall (mushroom). A considerable amount of damage is evident, which is mostly mechanical to the brick wall that has collapsed inwards in places. The internal base is not accessible but looks to be full of water and debris - this is in poor condition and requires some brick work restoration to make it safe.

Current condition is considered as **Grade D** - Inoperable or serious risk of major failure or breakdown.

What three words location ///town.open.swim



Figure 24: Cantilever Defence

2.10 Monument 11



Figure 25: Brick Defence Post



Figure 26: Entrance



Figure 27: Entrance

This is a brick-built structure with concrete slab roof, semi submerged originally thought to be an ammunition store now covered in vegetation and debris.

Visible sections appear in reasonable condition, but basement appears to be under water. Steel bars protect the entrance.

Current condition is considered as **Grade D** - Inoperable or serious risk of major failure or breakdown.

What Three Words [///lifts.cards.return](#)

2.11 Monument 12



Figure 29: Roof of Defence



Figure 28: Entrance



Figure 30: Gun Position

This is a hexagonal concrete pillbox structure, with walls over 1 meter in depth, originally with brick facing which have mostly now collapsed. The entrance is to the left of the structure. Undergrowth and debris now prevents entry, although entrances have been closed off with steel bars. Structure appears to be in good condition.

Current condition is considered as **Grade D** - Inoperable or serious risk of major failure or breakdown.

What Three Words///remind.wanted.ballots

2.12 Monument 13



Figure 31: Ammunition Store



Figure 32: Store



Figure 33: Blast Wall

This is an above ground ammunition store, of brick construction with concrete slab roof, and no windows (only small ventilation gaps). The external blast wall has slipped intact into a trench and will require correction for safety reasons. Building is in reasonable condition.

Current condition is considered as **Grade C** - Operational but major repair or replacement needed in the short to medium term.

What Three Words///flag.play.reveal



Stantec is a global leader in sustainable architecture, engineering, and environmental consulting. The diverse perspectives of our partners and interested parties drive us to think beyond what's previously been done on critical issues like climate change, digital transformation, and future-proofing our cities and infrastructure. We innovate at the intersection of community, creativity, and client relationships to advance communities everywhere, so that together we can redefine what's possible.



**Strategic Landscape
Masterplan (SLMP):
Condition 7 - Feasibility
Report**

**Appendix E: Extract from
Development Specification
and PP3**

Gilston Park Estate

- 4.4.2 The Parameter Plan shows the general location of all strategic features. The precise boundaries will be defined at the Village Masterplan, Strategic Landscape Masterplan and/or Reserved Matters Application stage.

Country Parks

- 4.4.3 Two 'country parks', Eastwick Wood Park and Hunsdon Airfield Park, are proposed on Parameter Plan 3. These parks will provide areas of public open space/access and opportunities for 'long-range' outdoor activities such as walking, cycling, horse-riding, etc.
- 4.4.4 The outline specification for Eastwick Wood Park generally comprises:
- the sensitive management of existing ancient woodland blocks using traditional coppice techniques where appropriate and reduction of invasive tree species;
 - planting of new woodland, woodland pasture, woodland coppice and woodland scrub;
 - provision of new ponds and associated aquatic and marginal aquatic habitats to the north of the park;
 - provision of a new and upgraded framework of trails for sporting and leisure activities (for example a fitness trail and/or an equestrian trail);
 - provision of new hedgerow planting associated with the paths;
 - creation of nature and/or heritage trails with signage and interpretation points and viewpoints explaining the habitats and associated landscape and wildlife management techniques, and the listed and scheduled sites in the vicinity including the WWII airfield (linking to that provided for Hunsdon Airfield Park, and the wider site if appropriate);
 - creation of a woodland destination community playspace (for example, including towers and ropewalks); and
 - provision of an Eastwick Wood Park shelter and interpretation centre (for example, including learning space, orientation boards, WCs and storage) either within the park or as a single facility combined with Hunsdon Airfield Park; and
 - enhancements to the existing vehicular access from Acorn Lane and parking facilities, either dedicated or as a single facility combined with Hunsdon Airfield Park.
- 4.4.5 The Hunsdon Airfield Park outline specification generally comprises:
- provision of new low density native tree planting to the perimeter tracks;
 - provision of areas of amenity grassland for informal leisure activities and grassland strips along the lines of the former Hunsdon Airfield runways;
 - provision of a new and upgraded framework of trails for leisure activities, such as walking and cycling;
 - potential for provision of grass sports pitches (subject to the final design of the education campus in Village 1 and the level of provision achieved within Gilston Park);
 - potential for agricultural uses with greater biodiversity value;

- creation of a heritage trail with signage and interpretation points and viewpoints based on the listed and scheduled sites in the vicinity including the WWII airfield (linking to that provided for Eastwick Wood Park, and the wider site if appropriate); and
- provision of an Hunsdon Airfield Park visitor and interpretation centre (for example, including exhibition space, orientation boards, WCs and storage), either within the park or as a single facility combined with that at Eastwick Wood Park; and
- enhancements to the existing vehicular access from Acorn Lane and parking facilities, either dedicated or as a single facility combined with Eastwick Wood Park.

Community Parks

4.4.6 Gilston Park, Home Wood and Gilston Fields will be provided, as shown on Parameter Plan 3, for a wide range of 'formal' community sports provision, as well as informal recreation.

4.4.7 The Gilston Park outline specification generally comprises:

- provision of amenity grassland in the centre of the park, with rough 'long' grassland, wildflower meadows or woodland flora to the edge of the park adjacent to Fiddlers' Brook to create an overall parkland character;
- formal tree planting along the axis of the historic Lime Avenue to approximately the centre of the park, and informal individual and small group tree planting to reinforce the parkland character;
- landscape works and boundary treatment to the Mount scheduled monument as appropriate;
- provision of formal sports pitches and clubhouse (for example, including changing room and WCs, meeting room, café and storage), some of which may form part of the Village 1 education campus;
- provision of formal sports pitches and amenity grassland for use by school(s);
- boundary treatment for sports pitches and amenity grassland for use by school(s);
- provision of drainage from sports pitches to form part of the SuDS network;
- provision of a new and upgraded framework of paths within the park based on connective desire lines between villages and facilities as well as a circuitous boundary path which includes views over Gilston lake; and
- provision of signage and interpretation for Gilston Park and the Mount (to form part of that provided for the wider site if appropriate).

4.4.8 The Gilston Fields outline specification generally comprises:

- provision of amenity mown grassland in the centre of the park, with native wildflower planting to the edges;
- tree planting to integrate with residential development around the perimeter of the park;
- restoration of hedgerow between Gibson's Shaw to St Mary's Church where this is within Gilston Fields;

