

Conservation and Urban Design Advice

Reference: 3/21/0013/LBC & 3/21/0012/FUL

Planning case officer: Ashley Ransome

Site address: Beauchamps Cottage Wyddial Buntingford Hertfordshire SG9 0EP

Date of consultation: 08/01/2021

Date of response: 20/01/2021

Heritage considerations: Curtilage GII

Recommendations:

- Objection
- No objection
- Further information and/or amendments required
- Site visit required

Observations:

This building lies within the curtilage of a Grade II Listed Building. This list description states:

House. Circa 1653 for Ralph Beash (VCH (1914) 82), front cased in brick c.1860. Timber frame exposed in red brick sill (re-using material from demolition of much of Ardeley Place: RCHM Typescript). Polychrome casing to front of red brick with white brick dressings and quoins. Steep old red tile roofs. Tall red brick chimneys. An unusually large internal-chimney, lobby-entry plan house, originally of 2 storeys and attics with a small cellar, facing S. Symmetrical plan (gabled 2-storeys central porch built, and passage driven through stack, in C19) and gabled rear projection at NE and NW each with wide stair rising to attic and a service room on each floor. Contemporary projecting end chimneys each serve 2 floors and attic with chamfered 3-centred brick arched fireplaces on every floor. E half in service use with large kitchen served by middle stack with end parlour and pantry beside stair. Unheated parlour in NW projection behind stair. Hall, and end-parlour with oak scratch moulded panelling occupy W half. Chambers above correspond with divisions of Gd floor, each heated in front range. Symmetrical C19 front has 2 bays to each side of gabled 2 storeys porch defined by pilasters. Large recessed 3-light wooden case-ment windows with horizontal bars, one on each floor in each bay. Square-headed moulded labels of stone or stucco over Gd floor windows. Chamfered plinth. Tudor arched doorway with arched label to entrance with battened door. 2-light casement window over with label

and pierced sinous bargeboard with pendant, to gable. Very tall red brick chimneys with square shafts linked at head, 4 in middle stack (rebuilt) and 3 at each end. Exposed timber frame with close studding, and some straight tension bracing, exposed at sides and rear. Single-storey C19 lean-to pentice and gabled porch between twin projections. Interior has chamfered axial beams, clasped-purlin roof and face-halfed bladed scarf joints in wallplates. Moulded plank door to attic and to closet and room over porch. 2-panel raised and fielded door with HL hinges to stair off kitchen (stair dismantled). Decorative H-hinges to 2 tall narrow panelled doors to 'salt cupboards' behind middle stack on 1st floor. Arcaded C17 overmantle in SW parlour. (RCHM (1911)139: VCH (1914) 80: RCHM Typescript)

This application relates to the demolition of a curtilage listed dwelling and construction of new dwelling with basement.

Under the previous application refs 3/20/1030/FUL and 3/20/1031/LBC the principle of the demolition of this curtilage listed building was accepted. This is mainly due to the numerous renewals of original materials that have been undertaken since its construction more than 100 years ago. In fact the majority of the building is now constructed from modern materials. The remaining historic fabric is limited to the cottage chimney and a few historic timbers in the barn. The chimney has a chronic issue of water ingress that has been repaired numerous times in an effort to rectify the problem. Unfortunately, the damp persists. The structural survey and heritage statement both agree that the chimney requires dismantling and rebuilding in order to properly deal with the damp issues. The historic timbers can also be salvaged and re-used in the new building.

We consider that the significance of this curtilage building lies in its position and relationship with the listed house, its continued existence as evidence of the growth and development of the outbuildings associated with the main house. The significance also lies in the simple form of the building as a barn with a later workers cottage attached. We can see that the proposed new dwelling occupies the same footprint as the existing building, which we support.

Unfortunately, the design of the building itself does not sufficiently reflect the agricultural vernacular of the existing building, which we consider an important element of any new building on this site. In particular the rear and north facades should be greatly simplified in terms of fenestration in order to present a more

agricultural appearance towards the listed building. We also do not welcome the dormer windows to both roof planes which do not contribute positively to what should replicate the simple barn shape of the existing building. Dormers could be acceptable on the proposed front elevation, but those on the rear should be omitted.

The brick plinth is too high for a traditional agricultural building and should be reduced in height.

We can see that two chimneys are indicated on the new dwelling. The one that is in the position of the original chimney appears to serve no purpose. It is the chimney at the other end that appears to be functioning. We support the effort to retain a chimney in the original location, but the internal arrangement of the dwelling itself should be reflective of the external features. The original chimney should be in use, with the original bricks reclaimed and the existing form rebuilt. The second chimney should be omitted in order to preserve the agricultural roof line at the opposing end of the building. This will require internal re-organisation of the living spaces.

Overall we whilst we accept the principle of the demolition of the existing building, we do not consider the current design an acceptable replacement for a curtilage listed building within the setting of the listed building. The design requires considerable amendment.

We therefore object to the application.

The further information and/or amendments requested above should be provided to the planning case officer within a timescale that would allow for the case to be determined within its deadline. The planning case officer should assess the request above and set a suitable timescale for this further submission. If the further information and/or amendments requested are not delivered or deliverable within this timescale, then this application should be withdrawn by the applicant. If it is not withdrawn, it should be determined on the basis of our objection as set out above.

Suggested conditions:

General

- 2E07: Boundary walls and fences
- 2E11: Materials of construction
- 2E12: Sample of materials

- 2E13: Matching materials
- 2E15: Matching brickwork
- 3V21: Hard surfacing

Listed Buildings

- 8L01: Timber structure
- 8L02: New timber frame
- 8L03: New windows
- 8L04: New doors
- 8L05: New plasterwork
- 8L06: New brickwork
- 8L07: New weatherboarding
- 8L08: New external rendering
- 8L09: Rainwater goods
- 8L10: Making good
- 8L11: Repair schedule