

## **MINOR AMENDMENTS TO PERMISSION 3/18/2369/HH & 3/18/2370/LBC**

### **Wyddial Hall Wyddial Buntingford Hertfordshire SG9 0EL**

SHA is applying to make minor amendments to part of the approval granted for:

#### **3/18/2369/HH - Householder Application**

Demolition of summerhouse. Erection of pool house, creation of glazed link, reinstatement of cornice, alterations to fenestration, erection of garden walls and creation of external steps.

#### **3/18/2370/LBC – Listed Building Consent**

Demolition of summerhouse. Erection of pool house, creation of glazed link, reinstatement of cornice, alterations to fenestration erection of garden walls and creation of external steps. Internal alterations to include: Removal and creation of walls with the creation of a W.C

#### **Introduction**

This document is to be read in conjunction with the approved design and access/heritage statement. In nature, the proposals remain much the same in terms of footprint, development and conservation has been the primary motive. The number and types of approved fixtures, fittings and finishes are as to remain as the approval. The Items outlined in this document seek to elaborate upon and justify the amended drawings with an aim to supersede a small number of areas previously granted permission.

Ref: A4145 Wyddial Hall

## External Items for Minor Amendment application

### **Demolition of Wyddial Parva's Utility Outbuilding and erection of single storey lean-to log store, boiler store, external dogwash and internal WC.**

SHA would like to apply for permission for the demolition of the existing utility and erection of a new single storey lean to. The existing structure is a later 20<sup>th</sup> century addition to Wyddial Parva thought to have been built between the 1960-1970. This building does not enhance the listed setting and it's lack of architectural expression and detailing makes no contribution to the listed curtilage. Therefore, we feel that it's demolition and the new proposal will enhance the listing of Wyddial Hall and provide some much-needed outdoor storage and amenity for Wyddial Hall within it's curtilage. The rear entrance to Wyddial Parva will be extinguished with only the right side of the building (photo below) retained as shown in the proposed drawing below.



Existing utility and rear entry to be demolished & proposed lean to stores

The proposal for this area aims to follow the language of a traditional Victorian stable/outbuilding in order to offer a service and ancillary storage to the main house. We are proposing a timber oak frame upon masonry and cut stone staddles. These traditional elements not only increase structural strength but also offer a waterproof protection from the common interference of groundwater upon the base of a timber structure. We are proposing traditional lime render, handmade bricks to the walls and a clay tile roof for this enclosure.



Hand cut saddle-stones

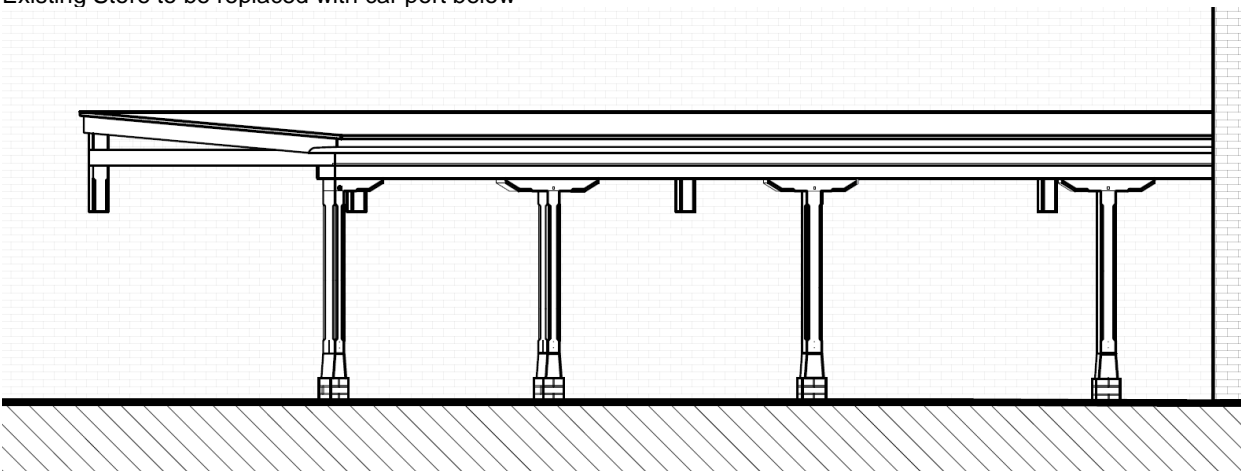
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**Removal of existing logstore and erection of single storey timber framed structure**

The existing timber shed is primarily utility in nature and suffers from being inadequate for the current needs of the family home. SHA is proposing a timber frame of a language similar to the proposed log store above. The oak posts will sit on stone staddles the roof will be finished in rolled lead. The green oil drum is also to be removed to the rear of this picture is to also be removed.



Existing Store to be replaced with car port below



Proposed timber frame car port

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### Erection of new entrance canopy to rear entrance from courtyard to Wyddial Hall

In order to improve the rear entrance to the building, the proposals seek approval for a metal mesh framed entrance canopy with a lead roof covering. The design seeks to echo a veranda that has since been removed but covered the south elevation of Wyddial Hall. This addition is fully reversible and would have a minimal impact upon the listed building.



Proposed entrance canopy to the West elevation of Wyddial Hall

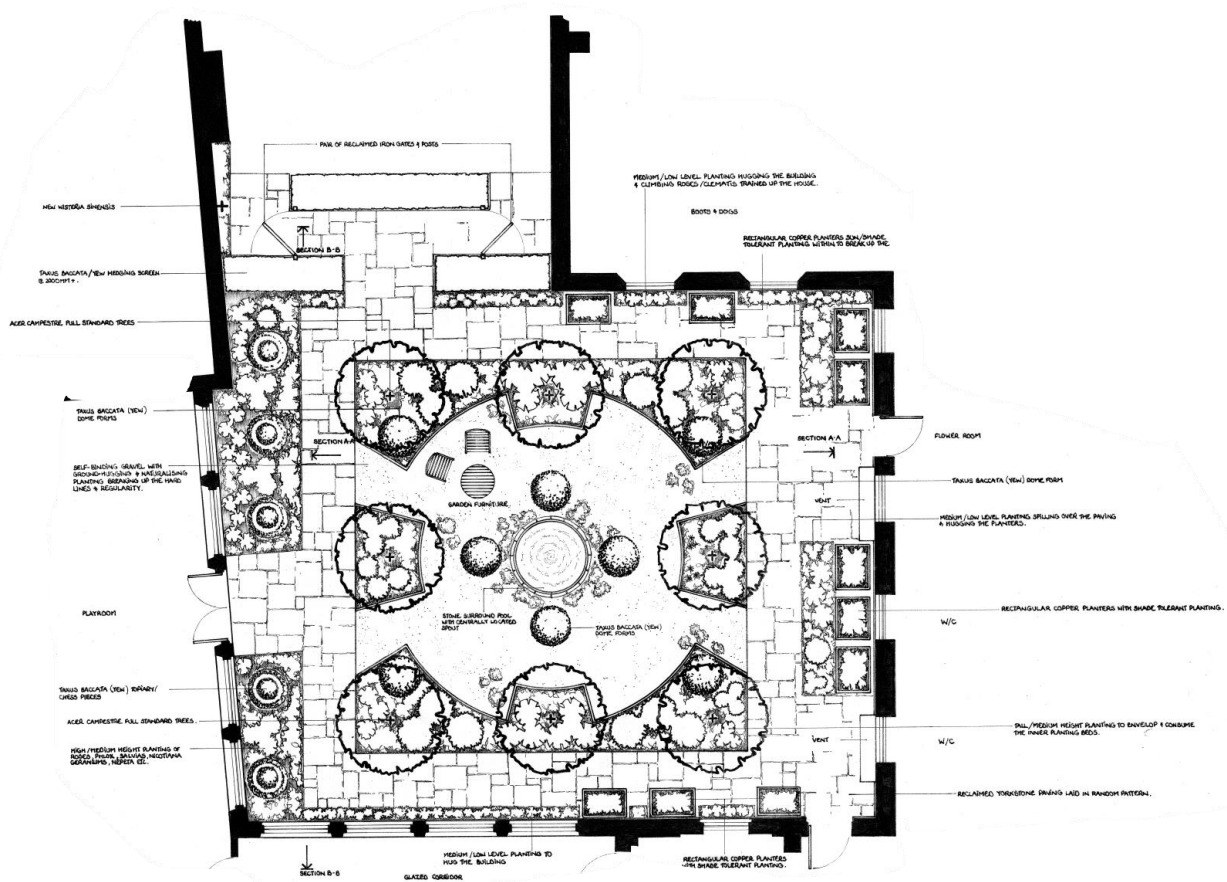


Historic photograph of the south elevation of Wyddial hall showing metal framed veranda.

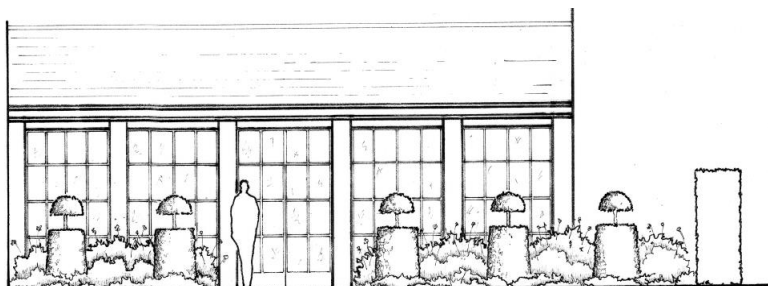
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### New landscape proposals to rear courtyard in place of proposed kitchen garden

The proposals seek to create a sheltered and shaded high quality outdoor amenity, a semi formal private space seeks to enhance the character of the listed building setting. Please see sketches for full hard and soft landscaping proposals below. The proposals will integrate reclaimed native stone hard landscape, reclaimed iron entrance gates, soft planting and a water feature. The existing gravel ground cover to the area up to the rear entrance gates is to be replaced with reclaimed stone setts.



Proposed hard and soft landscaping to Wyddial Hall Courtyard



Proposed planting with playroom elevation in background

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**Amendment to proposed glazed corridor and playroom roof. Replacement of proposed slate with rolled lead sheet roofing**

No changes are proposed to the footprint of this area. As part of the original application, a roof pitch was proposed with a slate roof, this is not a suitable pitch for a slate roof to work over habitable rooms. Therefore, SHA are proposing to use a lead sheet roof similar to what was approved for the pool building. We are also proposing a slight increase in height to the glazed frontage to offer better proportions more in keeping with sash windows.



Proposed east elevation from courtyard



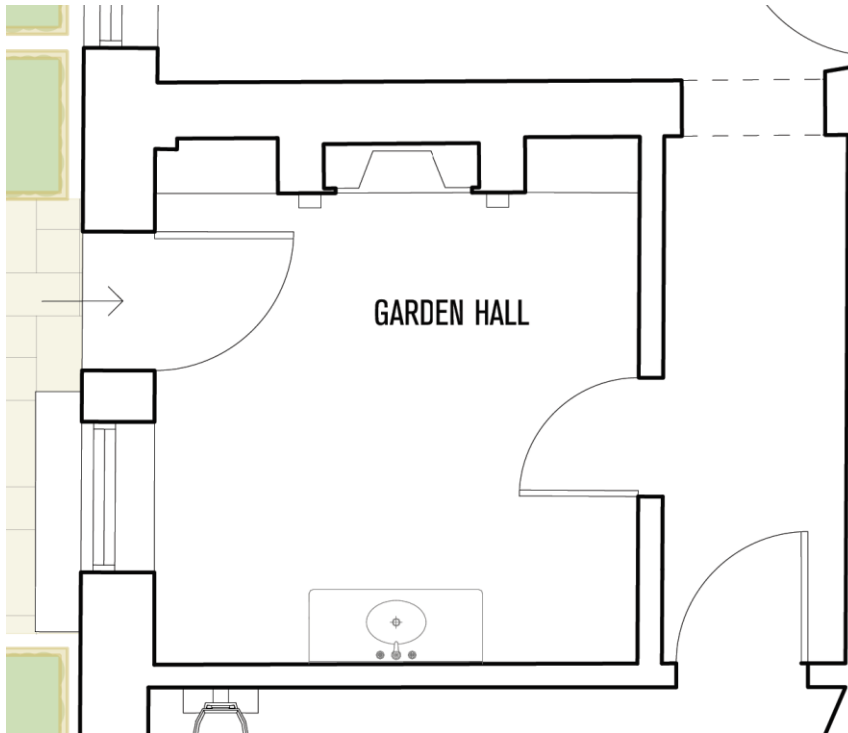
Proposed north elevation from courtyard

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## Minor Internal Amendments

### Ground Floor

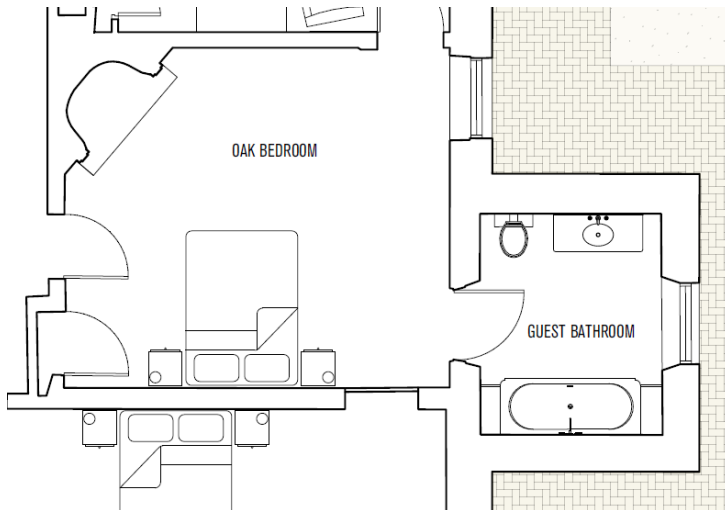
Garden Hall – A trough basin sink and tiled flooring is proposed in place of timber flooring due to the wet nature of the room. Any existing historic flooring will be protected and tiled over.



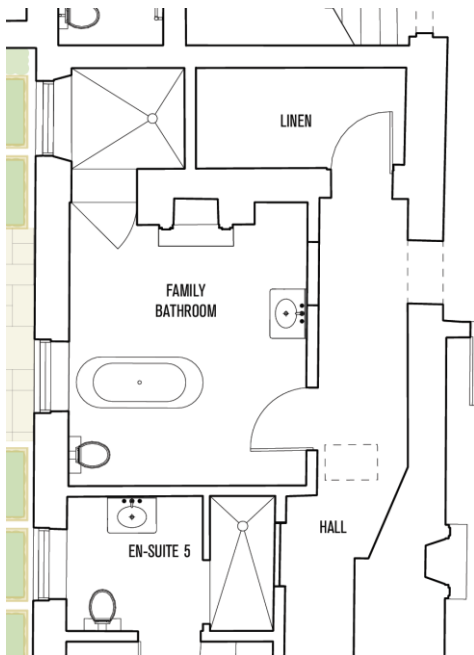
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## First Floor

**Sitting room** – the use of this room is proposed to be returned to a bedroom. The approved en-suite to this room is to be handed for drainage reasons. This will not result in any change to the proposed front elevation.



**Family bathroom** – The proposal seeks to allow for a separate shower enclosure to retain the original proportions of the room without interrupting this space with a tall shower unit. The original door location will be retained. This is similar in nature to the approved proposal allowed for Bedroom 9.





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Dressing Room & Ensuite 1 – The use of the en-suite and dressing room remains the same and entrances into both areas are maintained as per the permission. The proposed dressing room area is currently a bathroom and is covered in modern travertine tiles and over plastering.

The revised proposals seek to incorporate a separate WC & shower enclosure to serve the en-suite bathroom. The proposed ensuite bathroom area is to add two small door sized openings either side of the existing fireplace to the proposed ensuite (see sketch on page 11) supported by new masonry lintels. Two concealed jib doors are proposed either side of the reinstated fireplace and will read as a lime plastered wall with a skirting continuing across the base of the jib doors.

The WC and enclosure borrow some of the volume from the dressing room area. The stud frame projections into the proposed dressing room area will read as part of the built-in wardrobes from the dressing room side (see sketches), this is intended to soften and mitigate the change in room volume.

A suspected hearth is to be uncovered and reinstated into the dressing room area. The proposals seek to remove the alien materials and reinstate traditional 19<sup>th</sup> century fixtures and fittings more suited to the listed building as outlined in the previous permission. The proposals seek to minimise any disruption and protect salvage and reinstate where possible. Reused drainage runs that will be no more disruptive than the approved scheme with minimal disruption into the space below.

This proposal is similar in nature to the approved adaptation of bedroom 9, it is a reversible adaptation suited to the up-to-date requirements of the family in their house.

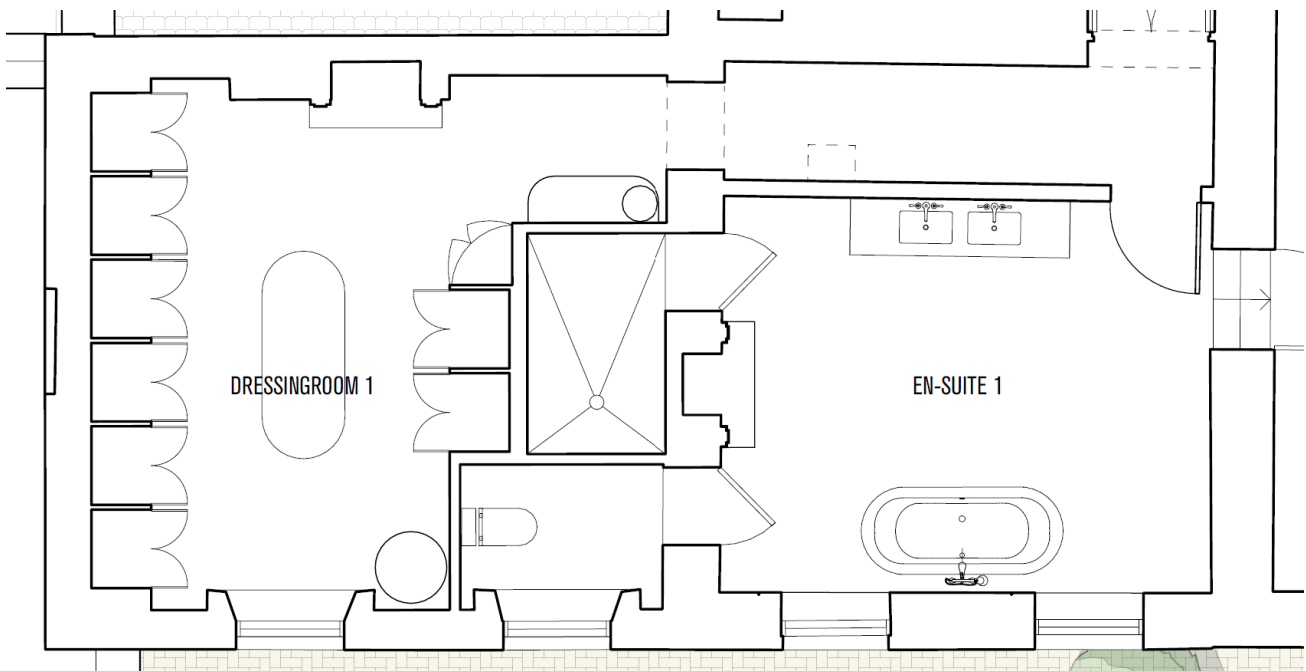


Existing ensuite, travertine tile walls & floor, modern cornice

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Fire surround to be retained and original hearth exposed, door way retained, modern tiles/plaster to be removed.



### Proposed ensuite and dressing room plan

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Proposed ensuite, view of job doors to WC & Shower Enclosure



Proposed view of dressing room from doorway