



PLANNING & DESIGN AND ACCESS STATEMENT

to SUPPORT LISTED BUILDING CONSENT

SACOMBE HOUSE, SACOMBE PARK, SG12 0JB

23 12 2020

KIRK + RANDALL LTD

CONTEXT

HISTORIC BACKGROUND

Sacombe House was built between 1803 and 1806 for G. Caswell in the Neo-classical style, a product of James Wyatt's studio but generally considered to have been designed by his nephew Lewis Wyatt who worked there. The building was altered in c. 1835 and the interiors were remodeled in 1911 following a fire which also destroyed the original roof.

The Grade II* listed Building is composed of yellow stock brick, tuck pointing, stone dressing with some cement render. The main building has a flat asphalt roof and three Edwardian lanterns which provide daylight to the floors below, the larger lantern is positioned over the central hall and is now capped with a lead roof whereas it would have originally been glazed.

Inside the portico at ground floor are French windows, the remainder and first floor have glazing bar sashes with covered soffits. There is a continuous stone cornice to the brick parapet topped with balustrade panels and stone capping which was built in 1911 to replace the earlier second floor attic storey.



Watercolour of the house by J.C Buckler painted between 1830 to 1840, the original resides at the Hertford Record office.

HERITAGE STATEMENT & ASSESSMENT OF APPROVED DRAWINGS

Soane Architects Ltd have been commissioned to make an appraisal of our consented drawings and their Heritage Statement and assessment has been instrumental in producing our updated proposals.

List of Planning and Listed Building Approvals

3-11-1439-FP Withdrawn September 2011
3-11-1440-LB Withdrawn September 2011
3-11-2088-FP Granted Jan 2012
3-11-2089-LB Granted Jan 2012
3-12-0365-FP Granted April 2012
3-12-0366-LB Granted April 2012
3-12-1085-FP Granted August 2012
3-12-1086-LB Granted August 2012
3-13-1276-FP Withdrawn September 2013
3-13-1277-LB Withdrawn September 2013
3-18/2325/HH Granted June 2019
3-18/2326/LBC Granted June 2019
X/20/0155/CND Discharged in Full August 2020
3-20/0297/LBC Granted June 2020
3-20/0296/HH Granted June 2020

Applications Relevant To the Current Application:-

Jan 2012 3/11/2088 FP & 3/11/2089 LB

Reinstatement of roof that burnt down in 1910 to include glazed section in centre and solar P V panels.
Existing lift extended, 1 No. Lift proposed. 2 No. ensuites proposed, blind windows to be installed on West elevation to match existing.

April 2012 3-12-0365-FP & 3-12-0366-FP

*Replacement of 1930's washroom with glazed arcade, excavation and refurbishment of existing basement.
Provision of underground car park adjacent to service wing*

June 2019 3-18-2325-FP & 3-18-2326-LB

Extension to basement to create swimming pool, art gallery, plant and store rooms. Relocation of ramp to be hidden from view and enlarge arcade by 1.35 metres.

In June 2019, a further permission was granted under references 3-18/2325/HH & 3-18/2326/LBC to regularise various works associated with extending the basement and relocating the ramp. As previously discussed, the following elevations were submitted which superseded the previously consented 3/11/2089/LB & 3/11/2088/FP drawings:

DR-200 EAST A
DR-200 NORTH A
DR-200 SOUTH A
DR-200 WEST A
DR-200 WING A

June 2020 3/20/0297/LBC

Rebuild internal brick partition and re-establish dining room flue route. Open up 2 blocked flues and provide working fireplaces in two bedrooms to extract via parapet on second floor. New double doors and re-instate flues within openings.

August 2020 X/20/0155/CND

Discharge conditions 2 (materials), 3 (windows), 5 (plasterwork), 6 (making good), 7 (repair schedule) and 8 (Level 2 recording) attached to 3/11/2089/LB

Current Application:

The documents and drawings submitted with the current Listed Building application are as follows:

DR-200-EAST B Existing & Proposed Elevations
DR-200-NORTH B Existing & Proposed Elevations
DR-200-SOUTH B Existing & Proposed Elevations
DR-200-WEST B Existing & Proposed Elevations
PL-307 Existing & proposed section through main House
PL-105 A Mezzanine Floor Plan
PL-106 A First Floor Plan
PL-107 A -Second Floor Plan
PL-108 - Roof Plan
PL-805 Mezzanine stair

Please note that a separate Planning Application to vary Condition 2 (drawings) of application 3-18-2325 FP has been submitted which includes these same drawings.

Schedule of Works

- 1. Raise the existing chimneys stacks to suit the new roof and replace the chimney pots.**
- 2. Rebuild the chimney stack on the south elevation to a central location for symmetry.**
- 3. Provide a design for the Edwardian roof lantern over the back stair which has consent to be removed entirely.**
- 4. Alter the position of the roof lights within the new roof to be central in the rooms below and provide better daylight penetration to the mezzanine service area.**
- 5. Address the loss of symmetry on the North Elevation and better conceal the lift over-runs.**
- 6. Alter the position of part of the Edwardian stair to the Mezzanine Service Floor to comply with Building Control and improve the symmetry with the Main Stair Hall.**

Mitigation for the Proposed Roof Works

1. RAISE THE TOPS OF THE EXISTING CHIMNEYS

The fire of 1910 destroyed the original pitched roof and chimneys. The pitched roof was never replaced and a flat asphalt roof was added over a steel and clay pot structure. Consequently, the chimneys, when rebuilt, were not constructed to their original height, but to a height appropriate for the building's replacement flat roof.

As the original pitched roof is to be reinstated, it is proposed that the existing chimneys be raised by 770mm to meet current Building Regulation standards and so that the height is proportional to the new roof. The raised sections of the chimneys will be constructed in brickwork to match the original in colour, texture and tuck pointing style. The original stone cornices will be retained, cleaned and repaired as necessary and will be reinstated at the higher level. The flues will be terminated with new traditional Georgian clay pots.

2. DEMOLISH AND REBUILD THE CHIMNEY ON THE SOUTH ELEVATION

We do not believe that the central chimney visible from the front elevation is original. It was constructed following the fire in 1910 to ensure the central ground floor rooms retained working fireplaces, since the original flue routes were cut through to provide openings to accommodate the major Edwardian alterations. This chimney was built without consideration of the front elevation and is off-centre. It is proposed to rebuild the chimney in a central position for reasons of visual symmetry. The new visible brickwork will match the original in colour, texture and tuck-pointing style. A stone cornice will be inserted to match the existing on the other four chimney stacks. The flues will be terminated with new traditional Georgian clay pots as elsewhere.

3. REPLACE THE EXISTING EDWARDIAN ROOF LANTERN

Approval 3-11-2089-LB granted permission to remove the roof lantern and an internal wall within the staircase enclosure to accommodate the back stair. This meant that the back stair lacked the daylight it currently enjoys. Furthermore, this permission, and the one subsequent to it ref: 3/18/2325-HH which granted approval to reinstate the roof, did not adequately consider the junction between the new roof and the stair shaft. The new roof simply crashed into the side, making detailing of the junctions for appropriate water proofing impossible. The new North Elevation drawing, submitted as part of this application resolves these issues and shows the Edwardian roof light replaced with a new traditional timber roof lantern which will bring daylight in a centrally located opening over the back stair.

4. RELOCATE ROOFLIGHTS CENTRAL TO ROOMS

Since applications 3/11/2089/LB & 3/11/2088/FP were granted, the Second Floor design has been developed and further detail has been added. Consequently the rooflight positions shown on the consented applications are no longer central to the rooms and these have now been adapted to suit.

Consent has been granted to replace the two oval roof-lanterns on the existing flat roof. To enable a similar level of daylight penetration to the mezzanine level below, three rooflights have been added to the roof.

5. ADDRESS THE LOSS OF SYMETRY ON THE REAR (North) ELEVATION

The rear North Elevation was totally rebuilt in 1911 to incorporate a new mezzanine level. This has lessened the significance of this elevation and it is our intention to provide more symmetry to follow the precedent of other Wyatt buildings. Permission has already been granted to alter the parapet on the rear elevation and to rebuild part of the back and remove the Edwardian Lantern.

The consented lift over-runs are set back behind the parapet and are only visible from the approach to the service wing. Nevertheless, there is an opportunity to re-address the balance of the block forming the back stair and better disguise the lift over-runs. A reciprocal enclosure on the north elevation, to match the back stair enclosure improves the visual amenity from the ground level and better matches an original James Wyatt design of the roof elevation as found at Dodington House in Gloucestershire.

The enclosures will be finished in Terne coated stainless steel, treated to match the appearance of the lead with traditional standing seams and shall continue the language of the vertical section of wall hidden behind the parapet.

6. ALTER THE POSITION OF PART OF THE EDWARDIAN STAIR TO THE MEZZANINE SERVICE FLOOR.

Since applications 3/11/2089/LB & 3/11/2088/FP were granted, the First Floor design has been developed. A further survey has been carried out, detailed sections have been drawn, details of the lift shaft and lift doors have been received from the manufacturers and the detail around the lifts openings has been drawn in detail and built as per the approvals. However, as a result of this work, it has become apparent that the lift doors conflict with the existing flights of the Edwardian mezzanine stairs and do not comply with current Building Regulations. Furthermore, it was realised that the newel posts and handrails are not symmetrical about the Main Stair Hall. Our solution resolves each of these issues and provides a more appropriate Passenger Lift Lobby commensurate with a house of this status.

Our proposal is to carefully dismantle a part of the Edwardian staircase and move the flight back into a more symmetrical position. Please see drawing PL-805 for the layout and details.

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