SOANE
ARCHITECTURE

Proposed North Elevation

Photomontage of the North Elevation December 2020

Application Reference: PP-09346660

Heritage Statement for a Listed Building Consent

Raise the chimney stacks to their original height and replace the chimney pots. Install a traditional lantern roof light over the back-stair. Address the rear elevation at roof level and make alterations to the Edwardian staircase in the service mezzanine.

Site Address:	Sacombe park, Hertfordshire, SG12 0JB
Council:	East Herts..
Date:	December 2020

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1 INTRODUCTION

Client name and Site address:
Mr. C. D. P. Vaughan, Sacombe House, Sacombe Park, Nr. Ware, Hertfordshire, SG12 0JB

Parish/District:
Sacombe, East Herts..

Planning reference: PP-09346660

SOANE ARCHITECTS LTD. have been commissioned by our client to provide the Architects at Kirk + Randall Ltd.. with a Heritage Statement to help inform their Listed Building Application. The full description is to :

Raise the chimney stacks to their original height and replace the chimney pots. Install a traditional lantern roof light over the back-stair.
Address the lack of symmetry on the rear elevation at roof level and make alterations to the Edwardian staircase in the service mezzanine.

The purpose of this research is three-fold:

1. To continue the Level 2 Recording Survey of the areas related to the current Application.
2. To provide a considered & reasoned assessment of the current approved and consented drawings.
3. To provide an assessment of the proposals submitted to us by Kirk and Randall Ltd... to help them refine their designs for the final submission.

This document is used as an aid for the Architects and Designers to describe, support and justify their design proposals in line with The Listed Buildings & Conservation Areas Act, 1990, The National Planning Policy Framework (N.P.P.F.) & the associated Planning Practice Guidance (P.P.G.).

As is stated in the N.P.P.F. :
"The level of detail should be proportionate to the assets' importance & no more than is sufficient to understand the potential impact of the proposal on their significance." (paragraph 128);

It should be noted the assessment of the evolution of the building is based upon currently available information and is directed towards the areas which are intended to be altered or affected.

This document is not intended to form a complete and exhaustive history of Sacombe House but rather provides enough information to demonstrate sufficient understanding of the potential impact the proposals will have.

We are always very happy to engage with the Conservation Officer early on in the process to ensure the very best outcome for the Council, the community and our client. In this case we would like to thank Susie Defoe for her continued interest and advice on how best at work with the Council.

If at any stage you have questions regarding the contents of this report, please do not hesitate to contact us on :

07737 745211 or email us at
Enquiries@soanearchitecture.com.

2 CURRENT SURVEY INFORMATION & LEVEL 2 RECORDING SURVEY

SOANE ARCHITECTS LTD. have worked on many Listed buildings over the years and always recommend undertaking a measured building survey and desktop study to help determine the age and significance of the building fabric and its setting.

Our client has had an interest in the House, its landscape and the wider setting for almost thirty years and during this time several surveys, investigative studies and historic assessments have been undertaken.

We have reviewed all the information to hand and this report attempts to fill in the gaps in relation to the development proposals.

We have had access to two measured drawing surveys which have been undertaken by the client over the past twenty years.

The first survey provided the Architects with the existing plans and elevations to accompany the following Planning and Listed Building Applications
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

These drawings were presented at 1:200 scale and showed very little of the architectural elements of the main house.

Another set of more detailed survey drawings were produced in October 2017 which show the building within its context and have formed the basis of our detailed record study and this current application.

In 2011 The Heritage Network Ltd..... run by the Archaeological Director: David Hillelson, BA MIFA produced an Archaeological & Historic Building Impact Assessment document for Sacombe House. This document can be provided upon request but has been submitted to the Council with previous applications and forms part of the public records..

This document helped clear the Conditions attached to the previous Listed Building Applications and continues to provide guidance for all future development.

LEVEL 2 RECORDING SURVEY
(Begun in October 2019)

In this next section we continue our work on the Recording Survey submitted as part of the Discharge of Conditions associated with the Roof Application reference : 3-11-2089-LB Granted Jan 2012.

By conforming to Level 2, as defined by the literature in ‘Understanding Historic Buildings – a guide to good recording practice (English Heritage 2006)’, we demonstrate an understanding commensurate with the assets’ importance and can address the potential impact that the proposals have upon their significance.

By providing a record for posterity, it may be argued that any detrimental effects these development proposals may have upon the heritage asset may be offset.

It should also be noted that many of the alterations to the roof have already been granted consent under applications 3-11-2089-LB & 3-18-2326-LBC and have already been enacted.

Plate 2: Above: Aerial view taken in October 2018 The non-original chimney highlighted in red is to be relocated centrally.

Plate 3: Above: Photo of Sacombe House roof taken in 2017 the chimney which is to be relocated is highlighted in red.

Plate 4: Below: Photograph of Edwardian Lantern taken in 2018. The consented roof clashes with this roof light and will need to be re-designed. The opaque glass and opening casements are more modern and there is little architectural merit in this element as a feature over the back stair on the rear elevation.

Plate 5: Below: Photograph of Sacombe House taken in 2018. Mock ups to show the height of the new roof can be seen at the corners. The Edwardian roof lantern can be seen in the background.


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Left and right-
Plates- 6 and 7 Hole in Roof created for the passenger lift. The bars that can be seen are the reinforcement to the existing concrete slab that was placed between the clay pots. The new blockwork is the side of the lift well

Below:
Plate 8: Detail showing make up of existing roof prepared by Alan Baxter Structural Engineers.

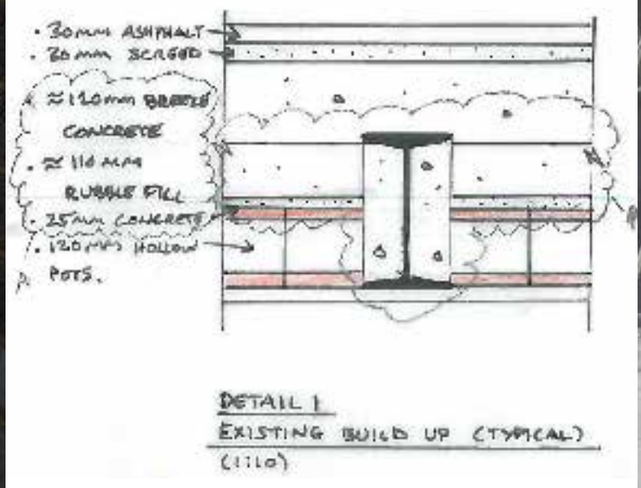

Plate : 11 Edwardian roof lantern and service door adjacent to service lift opposite north parapet. Consent is granted to remove the roof light and rebuild the parapet in a brick and pointing to match the main house.

Plate : 12 Northern parapet. Consent is granted to rebuild as described elsewhere and raise the height to better suit the height of the enclosure around the back stair.

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Plate : 21 Parapet and Bottle balusters

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3 HISTORIC BUILDING ASSESSMENT

GENERAL DESCRIPTION

Sacombe House was built between 1803 and 1806 for George Caswell in the Neoclassical style, a product of James Wyatt's studio but generally considered to have been designed by his nephew Lewis Wyatt who worked there.

The fire in January 1911 completely gutted the interior of the building. The subsequent extensive rebuilding included all the floors and internal partitions and involved a flat roof and parapet being built to replace the original pitched slate roof.

The roof and floors were re-built in steel and clay-pot construction with a mineral-asphalt waterproof covering behind a brick and stone parapet. The brickwork of the parapet does not match the original brickwork in size, or colour and the stone baluster detail was only added to parts of the west and south facades presumably to cut costs on all but the principal elevations.

On the roof there are three Edwardian lanterns which provide daylight to the floors below. Two have been granted permission to be replaced but the detail around the internal frieze to be reinstated. The larger lantern is in very poor condition and positioned over the central hall. This would originally have been topped with a decorative metal and glass roof to allow for deeper light penetration into the main stair hall. It was replaced by an Edwardian version circa 1912 when the flat roof was added.

The internal structure of the first floor and roof of the main house now uses modern steel and concrete construction in the form of clay pots and steel straps with brick dwarf walls and 100 x 50mm timber bearers supporting standard floorboards. Thus the floors and roof can be considered of lower significance when compared to the load-bearing internal and external masonry walls.

The present layout on the first floor includes bathrooms and dressing rooms which would not have formed part of the original layout and there is plenty of evidence that large scale alterations have been made to the original plan form.

Very little, if any, of the original internal partitions remain. There are a few areas of lathe and plaster dating to approximately 1952 as indicated by the newspaper fill pulled from one of the rooms in F12. Most of the partitions in the first floor are either modern block-work or metal and/or timber stud with modern plasterboard or plastered finishes.

An additional mezzanine storey level was added in the service area of the main house which lead to a complete remodelling of the central section of the rear (north) facade. A new staircase was added in the main house to access the new mezzanine level and the original back stair was altered to provide access to the first floor of the Service wing.

The ground floor still displays the original plan form as these walls are typically masonry and were not destroyed by the fire.

There are no changes currently proposed on the Ground Floor which were not previously consented.

4. ASSESSMENT OF CURRENT CONSENTED SCHEME

A scheme to build a new roof over the existing flat roof (installed in 1910 following the devastating fire), was given consent by East Herts.. Council in 2012 Ref: 3/11/2089/LB & 3/11/2088/FP.

A Level 2 Record in accordance with Historic England's Guide to Recording Historic Buildings has already been submitted and approved to discharge conditions attached to the listed building approval 3/11/2089/LB under Planning Ref X/20/0155/CND.

The updated Recording Survey above has been used to help analyse the consented plans and elevations under both Applications 3/11/2089/LB & 3-18-2326-LB and has led to the following assessment.

The Second Floor and Roof Plans were omitted from the 3-18-2326-LB Application as it became apparent a re-survey was required and the plans subsequently needed development to enact the consented scheme. Both the Second Floor and the Roof Plans and Elevations have now been re-drawn and form the basis of this new Application.

It should be recognised that as Architectural designs and drawings are developed (subsequent to the Planning stage), there are always refinements and improvements that can and often *have* to be made.

An assessment of the consented application drawings are shown on the following pages.

ROOF AND SECOND FLOOR

The principle issues are:-

- The consented plans do not always match the consented elevations and sections.
- In particular, the Edwardian roof light over the backstairs was shown as either being removed entirely or being partly covered by the new approved roof.
- Whilst the original cantilevered stone steps that provided access to the roof remain, the enclosure around the backstairs in brick and breeze-block and concrete has led to an asymmetrical rear elevation.
- The majority of the rear (North) elevation was rebuilt to accommodate the service mezzanine level that was inserted in 1910.
- A principal window in the bathroom above the dining room was relocated in 1952 and is in the wrong position and is the wrong size.
- The water tank room has been removed and records indicate this was of modern masonry construction under a concrete lid. There was little architectural merit in keeping the walls and it has led to an improved layout on the second floor.
- The existing chimney stacks were rebuilt following the fire to suit the flat roof installed in 1910 and are not high enough for the approved pitched roof.
- The non-original chimney stack, visible in the centre of the front elevation, is not centralised and is not tall enough.
- The existing painted timber and mottled glass Edwardian roof lantern over the Main Hall is in a bad state of repair and a proposal for considerable repair or rebuild will likely be necessary. Whilst this has been discussed, it does not form part of this application.
- The new roof light positions shown do not suit the updated second floor plan. As these are new rooflights within the new roof, their repositioning should not be contentious subject to the detail design.
- The consented scheme provided for an opening section of roof over the cinema room. However, the outside space is restricted here behind the parapet and makes much more sense for the opening section to provide access to the terraces over the curved southern bays.
- A proposal to provide access to the existing curved bay terraces on the south elevation appears to be an improvement to the scheme.
- Further detail has been provided by Kirk and Randall Ltd for the opening roof sections and it is clear these have been designed to be 'invisible' when closed within the slate roof.
- We therefore do not feel that the relocation of the opening section to be contentious and actually greatly improves the amenity value in this area..
- In principle, relocating the opening roof sections to provide access to the terrace should not be contentious subject to the detail.

- The parapet wall, added following the fire in 1910 to disguise the flat roof, has been granted permission to be rebuilt with new stone bottle balusters centred over the windows on the first floor.
- The brick should be carefully chosen and a pointing style should be approved by the Conservation Officer which matches the original brickwork on the main house.

FIRST FLOOR

The principle issues are:-

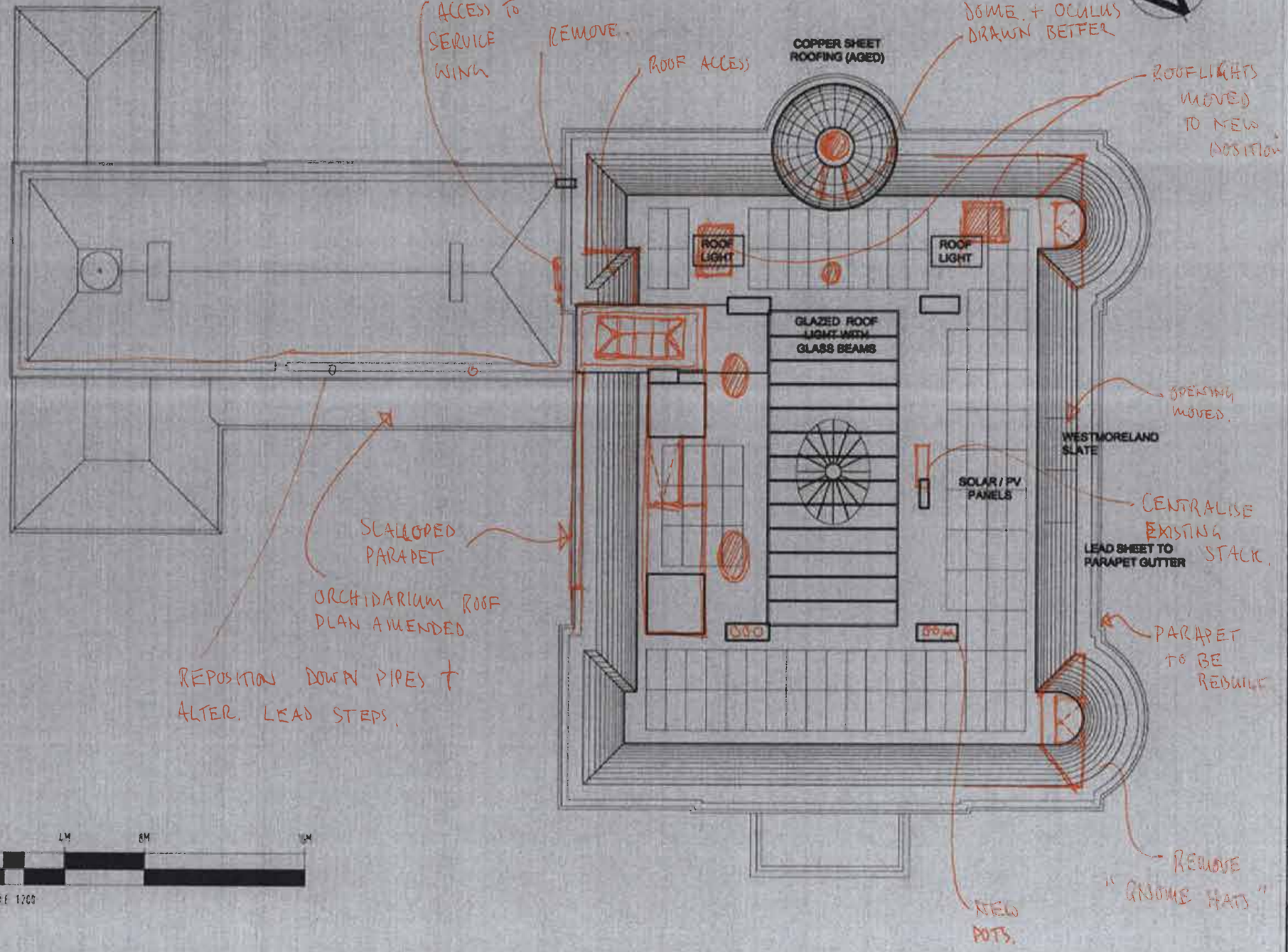
- The Edwardian Staircase installed to access the new service mezzanine level following the fire was not made symmetrical about the main stair hall.
- Whilst the detailing of the spindles and newels were not of an original Georgian style, the staircase has some intrinsic value being commensurate with the style of the age at the time of insertion.
- Following the re-survey of this area and assessed against the consented drawings, the stairs will need to be adapted to suit the approved lift openings.
- With a careful approach to the part-dismantling of the staircase, it appears Kirk and Randall have produced a scheme which addresses these concerns and would be acceptable in principle.
- It could be argued the repositioning of a part of the staircase would improve the amenity value and will lead to a more symmetrical appearance within the plan form.
- A proposal to move the door in the F11 dressing room to align with a window appears to be acceptable as it is within a more modern partition wall. A record of the existing position has been retained for posterity.

GROUND FLOOR

Permission was granted in 2012 Ref: 3/12/0366/LB & 3/12/0365/FP for a glazed arcade to replace the Edwardian Washroom facilities on the north west wall of the service block.

We have not been asked to provide a design review of the ground floor layouts as it does not provide any relevant information specific to this current application .

ASSESSMENT OF PREVIOUS PLANNING CONSENT- ROOF



NOTES

~~THIS DRAWING MUST NOT BE SCALED~~

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE

RECEIVED - 2 DEC 2011

3/11/2099/

REV	DATE	INT.	DESCRIPTION	CHK

KIRK & RANDALL LTD

PROJECT

SACOMBE HOUSE ROOF PROJECT

DRAWING TITLE

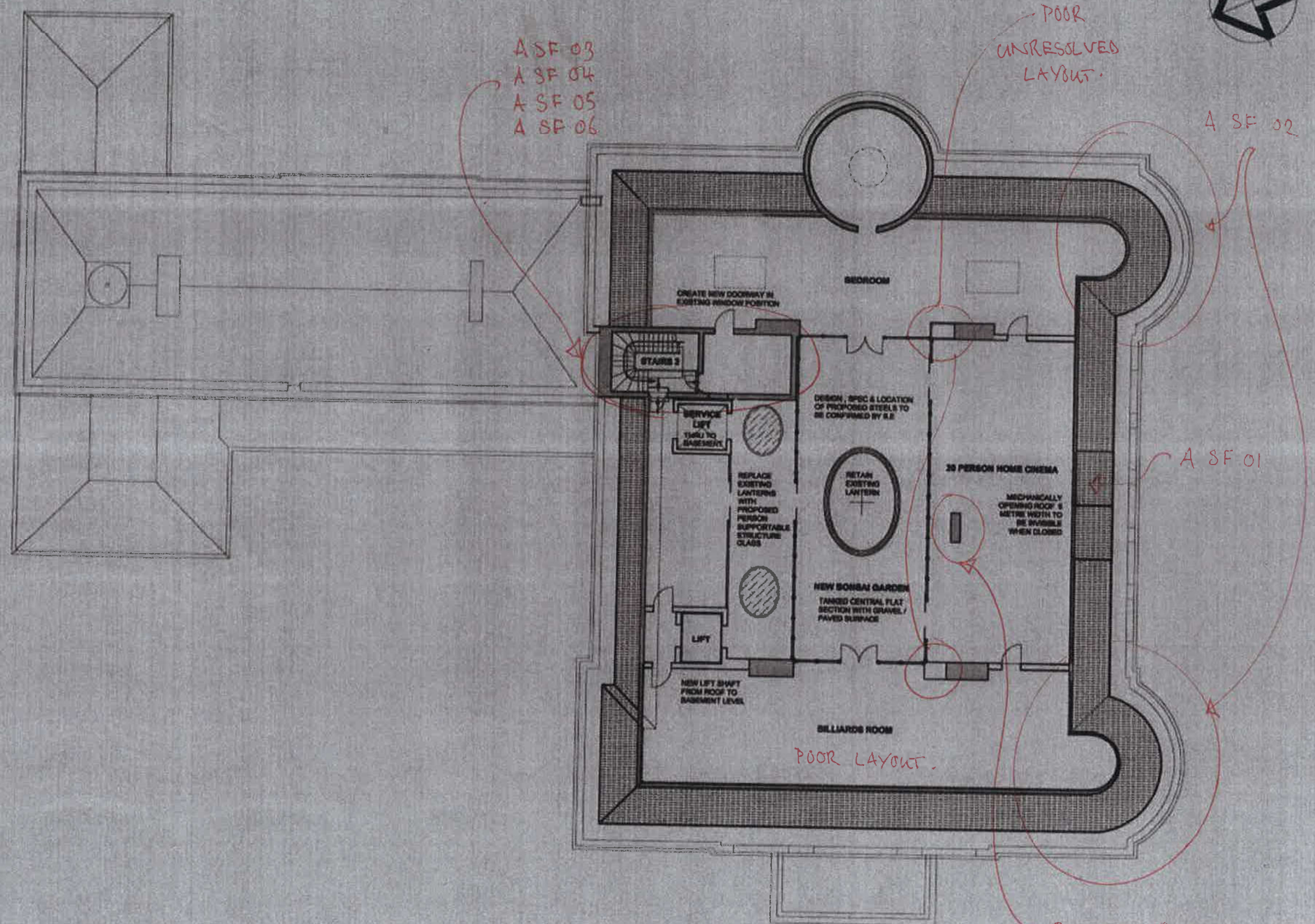
PROPOSED ROOF PLAN

DRAWING SERIES	01 FEASABILITY / 01 PLANS		
DRAWING STATUS: PRELIMINARY / TENDER: P; CONSTRUCTION / FINAL ISSUE: S			SCALE 1:200
DRAWN DATE: 02 OCTOBER 2008		DRAWN BY: RC	CHECKED BY: SF

JOB NUMBER	STATUS	DRAWING NO.	REVISION
A101H	P	1125	A

ASSESSMENT OF APPROVED PLANS.

Assessment of Previous Planning Consent- Second Floor



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RECEIVED - 2 DEC 2011

3/11/2089 /

REV	DATE	INT.	DESCRIPTION	CHK

KIRK & RANDALL LTD

PROJECT
SACOMBE HOUSE

DRAWING TITLE
PROPOSED
SECOND FLOOR

DRAWING SERIES	01 FEASABILITY / 01 PLANS		
DRAWING STATUS PRELIMINARY :P TENDER :T CONSTRUCTION :C FINAL ISSUE :F			SCALE 1:200
DRAWN DATE 02 OCTOBER 2008		DRAWN BY RC	CHECKED BY SF

JOB NUMBER	STATUS	DRAWING NO	REVISION
A101H	P	1124	

ASSESSMENT OF PREVIOUS PLANNING CONSENT- FIRST FLOOR

A.EX.02
1970's GLASS BLOCK WINDOW NOT VISIBLE FROM GROUND LEVEL BUT IN NEED OF REPLACEMENT.

A.FF.02

FOLLOWING INVESTIGATION WORKS INTO FUVE ROUTES+ STRUCTURAL INTEGRITY, OUR STRUCTURAL ENGINEER ADVISED UPON NECESSARY REMOVAL OF 1950's CLINKER CONCRETE LINTOLS THIS WORK LED TO A CONSOLIDATION OF THE POOR SUPPORTING BRICKWORK UNDER EACH OF THE FOUR MAIN CHIMNEY STACKS. CAREFUL RECORDS HAVE BEEN RETAINED OF INVESTIGATION WORK & A LEVEL 2 SURVEY PROVIDES EVIDENCE OF THE EVOLUTION FOR PROSPERITY. 3/11/2089

A.FF.01

INVESTIGATIONS HAVE REVEALED LACK OF INTEGRITY OF LOAD BEARING PARTITION. ADAPT PLAN BY REMOVING THIS PARTITION AND KEEPING THIS PARTITION

WINDOW CONSENTED FOR REPOSITION IN 2012 CREATED AN IMBALANCE ON NORTH FACADE

A.EX.01

EXISTING 1911 FABRIC TO BE REMOVED

PROPOSED ADDITIONS

A.MF1&02.

EXISTING LINEN CUPBOARD INTERFERES WITH STAIR ESCAPE ROUTE.

A.MF.02
EXISTING STAIRS DO NOT WORK WITH THE APPROVED LIFT.

LOWER MEZZANINE FLOOR

FIRST & UPPER MEZZANINE FLOOR

SCALE 1:200

ASSESSMENT OF APPROVED PLANS.

NOTES
~~THIS DRAWING MUST NOT BE SCALED~~
CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE

RECEIVED - 2 DEC 2011

REV	DATE	INT.	DESCRIPTION	CHK

KIRK & RANDALL LTD

PROJECT
SACOMBE HOUSE

DRAWING TITLE
PROPOSED FIRST & MEZZANINE LEVELS GA CHANGES

DRAWING SERIES	01 FEASABILITY / 01 PLANS		
DRAWING STATUS PRELIMINARY : P CONSTRUCTION : C TENDER : T FINAL ISSUE : F			SCALE 1:200
DRAWN DATE 02 OCTOBER 2008		DRAWN BY RC	CHECKED BY RF

JOB NUMBER	STATUS	DRAWING NO	REVISION
A101H	P	1133	

5 ASSESSMENT OF THE NEW PROPOSED SCHEME

CONTEXT

In our previous Heritage Statements supporting Kirk and Randall Ltd.... to submit their Planning and Listed Building Applications for Sacombe House, we have outlined the Conservation Principles, Planning Policy Context and means of Apportioning Values of Significance and so it has not been included here.

Sacombe House is a substantial residential property which is undergoing complete renovation and extension to restore it to its former glory. The property is currently uninhabited and works are continuing in earnest to complete the approved alterations and extensions.

The house earned its Grade II* Listed status on the basis of a grand design that has been assumed to originate with James Wyatt or his studio. The disastrous fire of 1910 destroyed the interior of the main house and, though considered by Smith and others to have been faithfully rebuilt, the internal structure uses modern steel and concrete and the present layout includes bathrooms and dressing rooms and an additional mezzanine floor which would not have formed part of the original layout.

The property has therefore undergone significant alterations throughout its lifetime, including a complete rebuild of the interiors.

The applicants are fully minded of the importance of the property as an asset of national interest, and seek to carry out sensitive alterations and refurbishment works in line with local and national policies to ensure the preservation of the building for the future.

PROPOSALS

The proposed elements within Kirk and Randal Ltd's Listed Building Application to which this Heritage Statement relates (Ref: PP-09346660) have been analysed below:

1. Raise the chimney stacks to their original height and replace the chimney pots.

2. Install a traditional lantern roof light over the back-stair.

3. Address the lack of symmetry on the rear elevation at roof level.

4. Make alterations to the Edwardian staircase in the service mezzanine.

In principle, the proposals could all be seen as either enhancements to the special interest of the Listed Building or as a natural development of the design stage from Planning & Listed Building Consent to the Construction Stage.

We offer this section of the Heritage Statement without prejudice and as advice to Kirk and Randall Ltd.... to help inform their design proposals.

1. Raise the chimney stacks to their original height and replace the chimney pots.

Raising the tops of the chimneys above the ridge level is a necessity to comply with Building Control. All of the stacks were taken down to roof level following the fire and rebuilt from the new flat roof level in 1911.

This is evidenced by the photographs of the stacks which show the weather struck pointing in cementitious mortar and the more modern brickwork down to the bases.

They were built back in 1911 to an appropriate height at the time but they do not matching the original heights. This is evidenced in both the hand drawn picture by John Buckler in 1832 and the photograph in the local newspaper taken in 1911 straight after the fire.

The brickwork and pointing style used in the 1911 rebuild does not match the fine brickwork used on the main house. The existing chimney pots are C20 additions to improve the draw from the fireplaces below.

There is an opportunity to re-point the section of the existing stacks that protrude passed the consented roof in a tuck point to match the main house. The existing stone cornice can be reused and 8No pots (such as the one in the picture below) can be added to each stack to better represent the situation on the original 1805 building.

West Meon Pottery and Architectural Ceramics

In principle we see no reason why the raising of the stacks by 10 brick courses to their original height above the consented new roof and reinstating the stone cornice and pots and should not be acceptable.

Following the fire, several of the original flue routes were cut and patched or blocked internally. The result was that a new chimney stack on the south elevation was built to provide new flues for the working fireplaces on the Ground floor. This stack is not original and was built with no appreciation of the symmetry that would have been demanded in the original Wyatt scheme.

The rebuilding of this stack in a cental location and to an appropriate height above the consented roof would be deemed appropriate

2. Install a traditional lantern roof light over the back-stair.

The existing timber and glass roof light over the back stair is not original, and was inserted during refurbishment works after the fire to provide some natural light to the service access stair to the flat roof.

It is of lesser architectural merit and in a poor state of repair and its position does not relate well to the new roof or the stair below.

Consent was granted for the removal of the Lantern in the 3/11/2089/LB application. The proposal to raise the walls of the back stair enclosure was granted permission under application reference 3-18-2326-LBC but no roof light was proposed. Therefore at present there is no consent in place to provide light to the back stair.

Our recommendation to K+R was for a traditional painted timber roof lantern centred on the stairs. Further analysis and discussions with Building Control led to a suggestion for an automatic opening section of the glazed roof light in the event of a fire.

Whilst this can often lead to heavy detailing of the rafters and ugly actuators and motors, we believe K+R's latest design proposals are ingenious to hide the actuator within the up stand. We also note they have detailed the up stand to be as low as possible thus making the roof lantern more discreet.

It is good to see K+R have been through a thorough design process with a reputable company such as Westbury Garden Rooms and I would be happy with their submission of the drawing: 1573-01 Kirk & Randall Lantern Rev D.

Whilst a more traditional glass specification i.e. uncoloured and an appropriate lead colour has been chosen for the external sections, the glazing chosen is double glazed. However, being on the rear facade and over 14 metres from ground level, this should cause little concern.

The proposals to replace the Edwardian roof light with a more discreet, painted timber roof lantern in a traditional style, typical of the orangeries of the Georgian Period will greatly enhance the lighting to the stairwell as well as compliment the back stair enclosure from the north elevation.

3. Address the lack of symmetry on the rear elevation at roof level.

Since the earlier 3/11/2089/LB & 3-18-2326-LBC applications were granted permission, the second floor plan has been developed and greatly improved.

Further research has also been undertaken into the original forms of both the Sacombe House Roof and other Country Houses of note designed in the same studio by James Wyatt and his relatives.

It is patently clear that the mineral asphalt flat roof and brick and stone parapet built to replace the original Westmorland green slate and timber pitched roof was a cheaper and quicker alternative to rebuilding an exact copy of the original.

The development of the reinstatement of the roof has taken almost a decade. We are so pleased to see the ongoing meticulous approach to research and design refinement that Mr. Vaughan has taken to restore this significant Heritage Asset.

The North elevation has possibly been one of the hardest elements to redesign as it has been through several major alterations. The whole central section of the North facade was rebuilt in 1911 when an additional mezzanine floor was inserted to provide ablution facilities and a window on the west section was ill-advisedly moved and re-sized to suit the internal layout in 1952.

The proposals under the application 3/11/2089/LB addressed several of the issues but a means to access the top floor and then onto the roof was not fully resolved.

The proposals under the application 3-18-2326-LBC addressed the necessary back stair enclosure but omitted the roof-light as described above and access to service the roof was also not resolved under this application.

Raising the parapet over the central section of the north elevation with use of a scalloped coping was an ingenious solution to resolve the waterproofing details as the new roof passes behind the central section of brickwork which steps in. However, the lift over runs to both the consented service and passenger lifts and the raised back stair enclosure further exaggerated the lack of symmetry to this elevation.

Further research was required into precedent buildings from which to take inspiration to address this issue. The next section demonstrates the results of this research and we are very pleased to see Mr. Vaughan and Kirk and Randall Ltd.... have developed the design to incorporate the essence of our research.

By matching the approved enclosure around the back stair with another reciprocal enclosure of the same height and in the same materials, it has re-established the symmetry of this facade and brought balance to the elevation.

As we can see from the designs of the pitched roof behind the parapet at Castle Coole in Ireland (built between 1789 & 1798 by James Wyatt) and the raised central enclosure detailed in the side elevation at Dodington House in Gloucestershire (built 1796-1816 also by James Wyatt), the design proposals presented in this application are absolutely in keeping with the style synonymous with the James Wyatt school.

By distinguishing the blocks and central roof section between them in a standing seam, lead-like material it promotes an understanding of the hierarchy of form and material. Whilst it is necessary that the height of the back stair enclosure and lift over-runs rise above the main roof, by differentiating these elements in both their materials and simpler forms, it allows them to be read as subservient to the adjacent Westmorland Green slates and their diminishing courses.

4. Make alterations to the Edwardian staircase in the service mezzanine.

As has been addressed earlier in this report, the Edwardian staircase inserted when the additional mezzanine level was added in 1911 does not sit symmetrically about the main stair hall and, more importantly, crosses over the entrance doors to both the passenger and service lift.

At first glance, it might be seen as regrettable that the stairs should be altered to suit the lift openings. However, on reflection, these stairs were designed to access the service areas of the new mezzanine level and it could be argued that greater importance should be given to the main means of accessing the First Floor living areas via the main passenger lift.

These lifts are essential to the operation of the House in the 21st Century, allowing it to be properly serviced and accessible to those who are less ambulant. As recognised by Historic England in their document ‘Easy Access to Historic Buildings’ good quality access is essential for the sustainability of the historic environment.

If the alterations where carried out sensitively, there could be an opportunity to resolve the issue of the stairs not being symmetrical about the main hall on the upper level whilst improving the amenity and aesthetic of this area of the building.

We feel the benefits offered by the proposals outweigh the loss of any historic fabric and the scheme shall enhance the special architectural and historic interest of the listed building as required in Policy CL 4 -Heritage Assets - Listed Buildings to help ensure its longevity for future generations.

6 PRECEDENT IMAGES AND ANALYSIS TO INFORM THE PROPOSALS OF THE NEW PROPOSED SCHEME

Sacombe House from the southwest drawn by John Buckler circa 1832.

Note the height of the original four chimney stacks protruding above the roof. The original design of the domes over the bays is similar to the roof at Belmont House in Kent (1789-93) below designed by Samuel Wyatt.

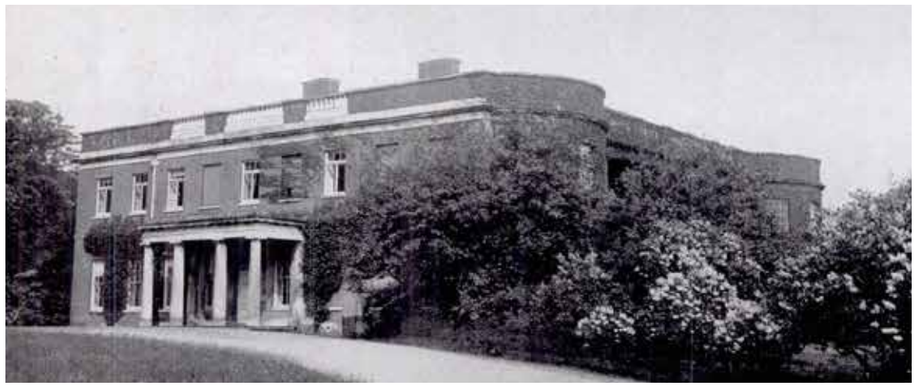
The roof is at a 35 degree pitch in Westmorland slate with lead detailing and the eaves comes down to the stone banding at first floor ceiling level.

Sacombe House now has a parapet wall at eaves level which distinguishes the design and better matches the roof at Castle Coole.

A photograph of Sacombe House still burning after the fire taken in January 1911 for a local newspaper It shows the eight Georgian chimney pots over four chimney stacks.

The original timber and slate roof space housed the staff quarters and would have been lit internally by a large open roof. When these service areas were destroyed they were accommodated by adding a mezzanine level in the central section of the northern third of the building. This required all the windows to be rebuilt and the masonry to be adapted to suit.

Below is the North elevation of Sacombe House as surveyed in 2016. It clearly shows the lack of symmetry on this facade and we note the proposals address by this taking inspiration from Dodington House in Gloucestershire.



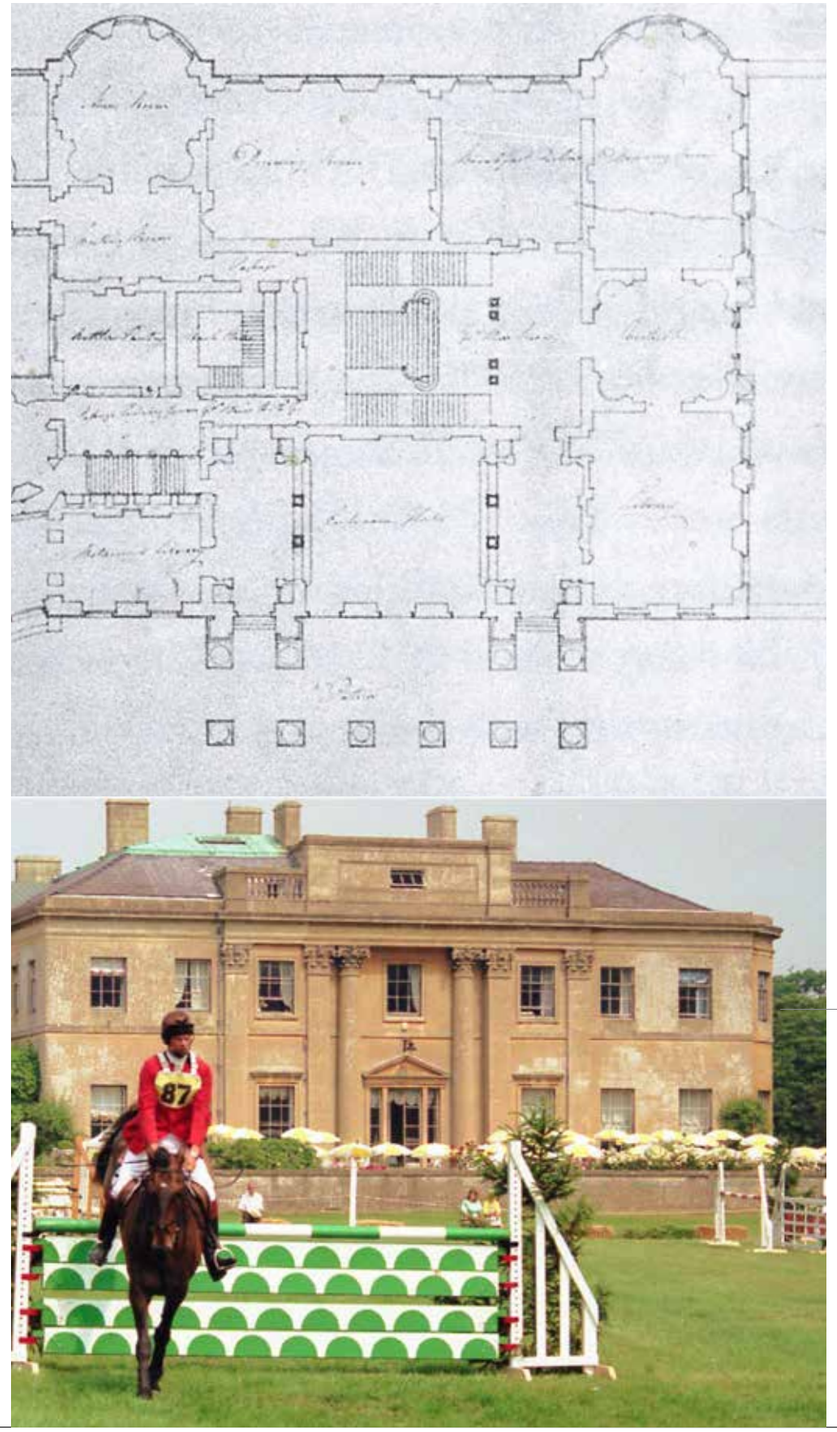
This photograph, found in Country Life Magazine issue 09 and taken in 1936, shows the chimney stacks having been rebuilt to a lower height with no pots.

The brick parapet wall with some stone bottle balusters have been inserted to hide the flat roof behind in an attempt to improve the proportions after the original roof was destroyed.

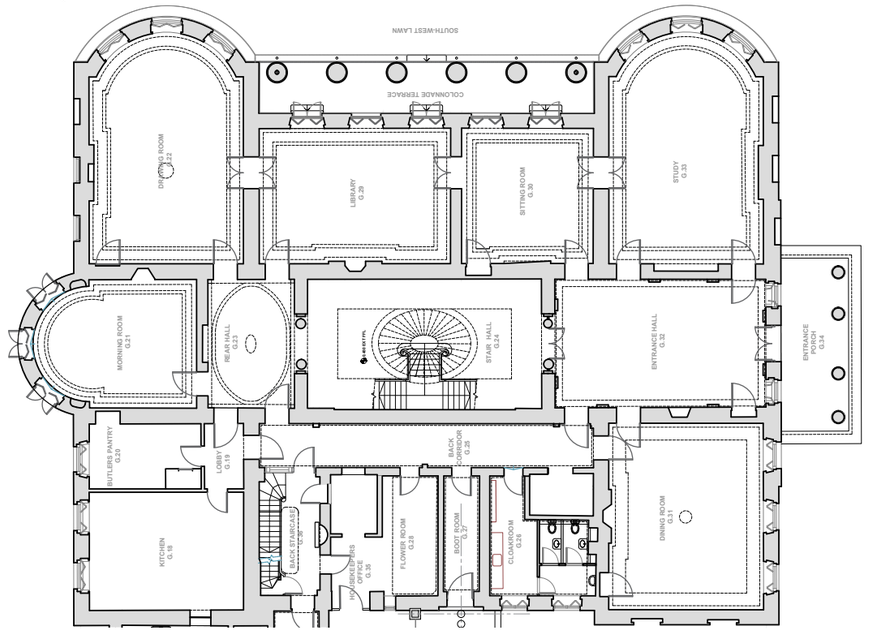
The consented roof retains the parapet and inserts new stone balusters over each window as at Castle Coole by James Wyatt (1789-1798).

Note the terrace over the central bay behind the parapet and the lead roll detail at the ridge in the photograph below. The proportions and pitch of the roof below have provided inspiration to K+R for the new roof profile and new height for the chimney stacks.

DODINGTON HOUSE, Gloucestershire.
Designed by James Wyatt and built between 1796 and 1816.



SACOMBE HOUSE, Hertfordshire.
Designed in the Wyatt School, presumed to be by Samuel Wyatt between 1802 and 1805.



Here we have extracted the Ground Floor Plan and Elevations from both Sacombe House and Dodington House to analyse their similarities.

Both houses were designed by the same Architects at about the same time. The floor plans are almost identical and the new proposed rear elevation at Sacombe House better matches the raised central section at Dodington.

Although there are distinct differences, the proposals are successful in bringing symmetry and balance back to this elevation.

By raising a section of the parapet centrally on the facade it assimilates the raised cental section at Dodington House and promotes the symmetry and balance of the brickwork.

The existing back-stair enclosure is a necessity to provide access to the top floor. By designing a reciprocal enclosure mirrored on the other side with a central connecting section all clad in lead it distinguishes this as a part of the roof level and makes it subservient to the brickwork facade of the main house.

We feel that this research has informed the design development of Sacombe House in a positive way and the results are absolutely in keeping with the style synonymous with the designs associated with the James Wyatt school.