

Planning Department
Hertsmere Borough Council
Elstreet Way
Borehamwood
Herts
WD6 1WA

Our Ref: MK0171

27 August 2021

Dear Sir/Madam

Design, Access and Heritage Statement – Tyttenhanger House, St Albans

I am pleased to submit documents in relation to a submission for Listed Building Consent for internal works to Office 4 and Office 5 on the first floor at Tyttenhanger House, a Grade I listed mansion house in Colney Heath, Hertfordshire. The listed building has been in use as offices since the 1970's and the current owners (Barhale Ltd) wish to undertake a programme of refurbishment and upgrading to equip the building with fit-for-purpose essential modern services, including a new fire alarm system and modernised heating. The works are also designed to facilitate an increase in useable contemporary office floor space within currently untenanted first floor rooms to increase the viability of the overall site. The current use represents an optimum viable use of the building, being retained in single ownership and without undue subdivision or alteration of the interiors.

Please note that the technical details of this application mirrors all those submitted and consented recently under 21/0735/LBC for identical works to the principal ground floor rooms (plus whole building fire alarm upgrade and emergency lighting). These first-floor rooms have recently become untenanted and therefore there is an opportunity to undertake the room upgrades before advertising the spaces for business let. A site visit was undertaken as part of the previous proposals (with both Place Services and Historic England present). The general acceptability of the principles of the proposals seen here were effectively discussed and agreed at that meeting and subsequently in email communication, leading to the consent decision.

Specifically the works and work locations comprise the refurbishment of Offices 4 and 5 with associated upgrades in heating, lighting, mechanical/electrical systems and redecoration.

A project team has been assembled by Barhale Ltd to facilitate the development of design and technical plans for the proposed refurbishment works, this includes ourselves as heritage consultants, the Design Collective for all technical planning, and Child Graddon Lewis for design.

The documents submitted are as follows:

- Floor plans and specifications for the electrical works
- Floorplans and specifications for the combined mechanical works
- This Design, Access and Heritage Statement
- A Level 3 Building Recording of the listed building, incorporating a Statement of Significance (to satisfy paragraph 189 of the National Planning Policy Framework) accompanied by a Paint Analysis Technical Report by Ian Crick Smith

Heritage considerations

Cotswold Archaeology was appointed by Barhale Ltd in 2019 to provide heritage consultancy services to support development plans for the house and the wider estate. A Heritage Assessment (CA 2019) and a Level 3 Historic Building Assessment including a Statement of Significance (CA 2020) has been completed to inform and underpin all aspects of the development plans for the estate. Barhale has also commissioned an Historic Interiors Paint Analysis from specialist Ian Crick Smith (2019) to understand the composition and significance of the historic decorative finishes within the house.

The first-floor rooms which are the subject of this application are two of the original principal rooms of the 17th century building. They are all compositionally panelled and decorated in timber and plaster, and have a special character related to their high-status function which is reflected in their fixtures (such as fireplaces) and fittings. They are at present underused and lie empty. The Historic Building Assessment submitted with this application provides detailed information on the context, fabric and character of these rooms, and should be read in conjunction with the technical findings of Ian Crick Smith.

The design and planning for the proposed interior scheme within these rooms has been underpinned at all stages by heritage considerations related to the high value of the fabric and character of the ground floor rooms and the scheme that is presented within this submission is the result of collaborative design development between the project team and with the significance of historic fabric and aesthetics at the forefront of design development.

The mechanical and electrical service installation methodology looks to re-use existing service runs where possible, and where disruption to historic fabric is necessary to achieve the proposed upgrade, this is to be kept to a minimum and appropriately, sensitively scoped. Locations for radiators have been planned to largely re-use existing locations (within the plain window aprons for example) or new more appropriate locations than current, to ensure they are minimally intrusive within the overall room composition. Where fabric is to be temporarily removed to facilitate the insertion of services within voids a detailed approach to mapping of removed items (such as floorboards) and exact reinstatement will be undertaken. Where small amounts of fabric are to be permanently removed (such as to create a plug sockets for example) appropriate materials and craftsmanship will be used for making good.

We anticipate details of some of the works may be conditioned as per those attached to the consent given for 21/0735/LBC.

Conclusion

Overall, it is considered that the works are highly sensitive to the significance of the listed building and will preserve its special interest, whilst also increasing the viability and safe future operation of the building within an optimum and appropriate use. Such works will also ensure the building is conserved in the long term. Increasing the viability of the owner business will ultimately lead to heritage benefits in that areas of the building which are

currently in a poor state of repair (i.e. roof and attic storey) will eventually benefit from repair and conservation and put into use as increased revenue is achieved and further works planned.

We look forward to hearing from you in due course, in the meantime please do let me know of any questions or further information required.

Yours sincerely

A handwritten signature in grey ink that reads "Sacha Hunter". The signature is written in a cursive style with a large, stylized initial 'S'.

Sacha Hunter

Historic Buildings Consultant

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