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Our ref: PA01150505

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Dear Mr Cunningham

Pre-application Advice

HELMINGHAM HALL, SUFFOLK – WORKS TO THE HALL

Thank you for your emails of 8th June 2022 and 10th August 2022 as well as the Teams call on 8th July 2022 to discuss the proposed alterations and extension to Helmingham Hall. These followed a site visit in June 2021 in which we viewed the areas subject to the pre-app advice in this letter.

It is very clear from the site visit that Helmingham is an important estate and house that has been subject to a number of alterations by important architects. It is an impressive building and sits within its moat. It is at the centre of an estate which serves as both a family home and garden as well as a family home and events business. As the family live in the Hall as well as run a business from it and out of it, it is important that family space and public space are demarcated.

The proposal seeks; a new door out to the patio by the family kitchen and a new window in the courtyard wall on the NW elevation, blind windows would also be opened on this elevation, a glazed screen and a the creation of a bootroom on the NE elevation. A glazed conservatory is proposed within the courtyard on the NW side of the house.

North west elevation (Excluding conservatory)

The opening up of blind windows, the conversion of one window to a door to match an existing door on the southern elevation and secondary glazing on the upper tier of windows would not, in principle, detrimentally alter the visual character of the building from this important public facing elevation. Although the conversion of a window to a door would result in some loss of historic fabric at the base of the door, this is considered to be minimal. The works are proposing to reuse the original window and existing mullions however, the section drawing shown seems to be showing double glazing and slightly thicker profile glazing bars. This needs to be reviewed as when compared with other windows in the run at this point, it could be noticeable. On the elevation drawings provided the lines are darker but this could just be drafting. Drawings for the ground floor windows should also be provided at application and we suggest that single glazing should be used.



The glazed screen and creation of a boot room – NE elevation

This element of work has been the subject of a large amount of discussion. Although this portion of the building seems to be later, there is evidence that this entrance has seen a lot of use, the floor is charmingly worn through the impact of generations of feet. Earlier proposals showed the floor and walls covered over, it is now heartening to see the floor left as existing. The design of the screen has been designed to mimic that of the door behind and placing it on the inside of the arch means that the frame will be barely visible. Although this is placed within another popular public viewpoint, the amount of glass and the style of the door, which mimics other doors on other elevations, means that the visual harm would be minimal.

The glazed infill to the courtyard on the NW elevation

This element has been the subject of much discussion. The courtyard was created probably by the Salvin alterations when he infilled part of Nash's much larger courtyard and forms part of the later history of the house. It is currently an under used and rather dingy spot. The proposed glazed space would add a small greenhouse for growing herbs used in the dining for events without having to go out into the gardens. It could also provide a small covered space for meetings and events in time. The proposed glazed infill would sit mostly behind the parapet and would only be visible slightly between the crenellations. This glazed design would need to be sleek and with minimal framing in order to minimise the visibility of the structure. The proposed new window would balance the symmetry of the elevation and would not be visually detracting from the character of the building.

Internal Changes

The internal changes would not result in harm to the significance of the building. The installation of underfloor heating has not been discussed at any length as these discussions were focussed in other areas and consideration will need to be given to whether this would raise the floor level and cause alterations to be required in other places. I would be happy to discuss this with you at another point if this would be useful.

Next Steps

Historic England are broadly supportive of the proposals presented in this pre-application submission. We consider that, subject to details and confirmation of the glazing in the new door to the kitchen your proposals could be ones to which we would not object.

Please do let me know should you wish to discuss any of the above issues again but I hope this letter reflects your understanding of our pre-application discussions.

Yours sincerely





Historic England

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HELMINGHAM HALL, SUFFOLK
Pre-application Advice

Information Provided

Helmingham Hall Proposals – May 2022
Drawing A-100 – Proposed Ground Floor Plan
Drawings A 101-1 through to 5 – Proposed Kitchen
Drawings A-103 through to 103.5 – Proposed Boot Room
Drawings A-200 and A-201 – Proposed NE and NW elevations
Drawings S-200.1 and S 201.1 – Proposed NW and NE elevations



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