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## **Heritage Statement – 4 Hadham Hall – EV Charger**

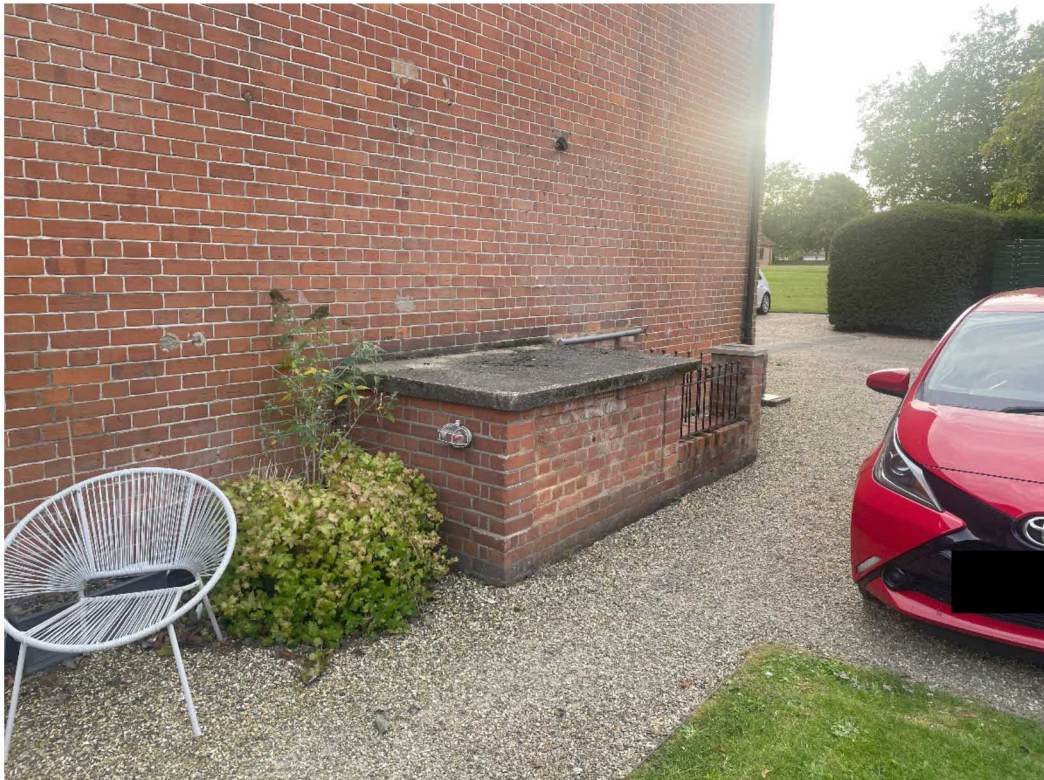
### Introduction

This Heritage Statement has been prepared to support an application for Listed Building Consent, for the installation of an Electric Vehicle Charger at 4 Hadham Hall, Little Hadham, SG11 2AU

### Proposal

We are proposing to install an electric vehicle charger onto the rear of the basement access steps next to the existing pump light. The EV charger selected is the Easee One and details of the charger are listed below.

This would be for the use of the householder only and would be installed on the back of the existing basement access, formerly the ventilation shaft and would be installed adjacent to the cellar pump warning light already visible. The installation would make use of existing wiring runs through the basement and to not be visible from the outside of the building.





### The Heritage Asset

The site is a Grade II\* listed building at Hadham Hall. Details of the site are as per the below extract from the land registry. The Historic England listing reference for this property is 1211099 and an extract from the register is included below. This listing does not include the conversion of the school into a series of separate dwellings in 1993.

Country House, now a school. c.1572. Large brick courtyard house of Henry Capel, replacing a C15 house to SE. Extensions to E with terraced gardens, by Arthur Capel, c.1634. Reduced to S and W wings c.1668 when Earl of Essex moved to Cassiobury. Altered c.1720. E part of S wing demolished 1848. Renovated and extended to N 1901-2 by William Minet (owner acting as architect).

Converted to a school 1949-52. English bond narrow red brick. Moulded brick plastered mullions and window surrounds. Steep old red tile roofs. 1902 additions in red brick with stone dressings and crowsteps. Present U-shaped plan represents C16 W range substantially intact: W half of C16 S range, with outer arch of a central S gateway: and N range rebuilt in 1902, with tall single storey billiard room (1902) on N.

Cellars of S range continue to E under garden. W range had sets of lodgings, on 2 floors and attics, entered from courtyard by small doorways now blocked. Central W gateway, flanked by semi-octagonal turrets in W, now main entrance. A wide corridor with heavy timbered partition and moulded arched doorways, ran within the back of this range and survives on the 1st floor. S range has a lofty 1st floor, and a low Ground floor raised up on a tunnel-vaulted cellar with 4 centred vault. N range has service rooms with domestic accommodation above. Symmetrical W front of 2 storeys with plinth, and parapet ramping up to 3 storeys crenelated turrets. Straight gabled parapet to 3 storeys centre, with round arched stone entrance, moulded imposts and correct Doric entablature, with paterae between triglyphs, breaking forward for columns since removed. 4-light ovolo- moulded, mullioned and transomed windows, with pediments on W front and 2 windows on each floor, each side of gate.

Smaller pedimented windows to turrets and attics. Panelled square brick finials to corners. Parapeted gables with chimneys each with 2 octagonal shafts, 1 decorated. Roof structure and rebuilt parapet suggest former gabled dormers, perhaps crow stepped, along W front. Crow stepped W gable of S wing original. Straight joints suggest N half of W range built first, and S half and turrets later. Roof structure of clasped purlin collar trusses with curved wind braces unusually rising from top of purlin to principal. Cranked timbers carry a platform for a cupola, now gone. Ground floor room S of gateway has early C18



stair in D-shaped rear projection, and fine Arts and Crafts chimneypiece c.1902, of polished hardwood, inset with large Persian tiles, a decorated enamelled band, carved achievement, and a deep ceramic frieze of cats at ceiling (rebus of Minet).

Fine C16 chimneypiece and painted oak panelling in SW room. 2 panelled rooms over now 1, with small C17 oak panelling and fluted frieze with triglyphs. Corner lobby in SE, of wainscott with cockspur hinges. Tall fluted pilasters flank S fireplace with 'Japanese' cast iron grate to Thomas Jeckyll design. Grand 1st floor of S range unequally divided c.1720, with fine bolection moulded, panelled interiors with moulded cornices, 6- panelled doors and tall sash windows along S front. Square pier rises from cellar floor to support central fireplaces on 1st floor. Small roundheaded windows to Ground floor with C17 external stack at SE corner of range.

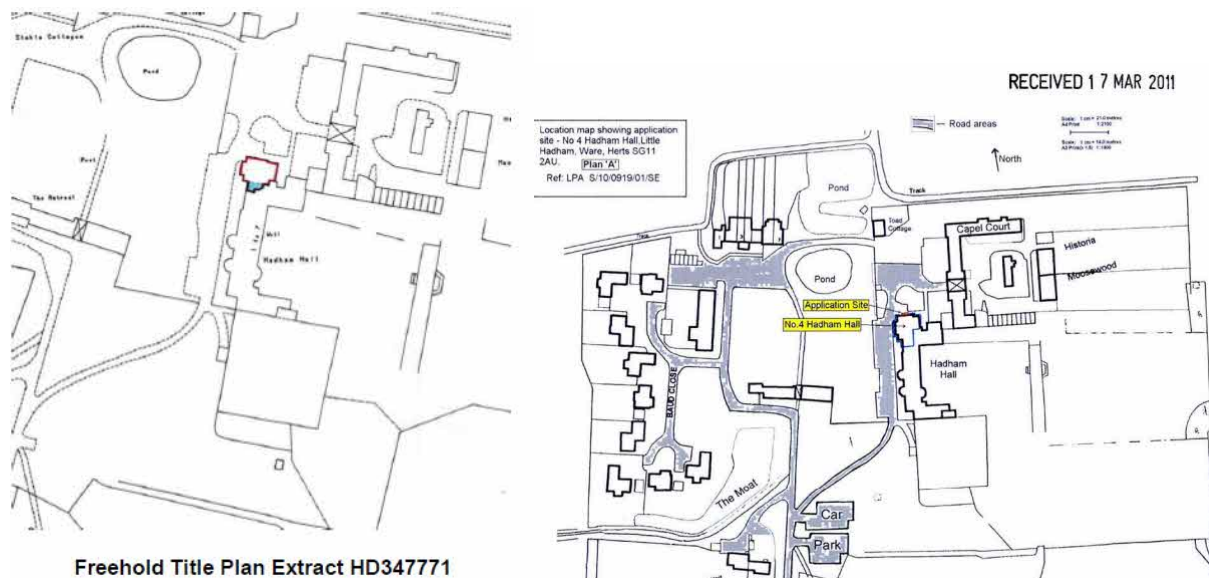
Centrepiece of an important group of historic buildings.

The location of the application site is shown below, being on the side of the main Hadham Hall the property which was originally a billiard room, then a history classroom and was converted into a separate dwelling in 1993.



Picture of the hall with the application site on the LH side of the main hall.

In 2011 a ventilation flue from the former coal basement under the site was converted into basement access steps.



Application to provide basement access was granted in application 3/11/0464/LB. The site map showing where this extension is located from the application documents. This provided access by converting a previous ventilation shaft into a staircase.

The conservation officer in approving this decision noted that the vent structure “has little or no value in terms of the historic fabric of the listed building. Also, it is considered that the impact of the architectural importance of Hadham Hall is limited due to the location of the vent and cellar access...”

The photos below indicate the current access implemented as part of this application being approved.



### Impact Assessment

Careful consideration has been taken to mitigate any impact on the Listed Building, paying particular regard to the charger selected, the proposed position of the charger on a modern extension and the selection of the most visually discreet path for the cable. The impact to the Listed Building is therefore thought to be low.

### Conclusion

The utmost care has been taken in considering all aspects of this proposal and the impact to the Listed Building both visually and physically is very low. As such the proposals comply with policies aimed at conserving and enhancing the historic environment contained in the NPPF, the adopted Local Plan and the statutory duty set by the Planning (Listed Buildings and Conservation Areas) Act 1990.

We believe that the proposed development would be discreet, hidden from view of the front of the Hall and on a structure previously described as having “little or no value in terms of the historic fabric of the listed building”. There are several EV charging points installed elsewhere on the estate and use of these is an important aspect of the Government's transition to sustainable fuels.