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Heritage, Impact and Design Statement

For

**Reforming the hidden gutter, falls and drainage points to the Main House Roof
Installation of new lantern rooflight and reintroduced chimney to north elevation**

At

Mylnefield, Hillside, Great Amwell SG12 9SE

The house is a Grade II listed building, with outbuildings and extensive grounds.

The proposals are for alterations to the roof construction for the hidden central area to the house main roof and are a revision and resubmission of previously approved scheme ref: 3/22/2672/HH and 3/22/2673/LBC

LISTED DETAIL

The house (listing number 1078774) was listed on 30 September 1983.

GREAT AMWELL HILLSIDE LANE TL 3712 (south side) Great Amwell village 12/34 Mylnefield II

House. Early C19 probably by Robert Mylne as a farmhouse on his own property. Extended 1 bay in matching style in C20. Grey brick with hipped slate roof. Overhanging eaves with wide plastered soffit. Originally symmetrical 3-windows front facing E. Central upper sash window lights stair hall set lower with flat gauged arch and 8/8 panes. Triple sash windows with crown glass rising to eaves soffit on each side. Canted bay windows to ground floor with hipped slate roofs, moulded cornices and sash windows running down to floor level. Later C19 square enclosed stucco porch with 6-panel door, radial fanlight in arched head rising into an open pediment carried on fluted pilasters. Rectangular side windows with moulded panels below. N extension of 1-bay with a triple sash windows on each floor.

Listing NGR: TL3709412246



Wastell & Porter Architects Ltd

Bancroft House, 34 Bancroft, Hitchin, Herts SG5 1LA

01462 422440 contact@wastellporter.co.uk

Registered Office - Global House, 303 Ballards Lane, London N6 5UG

Company Registration number - 03831754

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The listing description outlines the external appearance of the house and the external eaves of the roof.

EXISTING ROOF

The existing roof has a triple pitched roof arrangement to the original house plan with a flat valley gutter drainage to three sides, falling along the long length.

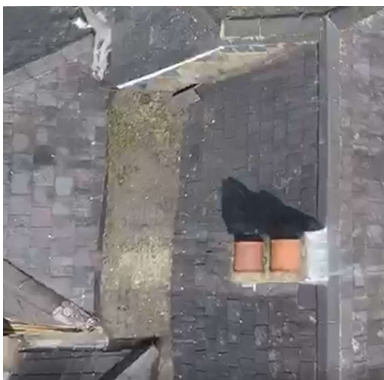


Roof form showing extended North end

The previously extended parts of the house to the North end have closed off the valleys forming two hidden roofs, with internal outlets within the extension pitched roofs, dropping via open gutters within the roof void, to encased internal downpipes adjacent to the central chimney in the bedroom at first floor and side hall at ground floor. This water route and downpipe have been leaking, even after multiple repairs have been undertaken.



Roof outlet adjacent to chimney



Flat Roof and second outlet

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The central pitched roof (seen in the photograph below) have modern, simple glazed rooflights inserted.



Existing rooflights

The flat roof elements it is assumed were originally lead but are now of asphalt finish. Originally the roof used to fall to the North elevation, but this end was closed off by two, existing historic extensions which closed off the flat, central area and required the internal outlet and downpipe positions.

PROPOSALS

The proposal is to lift the flat elements increasing its width, to enable falls to be taken to the two valleys and flat roofs, draining the roof to the external slate finished surfaces and removing the need for the problematic internal outlets.

The raising of the flat roof to enable the lead construction removes the rooflights and natural light to the first floor landing. A new lantern rooflight is added to the central pitch line to bring in natural light to the landing.

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With this application the principle of the approved roof design remains the same and is not visible to the external elevations of the house. The ceiling line section to the first floor landing remains the same.

The previous approval used a lead roof finish but required a substantial increase in the roofing level height and width to create sufficient level change to allow for the required construction of lead drips and steeper falls, plus multiple ventilation points across the roof finish. This proposal proposes a smaller roof lantern with the same roof design as the approved design but with the vertical glazed sides removed, reducing future maintenance and now sits this on the existing central pitched roof frame. This allows the existing structure to be retained in the majority, with only limited strengthening required, whereas the previous approval required the introduction of steel beams and supports and the adjustment and replacement of much greater areas of the existing fabric. This is also allowed using a slate grey single ply roofing membrane to waterproof the flat areas, which enables the omission of the all the drip details and the inherent weathering issues. It also removes the requirement for ventilation to the roof void and allows the introduction of insulation under to greatly improve the thermal efficiency of the house without affecting the historic fabric.

The works will allow inspection of the existing roof timbers allowing for localised repairs and the external appearance of the house remains unchanged. The internal, problematic downpipes are removed, and the rainwater diverted to the external perimeter gutter system the house. The rooflight is designed in the same style as the approved design in a smaller plan area and brings natural light into the centre of the first floor landing.

The dining room chimney, which has been previously removed above the line of the roof slope, is to be reinstated to match the brick and details of the existing house chimneys.

The net result of these proposed changes is that the design effect and natural lighting is the same, the problematic water ingress is removed and more of the historic fabric and finishes are retained, with no effect on the heritage of the building.

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