

HERITAGE STATEMENT

Hainault Hall, 173 Lambourne Road
Chigwell, Essex
IG7 6JU

Proposal

Planning permission and listed building consent is sought for the removal of approved 1.2m basement excavation underneath the pool building and garage building and then to compensate with increase in the ridge height of only the pool building by 750mm. Introduction of two small roof lights to side elevation2.



The site -Hainault Hall

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1.0. INTRODUCTION/CONTEXT

- 1.1. This document provides a Heritage Statement to support an householder application for planning permission and listed building consent for the proposed removal of 1.2m basement excavation underneath the listed building and garage building, and then to increase in the ridge height of the pool building by 750mm and introduce two small roof lights to the side elevation 2, at Hainault Hall, 173 Lambourne Road, Chigwell, Essex, IG7 6JU.
- 1.2. There are two unlisted outbuildings at rear/side of this grade II listed building. One outbuilding is used to house a swimming pool (The pool building), and the other is being used as a garage (The garage building). Both buildings have now been demolished and this application seeks permission to increase the height of the pool building.
- 1.3. Planning permission and Listed Building Consents were granted under application reference numbers EPF/0348/18 and EPF/0349/18 for:

"The retention of the height of the rear pool building with incorporation of roof light windows, excavation of pool building by 1.2m to create mezzanine floor above pool, alterations to and raising of roof of existing garage building, and formation of basement in existing garage building to be used as a gym with rooms above".
- 1.4. This proposal seeks to increase the height of the pool building by 750mm to compensate for the loss of 1.2m basement excavation so as to create sufficient headroom at mezzanine floor level.
- 1.5. The purpose of this statement is to provide a description of the legislative framework; relevant planning policy; significance of the heritage asset -Hainault Hall; description of proposal; impact assessment and justification.

2.0. LEGISLATIVE FRAMEWORK

- 2.1. Planning (Listed Buildings & Conservation Areas) Act 1990
- 2.2. Section 66 of the Act requires that, *'in considering whether to grant planning permission for development that affects a listed building or its setting or whether to grant listed building consent, the local planning authority shall have special regard to*

the desirability of preserving a listed building or its setting or any features of special architectural interest which it possesses’.

3.0. RELEVANT PLANNING POLICY

National Policy

- 3.1. National Planning Policy Framework (NPPF), 24 July 2018

The Local Plan

- 3.2. Adopted Local Plan (1998) and Alterations (2006)

- Policy HC12: Development affecting the setting of listed buildings states.

- 3.3. Emerging Local Plan (2016):

- DM 7: Heritage Assets

4.0. SIGNIFICANCE OF THE HERITAGE ASSET - HAINAULT HALL

- 4.1. Hainault Hall is a large three storey building. Believed to have been built in the late 18th century, the property was first listed as a grade II building on the 28th June 1954; last amendment was on 29th May 1984. The property was extended in the 19th century.
- 4.2. Materials include: Stock bricks, Flemish bond, with dressings of red brick and stone, Mansard roof form, roofed with handmade red clay tiles. Main range aligned approx. NE-SW, aspect SE, with chimney stacks in each gable. Rear wing at NE end with parallel roof, chimney stack and gable to NE, hip to SW.
- 4.3. Single storey lean-to extension in W angle, 2 storeys with attics and basement.
- 4.4. Ground floor, central half-glazed door, stucco door case with pedimented head, splayed stone steps with wrought iron railings. 4 double-hung sash windows of 12 lights under flat arches of gauged red brick.
- 4.5. First floor, 5 similar windows, with stone string course at sill level. Open pediment, full height projection, with moulded stone coping. Moulded stone string course above windows, parapet with stone coping. Mansard roof with 2 double-hung sash windows of 6 lights in flat-roofed dormers. The whole forms a symmetrical front elevation, asymmetrical in plan.
- 4.6. It should be brought to your attention that, while the significance of the building also include all the windows at the property, several of these have been replaced by double hung timber sashes. There is currently an ongoing listed building appeal against the Council's decision to refuse the applicant to retain those double glazed units as replaced.

5.0. DESCRIPTION OF PROPOSED DEVELOPMENT

- 5.1. Planning permission and listed building consent is sought for the removal of approved 1.2m basement excavation underneath the pool building and garage building and then to compensate with increase in the ridge height of only the pool building by 750mm. Introduction of two small roof lights to side elevation2.

6.0. IMPACT ASSESSMENT AND JUSTIFICATION

- 6.1. The proposed increase in height of the pool building by 750 mm and the introduction of two small roof light on the side elevation 2 would neither result in the pool building being higher than the main listed building, any buildings around it nor appear dominant. This is because, the pool building is situated in a confined location to the rear/side of the main listed building, which leaves views of the three storey listed building to be the only visible and dominant at the site from any public or private areas. The removal of the approved basement would be a benefit as this would avoid excavation near the foundation of a listed building.
- 6.2. From the foregoing assessment, the resultant raised pool building would remain as a subservient addition when seen in relation to the listed building. It would not compete with, or detract from its significance in visual terms. The proposed changes are considered not to materially impact upon the main grade II listed building and its setting on those grounds.

7.0. SUMMARY AND CONCLUSION

- 7.1. The proposal is considered acceptable in terms of heritage. The proposed changes to the height would not result in the pool building detracting from the appearance of the listed building nor obstruct any special architectural features it possesses.
- 7.2. The proposed development is related to the unlisted structures which are located to the rear/side of the listed building. It would neither be visible from any main public road nor dominate the grade II listed building or its setting.
- 7.3. The use of the resultant building would remain ancillary to the main listed building. When seen in relation to this listed building, it would appear sympathetically subservient in terms of scale, height, form, materials, and siting.
- 7.4. The proposal has therefore been designed to sufficiently preserve a listed building and its setting and the special architectural interest it possesses. To that end, the proposal would not be contrary to Section 66 of the Planning (Listed Buildings and Conservation Area) Act (1990), Policy H12 of the adopted Local Plan (1998) and Alterations (2006) and guidance in the NPPF.