

HP/6369/A

7th October 2025

By email only

Dear Sir/Madam

**Application for Listed Building Consent – Amendments to Approved Scheme
Ref: PL/2023/02290**

This is a retrospective listed building application, as agreed with the Conservation Officer (Andrew Minting), to regularise some minor changes that have occurred to the approved works during the construction process at Conholt Park.

The changes relate to:

Application reference: **PL/2023/02290** (Decision date - 27 September 2023)

Construction of an Energy Centre to serve the main house and wider estate; removal of the existing modern swimming pool and enclosure and the creation of a new, three-storey extension on the site of the lost north-western wing; proposed alterations to and refurbishment of the existing main house, including the conversion of the existing Kitchen into a Dining Room, restoring the traditional hierarchy of polite rooms and service spaces within the house and the creation of a new external Kitchen Link to provide direct access from the main house to the new kitchen in the proposed extension; replacement of the existing casement windows and doors to the bay of c.1900 within the proposed Dining Room with new sash windows and doors to match the nineteenth-century southern elevation; rationalisation of some of the twentieth-century internal decoration including Stair Hall; creation of a new back of house staircase in the east corner of the north wing, replacing the existing modern laundry, small bedroom, WC and bathroom; rearrangement of the bathrooms on the first floor removing twentieth-century partitions and rationalising access; removal of the brick WC tower on the north-western elevation.

This submission provides revised drawings, annotated to clearly show all changes.



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Detailed Amendments Proposals

Amendments to application ref.: PL/2023/02290 (Decision date - 27 September 2023) Main House (B1)

The most significant changes arise from a productive site meeting held on 10 April 2024, where the WWII Air Raid Tunnel's relationship with the main house was examined. Following detailed analysis of multiple options with the Conservation Officer (Andrew Minting) a sensitive compromise was agreed:

- The concrete roof adjacent to the west elevation would be partially removed and reconstructed at a lower level, creating dignified level access through the historic main door to the west elevation while retaining the tunnel's essential character. This surgical intervention dealt most satisfactorily with a number of practical and technical access challenges without sacrificing the structure's archaeological value.
- Where the tunnel meets the garden, we carefully removed the upper section of the exit route and installed a discreet new slab. This allowed realisation of the approved landscape scheme while preserving the tunnel's legibility and its historic significance.



Figure 1 Image shows conditions of existing modern linings before refurbished works commenced



Figure 2 Image shows existing structures with newly cast lid - Picture taken from the bottom of the tunnel looking towards access from the House's basement



Figure 3 Image shows existing structures with newly cast lid - Picture taken looking towards the bottom of the tunnel



Figure 4 Image shows existing structures with newly cast lid - Picture taken from access point within House's basement



Figure 5 image shows existing and new lid while receiving waterproofing coating



Figure 6 image shows existing and new lid while receiving waterproofing coating. Retained structures are also visible



Figure 7 image shows existing and new lid after receiving waterproofing coating

In relation to the house, three considered refinements have emerged:

1. The introduction of a curved jib door to the ground floor stair drum –

With the newly formed aedicule as the main feature in the Stair Hall, it was felt that any other ‘punctures’ on the external wall to the stair drum would be a visual distraction. The introduction of a curved jib door to mask the existing door into the service riser behind, offered an opportunity to enhance the curvature of the stair drum.

The historical background of the House’s Stair Hall was previously documented within the Listed Building Consent application for amendments to the hallway, which included the introduction of two pilasters and a new architectural window (ref. consent PL/2024/04988). That submission set out how such interventions were conceived to reinforce the Greek Revival character of the design and to further articulate the architectural language of J.H. Langdon’s interiors. The present proposal follows a similar rationale, seeking to refine and intensify the original scheme while maintaining historical coherence.

The curved Stair Hall itself was constructed as part of the 1827 works, and both the door and its associated architrave can be attributed to this phase. The Portland stone staircase - an important element of Langdon’s composition - has now been fully restored. The underside of the stair, previously overpainted, has now been carefully stripped back to its fair-faced surface, revealing the precision of its geometry.

The decorative treatment adopted for the stairwell has been deliberately conceived to accentuate the drum’s smooth geometry and the spatial drama of the stair. This has been achieved through the use of trompe-l’œil panelling, a device fully consistent with early 19th-century decorative practices. The scheme employs vertical lines to reinforce the semi-cylindrical form of the drum, while horizontal elements serve to order and pace the composition, in keeping with Regency-era design principles.

At present, the existing architrave introduces a horizontal termination that visually conflicts with the painted scheme, which seeks to emphasise the stair’s slope and curvature. This discord undermines the architectural intention to intensify the sense of continuous movement inherent in the original design.

Accordingly, it is proposed that the existing door and linings are left in-situ untouched. The sole intervention is the careful removal of the architrave, which has been securely stored on site. This alteration is wholly reversible, ensuring that the integrity of the original fabric is preserved.

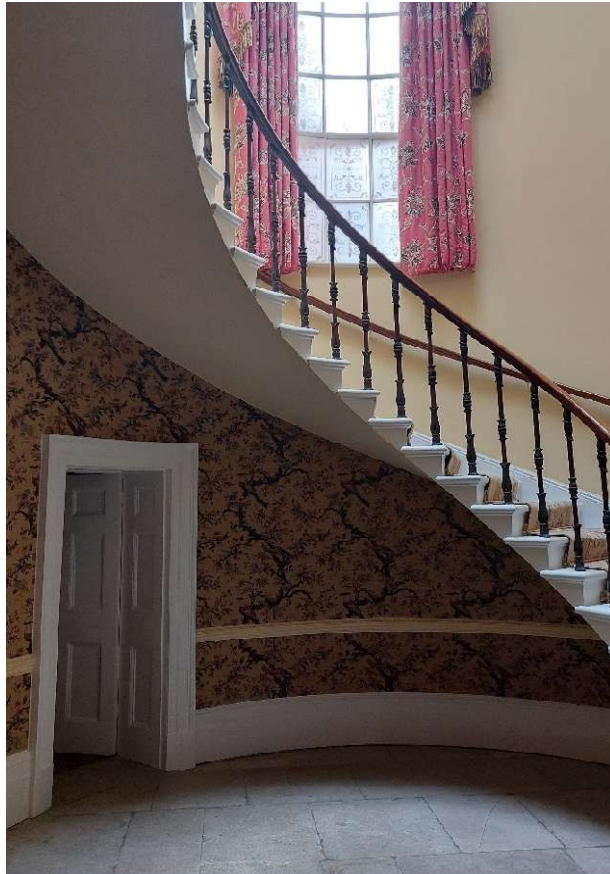


Figure 8 Stair Hall before refurbishment works commenced

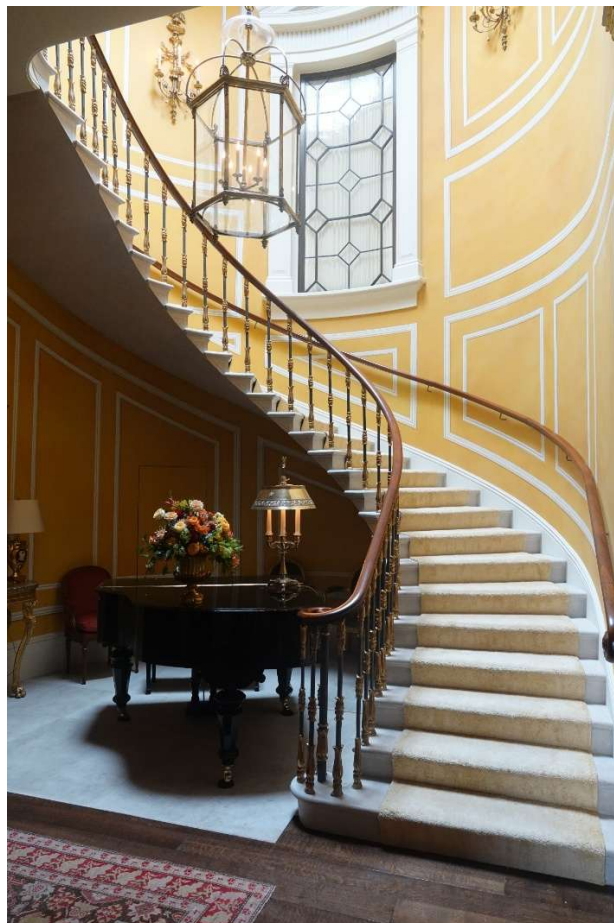


Figure 9 Stair Hall following refurbishment works

2. Repositioning of the extension chimney –

Design development of the kitchen ventilation system necessitated the change from a single, central, chimney stack, to two smaller chimney stacks flanking the new extension. This has allowed for a very discrete extraction system from the large Kitchen at ground floor through the chimneys, which has helped us maintain elevations clear of any mechanical furniture.

The change responds to technical requirements for improved performance whilst creating balanced elevations that respects the building's proportions.

3. Arched sash windows –

Following careful consideration, it is proposed to introduce a minor alteration to the joinery of selected windows within the extension.

The new block to the north has been deliberately designed as hierarchically subordinate, ensuring it does not compete with the more significant historic fabric to the west and south. This hierarchy is reinforced by the absence of a cornice and plinth, the lowered parapet, and the recessed volume.

While the front of the extension completes the existing fabric of the 17th-century block, the end section has been therefore purposefully differentiated, echoing the footprint of the 1700s addition by Sir P. Meadows.

As part of this approach, arched top sashes have been introduced to the bedroom windows. This subtle change signals that the block belongs to a different and lesser architectural “language” and clearly reads as a modern addition.

Although the brick arches and overall window openings remain unchanged, the modification to the top sash provides a gentle variation in form. This is a minor and fully reversible adjustment to the elevation, preserving the integrity of the historic context while distinguishing the new work. It also adds another layer to the estate's evolving story, legible to both trained and untrained eyes, enriching the understanding of its complex history while providing continuity and subtle contrast between old and new.

We trust these amendments demonstrate our continued commitment to preserving the special architectural and historic interest of Conholt Park, while ensuring its sustainable future use. The changes have been carefully developed, in the main, through ongoing dialogue with your officers and a thorough understanding of the building's significance. We believe they represent a sensitive evolution of the approved schemes, achieving an appropriate balance between conservation and necessary adaptation to enable the buildings to function properly.

Should any aspect require further clarification, we would be pleased to provide additional information. We thank you for your careful consideration of this information and look forward to your response.

Yours sincerely

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for ADAM Architecture