

Public Consultation - Saling Hall

Welcome

The purpose of this consultation is to give you the opportunity to review, to raise questions and to comment on the proposals, ahead of submission of an application for full planning permission and listed building consent.

The new owners of Saling Hall are proposing extensions and alterations to the Grade II* house and re-modelling of the Grade II registered park and garden. The comprehensive set of proposals are presented on the following boards.



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Historic Photos



Saling Hall and Saint James



Saling Hall



Watercolour of Saling Hall



Saling Hall and garden circa 1970



Saling Hall and garden



Saling Hall



Saint James

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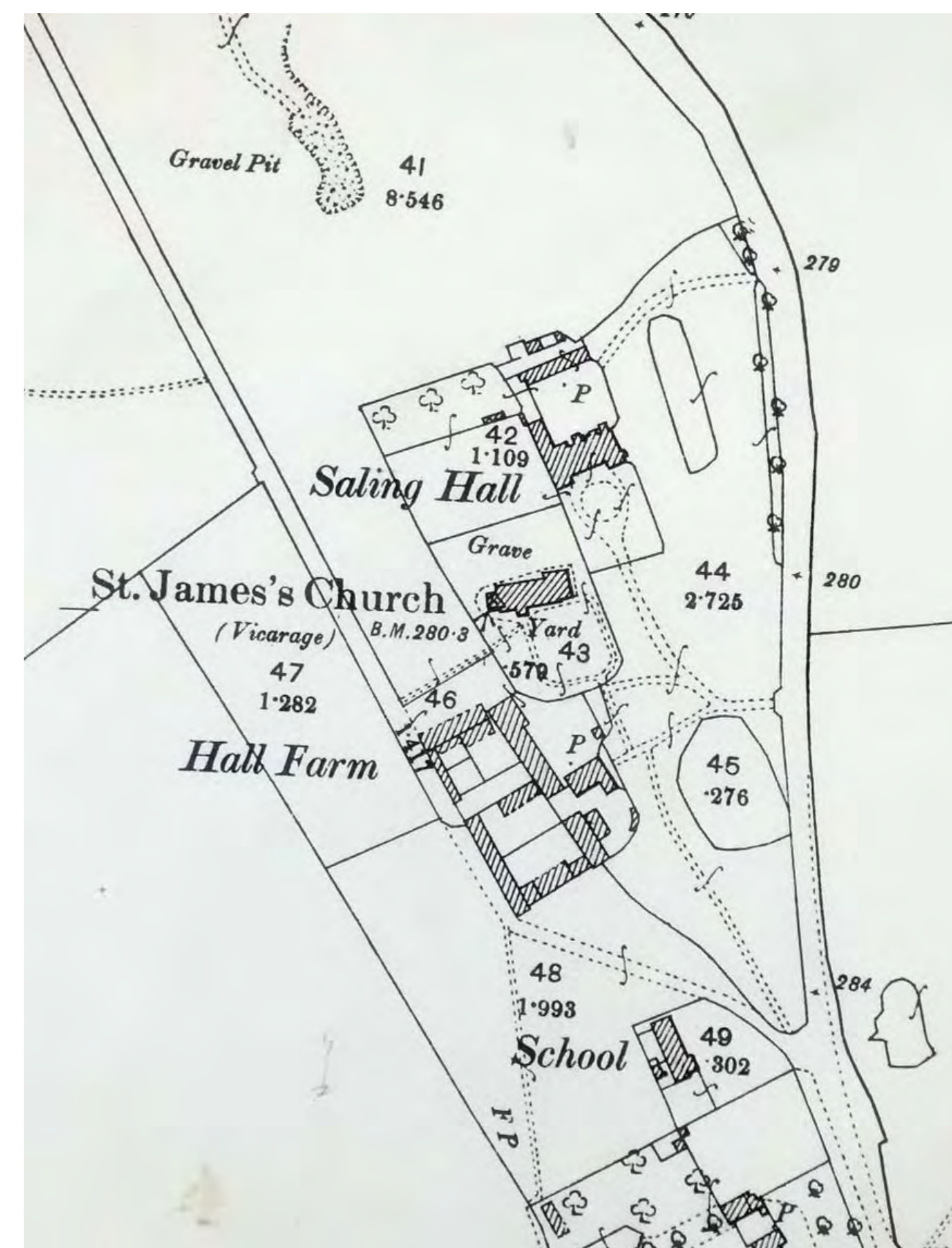
Historic Mapping



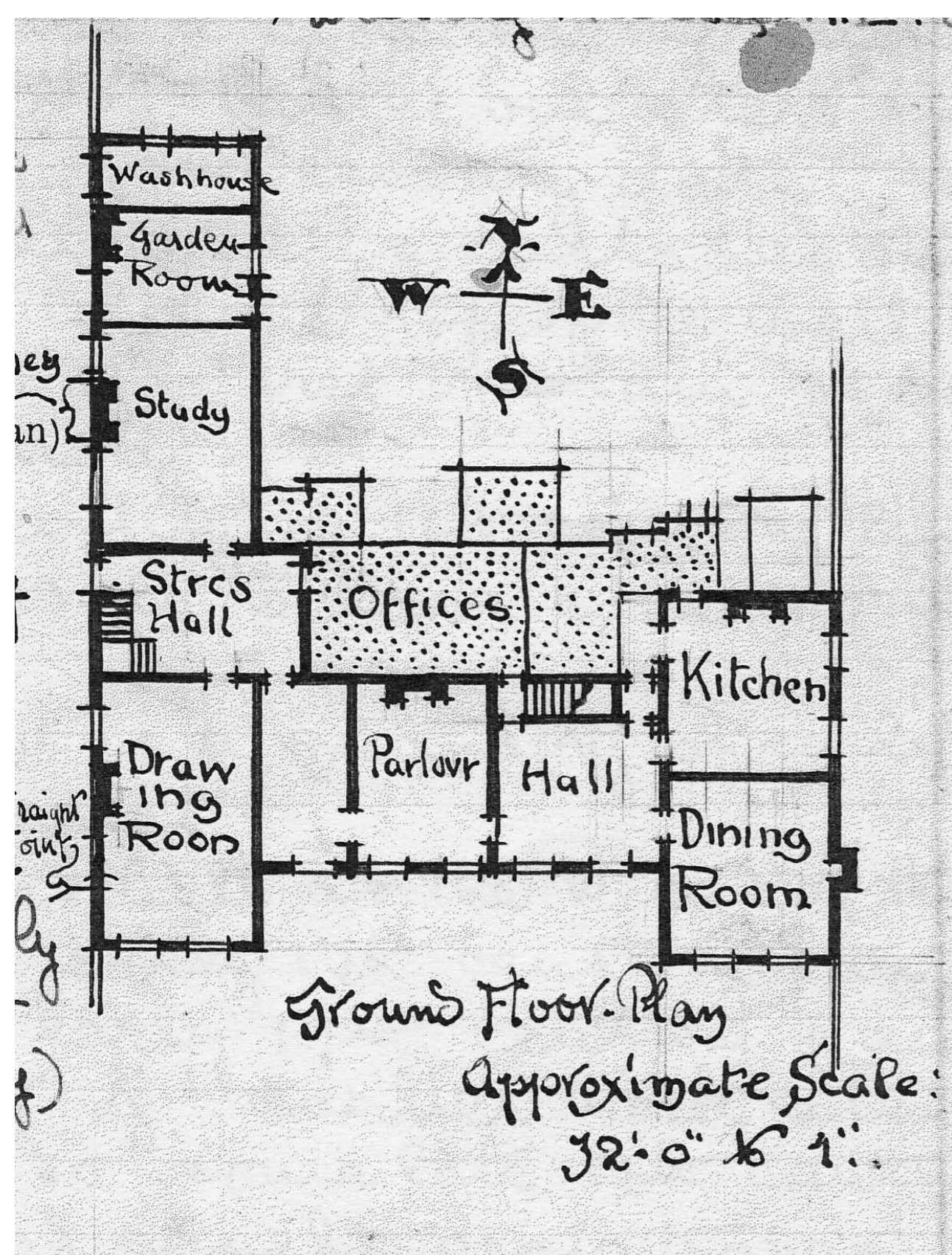
1838



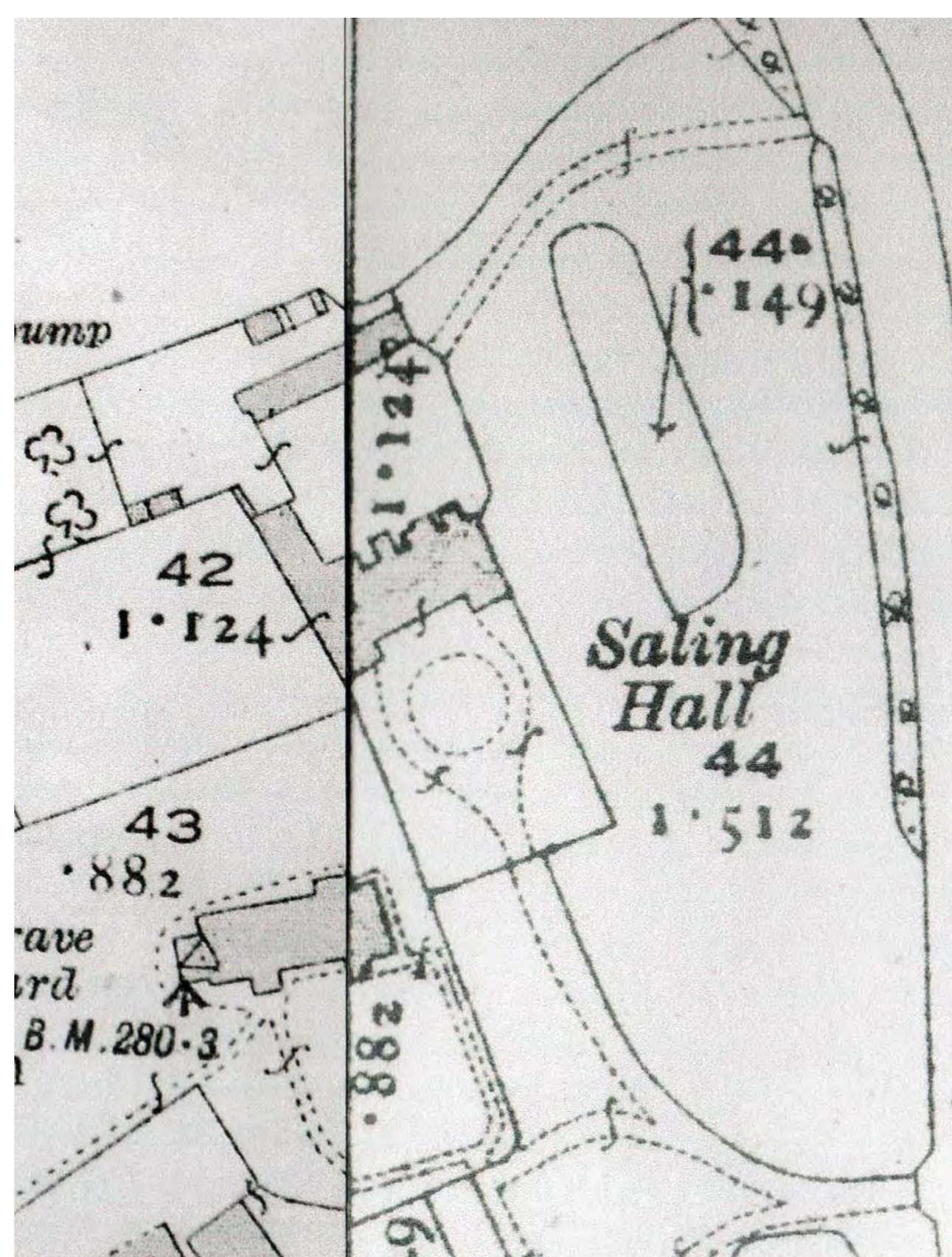
1875



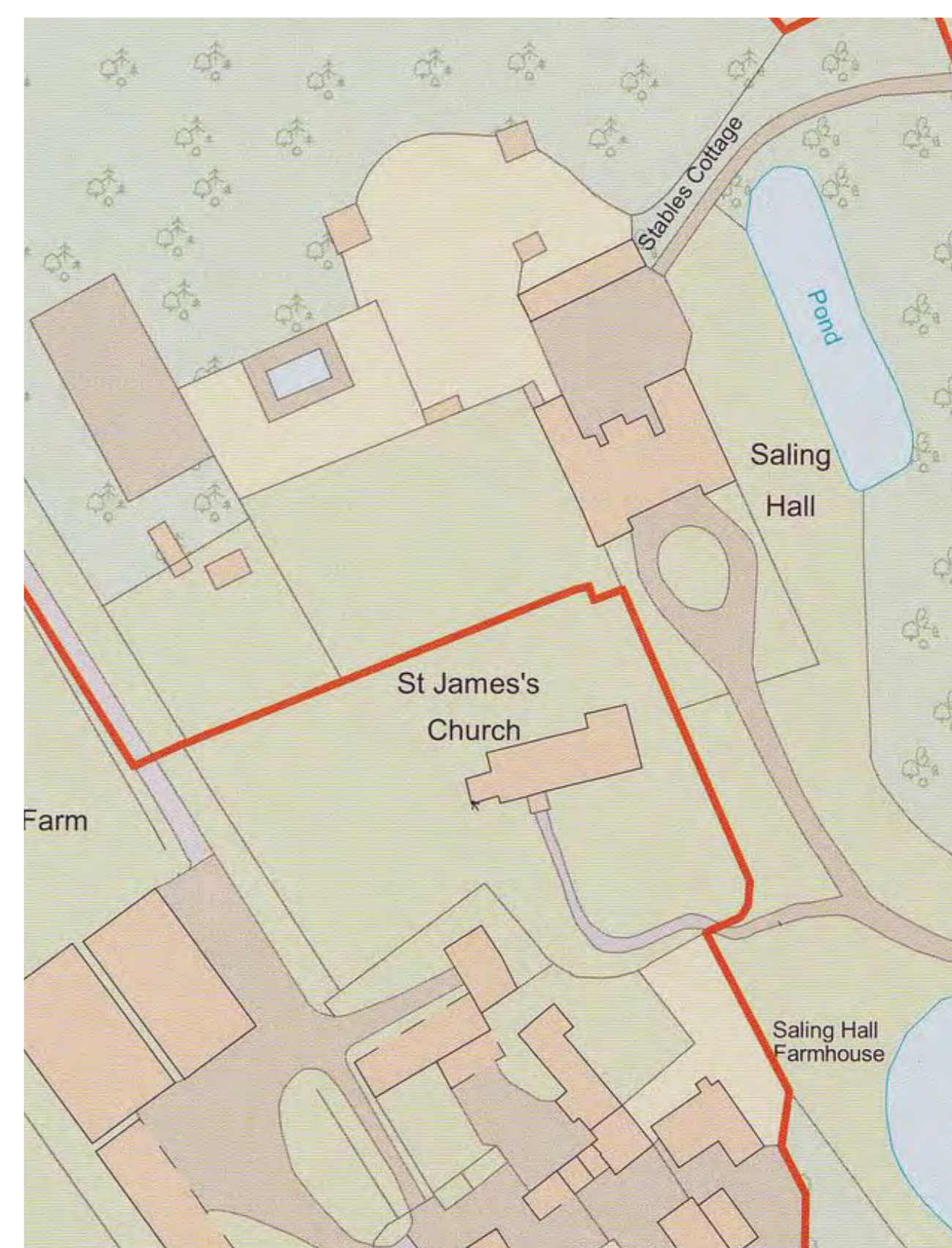
1897



1913



1921



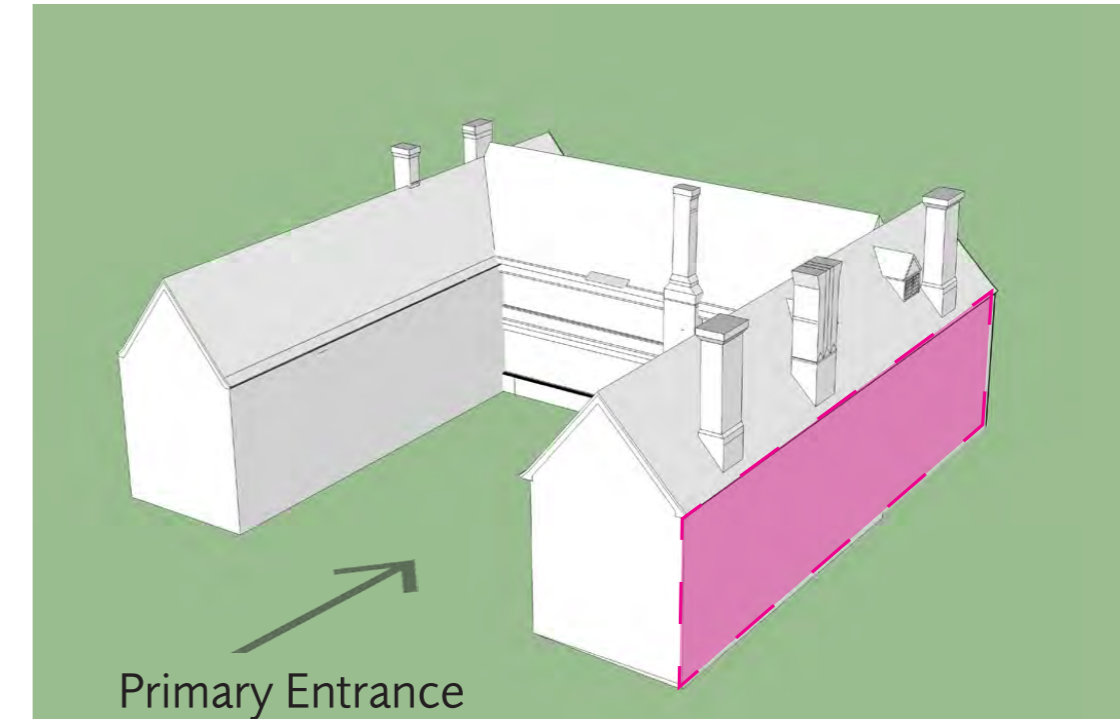
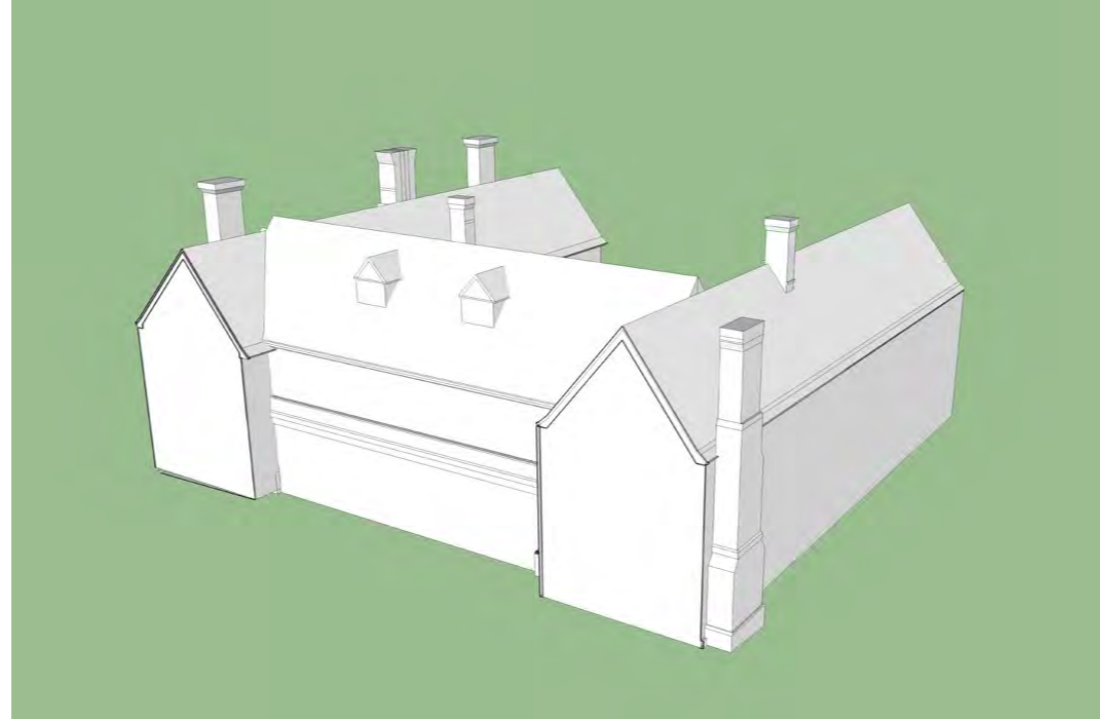
2011

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Historic Mapping

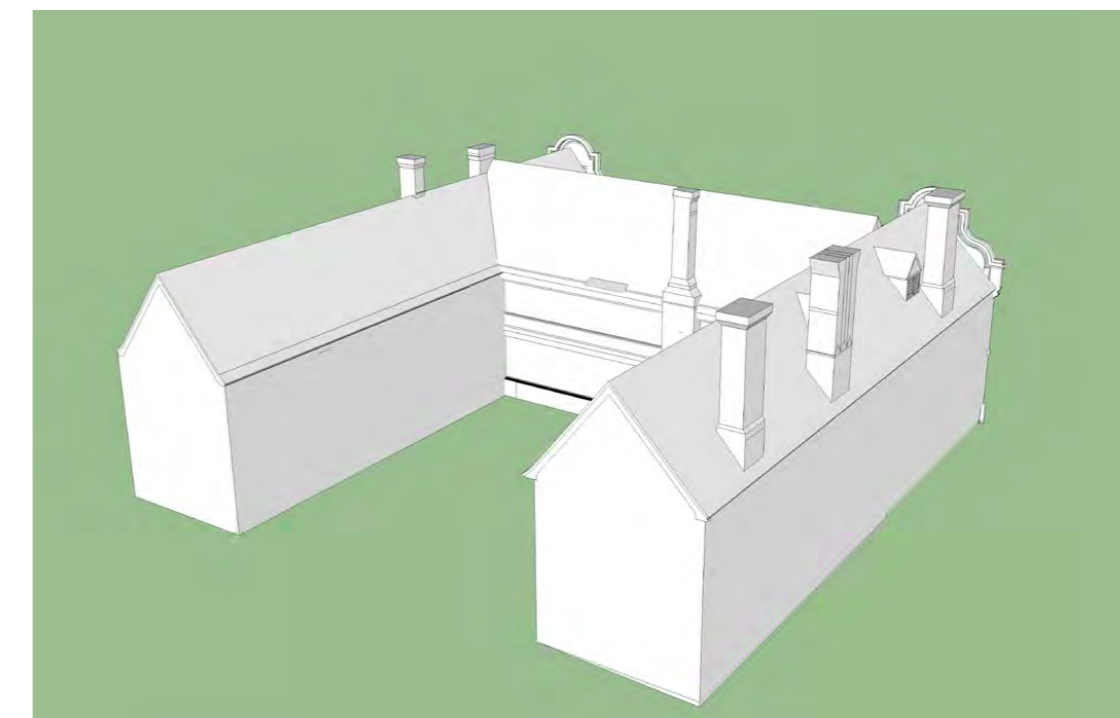
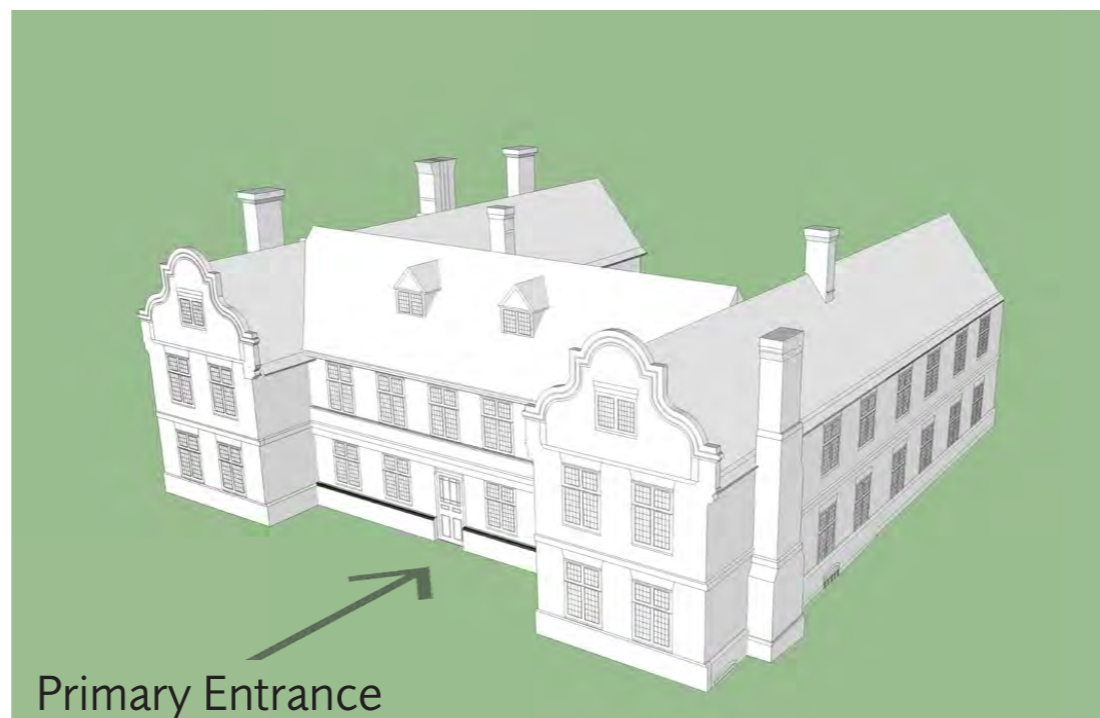
1600 -1680

- Historical analysis suggest that much of Saling Hall dates c.1600.
- In the period between 1680 - 1690 the west wing was recased, internally modernized, and re-roofed with a butt-purlin roof.



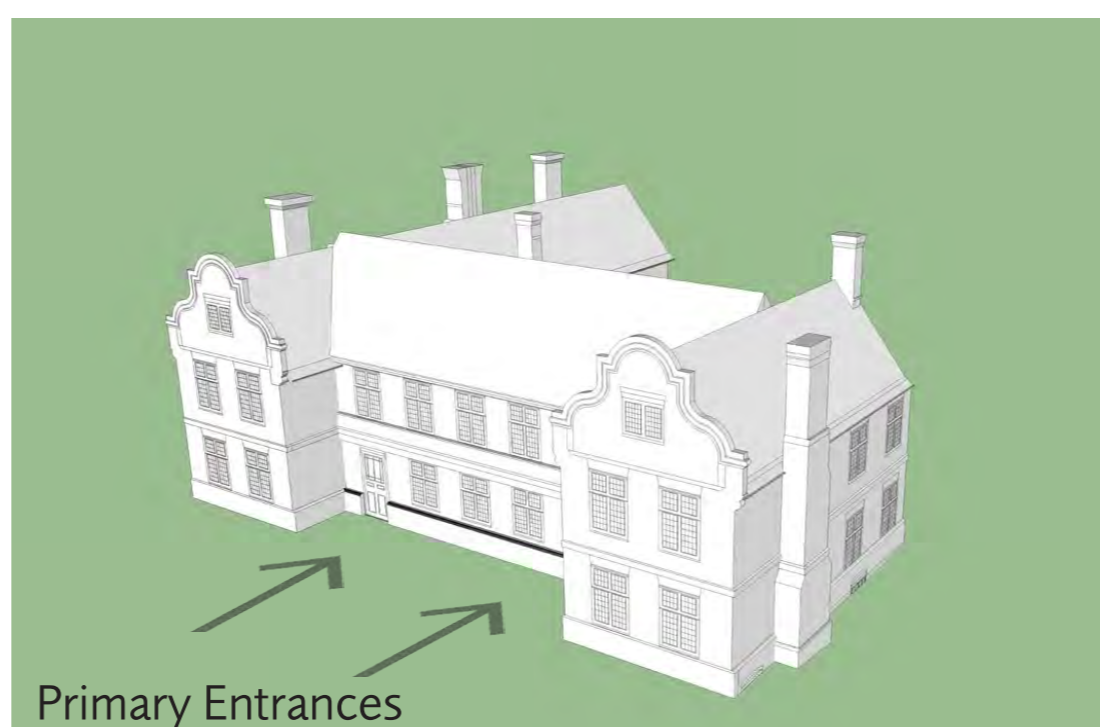
1699

- New southern facade was added with the addition of two Dutch Gable extensions creating an H-plan.
- South and east wings were also re-roofed with staggered butt-purlin roofs.



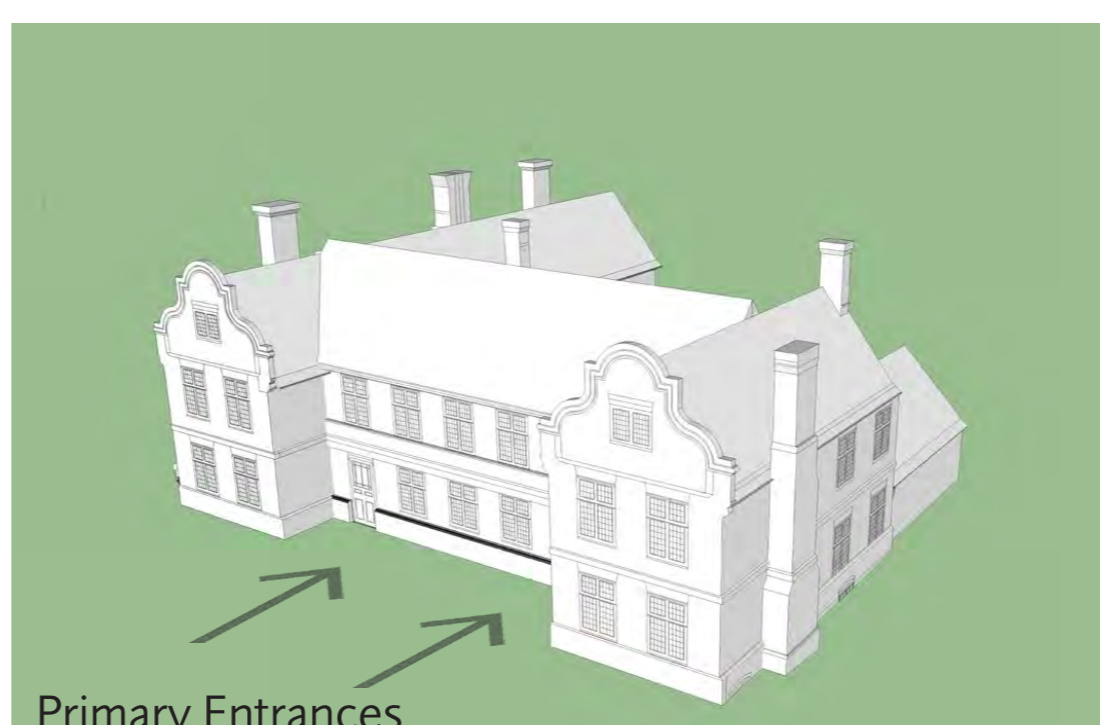
Mid 19th Century - 1915

- In 1840 the central entrance door was replaced with by two entrances doors to accommodate multiple occupancy.
- In the mid nineteenth century the eastern wing was truncated with the introduction of various, never high quality extensions to the south.
- Dormers demolished.



1915 - 2013

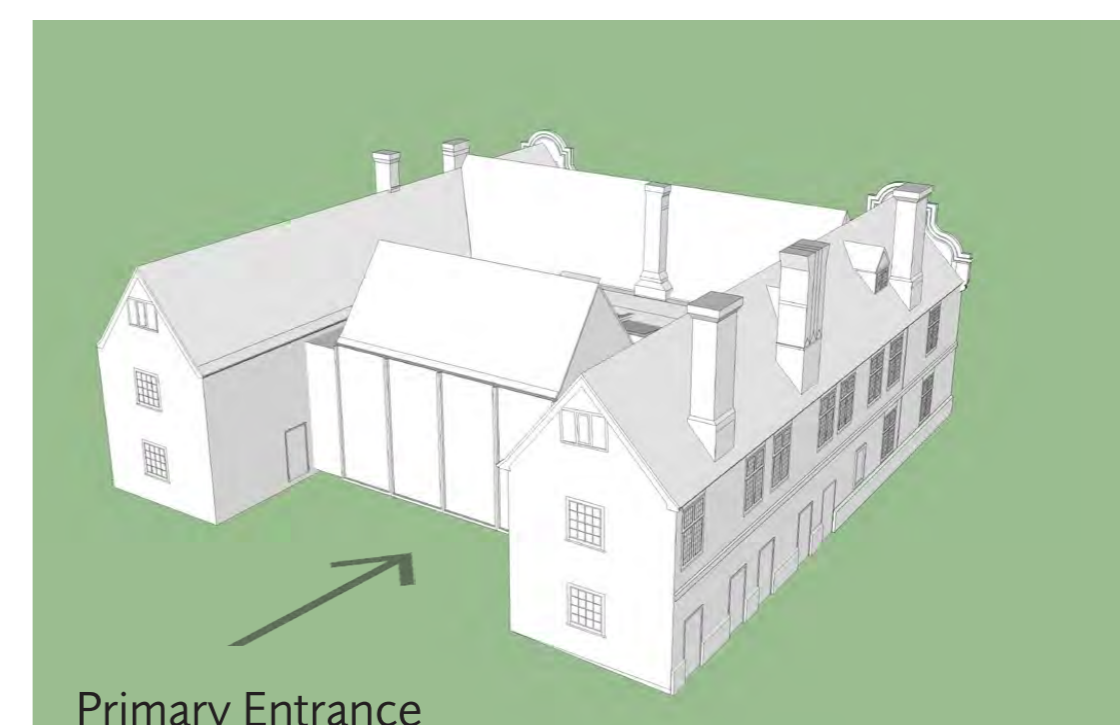
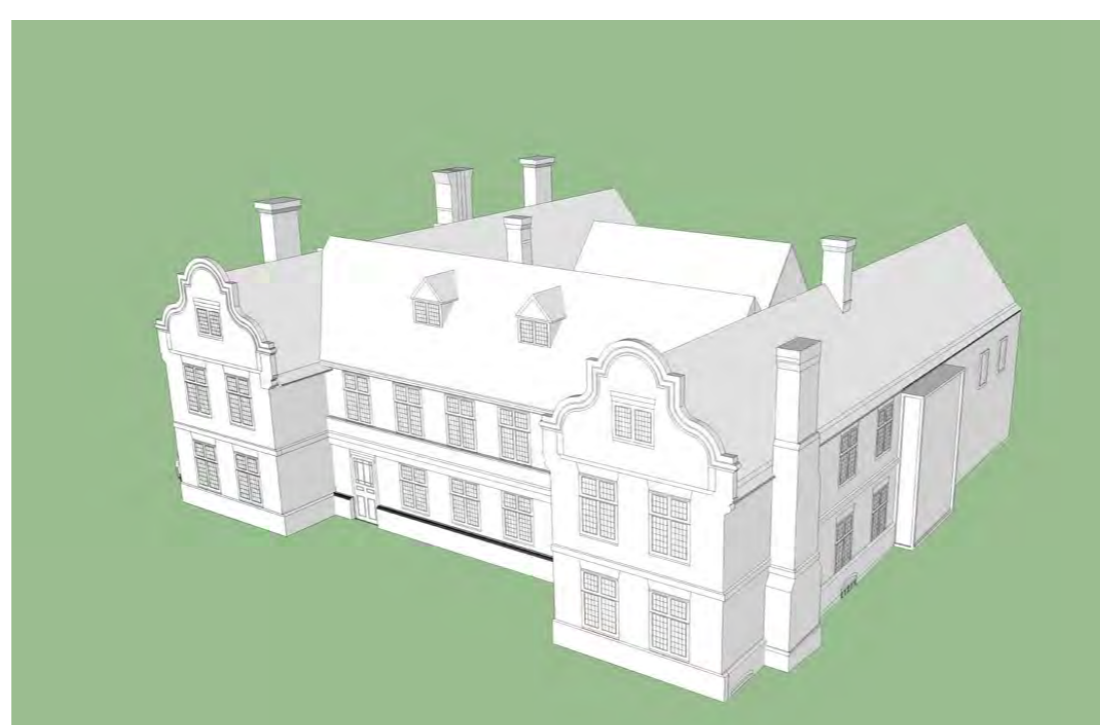
- During the late 20th century a garage was added onto the truncated eastern wing.
- Further extensions were introduced to the south.
- Conservatory added.



Proposal

The proposal seeks to restore the clarity of the form by:

- Clearing away the 19th and 20th century ad-hoc low quality extensions.
- Re-establishing the demolished east wing.
- Giving prominence back to the south wing by removing cars and restoring the south garden.
- Re-establishing the two dormer windows to the south roof.
- Giving prominence back to the west wing by removing the conservatory.
- Re-establishing an entrance from the north through a new entrance lodge and forecourt.
- Creating a new north front appropriate for the re-established north entrance.
- Re-establishing a window at first floor level in the gable of west wing.



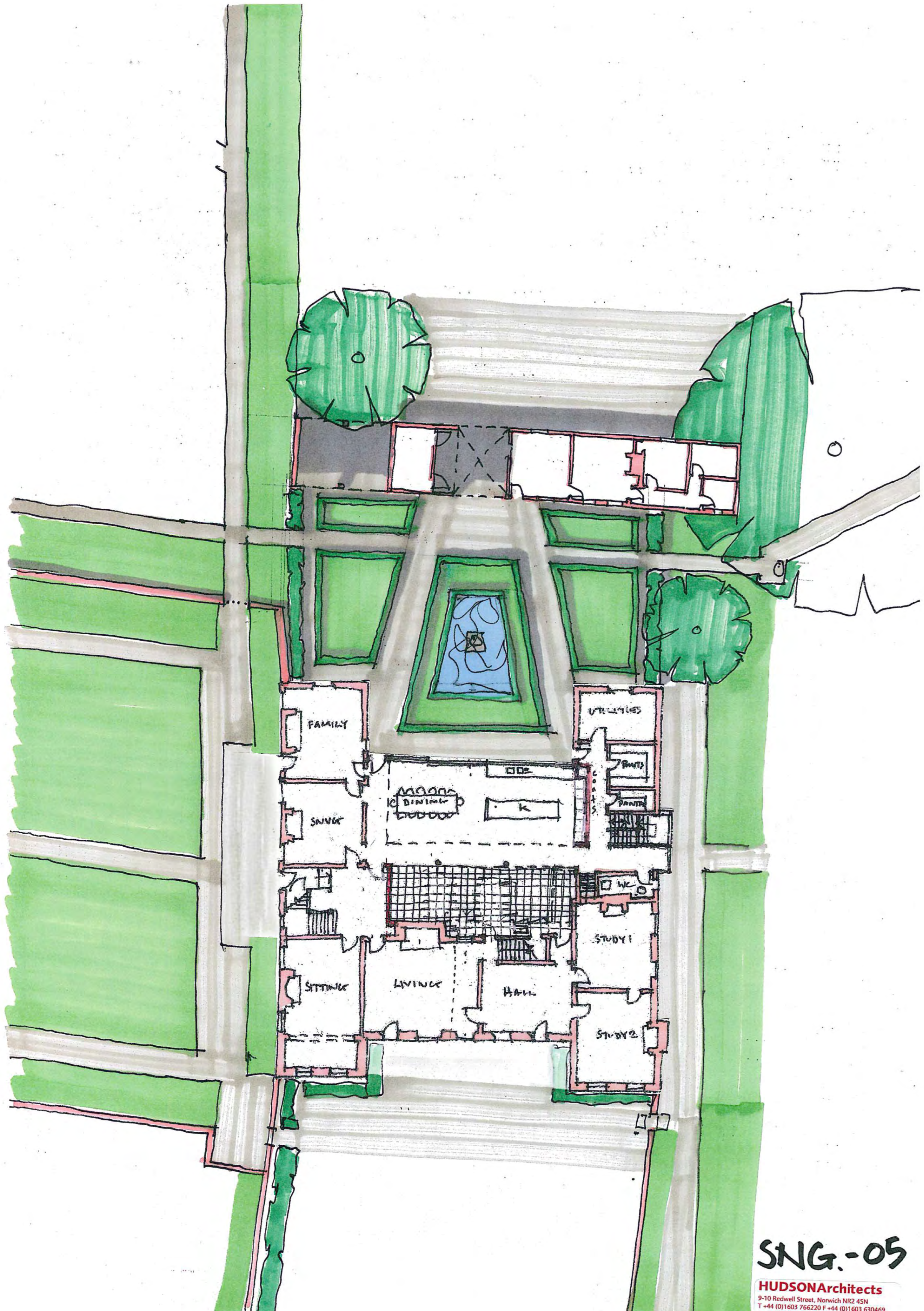
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3D View of Proposals



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Landscape Structure - Proposed New Main Entrance and Formal Garden to the North

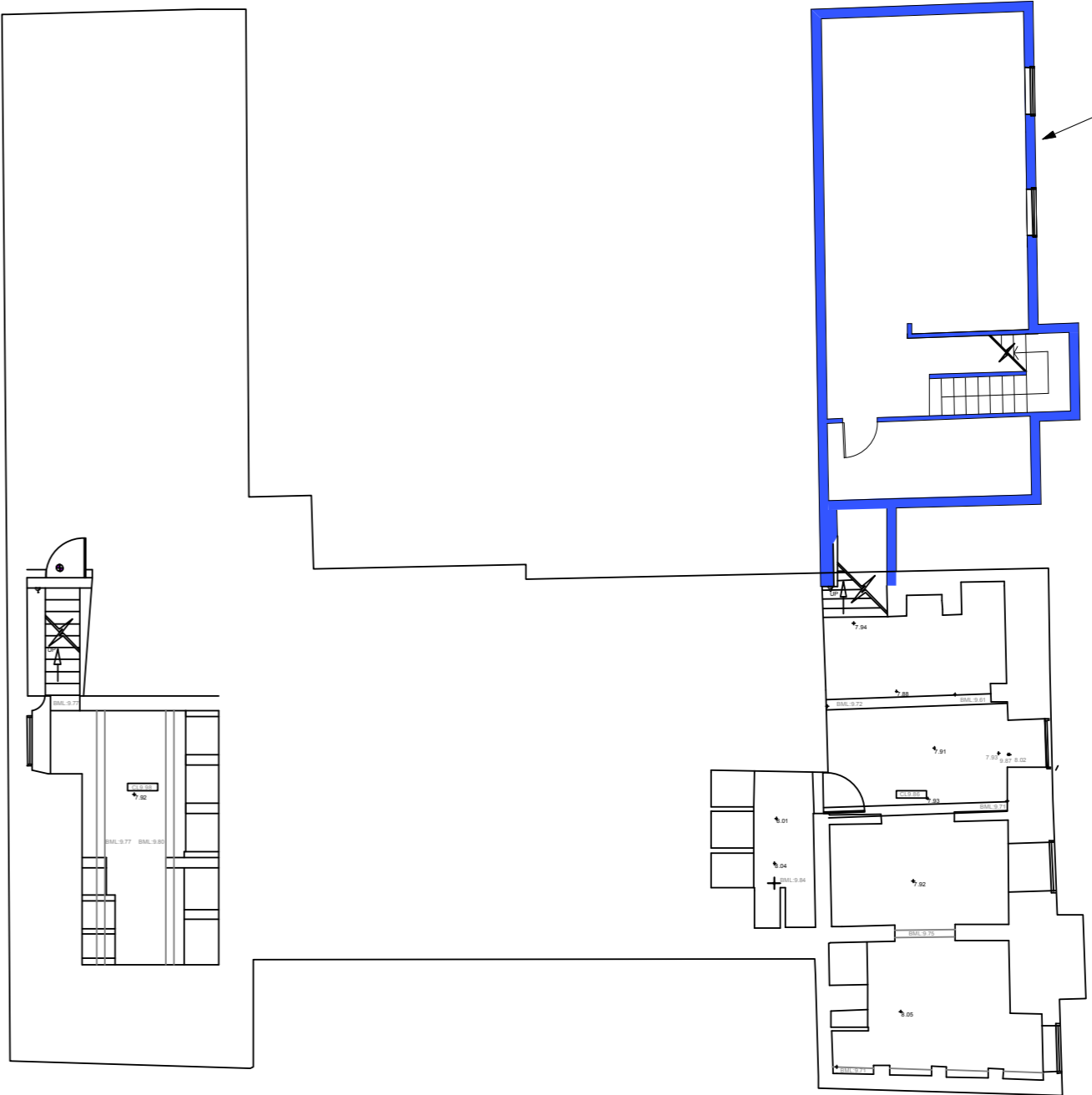


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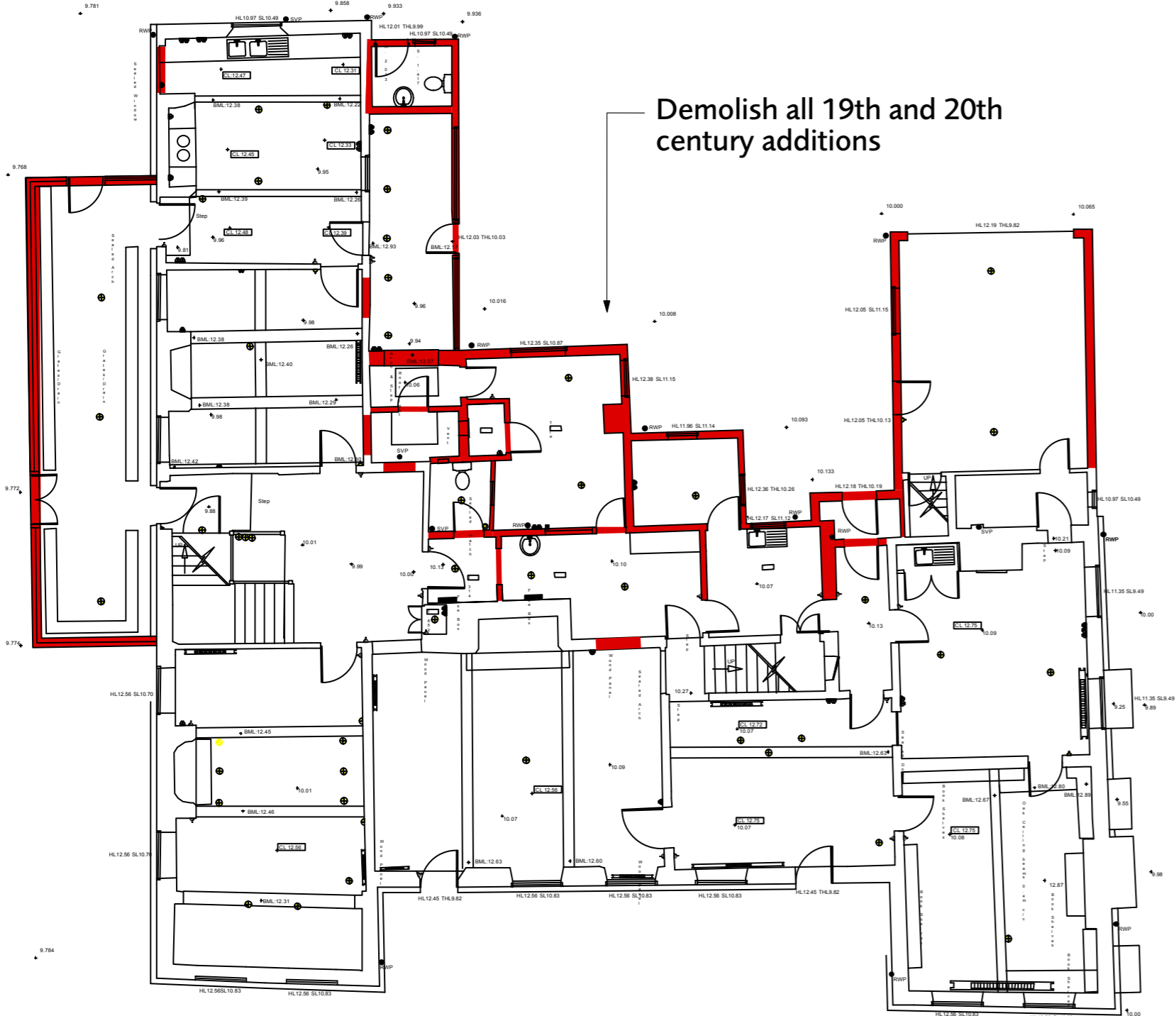
Proposed Floor Plans



Basement Plan: No Work



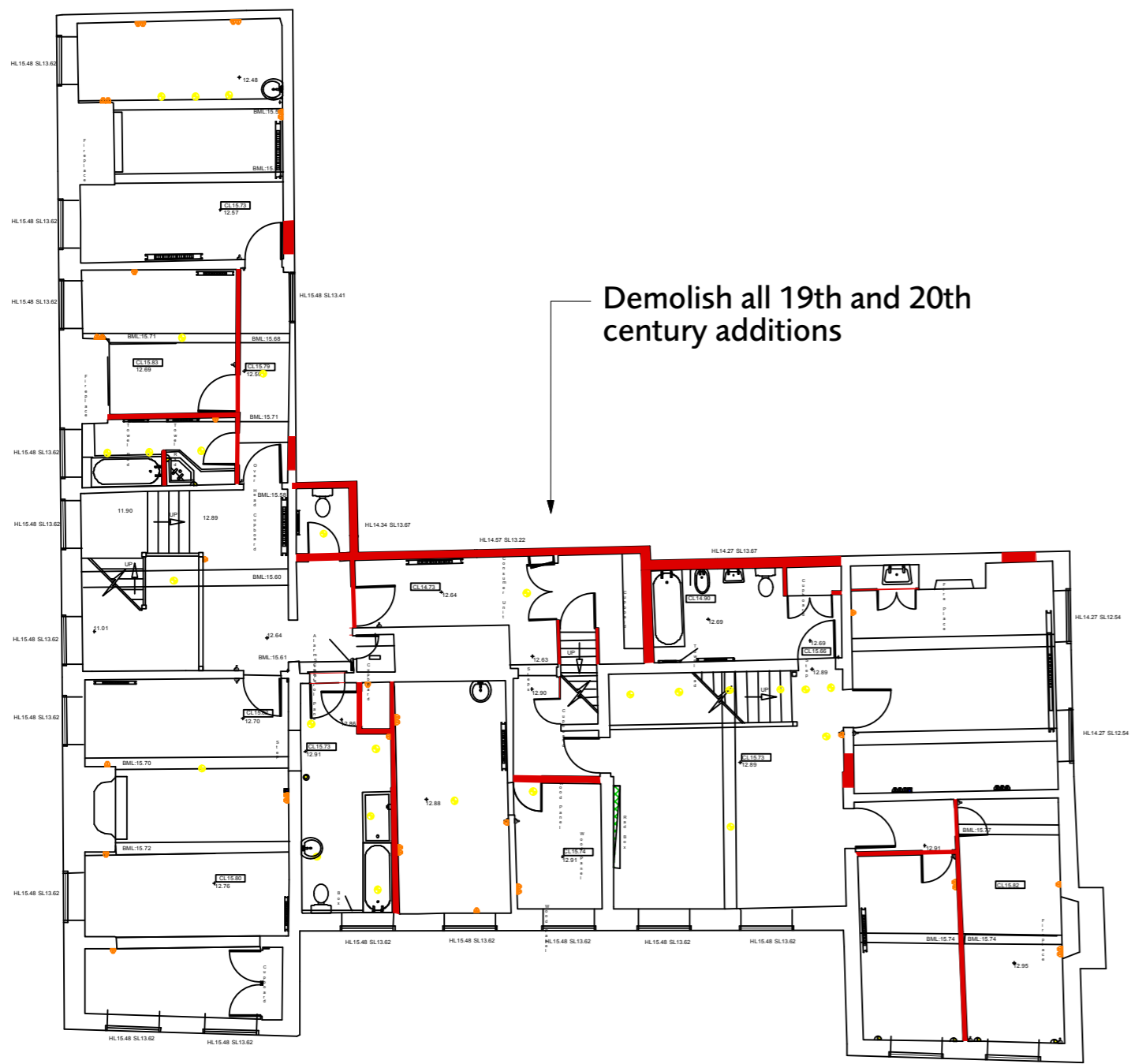
Basement: Proposed Plan
Proposed Area: 62 sqm



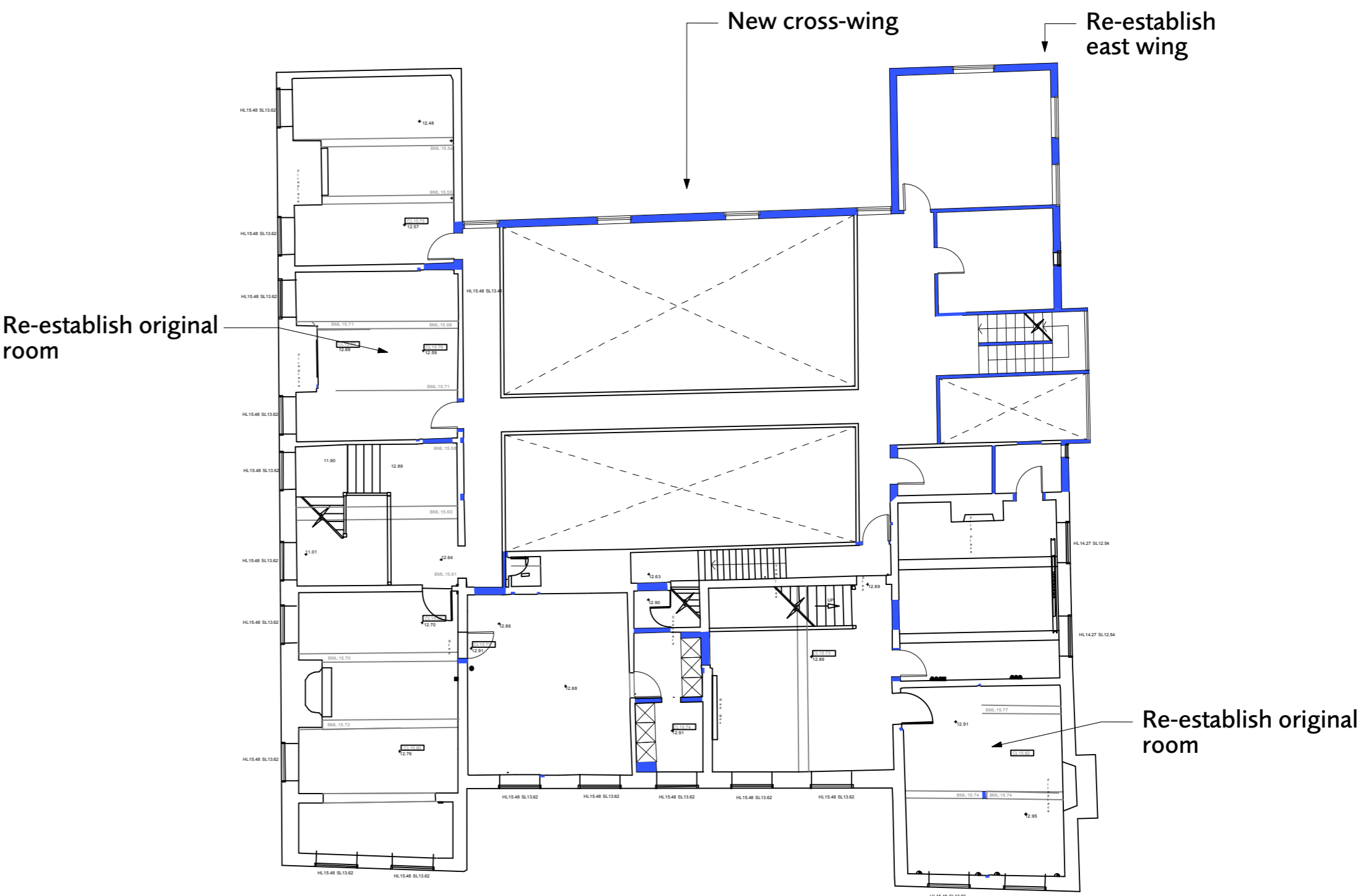
Ground Floor: Proposed Demolitions
Demolished Area: 139 sqm



Ground Floor: Proposed Plan
Proposed Area: 201 sqm



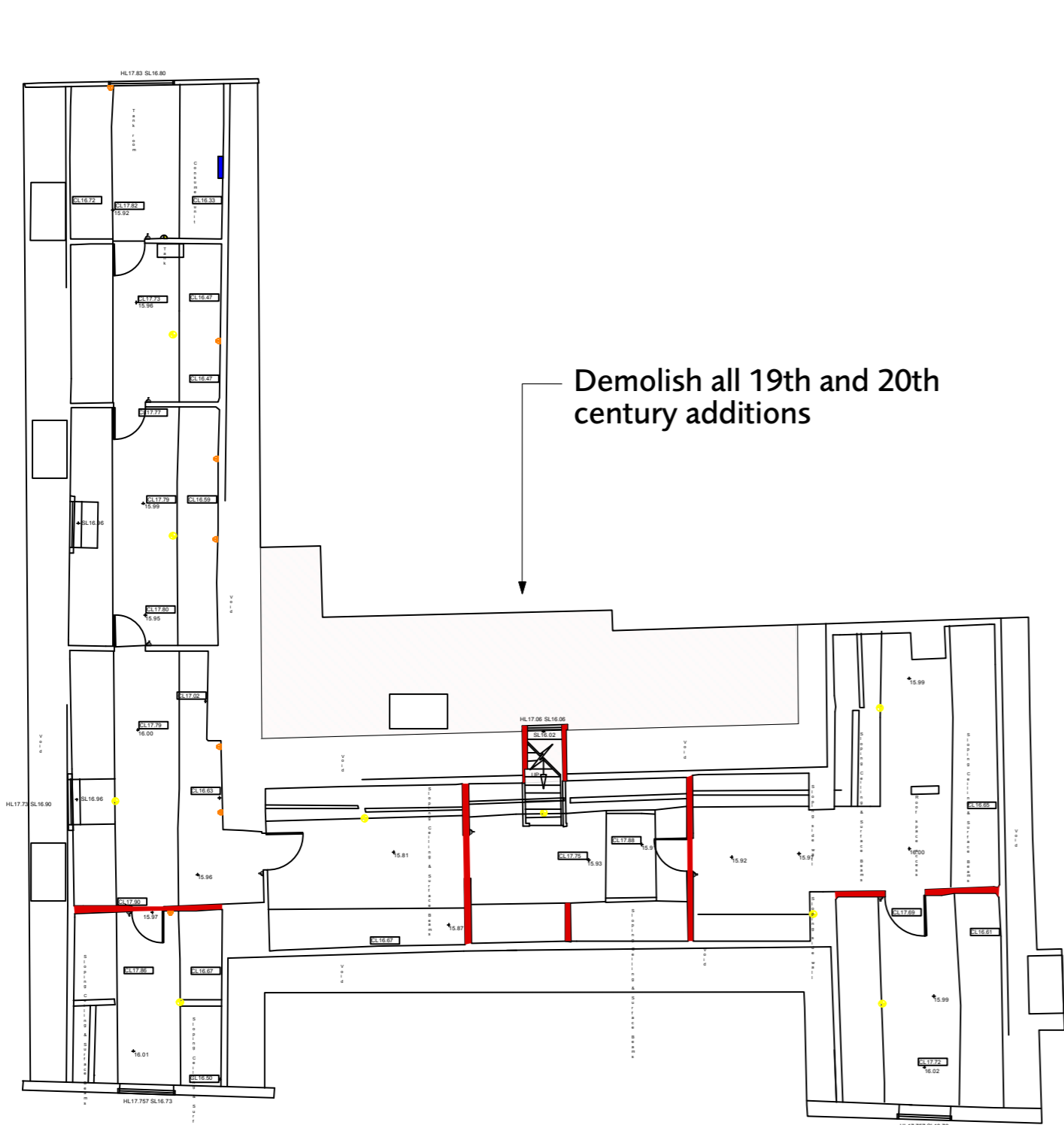
First Floor: Proposed Demolitions
Demolished Area: 33 sqm



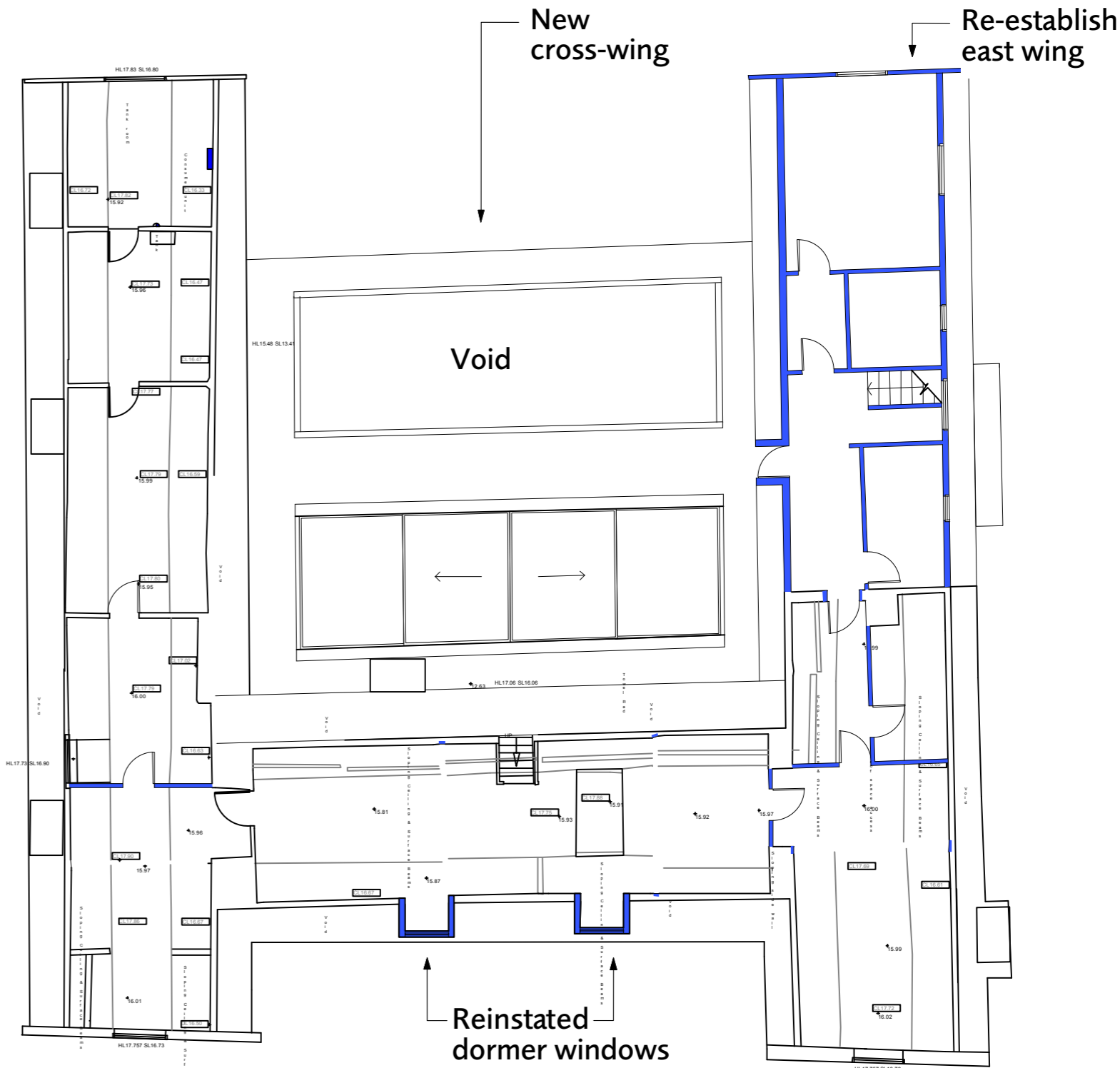
First Floor: Proposed Plan
Proposed Area: 112.29 sqm

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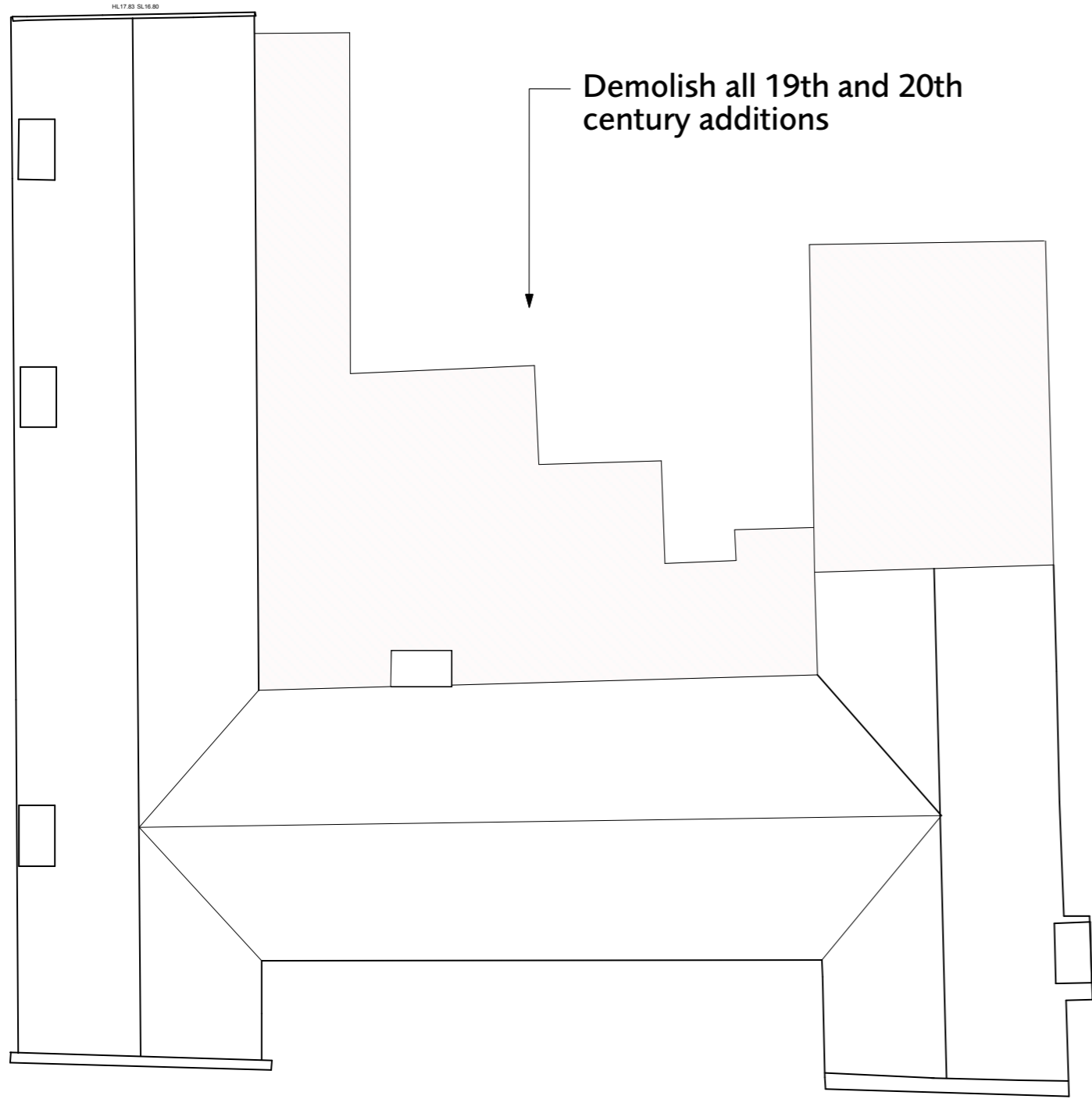
Proposed Floor Plans



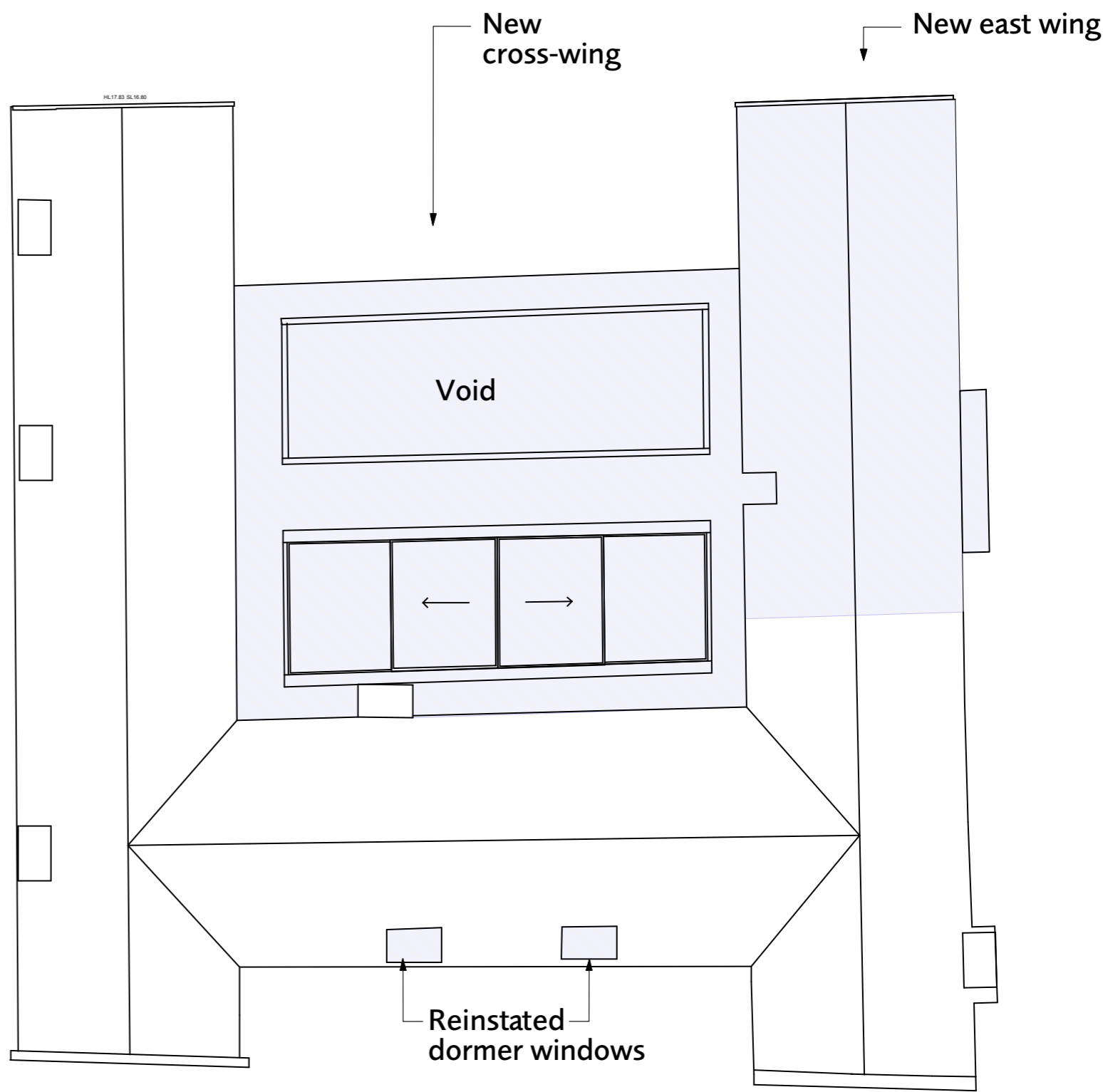
Second Floor: Proposed Demolitions
Demolished Area: 0



Second Floor: Proposed Plan
Proposed Area: 56 sqm



Roof Plan: Proposed Demolitions
Demolished Area: 131 sqm



Roof Plan: Proposed Plan
Proposed Area: 215 sqm

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Landscape Masterplan



- The current access from Bardfield Road has poor visibility and is not considered safe. An access from the Stebbing Road is possible by reinstating the former drive along the western boundary. This has the added advantage of creating a sense of drama and arrival through the park.
 - The park contains a good collection of interesting trees including some notable and unusual specimens. Over the years the space for the proper development and appreciation of these specimens has become cramped, as neighbouring trees have expanded. A careful editing and selection of the best and most valuable specimens and removal of less good competing trees is therefore now overdue. This will sustain the long-term value of the collection and enhance the amenity of the park.
 - The structure of the garden: its circulation, principal vistas and spaces, have lost definition in some areas due to 'volunteer' growth and a programme of pruning and, where necessary, removal is being implemented. For example: the recent removal of the aged Lombardy Poplars on the south front has restored the balance of the view of this elevation, brought the Church back as an integral part of the setting, and restored the lightness of the main garden front of the house. Removal of vehicles from the garden will benefit this sunny garden space.
 - The more geometric garden 'rooms' closer to the house are re-worked to strengthen their relationship with the house. This pattern is at once traditional and modern - part of an actively evolving design language. It is a form typical of a seventeenth century country house, modernised at Sissinghurst and Hidcote, and more recently in the work of a number of designers including John Brookes.
 - The proposals mark an exciting new chapter in the continuing evolution of Saling Hall and its gardens.

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Summary of proposals and benefits

- All the works would be undertaken within the context of the comprehensive masterplan which establishes a framework for the overall detailed proposals for both the house, the outbuildings and the grounds.
- To re-instate the north elevation to become the primary entrance.
- Re-establishing the demolished east wing.
- Clearing away the 19th and 20th century ad-hoc low quality extensions.
- Giving prominence back to the south wing by removing cars and restoring the south garden.
- To provide a new link between the east and west wings.
- Re-establishing the two dormer windows to the south roof.
- Giving prominence back to the west wing by removing the conservatory.
- Re-establishing an entrance from the north through a new entrance lodge and forecourt.
- To improve the current access from Stebbing Road to become the main vehicular access by reinstating the former drive along the western boundary.
- Creating a new north front appropriate for the re-established north entrance.
- Re-establishing a window at first floor level in the gable of west wing.
- New outbuildings to house management equipment.
- To restore, define and enhance the important features forming the structure of the garden, its circulation, principal vistas through a programme of pruning and where necessary, removal.
- To rework the more geometric garden ‘rooms’ closer to the house to strengthen their relationship with the house. This is a form typical of a seventeenth century country house, as demonstrated by the modernised gardens at Sissinghurst and Hidcote.
- **Overall the proposals mark an exciting new chapter in the continuing evolution of Saling Hall and its gardens.**

Note regarding access to St James’ Church

There will be a permissive right to cross the land forming part of Saling Hall to provide vehicular and pedestrian access to the Church via the existing white gate on The Street and via the chase of Stebbing Road. This permissive access is provided by the owners of Saling Hall as a gesture of goodwill, as there is no legal right of access. By agreement with the vicar the white gate is opened for services, weddings and funerals.

Cattle grids are proposed to both entrances to contain domesticated animals in the park.

There is an existing public footpath from The Street via Hall Farm Green.

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Thank you for attending this consultation. If you would like to share your views or make further comments on the proposals please fill out a comments form provided and hand it to a member of the project team.

Comments Form

Saling Hall – Public Consultation


Thank you for attending this consultation. If you would like to share your views or make further comments on the proposals, please comment below. If more space is required, please continue overleaf.

Once completed, please hand this form to one of the project team. Alternatively, if you would like to take a comments form away with you, please ensure that it reaches us by post by Monday 22nd July 2013 at the following address: **Andrew Martin – Planning, Town Mill, Mill Lane, Stebbing, Dunmow, Essex, CM6 3SN.**

You can also send your comments by email to: office@am-plan.com

The consultation material is available to view on our website: www.am-plan.com/public-consultation-2/saling-hall

Andrew Martin
Planning
Planning Design Development



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