

Design & Access Statement

Fire Place Surround Alterations to Whites Farm, Nuthampstead, SG8 8ND

1. Introduction

This design and access statement has been prepared in support of an application for listed building consent to replace the existing oak beam above the fireplace granted by North Hertfordshire District Council Local Planning Authority via 18/02350/LDCLB with an antique black marble and hand painted tile fire surround from Arts & Crafts period.

The property is a Grade II listed building located on Bell Lane in the hamlet of Nuthampstead. It is a 4 bed detached dwelling.

2. The Property

2.1 History & Development

Little written history has been found regarding the property, however knowledge of local residents and previous owners suggest that it was previously a dairy farm until around 1970s during which time it was known as “Whites Farm” and “Glasscocks”. During that period it was occupied by tenant farmers providing the village dairy. From 1970s it was no longer a dairy farm, purely residential use and occupied by the Dimsdale family until it was purchased by Mr & Mrs Brown in 2018.

The original building is dated as 1650s with a 1750s extension. The latest extension was made in 1970s and is where the fireplace is located. Therefore, this design & access statement and listed building consent relates to the 1970s extension.

2.2 List Entry Information (1102555)

The Whites Farm House is Grade II and was first listed on 3rd June 1987. According to records available from Historic England, there have been no recent amendments to this list entry. However, the Local Planning Authority approving the placement of the fireplace’s ‘chamfered brick depressed arched surround’ with the current wood burning stove, hearth and oak beam above the stove and opening authorised via 18/02350/LDCLB. Therefore, the current listing remains as per the original listing prior to the change granted by 18/02350/LDCLB.

The listing detail is as follows:

“House. Early to mid C17, extended C18 and C20. Timber frame on brick base. Weatherboarded with rendered plinth. Steeply pitched half hipped thatched roof. 3 bays. 1 storey and attic. To front original entrance blocked, single and dual 16 lush frame sashes with hoodboards, a small vertical casement attic horizontal sliding sash, exposed plates. To rear a short 2 storey addition with horizontal sliding sashes, half hipped roof. C20 addition to right end with entrance in link to a cross gabled block, brick and cement rendered with a tiled roof. Interior: ovolo moulded

bearer, stop chamfered joists, fireplace with camfered brick depressed arched surround, short C18 dogleg stair with turned balusters.”

3. Current Layout & Design

A series of existing plans have been included within the Listed Building Consent Application as supporting documentation. These include:

- Location Plan
- Site Plan
- Internal drawing showing current layout authorised b 18/02350/LDCLB
- Internal drawing showing proposed new layout replacing the oak beam above the wood burning stove with the period fire surround.

The below photographs in this document show the current design of the fire surround.

Current Open Fire, Surround & Hearth



The wood burning stove (74cm long x 48cm wide x 37cm deep) sits within the wall recess/opening with an oak beam (128cm long x 15 cm tall) above. The hearth is slate (128cm long) . The dimensions are also listed in the current layout drawings.

4. Design Proposals

The proposed change is to replace the oak beam above the wood burning stove, with an antique marble & tiled fireplace surround. The hearth will be changed to black granite in order to match the black marble.

The wood burning stove, opening and flu will remain the same. These will improve the internal appearance of the living room. The antique fireplace is more in keeping with the property's aesthetics, particularly as Arts & Crafts inspired the architectural design of the 1970s extension where the fireplace is located.

There will be no changes to the external walls of the building. All changes are to the interior (living room) only.

Works to Fire Surround

Remove the oak beam and slate hearth. Replace with an antique black marble with hand painted tiles dated to Arts & Crafts period as per the photo below:



NB: the black metal insert and fire grate in the picture are not part of the proposed design as the current wood burning stove and opening will remain as is (no changes). The fireplace surrounds dimensions are: 133cm high, 160 cm wide (longest part),

Remove the slate hearth and replace with a black granite hearth (160 cm long).

Dimensions are included in the proposed drawings.

5. Changes to Layout & Appearance

There are no changes proposed to the external foot print nor appearance of the building and site layout. The internal layout and appearance of the fire surround is described above.

6. Scale

There are no changes proposed to the external appearance nor scale of the building. There are no extensions proposed.

7. Landscape

There are no changes proposed to the landscape surrounding the building and within the site boundary.

8. Access

Whites Farm is located on Bell Lane with direct access from the road via double gates into a driveway & courtyard located between the house and garage structures (see Site Plan included as part of the application's supporting documentation). This provides sufficient vehicular access to the 1970s extension with no need for on street parking.

All internal works will be accessed via the 1970s extension front door and directly into the living room. This is the most direct access route and circumvents any access via the 17th & 18th century buildings thereby avoiding internal damage to these structures & features.

All internal floors have existing common floor levels.

9. Consultation

No public consultation has been carried out. These works are internal to the building and therefore cannot be viewed from the street/road/footpath.