



HERITAGE DESIGN & ACCESS STATEMENT

External / internal ground floor alterations and replacement windows.

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Reference: 2411 Rev -
Date: 15th January 2025

External / internal ground floor alterations and replacement windows.

Site Address

The Old Rectory, Stevenage Road, Little Wymondley SG4 7HY.

Application Reference:

N/a

Applicant:

Mr and Mrs Watts

The Site

Constraints:

The Old Rectory, Stevenage Road, Little Wymondley SG4 7HY.

The Old Rectory, formerly the Laurels is a 18th Century detached property on the North side of Stevenage Road. The 0.32 acre plot shows the house with a forward detached garage and 3no.single storey outbuildings in the rear garden. The Old Rectory is a grade II listed building. The list description states:-

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WYMONDLEY STEVENAGE ROAD

TL 2127 (North side) Little Wymondley

11/167 The Laurels - - II

House. Early C18 brick casing of possibly older house. Roughcast E and W ends with surface recessed from brickwork of front. Chequered red and blue brick. Slated roof. A 2-storeys, 2 windows wide, double-pile plan house with central entrance and gable chimneys, set well back from the road facing S. Symmetrical S front has central recess over gabled porch to 6-panels door (2 glazed: 2 fielded: 2 flush). Flush box sash windows with 8/8 panes and flat gauged arches to both floors. Painted soffit to projecting eaves.

Listing NGR: TL2145627465

Design

Use:

The existing and proposed use of the Old Rectory is C3 Dwellinghouses.

Amount:

The external alterations comprise of the removal of the previous uPVC rear conservatory addition, replacement hardwood sash and casement windows. New and replacement hardwood stable and small pane glazed doors. 3no. new conservation style rooflights and the cladding of the previous ground floor rear extension in horizontal black stained weatherboarding.

Internal ground floor alterations comprise of modest internal partition remodelling and more generally the removal of previous non-original wall finishes and features: -

Reception: -

- removal of the existing flush box sash window (W01);
- new 8/8 panes flush box sash window (W01) with ovolo profiles to match the original and Sashlite ultra-thin double-glazed units and painted in white;
- new reception room decoration to all walls, ceilings and woodwork.

Dining room: -

- removal of the existing flush box sash window (W10);
- removal of the previous exposed brickwork wall finish addition;
- removal (part) of the dining room and rear lounge intermediate internal wall partition.
- new 8/8 panes flush box sash window (W10) with ovolo profiles to match the original and Sashlite ultra-thin double-glazed units and painted in white;
- new dining room decoration to all walls, ceilings and woodwork.

Study: -

- removal of the previous kitchen furniture;
- removal of kitchen cupboard door (D05);
- removal of the existing flush box sash window (W09);
- new timber stud partition, modern plasterboard and 3mm plaster skim;
- new four-panel timber door (D28);
- new skirting, architrave and cornice to new wall in style to match the original;
- new 8/8 panes flush box sash window (W09) with ovolo profiles to match the original and Sashlite ultra-thin double-glazed units and painted in white;
- new study decoration to all walls, ceilings and woodwork

Utility: -

- removal of the previous kitchen furniture;
- removal of the pantry modern partition and door (D07);
- removal of the existing small pane casement window (W08);
- removal of utility door (D06);
- new timber stud partition with plasterboard and plaster skim finish to D06 opening;
- new small pane timber window with flush casements and equal sightlines painted in white (W08);
- new utility skirting, architrave and cornice to new partition in style to match the original;
- new utility decoration to all walls, ceilings and woodwork.

Boot room: -

- removal of the w.c. modern partition and door (D09);
- removal of the existing box sash window (W07);
- removal of boot room door (D10);
- new timber stud partition, modern plasterboard and 3mm plaster skim;
- new four-panel timber door (D27);
- new small pane glazed timber door painted in white (D10);
- new small pane timber window with flush casements and equal sightlines painted in white (W20);
- new boot room decoration to all walls, ceilings and woodwork

Kitchen: -

- removal of the existing small pane casement windows (W06);
- removal of the previous exposed brickwork wall finish addition;
- removal (part) of the dining room and rear lounge intermediate internal wall partition.
- removal of the exposed brickwork fireplace surround.
- new small pane glazed timber door painted in white (D26);
- new small pane timber window with flush casements and equal sightlines painted in white (W06);
- new kitchen decoration to all walls, ceilings and woodwork;

Cloakroom: -

- removal of the existing small pane casement windows (W05);
- removal of the previous exposed brickwork wall finish addition;
- new small pane glazed timber door painted in white (D25);
- new cloakroom decoration to all walls, ceilings and woodwork;

Annexe: -

- removal of the existing flush box sash window (W02);
 - removal of the existing small pane casement windows (W03 and W04);
 - removal of the kitchen and lobby modern internal partitions.
 - removal of the lounge and lobby doors (D16, D16 and D17)
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- new timber stable door painted in white (D24);
 - new small pane timber window with flush casements and equal sightlines painted in white (W04 and W19);
 - new 8/8 panes flush box sash window (W02) with ovolo profiles to match the original and Sashlite ultra-thin double-glazed units and painted in white;
 - new horizontal black stained weatherboarding;
 - new annexe decoration to all walls, ceilings and woodwork;

Layout:

Please refer to drawings 2411/00, 2411/01, 2411/02, 2411/03.

Scale:

The footprint of the house will remain unaltered at 167sqm. The location of the house is towards the north of the site, set back from the road frontage accessed along a short gravel drive.

Landscaping:

Site levels are to remain unaltered and soft landscaping is to be reinstated and paved areas made good following the removal of the conservatory works.

Appearance:

The alteration and refurbishment works are modest in their size and scale and are a benefit to the listed building. The removal of the uPVC conservatory, uPVC windows and the installation of new hardwood sash and casement windows will improve the external appearance of the listed building. Internally the removal of the previous exposed brickwork wall finishes, and fireplace surround in the front dining room and rear lounge will provide space and light whilst removing previous additions that are not in keeping with the original fabric of the building. The proposed horizontal black stained weatherboarding to the previous rear extension will better denote this addition. The use of weatherboarding is a complimentary finish within the setting of the listed building and a common style in the context of the village.

Access:

Vehicular and Transport

Access onto the site will not change.

Inclusive Access:

Level access through the principal entrance will not change.

Appraisal**Assessed:**

The site layout, frontage and history have been assessed individually and in the context of the surrounding architectural vernacular.

Involved:

Colin Weatherall Morris.

Whitebrick