

Design and Access Statement (Including Heritage Statement)

23rd January 2026



Mill Cottage,
Purwell Lane,
Hitchin,
SG4 0NF

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1.0 Introduction

This Design and Access Statement with Heritage Statement supports a Listed Building Consent Application for the repair and minor alterations to Mill Cottage.

The proposal seeks to:

- Repair of the existing timber porch to address decay.
- Partially remove two later internal partitions to improve circulation.

The works are limited in scope and conservation-led.

2.0 Site and Context

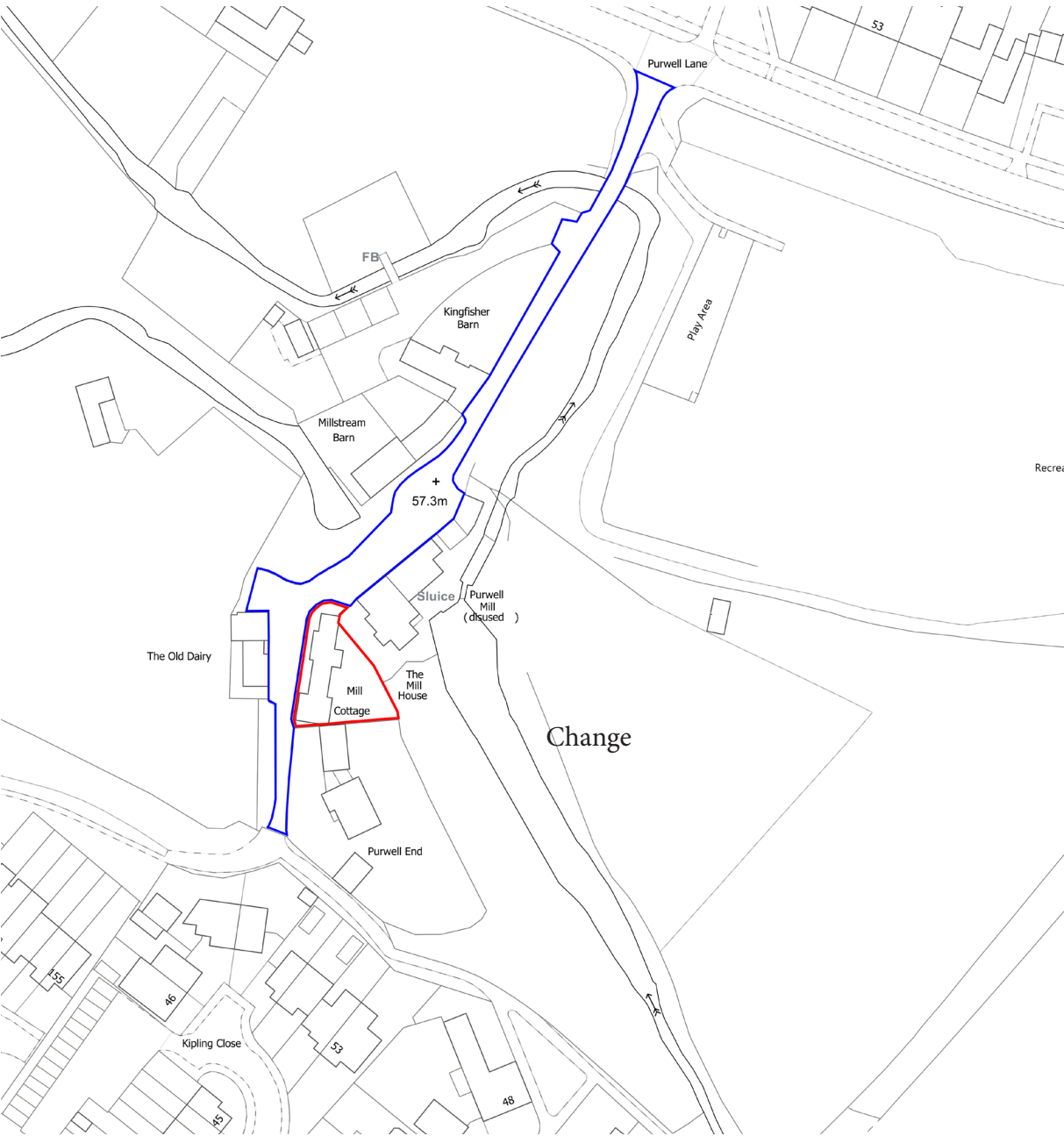
The site is located on a private road off Purwell Lane, adjacent to the Purwell Estate. Mill Cottage is a Grade II listed former mill worker's dwelling, currently in residential use. The property is within the Walsworth ward and North Herts Council.



Aerial photo with site located

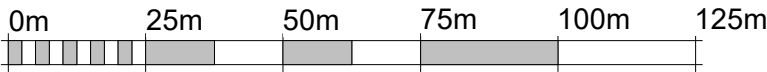
2.0 Site and Context

Location Plan



Key:

- Shared Access
- Site Boundary



VISUAL SCALE 1:1250 @ A3



3.0 Heritage Significance

Mill Cottage is a Grade II listed former mill worker's dwelling dating from the C18 or earlier, with later alterations. Its significance derives from its vernacular form, historic external fabric, decorative timber details, and its group value as part of the Purwell Mill complex.

The timber porch contains historic fabric and contributes to the character of the building. The internal partitions within the kitchen and dining area are later additions of low heritage significance.

Historic Phasing Diagram



- C18 (or earlier)
- C19/C20
- Mid C20
- 1970's

4.0 Existing Condition

Porch

The two structural timber posts to the porch are showing significant decay at their bases, causing the porch to drop and resulting in uneven eaves levels and ineffective gutter drainage.

Internal Layout

Later internal partitions within the kitchen and dining area restrict circulation.



5.0 Description of Proposed Works

Porch

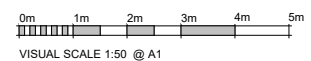
The proposals seek to retain and repair the existing timber porch through localised repair of decayed sections and adjustment of gutters to prevent further deterioration. Original fabric is retained where possible. Structural repair is detailed in the accompanying Structural Engineer's Report.

Internal Layout

Two later internal partitions are to be partially removed. No historic fabric is affected.

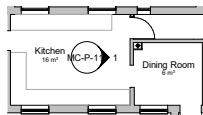
6.0 Design Approach

The design approach is based on minimal intervention, repair rather than replacement, and retention of historic fabric. All works are contained within the existing building footprint and do not alter the external appearance of the property.

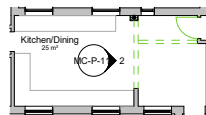


7.0 Existing and Proposed Elevations (Internal Works)

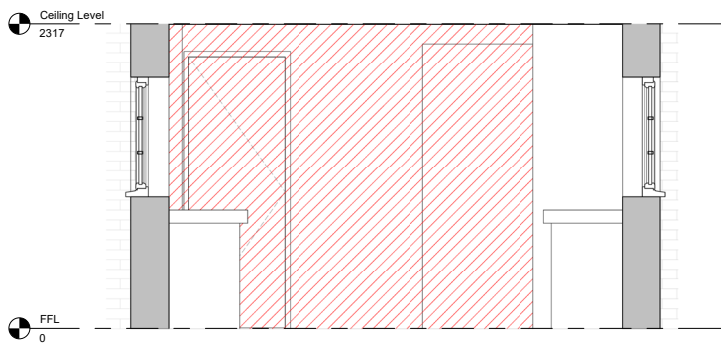
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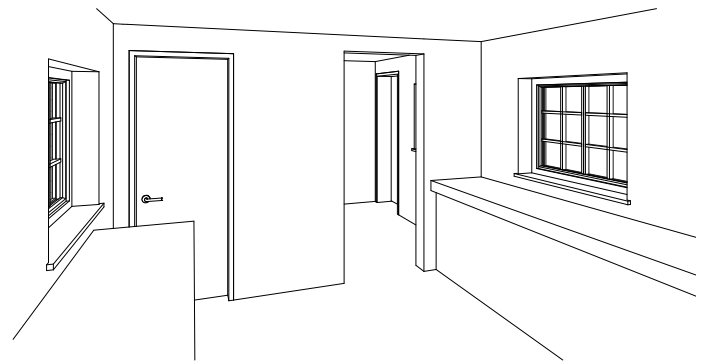
Existing GF Plan
1 : 100



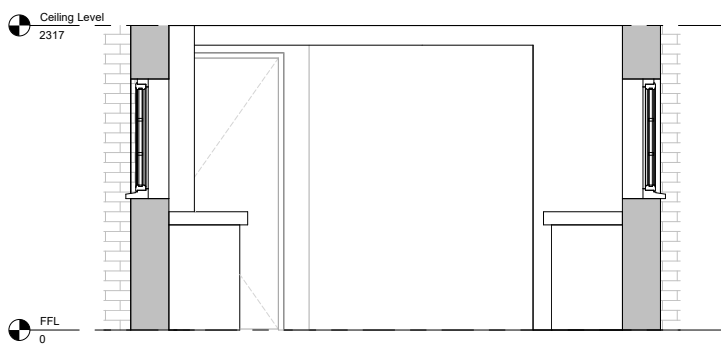
Proposed GF Plan
1 : 100



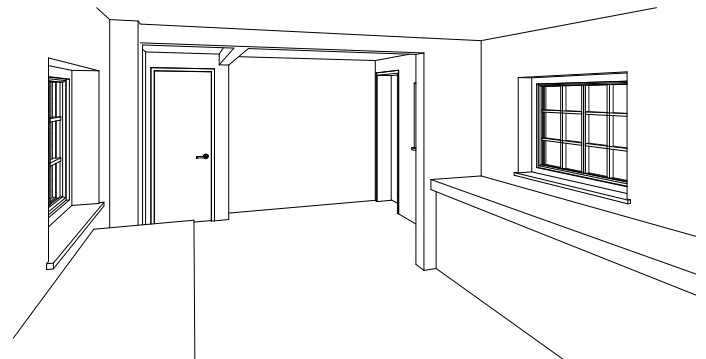
1 Existing Internal Elevation 01
1 : 20



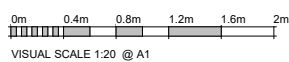
Existing 3D View



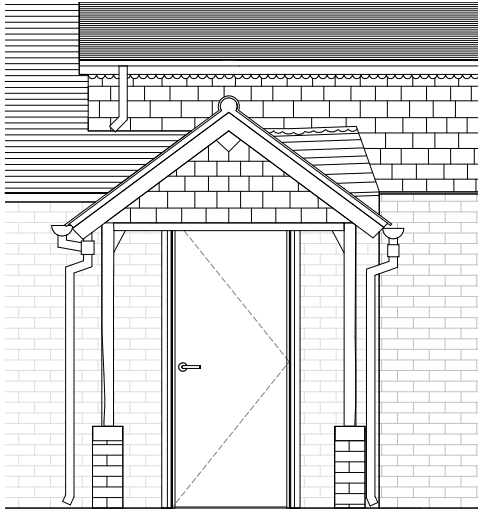
2 Proposed Internal Elevation 01
1 : 20



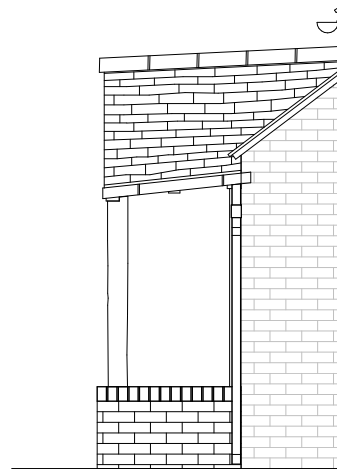
Proposed 3D View



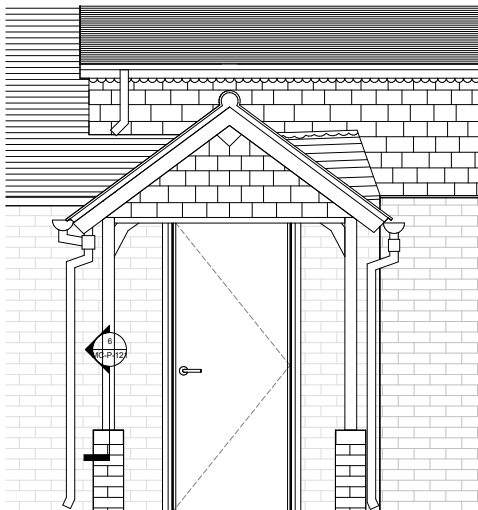
7.0 Existing and Proposed Plans/Elevations (Porch Works)



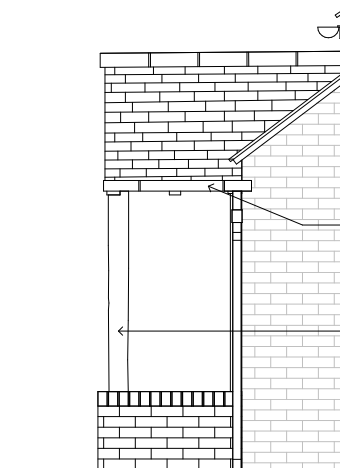
1 Existing Elevation 01
1 : 20



2 Existing Elevation 02
1 : 20



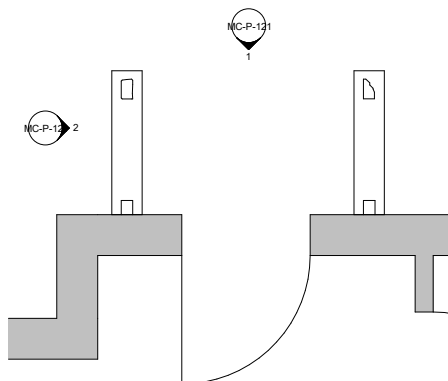
4 Proposed Elevation 01
1 : 20



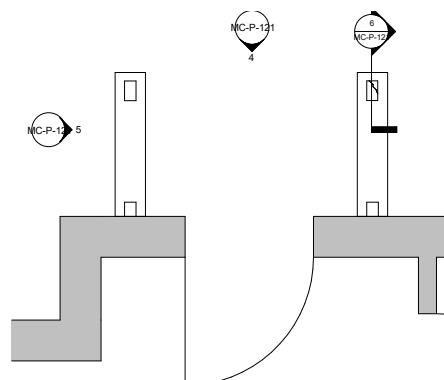
5 Proposed Elevation 02
1 : 20

Gutters to be re-graded to fall correctly to downpipes to avoid further water discharge onto the brickwork below

Careful lifting of front frame to remove deformation without inducing cracking to junction with main facade



Existing Ground Floor Plan - Porch
1 : 20



Proposed Ground Floor Plan - Porch
1 : 20



0m 0.4m 0.8m 1.2m 1.6m 2m
VISUAL SCALE 1:20 @ A1

8.0 Heritage Impact

The porch repairs will prevent further decay and extend the life of historic fabric, resulting in a positive heritage impact.

The internal alterations affect later fabric only and result in no harm to the significance of the listed building.

The setting of the listed building remains unchanged.

9.0 Access

Access to the property remains unchanged. The proposals do not affect access or parking arrangements.

10.0 Materials

Repairs will use materials to match existing, including seasoned oak treated with natural linseed oil preservative for porch repairs, with the existing brick plinth retained.

11.0 Conclusion

The proposals comprise limited repair works to the existing porch and minor internal alterations. These works preserve the special architectural and historic interest of the listed building and do not result in harm to its significance.

Listed Building Consent is therefore sought.