

M Scott / Architectural Design

Design and Heritage Statement

For

Replacement of decaying timber weatherboarding with composite style weatherboarding

At

32 Bancroft, Hitchin SG5 1LA



1. Introduction

This planning application seeks permission to replace the existing decaying timber weatherboarding on the side elevation of 32 Bancroft. The elevation faces the access road that serves the estate of buildings behind. The property is listed but the area that the weatherboarding is on is a later addition. The proposal aims to preserve the structural integrity and aesthetic value of the building while ensuring its long-term sustainability and weather resistance and fire safety.

M Scott Architectural Design Ltd

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Registered Office - Global House, 303 Ballards Lane, London N6 5UG
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2. Existing Conditions

The current timber weatherboarding has decayed past repair, due to natural weathering, exposure to moisture, and age, the timber has significantly decayed. This decay has led to structural concerns, including potential water ingress, which may further damage the underlying structure and interior of the building. Despite ongoing maintenance efforts, the deterioration has reached a stage where replacement is necessary to protect the building.

3. Proposed Works

The proposal involves replacing the decayed timber weatherboarding with Cedral fibre cement weatherboarding. Cedral fibre cement boards are designed to mimic the appearance of natural timber while offering enhanced durability and resistance to the elements. The replacement will be carried out on a like-for-like basis in terms of dimensions, profile, and colour to ensure minimal visual impact on the building's historic character. The link shows the manufactures website with technical information and images.
<https://www.cedral.world/en-gb/cladding/>

4. Justification

The primary objective of this proposal is to preserve the historic character of the building while addressing the practical concerns associated with decaying timber. Cedral fibre cement weatherboarding is chosen for its aesthetic compatibility with traditional timber cladding. It accurately replicates the appearance of timber, ensuring that the building's historic appearance remains unchanged. The proposed material will be painted or finished in a manner that matches the existing colour scheme, further reducing any visual impact.

Cedral fibre cement weatherboarding offers significant advantages in terms of durability and longevity compared to traditional timber. It is resistant to rot, warping, and insect attack, which are common issues with timber cladding in damp environments. This material also requires minimal maintenance, reducing the need for future interventions that could potentially harm the building's fabric. By choosing a material with a longer lifespan, the proposal aligns with sustainability principles, ensuring the building's preservation for future generations.

This proposal is in line with national and local conservation policies, which seek to preserve the character and significance of listed buildings while allowing for necessary alterations that ensure their continued use and viability. The use of Cedral fibre cement weatherboarding, with its traditional appearance and superior performance, represents a balanced approach to maintaining the building's heritage value while addressing modern challenges.

The existing substructure that forms the main structure is a modern cavity blockwork wall, there is no historical building behind the weatherboarding to be replaced.

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Image showing the modern materials to be replaced.

5. Impact on Heritage

1. BANCROFT 5255 (Westside) Nos 32 & 33 TL 1829 SE 4/203 GV II
2. C17 or earlier. Timber frame, whitewashed roughcast, tiled roof. 2 storeys with upper floor oversailing. C19 shop windows. 3 first floor casement windows.
- No 30 and Nos 32 to 34 (consec) form a group.

Listing NGR: TL1853329484

Historic England have recorded the building as Grade II and the description above only refers to the section of building on the street. The elevations that are proposed for replacement are a later addition. Based on the construction and materials used, we would date the rear extension early 70's. As the proposed modern equivalent weatherboarding is on a 1970,s extension and that fact that it does not front the street, there is no impact on the heritage setting of the listed elements. The like for like look will not be visually intrusive and will be in keeping for the area.

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5. Conclusion

The replacement of the decayed timber weatherboarding with Cedral fibre cement weatherboarding is a necessary and justified intervention to protect the long-term integrity of the building. The proposal carefully considers the need to preserve the building's historic character while introducing a material that offers significant benefits in terms of durability, sustainability, and minimal maintenance. We respectfully request that this application be approved to ensure the continued preservation and use of this important listed building.

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