

Design and Access Statement

ROOF REPLACEMENT AND DORMER WINDOW
REPLACEMENT AT WELLINGTON HOUSE
SCOT MOIR

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Basic Information

Property Address:

Wellington House

2 Park Street

Hitchin

SG4 9AH

Historic England Registry Entry: 1173579

<https://historicengland.org.uk/listing/the-list/list-entry/1173579>

Applicant:

Scot Moir

Wellington House

2 Park Street

Hitchin

SG4 9AH

1. Introduction

This Design and Access Statement is submitted as part of the application for listed building consent for the proposed works at Wellington House, a grade II listed property. The works involve the replacement of the roof, including the rebuilding of two front dormer windows and the replacement of existing Velux windows.

2. Description of Proposed Works

The proposed works include:

- Erecting scaffolding around the perimeter of the property to ensure safe access to the roof.
- Stripping off all existing slates and setting aside any that are reusable.
- Removing and disposing of the existing felt and battens.
- Removing all existing Velux windows and the two front dormers.
- Rebuilding and installing the dormers as like-for-like replicas.
- Supplying and installing new breathable felt and battens.
- Performing new lead work in valleys and abutments.
- Installing new Velux windows.
- Using reclaimed slates to supplement the reusable slates.
- Reinstalling cement ridge tiles.
- Removing all waste materials and leaving the site clean and tidy.

3. Design Considerations

Heritage and Aesthetic Integrity:

The design approach respects the historical significance of Wellington House by maintaining the aesthetic integrity of the roof and dormer windows. The use of reclaimed slates ensures that the visual appearance remains consistent with the original structure. The like-for-like replacement of the dormer windows preserves the architectural character of the building.

Materials:

Reclaimed slate tiles will be used to match the existing roof as closely as possible. New breathable felt and battens will be installed to improve the roof's durability and weather resistance. New lead work will be added to valleys and abutments to enhance waterproofing.

Craftsmanship:

The works will be carried out by experienced craftsmen familiar with traditional building techniques, ensuring that the integrity and character of the listed building are maintained.

4. Justification for the Works

The roof of Wellington House has been compromised by recent storm damage, posing safety risks due to falling tiles and water leaks. Immediate repairs were undertaken, but a full replacement is necessary to prevent further deterioration and ensure the building remains habitable and safe. The existing slates are deteriorating and presenting hazards that cannot be adequately addressed by patch repairs alone.

The dormer windows are severely rotted through, resulting in structural vulnerabilities and contributing to water ingress. The deterioration of these windows also affects the thermal efficiency of the building, leading to increased energy usage and discomfort for the occupants. Replacing the dormer windows with like-for-like replicas is crucial for maintaining the building's historical character and structural integrity.

These works are essential not only for safety and preservation reasons but also to prevent further damage to the building's interior and fabric. The proposed replacements and repairs are necessary to sustain the heritage value of Wellington House, ensuring it remains an exemplary piece of historical architecture.

5. Access Considerations

Construction Phase:

During the construction phase, scaffolding will be erected to provide safe access to the roof. The site will be managed to minimize disruption to the surrounding area. All works will comply with health and safety regulations.

Post-Construction:

The proposed works will not alter the access to Wellington House. The building will remain accessible as it was prior to the commencement of the works. The new Velux windows will be installed at the same locations as the existing ones, maintaining the existing light and ventilation conditions.

Window Accessibility:

The new Velux windows will be modern replacements that maintain the appearance of the originals but will provide improved functionality and ease of use. These windows will ensure better insulation and ease of operation, contributing to both the preservation of the building and the comfort of its occupants.

6. Conclusion

The proposed roof replacement and dormer window rebuilding works are crucial for maintaining the safety, integrity, and historical value of Wellington House. The use of appropriate materials and techniques will ensure that the building's heritage is preserved while addressing the urgent need for repairs. This project is fundamentally a repair effort aimed at preserving the historic character of the building while ensuring its structural soundness and continued usability.

We respectfully request listed building consent for these necessary and carefully considered works.

Thank you for your consideration.

7. Appendices

Appendix A: Official List Entry

The following details of the official list entry held by Historic England for Wellington House, 2 Park Street, Hitchin are included below for reference.

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1173579

Date first listed: 17-Jun-1974

List Entry Name: 2, PARK STREET

Statutory Address 1:2, PARK STREET

Location

Statutory Address: 2, PARK STREET

The building or site itself may lie within the boundary of more than one authority.

County: Hertfordshire
District: North Hertfordshire (District Authority)
Parish: Non Civil Parish
National Grid Reference: TL 18532 28774

Details

1. 5255 PARK STREET No 2 TL 1828 NE 3/273

II

2. C18 or early C19. Red brick, Welsh slated roof with 2 box casement dormers. 2 storeys and attics, 3 sash windows nearly flush set with glazing bars. 1st floor band. Central door in panelled reveal, surround with angle paterae, frieze, cornice hood. Early to mid C19 shop window on left has glazing bars, Doric pilasters, entablature.

Listing NGR: TL1853228774

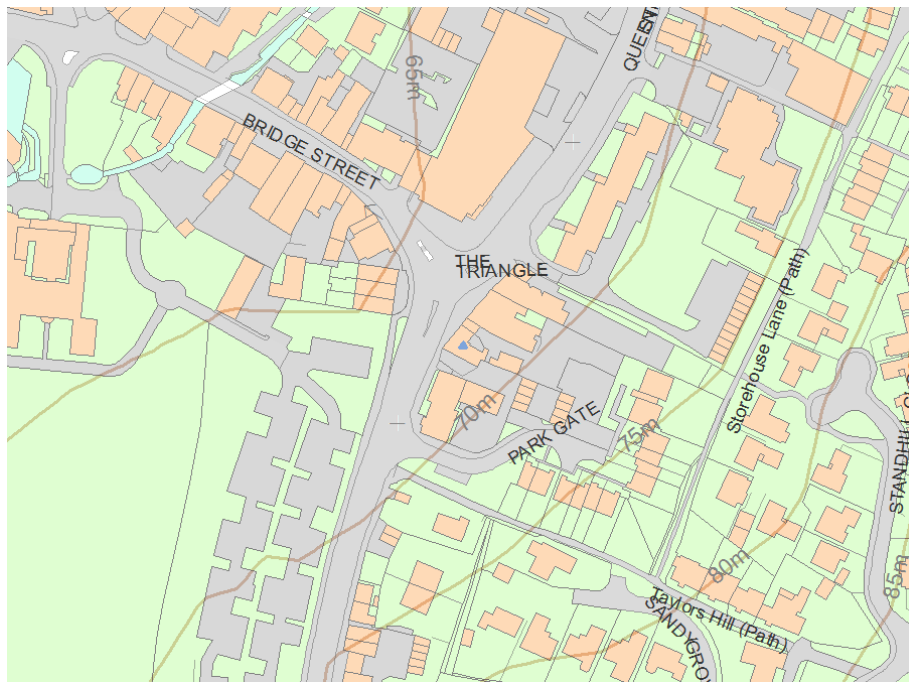
Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 161519
Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



End of official list entry