Heritage Statement

Peascod Hall

London Road

St Ippolyts

Herts SG4 7NJ

List entry Number: 1347426

Grade: II

Date first listed: 28-May-1987

Farmhouse, now a private house. C17 or earlier, early C18 brick front, C19 N wing. Timber frame roughcast, cased in red chequered brick on W and S, timber frame white weatherboarded N wing. Old red tile roofs, N wing of lower pitch. A small L-shaped house, set back from road, facing W. Older, 1 1/2-storeys, 2-cells, central entrance plan range with former external N gable chimney and very large open fireplace to rearwall chimney in S room. 2-storeys later N crosswing projects to W. W front has 2 gabled dormers at the eaves, central entrance, and 4 casement windows with cambered arches. Plank door. Rearwall heightened by 1M with 2 windows. Projecting gable of N wing has a flush 2-lights casement window to each floor. 2 similar windows on each floor on each side. Louvred shutters to front gable. Interior has axial chamfered beams, exposed joints in S room. Shouldered head to 2 recesses in back of large open fireplace.

Listing NGR: TL1969426146

Current use:

The current use of the building is a single residential dwelling set on a large plot with a detached building that houses a small self contained annexe and garage

Proposal:

The proposal is to retain the building as a residential dwelling but to extend and alter it internally. The majority of the internal alterations will be within the later timber clad wing of the building. Work to the main body of the original house will be minimal. The main changes in the original part of the house will be to remove the kitchen and relocate it into the north side of the house, and to remove the bathroom at first floor and make the space into a bedroom and en-suite. There will be no alteration to the building fabric.

Work to the north wing will comprise of stripping out the internal walls on the ground floor to create a large open plan room it is also proposed to strip out the exiting floor and bring it level with the main house. The main body of work will be on the first floor of this area where the internal layout will be changed to provide 3 bedrooms and 2 en-suite bathrooms.

The proposed 2 storey extension will be positioned over the footprint of the existing lean-to extensions. These are poorly built and are leaking from the roof due to the inadequate roof slope. The extension will create a bedroom and en-suite at first floor and a utility room, entrance lobby and toilet at ground floor. Importantly the proposed extension will be accessed via an existing opening on the ground floor so will not require any demolition of the existing main fabric and will not disturb any of the existing roof timbers etc. The extension will be set down to be level with the ground floor of the main building. The benefit of this will be two fold. Firstly it will lessen the impact on the existing structure by reducing the overall height Meaning that it will sit comfortably on the existing structure without being overbearing. Secondly the ground level will be reduced meaning that the current issues with dampness of the existing external walls will be cured. Excavation will be carried out carefully so as not to damage the existing structure and will only be reduced to a level where the existing foundations will not be exposed. This will be done gradually on site so that we ensure that the structure remains safe.
The ground level will also be reduced around the perimeter of the existing structure to bring it below the floor level to cure the issue of damp in the walls but again this will only be reduced to a level where the foundations are not exposed. The exact depth of the foundations are currently unknown so it may be that the ground level cannot be reduced fully below floor level but this will be determined on site once preliminary excavations have taken place.

External Appearance:

There will be limited work to the external fabric of the north wing apart from slight re positioning of windows and opening up a wider opening in the east elevation and blocking up a window in the west elevation.
The main original building will have the existing front door opening reinstated. The existing door is still in place but has been boarded over on the inside.
All of the existing windows require replacement as they are in a poor state of repair and many are no longer safe to open. The windows will be replaced with similar softwood windows full details of which will be provided for approval before installation.

Conclusion:

We feel that the proposed extension is in keeping with the existing structure and has been designed to keep the impact on the main building as small as possible. The extension will also replace the poorly built lean-to extensions which we feel sit uncomfortably with the main structure. The main internal work is to the north wing which is a later addition and contains no real existing features.
The reduction in ground level which will be mainly to the east and south elevations is necessary to prevent further water damage to the existing structure.
We have also taken views of both Planning officer and the conservation officer into consideration in locating the extension in their preferred location following their formal comments contained in the pre app response dated 25th January 2016.