

whitworth

Chartered Architects & Chartered Building Surveyors
Bury St Edmunds | www.whitworth.co.uk



MILL END COTTAGE, MILL END, BUNTINGFORD, HERTS, SG9 0RN
(HERITAGE STATEMENT)

CONTENTS

- 1.0 Introduction
- 2.0 Setting & Context
- 3.0 Existing Building & Site
- 4.0 Proposals
 - 4.1 Justification & Mitigation
 - 4.2 Appearance
 - 4.3 Use
 - 4.4 Scale, Amount & Layout
 - 4.5 Materials
 - 4.6 Access
 - 4.7 Landscaping
 - 4.8 Consultation

ASSOCIATED DOCUMENTS

Drawings 01.0

Whitworth

Unit 12 Park Farm
Fonrham St Genevieve
Bury St Edmunds
Suffolk
IP28 6TS



This document is to be read in conjunction
with all relevant and listed drawings.

This document is copyright of Whitworth and
it or no part is to be reproduced or re-used
without prior consent of Whitworth.

Whitworth is a trading name of The
Whitworth Co-Partnership LLP

June 2024
MS/7179

Issue 1 client

1.0 Introduction

This statement has been prepared in support of a Listed Building application submission to North Hertfordshire District Council for improvements to the property.

2.0 Setting & Context



Site plan

The property is situated in the small hamlet of Mill End with open countryside to the south and west of the site.

The area is characterised by the properties being in a linear development along road with generous plot sizes. There are listed buildings to both the north and east of the property as noted on the site plan. The property sits within the centre of the plot and there are limited views of the property from the road.

3.0 Existing Building & Site

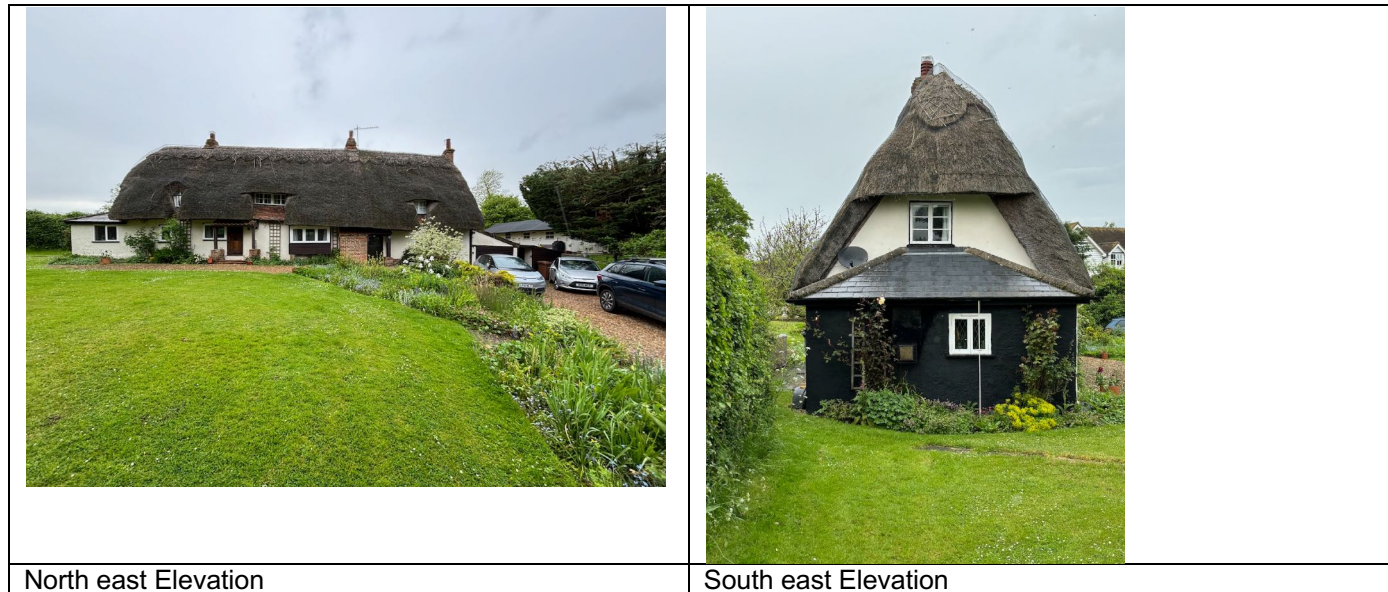
The property is Grade II listed, the listed building description for the property, taken from www.Historicengland.org.uk reads as follows:

SANDON MILL END TL 33 SW (West side) 7/73 Mill End Cottage GV II House, once 2 or more dwellings. C16 origins, extended C17 and C18, altered and extended C20. Timber frame, rendered. Thatched roof. Originally probably a 2 bay open hall, extended at both ends, now 4 cells. 1 storey and attic. 2 entrances flank central bay with a 3 light leaded pane flush frame casement, to left a 2 light casement and a tile coped brick oven projection, 4 light casement to right. 3 dormers: 4 lights to centre, tiled below sill, 2 lights to right, 1 to left, thatched eyebrows. Right end stack. Ridge stack between 2 early bays and at left end. Roof hipped to left. Lean-to additions on both ends. To rear leaded casements and 2 and 3 light dormers, weatherboarding to rear right. Interior: exposed framing of large scantling with tension braces.

Listing NGR: TL3306632746

The original property has rendered elevations under a thatched roof. There have been single storey extensions added to both ends of the property under tiled roofs.

The property is set back from the road and sits in the centre of the site.



 A photograph showing the south west elevation of Mill End Cottage. The house is a two-story building with a thick thatched roof and three chimneys. The walls are white with dark window frames. A large green lawn is in the foreground, and a small tree is on the left.	 A photograph showing the north west elevation of Mill End Cottage. The house has a steep thatched roof and a small dormer window. A dark wooden shed is in the foreground, and a yellow flowering bush is on the right. A car is partially visible on the left.
South west Elevation	North west Elevation

4.0 Proposals

i	 A close-up photograph of a brick chimney on a thatched roof. The chimney is made of red brick and has a metal mesh cage around the top. The thatch is made of straw and is visible below the chimney.	To northern chimney, take down top 3 courses of brickwork and raise height of chimney to 1.8m above ridge of thatch and install class 1 flue liner as detailed in the schedule of works.
---	--	---

ii	 A close-up photograph of a brick chimney on a thatched roof. The chimney is made of red bricks and has a metal mesh cage around its top. A television antenna is visible to the left of the chimney.	To central chimney, take down top 6 courses of brickwork and raise height of chimney to 1.8m above ridge of thatch and install class 1 flue liner as detailed in the schedule of works.
iii	 A photograph of the exterior of Mill End Cottage. The house has a thatched roof and a small dormer window. A dark wooden outbuilding is attached to the side of the house. Yellow flowers are in the foreground.	To north west gable, strip existing cement render and re finish with Lime render on timber lath

The proposed works are necessary to protect the property from fire damage and decay. The chimneys are not of sufficient height to allow sparks to fall away from the building before burning out. The current situation compromises the owners ability to secure building insurance. At the present height there is a very

real chance of sparks falling on the thatch and causing a fire. The existing cement render on the gable does not allow the fabric of the building to breath, this in turn is likely to cause decay to the historic timber frame.

The works are designed to improve the longevity of the property, and the ability to secure buildings insurance and meet HETAS regulations without affecting the character of the historic building. The chosen Contractor has experience in working with listed buildings and thatched properties and has carried out similar works for properties elsewhere in west Essex and Hertfordshire.

4.1 Justification & Mitigation

1		Item	Raising 2 no. chimneys
		Significance	Medium
		Risk	Low
		Benefit	High
		Mitigation	The existing chimneys are not high enough to prevent sparks from the fire places from falling on to the thatch. Although there is no photographic evidence, the chimneys are not of a height typically found on similar listed buildings. The proposal to raise the height of the chimneys will reduce the risk of fire to the thatch.

2		Item	Re rendering north west gable
		Significance	Low
		Risk	Low
		Benefit	High
		Mitigation	The gable is rendered with a cement based render which does not allow the fabric of the listed building to breathe and is likely to cause decay of the historic timber frame. Replacing the render in a traditional lime render with limewash finish will return the fabric to the original breathable fabric and prevent any further decay

4.2 Appearance

The works will not have a significant change to the appearance or character of the building. Raising the chimneys will re instate the appearance of chimneys expected on a property of this type.

4.3 Use

The property will remain a single dwelling

4.4 Scale, Amount & Layout

No change

4.5 Materials

The chimneys will be raised using handmade bricks to match the existing bricks used on the chimneys laid in 1:2 NHL 3.5 Lime : sharp sand. The gable will be re rendered in chalk render on sawn oak laths with sheeps wool insulation used to fill any voids and finished with 3 coats of limewash coloured to match the existing walls.

4.6 Access

No change

4.7 Landscaping

No change

4.8 Consultation

None