

Design, Access and Heritage Statement

Alterations to Toilet Block at 28 Hodwell, Ashwell, SG7 5QQ

1. This application relates to an outside toilet block of Victorian construction, an outbuilding on the boundary of 28 Hodwell, also known as The Green, 28 Hodwell.
2. The toilet block containing two WCs was built by Whitbread Brewery, the former owners of all the cottages now known as 22,24,26 and 28 Hodwell. To serve its brewery workers in the cottages, one WC door faced west while the other faced north.
3. In 1985, Whitebread sold off the land comprising 28 Hodwell including the toilet block. In subsequent years Whitbread sold off the remaining cottages.
4. The Green, 28 Hodwell, was added to the Statutory List on the 19th of November 1984. Pre-dating 1 July 1948, the toilet block meets one of the curtilage-listing requirements. On the basis that numbers 22, 24, 26 and 28 were all in the same ownership at the time of the listing and that part of the building was being used by the occupants of number 28 (grade II), the local authority is satisfied that the toilet block should be regarded as a curtilage-listed outbuilding.
5. In 2026, the owners of 26 Hodwell, who have been using WC1 under a licence agreement with the owners of 28 Hodwell, expressed a wish to build an extension on their land adjacent to the toilet block. The proposed extension would prevent access to WC1 via 26 Hodwell. There is no existing alternative access.
6. The owners of 28 Hodwell therefore propose:
 - i. to create a new doorway in the internal wall between WC1 and WC2 to provide access to WC1 from 28 Hodwell independently of 26 Hodwell;
 - ii. to block up the existing doorway door using bricks to match the existing and re-using, where possible, bricks from the new doorway opening;
 - iii. if possible, to re-use the existing door in WC1 to form the new internal door;
 - iv. to remove the toilet in WC2;
 - v. to install a small sink, adapting existing pipework to high level cistern in WC2 and adding pipework for the sink to drain into existing foul water pipework for WC2;
 - vi. to install hanging racks for rakes, hoes etc., to use WC2 for storage.
 - vii. to carry out minor repairs to the roof, in particular the mortar between the roof tiles where it has come loose, replace one missing tile and to repaint those parts currently painted.
7. The aim of these changes is to provide independent access from 28 Hodwell, to enable the continued use of the toilet block for its original purpose as an outside WC, with better hand

hygiene, and to use the remaining space for storage of garden tools. Other than bricking up the doorway to WC1, there will be no alteration to the exterior of the building, roofline, or guttering. The external appearance of the toilet block would be unaltered when viewed from 28 Hodwell.

03.06.26

	
Existing entrance to WC2 from 28 Hodwell, north facing	Existing entrance to WC1 from 26 Hodwell – east-facing



WC2



WC1



Repointing required



Side of toilet block from 28 Hodwell – west-facing