



HERITAGE STATEMENT

The Nook Cottage

North Road, Radwell, Baldock, SG7 5DW

Application	Listed Building Consent
Proposal	Ground-floor internal alterations and blocking up of external door.
Heritage asset	Grade II listed building – List Entry Number 1176203
Prepared by	Binney & Sims Design September 2026

1. Introduction

This Heritage Statement has been prepared by Binney & Sims Design in support of an application for Listed Building Consent at The Nook Cottage, North Road, Radwell, Baldock, SG7 5DW.

The proposed works comprise:

- Internal alterations to reconfigure the ground floor accommodation, including relocation of the kitchen to the existing sitting room and formation of a sitting area within the former kitchen
- Associated alterations to internal partitions and door openings
- Removal of an existing external door & infilling of the opening as shown on the submitted drawings.

2. Heritage assets

The Nook Cottage is a Grade II listed building, list entry number 1176203. It was first listed on 19 November 1984.

The official list entry describes the building as follows:

“House, late C17, much altered. Timber frame, roughcast, thatch. 1½ storeys. Central entrance with timber door, flanking small side lights and C20 timber casements. 3 gabled dormers separately thatched with 2 light C20 timber casements. External stack with broad base on left gable wall. One storey bay window on right gable wall. Extended to rear right. Interior much altered. Collar beam truss roof, curving timber lintel replaced over fireplace.”

Listing National Grid Reference: TL2407535099.

The list description expressly records that the building had already been much altered internally and extended to the rear right when it was assessed for listing.

2 extensions have been added to the property. Once in the 1960's prior to listing, and again in the 1990's following the listing.

3. Significance of the listed building

The significance of The Nook Cottage principally derives from its surviving late-17th-century vernacular form, fabric and architectural character.

4. Proposed works

The proposals principally comprise reconfiguration of the ground-floor accommodation, situated within the later and previously altered parts of the building only.

The internal works involve:

- relocating the kitchen into the existing sitting room;
- forming a sitting area within the former kitchen; and
- associated alterations to internal partitions and openings.

The external alteration comprises removal of an existing door, infilling the opening in a finish to match the existing external walls.

No extension is proposed. The works would not affect the thatched roof, dormers, principal historic entrance, chimney stack, roof structure or identified historic fireplace fabric. The first-floor accommodation is unaffected.

5. Assessment of heritage impact

The proposed works are modest and effect previously altered and extended parts of the building. The internal reconfiguration would not effect the cottage's surviving timber frame, roof structure, fireplace or other features of identified significance.

The doorway is not identified in the list description as a feature of special architectural or historic interest. Its closure would not obscure the original form or plan of the cottage. The opening would be sensitively infilled and finished to match the adjoining wall.

The proposals would improve the building's functionality as a family home while preserving its special architectural and historic interest. Accordingly, no harm to the significance of the Grade II listed building is anticipated.

6. Conclusion

The Nook Cottage is a Grade II listed late-17th-century dwelling that has been altered and extended over time.

The proposed works are concentrated within the later and previously altered parts of the building. The internal reconfiguration would not affect identified historic fabric, the blocking up of the existing door would preserve the architectural character of the elevation.

The proposal would preserve the special architectural and historic interest of the listed building while improving the functionality of the existing accommodation. Listed Building Consent should therefore be granted.

7. Site Photos



Figure 1: Existing Kitchen



Figure 2: Exterior showing door to be removed



Figure 3: Existing lounge