
DESIGN AND ACCESS STATEMENT

Incorporating

HERITAGE STATEMENT

**Well Cottage
22 & 24 Church Lane
Kimpton
Hertfordshire
SG4 8RR**

Internal & External Alterations



Fig. 01: The Front Elevation

**Triglyph Conservation Management
May 2026**

1. Summary of Application

Listed building consent is sought for a package of works to the building, including:

- A. Internal alterations including:
 - i. Opening up an existing opening between the Kitchen and Snug
 - ii. Closing up the wall between the existing Living Room and Library Room
 - iii. Closing up an existing wall between Bedroom 3 & 4 to create a dressing room.
- B. Replacement of kitchen and utility room, including internal alterations to the space.
- C. Replacement of existing stone floors.
- D. Blocking up the window to the ensuite of Bedroom 1
- E. Repairs to the existing roof and replacement of leadwork.

A package of works including minor repairs, internal and external redecoration work, replacement of sanitaryware and light fittings and installation of fitted furniture will be undertaken concurrently with these alterations.

2. Rationale

The subject property has recently been purchased by a new owner who will be moving back to the area from abroad. The previous owner of the property had undertaken some work to the building, but there is a backlog of repairs and although the property was functioning as a home, it is in need of some repair, alterations and modernisation to make it suitable for comfortable modern family living.

The new owner has a real appreciation and affection for the historic significance and character of the building. All the proposed repairs and alterations have been designed to minimise the impact on the historic fabric, of the building by adopting a conservative approach. In particular, the alterations to the building have been carefully designed to ensure that there is the minimum possible disruption to the historic fabric and where changes are being made, these have been designed to fit in with the character and appearance of the building.

The proposals allow for retaining the maximum possible of the original building whilst also altering the internal space to provide a more functional and practical home for the new owner, their family and guests.

The existing form of the building will remain largely unchanged, but where internal alteration are being undertaken these are being done where a previous wall or opening originally existed within the building.

3. Introduction to the Building

Well Cottage is situated at 22 & 24 Church Lane, Kimpton, just to the northeast of the Parish Church of St Peter and St Paul.

Well Cottage is believed to have been a pair of timber framed cottages dating from the 16th Century. The building has been much altered over the years, and the two original cottages have now been joined to a smaller single storey building at the south end of the property. Little remains of the external timber-frame walls other than the gable end on the north end of the building, however, much of the principal framing to the 1st floor and roof remains intact.

The original cottages have at some point been extended to the rear creating a single storey brick extension with a slate mono-pitch roof, forming the rooms currently used as the kitchen, library room, utility room and bay window extension to Living Room 2. The building is now largely constructed from brick at ground floor level and is currently covered with a slate roof.

The building is listed Grade II. The list description, taken from the National Heritage List for England website is below:

Grade: II**List Entry Number:** 1173986**Date first listed:** 21-Mar-1984**Name:** Well Cottage**Statutory Address:** Well Cottage, 22 & 24, Church Lane

This List entry helps identify the building designated at this address for its special architectural or historic interest. Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building. For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Location Statutory Address: Well Cottage, 22 & 24, Church Lane

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

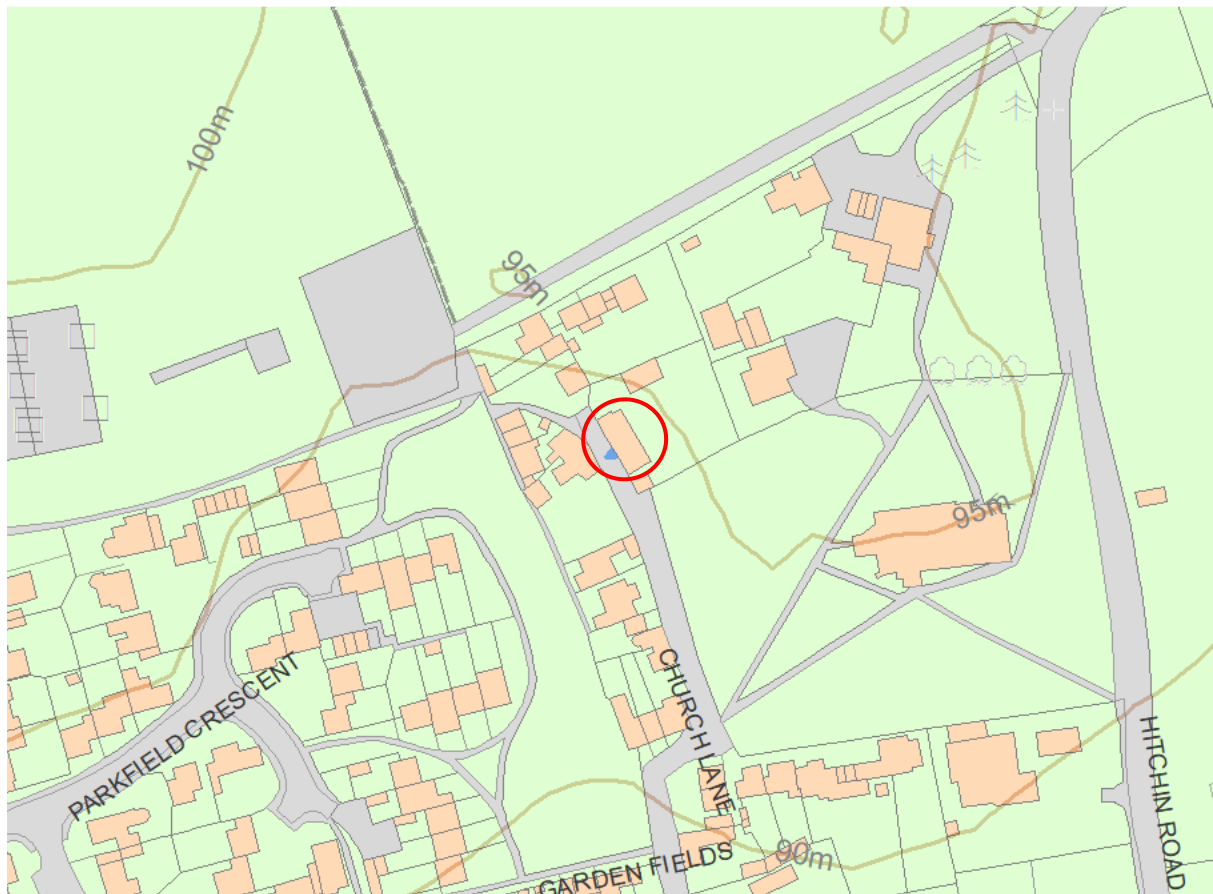
County: Hertfordshire District: North Hertfordshire (District Authority)**Parish:** Kimpton**National Grid Reference:** TL 17677 18552**Details**

TL 1718 KIMPTON CHURCH LANE (east side)

9/87 Nos 22/24 (Well Cottage) –

GV II

House. C16 building, altered C17. Timber frame. Painted brick casing. Slate roof. 1 storey and attics. C18 2-storey extension on S. Single storey block in painted brick and flint at S end. N part has continuous C16 wall plate, but N gable end shows later C17 construction. Internally a C16 smoke bay remains, but the C16/17 chimney stack was removed in C20. Segmental-headed casements with C18 wooden frames. 2 slate roof dormers.

Listing NGR: TL1767718552

Source: English Heritage: Listed building text is © Crown Copyright.

This Design and Access Statement has been produced by Triglyph Conservation Management for Matthew Deane of Elizabeth Matthews Interiors on behalf of the owner of the building.

4. Conservation Approach

As stated in the list description the building remains identifiably of 16th and 17th century origins, although now much altered. The proposed works have been designed to minimise the impact on the appearance and historic significance of the building and where structural changes are being made, they are being undertaken in a manner which retains and respects the original appearance and form of the building.

The proposed works to Well Cottage will not only enhance the existing structure to provide a more functional family home but have been designed to ensure that there is minimal impact on the historic fabric of the building.

The only external alteration proposed is to close-up the existing window to the ensuite bathroom to Bedroom 1 to provide a more private bathroom. This element has been designed to be in-keeping with the existing building by constructing a flint panel matching the panel adjacent to this window.

All internal alterations have been designed to minimise the impact on the form of the building, whilst also providing a functional modern space to live in. The opening-up and closing of walls within the house have been carefully chosen to be in areas where there have been previous openings or walls, so that the impact on the existing space is minimised.

The upgrading of the internal spaces is largely cosmetic and will be undertaken sensitively and minimise any changes to the structure of the building (other than those mentioned above).

5. Proposals

A. Internal Alterations.

The proposed internal alterations to the ground floor of Well Cottage are illustrated on Dwgs WC.00.001 & WC.00.003 and Figs 02-06 below

- i. **Opening up the wall between the existing Kitchen and Library Room,**
 &
- ii. **Closing up the existing opening between the existing Living Room and Library Room.**

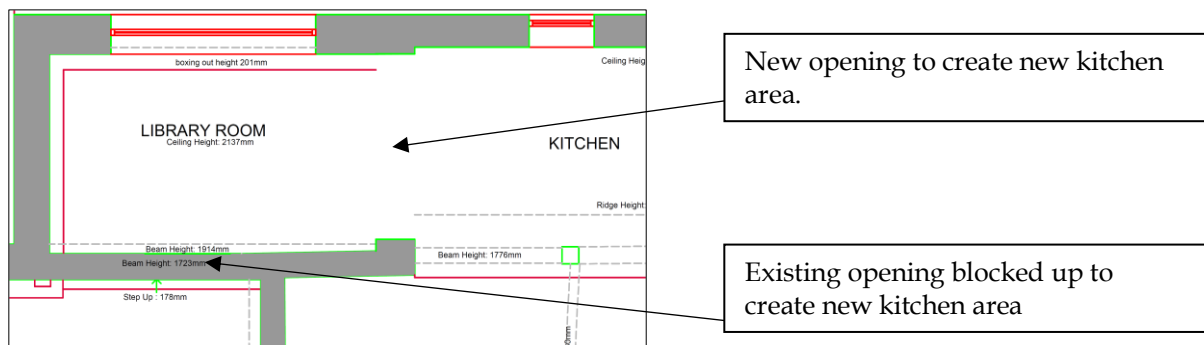
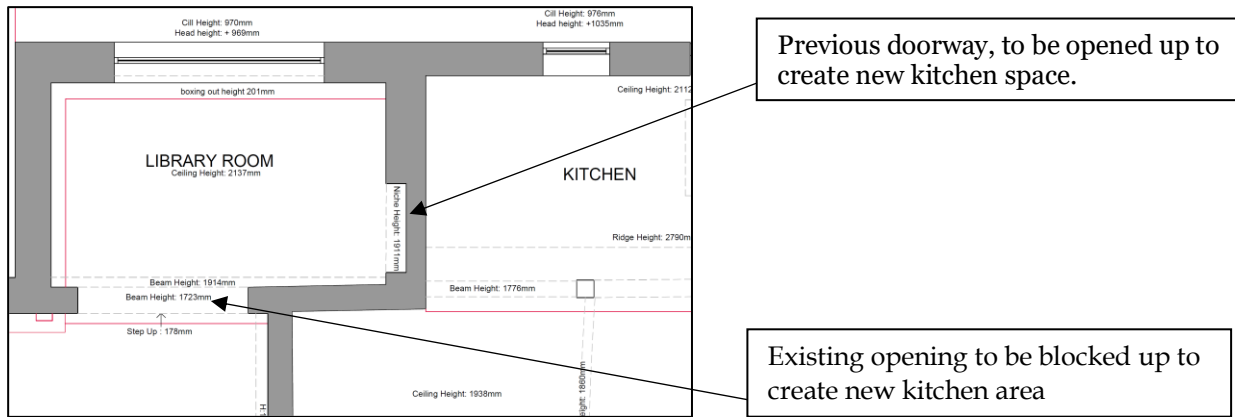
Rationale

The proposed alterations to the ground floor of Wells Cottage have been designed to allow for the provision of a new larger kitchen within the property, making better use of the existing space and providing a larger kitchen more suitable for family living.

Details

The proposed alterations to the ground floor have been designed so that they are utilising existing and previous openings to create the new kitchen space. By undertaking the works detailed below and on Dwg Nos. WC.00.001 & WC.00.0003 the proposed works will in fact assist in re-establishing the earlier plan form of the Well Cottage.

It is our intention that where the existing opening is being blocked up this will be undertaken in blockwork and will be plastered in gypsum to match the surrounding walls and rooms (Fig. 06).



Figs. 04 & 05: the existing wall between the kitchen and library room (to be opened up). The previous doorway is outlined in red



Fig 06. The existing opening between the library room and living room (to be closed up)

By creating a new larger space for the kitchen (as illustrated on Dwg. WCo5) the proposals will allow for the creation of a larger more modern kitchen, better suited to modern family living, whilst also undertaking minimal alterations to the existing house.

Impact on Historic Significance

- The rear extension to Well Cottage (including the existing Kitchen, Library Room, Utility Room and bay window extension to Living Room 2) is a later addition the principal building of Well Cottage. The proposed ground floor alterations at Well Cottage are all to be undertaken to areas where there were previously door openings of a solid wall.
- The new opening that is proposed between the existing kitchen and library will be undertaken around a previous door opening (see figs 04 & 05), and although the new opening will be wider than the previous doorway, there will be very little impact on the historic significance or form of the existing building. In someways the opening up of this area is bringing the building closer to its earlier form.
- Likewise, the new wall that is to be constructed between the living room and library area is to be constructed in an area that was once the outside wall of the original building on the site (see Dwg Nos. WC.00.001, WC.00.003 & fig. 06). Consequently, it is not deemed that this will have any impact on the historic significance of the building, but instead this will also assist in bringing the house closer towards its earlier form.

iii. The creation of a wall between the existing dressing room and Bedroom 3

Rationale

In the current layout to the house, Bedrooms 3, 4 and the Dressing Room are all linked, with a doorway between Bedroom 4 and the Dressing Room and an open section of timber-framing between the dressing room and Bedroom 3 (figs. 07 & 08). The intention is to close-up the open timber frame between bedroom 3 and the dressing room to create a dressing room area for Bedroom 4.

This design will then provide 4 separated comfortably sized bedrooms within the house for family living.

Details

The intention is to infill the two areas between the timber-framing to create a wall (figs. 10 & 11). As with the rest of the first-floor rooms the frame will be infilled with insulation and plasterboard, before plastering. The principal timber frame will be left exposed on both sides of the wall.



Figs. 07 & 08: The existing principal roof frame between Bedroom 3 and the new Dressing Room



Fig. 09: The existing doorway from Bedroom 4 to the Dressing Room with fitted cupboards in front.

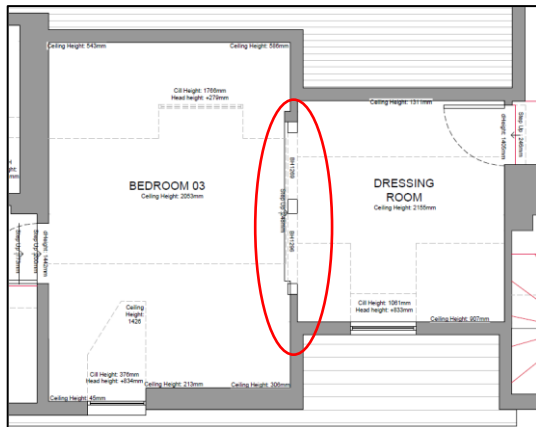


Fig. 10: Existing floor plan

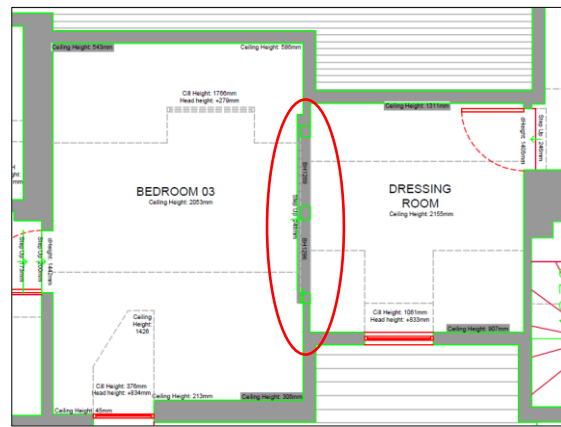


Fig. 11: Proposed floor plan

Impact on Historic Significance

The proposal to close up the wall between Bedroom 3 and the Dressing Room will have minimal impact on the historic significance of the house, particularly as the timber frame will remain exposed and the structure of the building will be easily read.

It is impossible to know whether this section of framing was previously closed up but looking at the variation in floor levels between Bedroom 3 and the Dressing Room it seems likely. The principal roof frame will not be altered in anyway and will be left exposed on both sides.

There is no intention to alter the doorway between bedroom 4 and the dressing room, other than to remove the fitted cupboards seen in fig. 09.

B. Replacement of Kitchen and Utility Room,

Rationale

The existing kitchen, although relatively new is very small and not suitable for a house with multiple occupants and/or small children. As part of the refurbishment and modernisation of Well Cottage a new kitchen and utility area will be installed, within the newly created kitchen space (see Dwg. WC05), to provide a larger, better functioning kitchen for a family home of this size.

Details

The details of the proposed kitchen and utility room are shown on Dwg. No. WC05.

Impact on Historic Significance

- Once the new kitchen area has been opened up, the installation of a new kitchen itself will have no impact on the historic significance of the building.

C. Replacement of Existing Stone Floors

Rationale

The current proposal is to replace the existing floors in the following rooms:

- The entrance hall
- Kitchen, pantry and dining area
- The Utility Room
- Ground floor WC
- Bedroom 1 and its ensuite

The existing floors are a mixture of sand stones, some of which are brightly coloured and grey ceramic tiles in the existing kitchen.



Fig. 12: Bedroom 1 existing floor



Fig. 13: Hallway and dining area floor

Details

The existing tiles are a modern insertion to the house and those within Bedroom 1 are pretty incongruous with the age and style of the house (figs 12 & 13). The proposal is to change all the stone floors within the house to a limestone finish, which will be more in keeping with the style and period of the property (fig. 14).



Fig 14: Buscot Limestone proposed for the floors

Impact on Historic Significance

It is not anticipated that the replacement of the stone floors will have any impact on the historic significance of the property, in fact they will be more in keeping than the existing flooring.

D. Blocking up the window to the ensuite of Bedroom 1

Rationale

The existing ensuite to bedroom 1 has been constructed with a large glass window that looks onto the road. The glass is clear and as such provides no privacy to the bathroom without closing the internal timber screen. The proposal is to block the existing window opening up by infilling it with a flint panel to match the panel to the south end of the building as shown on Dwg. WC 01 and fig. 17.



Fig. 15: The ensuite window viewed externally



Fig. 16: The ensuite window viewed internally (shutter closed)



Fig. 17: Proposed alteration to ensuite window



Fig. 18: The existing rear elevation

Details

The proposal is to remove the existing window to the ensuite bathroom of Bedroom 1 and infill it with a flint panel constructed in hydraulic lime to match the panel to the south of the building.

The black plinth will be reinstated at the base of the flint panel and new flints chosen to match the existing as closely as possible

Impact on Historic Significance

Looking at the layout of the existing building (Dwg. WC.00.003), it is clear that the south end of the building was once a separate building or outhouse to the property, which has more recently been joined to the main building, by a glazed link identifying the separation.

Although the construction of a flint panel will have some impact on the historic significance of the building, this end of the building has been significantly altered with an earlier section of flintwork having been replaced (assuming the front elevation originally matched the rear elevation), see fig.18. and the roof timbers also having been altered. As such, there is little of the original front to the building left and the impact on its historic significance will be minimal.

E. Repairs to the Existing Roof and Replacement of Leadwork

Following an inspection of the roof the intention here is to undertake minor repairs to the roof, including some minor slate and lead replacement work and it is not thought that this will require listed building consent.

However, where lead and slate is being replaced the slate will be sourced to match the existing slates as closely as possible and any lead replacement will be undertaken in accordance with the LSA guidelines, which are specific to listed buildings.

6. Accessibility

The current design and layout of Well Cottage means that it already has good vehicular access and parking, along with a double garage, however the nature of the building as Grade II listed limits the possibilities of providing much disabled access to the building, however the creation of a bedroom and the existing ensuite on the ground floor does provide for some disabled living.

7. Sustainability

BATS AND BIRDS

Due to the nature of the works proposed a bat survey will not be required. Should further works to the roof be required then a full bat survey will be undertaken and a further application submitted to the council.

TREES

It is not anticipated that any trees will need to be removed for the proposed works.

FLOOD RISK

Well Cottage is not within a flood risk area.