



215: The West Wing St Ibbs

August 2024 REV B
[Michael Collins Architect LLP](#)

Design and Access Statement / Heritage statement

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This statement, in accordance with the guidance, will:

1./ Demonstrate how the proposals relate to the site context, and the impacts upon it

2./ Explain the design principles and concepts and how they are applied to the proposals, including taking into account the local planning guidance and mitigating measures to minimise effects upon neighboring amenity and heritage assets.

The content of this statement is proportionate to the scale, complexity and nature of the application. It will tell the story by explaining the design thinking behind the proposal and how issues relating to access have been addressed using images, plans and diagrams to supplement the text.

Note to be read in conjunction with the planning statement.

1.0 Planning Description

1.0 Summary

The following is the description of the proposals:

Various Internal alterations to the interior of the West Wing of St Ibbs, the addition to 1 nr new conservation rooflights to the Northern roof pitch.



Copyright - google maps. Not to scale

Ownership boundary indicative, refer to title deed plans/location plan.

1.1 Site description and use

The site is a wing of the Grade II Listed St Ibbs set to the West of St Ippolyts.

As will be elaborated in the heritage statement (chapter 3), the existing site has had a rich 300 year history, and has been subject to a number of alterations over the years. The proposals subject to this application relate to the more recent West Wing addition which was constructed between 1912 and 1914.



Exterior View

2.1 Condition of the existing property.

South Eastern Elevation:

Existing Brick work in good condition at higher level variable condition at ground level.

Timber framed windows in variable condition

Existing roof and chimney in variable condition

South Western elevation:

Existing brickwork in good condition + lower level brickwork in variable condition

Existing timber framed windows in moderate condition.

Existing rainwater goods in poor condition

Western Elevation:

North west gable (where exposed to neighboring terraced) brickwork condition variable + poor in areas.

Roof:

Existing plain tiles in variable condition and in need of replacement in areas.

Existing roof masonry; poor and in need of repair.

Existing chimney in poor condition with signs of masonry failure.

Internal:

Ground floor:

Existing concrete floor showing signs of delamination and salts.

Signs of rising damp to the exterior walls around the ground floor perimeter.

First Floor:

Electrics in poor condition and in need of replacement to current standards.

Areas of historic fabric covered by carpets, poor quality plaster linings.

Second floor:

Damp and boost plaster to various areas

Limited insulation to the existing roof.

Existign electrics require upgrading.



South East Elevation



Rear Courtyard view



Second floor corridor



Existing Hallway.partition (note the concrete floor).



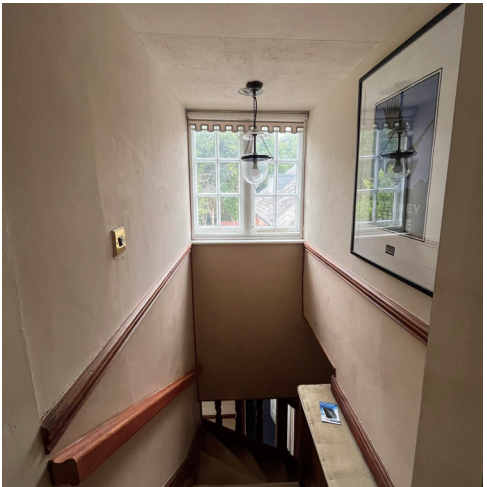
Existing Kitchen



Second floor Bedroom and partitions



Existing First Floor living room



Existing Loft stair/dormer



Existing Loft Stair

Listing Description

T IPPOLLITTS LONDON ROAD TL 12 NE (West side)

3/47 North Wing, 2 North Wing, - South Wing, and West Wing, at St. Ibbs

GV II

House, now 4 residences. C18, enlarged and converted to clergy house c.1786 by Rev. Thomas Pinnock, alterations c.1801 for his successor Rev. William Lax, C19 parallel rear range, S wing dated by plaque on E end 'HAK 1914' converted and house sub-divided 1965-70. Stucco lined as ashlar. Rear range and S wing in red brick. Steep pitched hipped slate roofs. Tiled roof to S wing. A large 2-storeys and attics house, set back in its grounds, facing E, with 2 parallel ranges and S wing extending to W from SW corner. Symmetrical E front has 3-windows wide centre, projecting central porch and slightly higher projecting wings. Plat-band arched-up over ground floor windows, plinth, moulded cornice at eaves level below parapet. Plat-band carried round single-storey central porch. Pillared Doric entrance in stucco with echinus moulded capitals, reeded architrave and triglyphs to entablature slightly recessed sash windows with square heads to centre now with 2/2 panes. Venetian windows to wings with semi-circular central lights on ground floor but segmental arched on 1st floor. 6-panels fielded door up 3 steps. Large semi-circular projecting 2-storeys bay with garden entrance on N side of N wing. Parallel rear wing has dentilled cornice and sash windows with 6/6 panes and blind boxes to 1st floor. Canted bay window to ground floor on W and similar 2-storeys bay on N end. Entrance in S end of this range by half-glazed door with segmental radial fanlight and moulded flat hood on scrolled brackets. Possibly a coaching inn called The Magpie or The White Swan before conversion to clergy house in 1786. (Inf Mrs. Rance) .

Listing NGR: TL1948526675

Sources:

The Historic England listed buildings register was considered, along with historic mapping using Digimap and recreation of the existing tithe map (1650). Pevsner buildings of England was consulted, along with sources from Hitchin Historical Society (notably Simon Walkers Hitchin; 'Glimpses from the Past', 2021, D&D Howlett, 'A Walk Along Tilehouse Street and Bridge Street' Hitchin Historical Society 1998, and The NHDC Hitchin Character area 2c appraisal 2011.

Historical Overview

The West Wing of St Ibbs was constructed as an annex before 1914 by the then owner Major Amos for his son Gilbert Stratton Amos, who sadly died in The Great War and never lived in the property. Recorded and anecdotal histories suggest that this wing was used for a range of ancilliary uses ssociated with St Ibbs, notably a music room on the first floor accessed from the main hallway, and a kitchen on the ground floor, the second floor hosted a number of bedrooms. There is evidence that the ground and first floor of the west wing were not connected vertically.

In the Mid 1960s St Ibbs was subdivided into three dwellings, and a number of alterations were undertaken internally, notably the formation of a new spiral staircase internally and the sub-division of the loft into a different configuration of rooms. In addiiton a new projecting gallery was added to the South East elevation and a large balcony to the rear (north west) elevation.

The 1990s saw a number of major internal alterations which included relocating the spiral staircase to the rear balcony, the removal of a large fireplace to the north eastern gable and the creation of a new internal staircase and ground floor hearth. Much of the redesign of the South Western elevation was undertaken toward the latter part of the 20th Century in an Edwardian Style and the existign entrance and rear doors are non original.

The most significant elevation involves the eastern gable which faces London Road and plays a successful part of the composition of the Front (East) elevation of st Ibbs.



St Ibbs Circa 1920 Co. Hertfordshire Geneology.

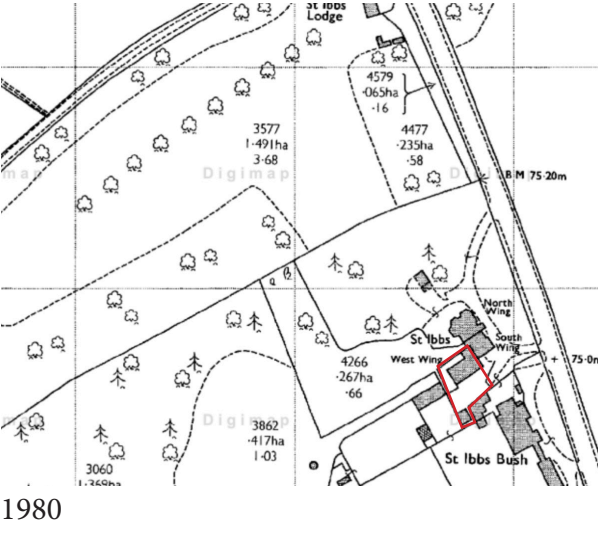
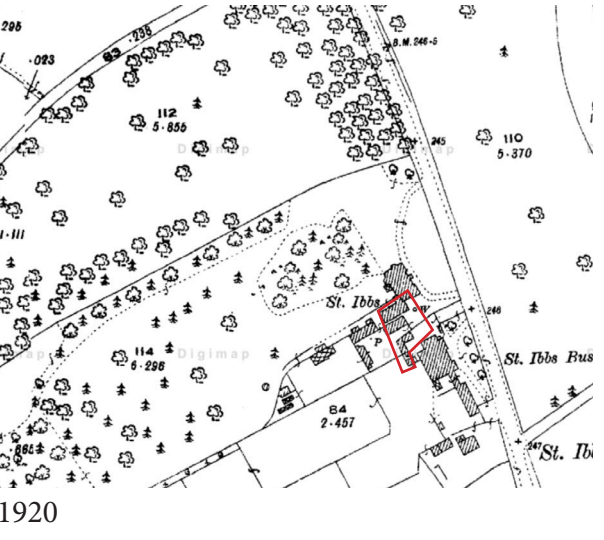
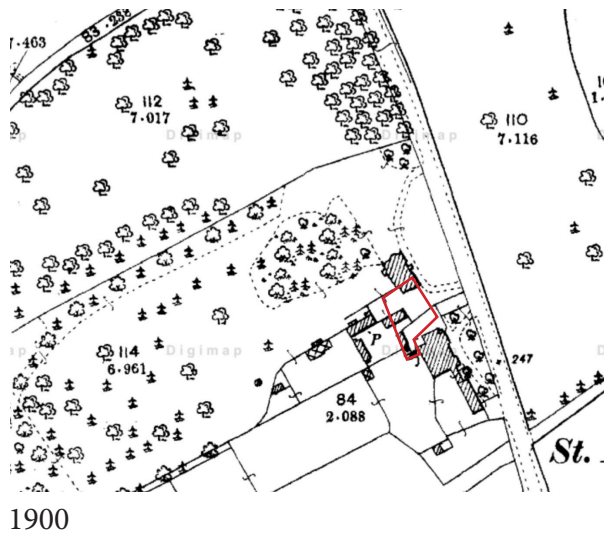
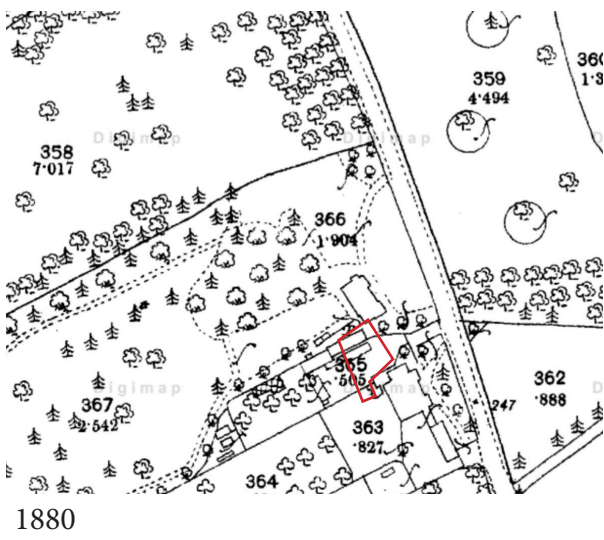
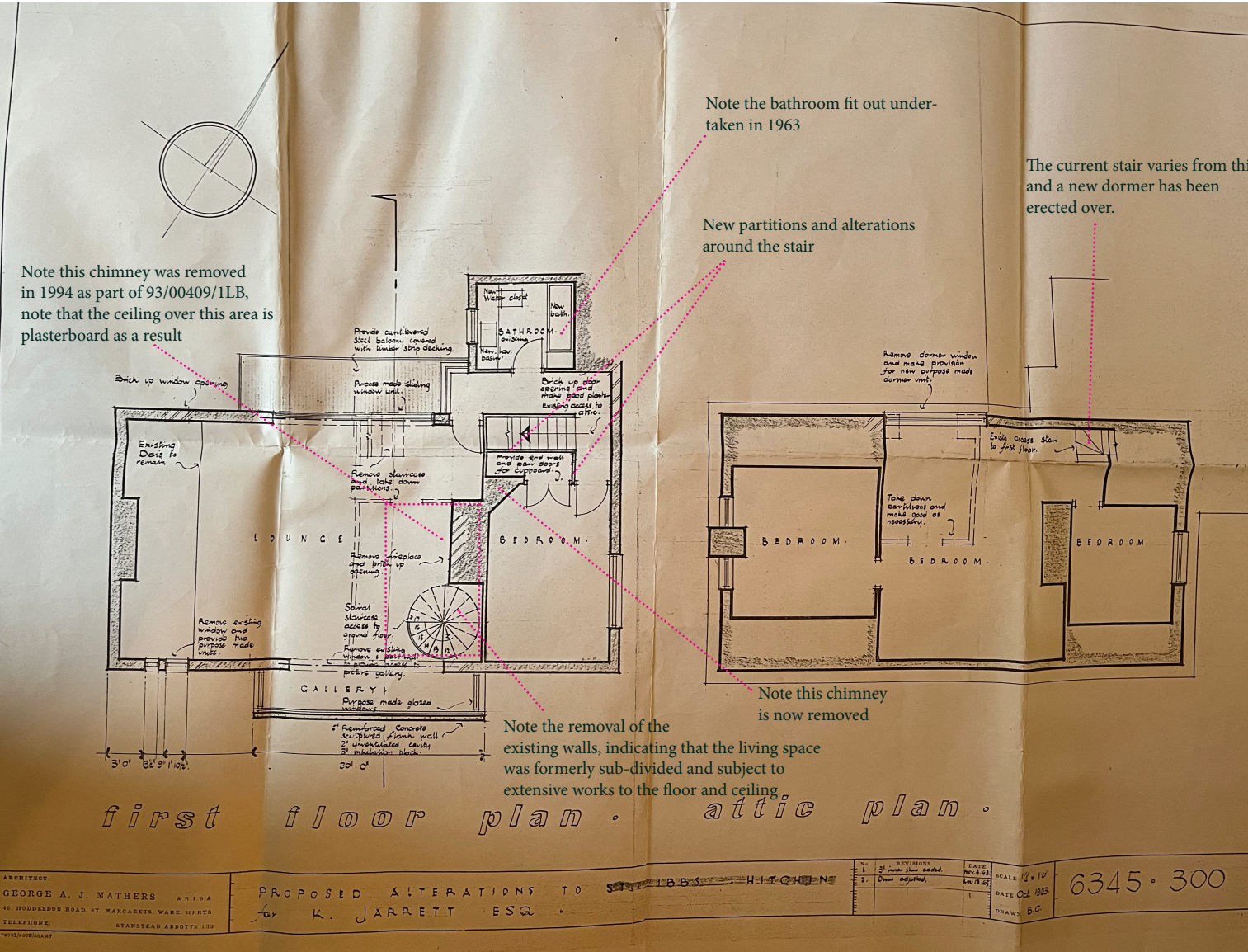


Figure 1 - Cartographic Analysis



Appraisal

1. The many changes to the West Wing and its status as an ancillary building would suggest that it would be appropriate to deem its heritage value as moderate in relation to the host building.
2. The heritage value of the building relates to its multi-layered history and association with notable occupants of St Ibbs. There is also an evidential value or implied evidential value to its former use character of materials and building technologies that were emerging at the turn of the 20th Century. The building makes an relatively benign contribution to the composition of the host property
3. The retention of the first floor as a large living space and the reinstatement of existing features (such as the flooring) was seen as an opportunity for heritage gains and the preservation of the memory of this as an entertaining space for St Ibbs.
4. The ground floor has been subject to many alterations, there is limited evidence of the former use in association with St Ibbs. The location of the large steel beams to the ceiling and lack of cohesion between these and the ground floor partitions suggest that the subdivision of the space has been subject to change over the years.
5. The existing roof surfacing was replaced in the 1990s, evidenced by the presence of breather membranes.
6. Much of the second floor area has been subject to alterations during the latter part of the 20th Century including the configuration of the spaces.
7. The first floor area around the spine wall between the bedroom and living area has been subject to extensive alterations including the removal of a stair, internal partitions and in the 1990s removal of the chimney breasts and ceilings. The partitions and configuration around the loft stair have also varied.

Technical drawings from the 1963 conversion of the property



5.1 Introduction

As stated by BS 7913, The purpose of heritage impact assessments (HIAs) is to gain an understanding of the effect of developments and changes on the historic asset, and how the impact of change might be mitigated.

5.2 Overview

The proposals are broadly comprised of:
Various Internal alterations to the interior of the West Wing of St Ibbs, the addition to 1 nr new conservation rooflight to the Northern roof pitch.

This philosophy identifies the following overarching objectives that form is the driver for intervention within the heritage asset:

- 1. To safeguard the building and its significance from future decay and damp ingress to the ground floor area
- 2. To preserve the character of the existing building from the front
- 3. To retain the special character of the first floor living space
- 4. To create well considered, honest, modern additions with reference to the historic materials but utilising modern detailing and create complementary contrast with the existing building.
- 5. An exemplary approach to environmental sustainability through energy upgrades
- 6. The creation of a ground floor living space and additional accomodation on the second floor to suit 201st century living standards.

To follow is a detailed critical analysis of the proposed changes to the site in the form of an assessment of each major individual alteration or intervention. The purpose of this analysis is to manage the change methodology as advocated within BS 7913 and Historic England Planning Advice Note, “Managing Significance in Decision-Taking in the Historic Environment”, 2015.

Note that the proposals have been altered to remove the two rooflights from the South-Western roof pitch following consultation with adjacent owners in order to preserve the setting of the front elevation and address concerns regarding views from St Ibbs Bush and The Coach House.

Internal alterations within the loft /second floor

Removal of the existing sections of partitions, areas of timber lining
Impact: Low impact upon the loss of existing historic fabric. Much of the existing fabric - Significance Low
Reversibility: N/A.
Mitigation: Areas of existing plaster and lath ceilings will be retained, the key features such as trusses and timber members which have a heritage significance will be retained within the loft area.
Compensation: The building will be brought to current energy standards

Forming a new rooflight to the Northern roof pitch

The proposals involve the formation of a small opening to the existing tiles and the installation of 1nr new conservation rooflight set above eye level (1.6-1.7m).
Impact: This will require the strenghtenning and removal of a small number of roof timbers. 1 new rooflight will be visible from the rear courtyard of st Ibbs. - significance Moderate
Reversibility: Limited as the alterations will be permanent.
Mitigation: A High quality conservation rooflight will be used, set flush within the line of the existing tiles to ensure that the appearance is one consistent with the use of a traditional rooflight within the early 20th century period when the building was constructed. Such features are not uncommon on historic roofs, notably outbuildings and other ancilliary structures.
Compensation: The new roof alterations are not visible from the road, or front of the property. As the existing facde already has balconies and a number of dormers and other roof elements this will have a very limited impact on the setting of the over-all heritage asset.

Internal alterations to the ground floor

Existing partitions will be removed, linings stripped and new damp proofing installed along with new finishes to the floor and walls. Impact: The existing Kitchen space will be opened into a large volume more in keeping with the character of this as a large purpose built space for a large dwelling like st-ibbs - Given the former use of the space it was very unlikely tthat the current kitchen and hallway configuration was original and is a result of the 1963 conversion works. - Significance Low.
Reversibility: N/A

Internal alterations to the first floor and new stair

The existing to the loft stair will be carefully removed, a new building regulations compliant decorative timber staircase will be installed over the existing stair (constructed in 1994) to the living space. The existing partitions erected in 1963 between the existing attic stair and the eastern bedroom will be removed. A new opening will be formed in the existing spine wall (to the area modified in 1994) and the wall between the existing bathroom and hallway will have an opening added.
Impact:
- The existing section of ceiling to the present living room where the proposed stair is proposed has been subject to extensive alterations and is plasterboard, and therefore do not involve the loss of historic fabric. The space was formerly sub-divided with a spiral staircase and the proposals
- The removal of the existing stair (non-compliant from a fire escape and safety perspective) involves the loss of an element which appears to have been modified in the 1960s with parts which may be original. This is a secondary stair within the dwelling and whilst the lower balustrade section is well crafted the stair is of limited aesthetic value
- The removal of the existing partitions has a limited aesthetic impact with one area (the bathroom and hallway)
- There is a potential loss of plan legibility as a result of these alterations however the 1963 alteration and subsequent 1990s alterations have substantially altered this area and as such the value of this plan form legibility is limited.
- The overall impact of these alterations is therefore limited/moderate.

Reversibility: New partitions will be non-load bearing and whilst permanent in nature could be removed.
Mitigation: The new stair will be a high quality intervention that will enhance the layered history of the dwelling,
Compensation: The internal reconfiguration will make the dwelling safer from a fire escape and compliance perspective and result in a more sustainable arrangement of bedrooms. The internal alteration proposed will limit the need for exterior alterations to create a 4 bedroom family home.



As existing



As proposed with new picture wall and stair