



HERITAGE DESIGN & ACCESS STATEMENT

Internal alterations and refurbishments including new hot water and heating system.

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Reference: 2411 Rev A
Date: 13th September 2024

Internal alterations and refurbishments including new hot water and heating system.

Site Address

The Old Rectory, Stevenage Road, Little Wymondley SG4 7HY.

Application Reference:

N/a

Applicant:

Mr and Mrs Watts

The Site

Constraints:

The Old Rectory, Stevenage Road, Little Wymondley SG4 7HY.

The Old Rectory, formerly the Laurels is a 18th Century detached property on the North side of Stevenage Road. The 0.32 acre plot shows the house with a forward detached garage and 3no.single storey outbuildings in the rear garden. The Old Rectory is a grade II listed building. The list description states:-

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WYMONDLEY STEVENAGE ROAD

TL 2127 (North side) Little Wymondley

11/167 The Laurels - - II

House. Early C18 brick casing of possibly older house. Roughcast E and W ends with surface recessed from brickwork of front. Chequered red and blue brick. Slated roof. A 2-storeys, 2 windows wide, double-pile plan house with central entrance and gable chimneys, set well back from the road facing S. Symmetrical S front has central recess over gabled porch to 6-panels door (2 glazed: 2 fielded: 2 flush). Flush box sash windows with 8/8 panes and flat gauged arches to both floors. Painted soffit to projecting eaves.

Listing NGR: TL2145627465

Design

Use:

The existing and proposed use of the Old Rectory is C3 Dwellinghouses.

Amount:

The internal alterations comprise of the first floor internal partition remodelling and more generally the refurbishment of the first floor rooms. The alterations also include the reinstatement of the second staircase linking the landing to the ground floor lounge. A new hot water and central heating system is also proposed.

Bedroom 1: -

- removal of the existing ensuite modern timber stud partition plasterboard and plaster finish;
- removal of existing ensuite modern sanitary ware and shower cubicle;
- removal of existing ensuite modern floor and wall tile finishes;
- removal of the modern radiators;
- 1no. new cupboard / wardrobe openings formed in the historic timber stud partition with lath and plaster finish;
- Removal of the ensuite modern door (D27);
- New ensuite timber stud partitions with plasterboard and plaster skim finish;
- New ensuite floor and wall tiling;
- New sanitary ware;
- New ensuite heated towel radiator;
- New bedroom 1 lime plaster skim finish to all walls and ceilings;
- New bedroom 1 column cast iron style radiator;
- New bedroom 1 skirting, architrave and cornice to new walls in style to match the original;
- New bedroom 1 and ensuite decoration to all walls, ceilings and woodwork.

Bedroom 2: -

- removal of the modern radiator;
- New bedroom 2 lime plaster skim finish to all walls and ceilings;
- New bedroom 2 column cast iron style radiator;
- New bedroom 2 skirting, architrave and cornice to new walls in style to match the original;
- New bedroom 2 decoration to all walls, ceilings and woodwork.

Bedroom 3: -

- removal of the modern radiator;
- removal of the above floor heating pipework.
- 1no. new door opening formed (D36) under original gable window lintel;
- New bedroom 3 lime plaster skim finish to all walls and ceilings;

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- New bedroom 3 column cast iron style radiator;
- New bedroom 3 skirting, architrave and cornice to new walls in style to match the original;
- New bedroom 3 decoration to all walls, ceilings and woodwork.

Bedroom 4: -

- removal of the modern radiator;
- New ensuite floor and wall tiling;
- New sanitary ware;
- New ensuite heated towel radiator;
- New timber stud partition with plasterboard and plaster skim finish;
- New bedroom 4 modern skim plaster finish to all walls and ceilings;
- New bedroom 4 column cast iron style radiator;
- New bedroom 4 skirting, architrave and cornice to new walls in style to match the original;
- New bedroom 4 and ensuite decoration to all walls, ceilings and woodwork.

Landing: -

- removal of the modern radiator;
- removal of stairwell original timber stud partition and lath and plaster wall finish above the head of door (D25) only;
- New timber stud partition plasterboard and plaster skim finish to original door openings (D29)
- New landing lime plaster skim finish to all walls and ceilings;
- New landing column cast iron style radiator;
- New landing skirting, architrave and cornice to new walls in style to match the original;
- New landing decoration to all walls, ceilings and woodwork;
- New handrail, newel posts and spindles to match the original.

Bathroom: -

- removal of the existing bathroom / second staircase modern timber stud partition plasterboard and plaster finish;
- removal of existing ensuite modern sanitary ware and shower cubicle;
- removal of existing ensuite modern floor and wall tile finishes;
- removal of the modern radiators;
- New bathroom floor and wall tiling;
- New bathroom sanitary ware;
- New bathroom heated towel radiator;
- New bathroom timber stud partition plasterboard and plaster skim finish;

- New bathroom modern skim plaster finish to all walls and ceilings;
- New bathroom skirting, architrave and cornice to new walls in style to match the original;
- New bathroom decoration to all walls, ceilings and woodwork;

Works to the ground floor are limited to the installation of the new boiler and cylinder in the under stairs cupboard and the associated pipework.

Layout:

Please refer to drawings 2411/00, 2411/01A, 2411/02A.

Scale:

The footprint of the house will remain unaltered at 167sqm. The location of the house is towards the north of the site, set back from the road frontage accessed along a short gravel drive.

Landscaping:

Site levels are to remain unaltered and soft landscaping is to be reinstated and paved areas made good following the works.

Appearance:

The alteration and refurbishment works are modest in their size and scale and are a benefit to the listed building. The reinstatement of the original second staircase and the refurbishment of original building fabric will ensure a good state of repair.

Access:

Vehicular and Transport

Access onto the site will not change.

Inclusive Access:

Level access through the principal entrance will not change.

Appraisal

Assessed:

The site layout, frontage and history have been assessed individually and in the context of the surrounding architectural vernacular.

Involved:

Colin Weatherall Morris.
Whitebrick