

M Scott / Architectural Design

Design and Heritage Statement

For

Relocation of Kitchen to Modern Extension and Alterations to Accommodate and Replacement of all Windows and Rooflights

At

Box Tree Cottage, Arch Road, Gt Wymondley, SG4 7ET



Introduction

This Design, Heritage and Access Statement is written in support of alterations to the internal layout of the house and the replacement windows.

Background

In 2001 the building was extensively extended to the rear and fully refurbished. This created a modern living wing of the rear of the house all constructed using modern materials. We would assume at the same time all the windows were replaced with modern double glazed timber units. There are 9 planning and listed building applications registered on the site.

Site

The site is off Arch Road in Wymondley. There is a scheduled monument over 200m East of the site and St Mary The Virgin Church some 120m East South East. There is also 2 properties South of the site that are listed. All the listed properties will not be effected by the proposal.

M Scott Architectural Design Ltd

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Proposed Internal Alterations

The proposed internal alterations are minimum and do not affect any historical elements. These include the following:

1. Removal of internal walls in the modern extension to enlarge the space to accommodate the relocated kitchen.
2. Infilling of wall where existing kitchen removed.
3. Creation of new bedroom in old kitchen space to replace bedroom loss in moving of kitchen.
4. Replacement of all windows and roof lights. The original house would be matching timber double glazed windows. The rear extension and new bi-fold doors would be powder coated metal system.
5. Enlarging rear opening to create larger bi-folding door.



Wall to be infilled with timber studs and plasterboard.

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The timber windows in the original house showing modern double glazed units. The new windows will match these but be high quality with better thermal values.



Rear elevation of modern section where opening to be enlarged with bi-fold door system.

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Heritage Asset and Significance

Official listing of property below. As you will note from the listing this is somewhat out of date as the entire roof is now tile. Also the description of the windows is out of date.

WYMONDLEY	ARCH	ROAD	TL	2128	(East side)	Great	Wymondley
10/138	Box	Tree		Cottage	-	GV	II

House. C15 former open hall house, late C17 alterations and floor inserted, altered C19. Timber frame on stucco sill, roughcast, some red brick to ground floor at N end. Steep pitched roof formerly thatched, now slated at front but old red tile at rear extending down over outshut. A 2-storeys, 3-cells plan house set back a little from road facing W. 4 structural bays with 2-bays hall, inserted chimney with fireplace at N end of hall, parlour at S with staircase and C17 large external S gable chimney. Service bay at N end with winding stair in NW corner and an C18 external N gable chimney. W front has 3 3-lights flush small casement windows to each floor, the upper ones cutting into deep plaster eaves cove. Continuous drip over ground floor windows and 4-panels flush beaded door into lower bay of hall. Interior has exposed frame with brick infill, curved corner tension braces cut into backs of studs, jowled posts, straight tension braces in 2 hall bays, clasped-purlin roof with curved wind-braces. Hall floor carried on cross-beam. Original axial joists of heavy section in service bay. Edge-halved scarf joints with bridled butts in wallplates.

Listing NGR: TL2136628627

Impact on the Significance

The proposals are all designed to create a modern living space with a larger family kitchen area to the rear of the house that relates to the garden area. The proposal do not effect the heritage of the building and there is no loss to any historical materials in the proposal. The replacement windows are replacing modern windows that have no heritage asset. The introduction of the powder coated metal windows to the modern extension will further emphasise the modern elements whilst highlighting the more original section of the building. Overall the proposals are minimal with no effect to the heritage or surrounding buildings and neighbours.

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