

M Scott / Architectural Design

Design and Heritage Statement

For

General repairs, overhaul windows, upgrading thermal efficiency, new kitchen and bathroom, replacement of velux rooflights with conservation rooflights, infill existing rear porch to create weatherproof area, upgrading electrics, new gas boiler, new external drain to address damp in walls on ground floor and general decorations throughout.

At

Standalone Farm Wilbury Rd, Letchworth Garden City SG6 4JN



Introduction

This Design, Heritage and Access Statement is written in support of alterations, repairs and upgrades to the existing house to bring it back into use as the caretakers residence. The alterations and upgrades will increase the efficiency of the house towards goals of the Heritage foundations charter whilst bringing the house back into a habitable space fit for modern day living.

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Registered Office - Global House, 303 Ballards Lane, London N6 5UG

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Background

The building and farm has a long history and this can be read on the Standalone Farm's web page <https://standalonefarm.com/our-story/>. The farm house was occupied farm manager up to a few years ago when the previous manager left. The Farm now has a new manager who is looking forward to moving into the house once the renovations and alterations have been completed. The house has not been upgraded for many years and currently is not fit for occupation.

Proposed Repairs & Upgrades (LB not required)

The proposed repairs and upgrades noted below can all be classified as repairs and maintenance and as such would not require listed building consent. These are listed below for full understanding of the total works proposed;

1. General repairs and maintenance throughout the building including painting ceilings and walls and all timber work.
2. Stripping of existing windows, replacing ropes to wights repair any damaged timberwork fit brush seals and paint.
3. New kitchen and bathroom in existing spaces.
4. New carpets and flooring.
5. Upgrading the electrical system to current regulations.
6. New gas boiler to heat the house and hot water (to be located in new utility room if approved).
7. Removal of modern fire and instillation of new fuel efficient log burner reusing existing chimney. A new flue liner may be required and will be determined on site by specialist company.



Fire to be replaced all brickwork to remain no alterations to the structure

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Proposed Alterations (LB Required)

The following alterations and upgrades we consider do require LB consent. These are minimal and do not effect the historical fabric of the building;

1. Infilling the existing porch with insulated render finish wall to create a weatherproof area connecting the proposed new utility area to the house. The existing roof line will remain unchanged and new walls and door will be constructed under the roof. This roof projection is a modern extension and has no historical merit.
2. Conversion of existing brick extension to form utility and w/c area. The structure is existing and no new openings are formed. The existing walls will be insulated with a wood fibre insulation with a lime and cork plaster finish. Details of this system will also be used on the rest of the house to upgrade the thermal efficiency. A document detailing the system is provided with the application, *Retro EcoWall System Brochure*.
3. Upgrading insulation to all external walls, this will use the same system as the utility, see note above. Where the walls are extended out, the front windows will require the existing architraves to be removed, window boards extended and then refitted.
4. Insulation upgrade to all ceiling voids to be lambs wool insulation minimum 300mm thick is achievable. There is a note on the drawings for the sloping ceilings in the loft area to be removed and insulation upgraded here. This is an unknown until the structure has been revealed and a suitable method can be agreed.
5. Replacement of one window. The side window to the loft room window W14 as noted on the drawings, needs to be replaced. The outer frame is supporting a metal sash system. The proposal is to replace the frame and reuse the existing sashes. Sashes to be cleaned and repainted and any loose glazing to be refixed using putty system as existing.
6. Removal and replacement of large velux rooflights to the loft area. The existing roof windows are not in keeping with the building, although they can not be seen. The proposal is to replace these with 2 number CR14-2 rooflights abutting each other with the correct flashing kit. These are available from The Conservation Rooflight Company.
7. Construction of French drain to 2 elevations as shown on the drawings. the existing ground level has increased over the years causing the wall where the drains are shown to suffer from damp ingress. The floor area to the front room where the damp is located is lower than the ground level outside. The introduction of a French drain around this area allows the ground level to be lowered and provide drainage to relieve water pressure from the wall. The proposal is very low impact on the existing building and does not require extensive landscaping by lowering the ground all around the house.

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*Window frame to be replaced
& sashes reused. W14*



*Walls showing damp in front room, fireplace
non original*



Velux windows to be replaced.

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Heritage Asset and Significance

The plan of significance attached to the application shows the original building and its significance. As can be seen there are 3 major changes to the building. The front section is a timber framed C17 building. There was then a later addition doubling the size of the house. This section seems to be a 215 solid brick construction C18. The 3rd addition is the room proposed as the new utility C19. We would think that the porches were constructed around the same time as the rear extension.

WILBURY ROAD 1. 5255 Standalone FarmHouse TL 2033 6/4 II 2. C17 farmhouse, double pile plan refronted mid C19. Two storeys. Double fronted with 3 windows. Tile roof with old brick gable stacks, partly rebuilt. Roughcast front. Slightly recessed sash windows, end bays with side lights. Modern gabled porch and half glazed door. Rear range of C18 blue and red chequer brickwork.

Listing NGR: TL2086433863



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Impact on the Significance

The proposals are all designed to renovate and upgrade the existing house to bring it back to a habitable building. All the proposals are designed to have minimum or no impact on the heritage fabric of the building. The proposals do not visually impact on the building. The majority of the works proposed can be deemed as permitted and would not require consent.

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