

Hauxton Old Village Hall

Church Road Hauxton CB22 5HS

Heritage Statement

16 Dec 2020

HS01

Existing Property & Location

The site sits on the NW edge of the Hauxton Conservation Area.

This site acted as the village hall for Hauxton until a recent move to the newly constructed Village Centre, adjacent to the playground. The Parish Council partly funded the new purpose-built Village Centre by selling the application site with planning permission for change of use to residential.

The core of the building is an attractive hall building, featuring tall windows and ornate contrasting brickwork quoins, window surrounds and pediments. To the rear, a basic 1970's single storey extension provides toilet facilities for the hall.

Proposed changes

Full details of the proposed changes can be found in the accompanying Design Statement.

The conversion of the hall proposed here aims to only make minimal changes front of the building so as not to dramatically alter the streetscape of the conservation area. By keeping changes here to a minimum, it will remain obvious that the building was a former village hall and a sense of history will be retained.

The re-design seeks to retain the form of the existing building from as many angles as possible. The proposed rear extension is set back from side walls and only projects 0.3m further into the rear garden than the existing structure does. New ridge heights are lower than existing. By setting the extension back in this way, it becomes impossible to see from the street.

The main change to the front elevation involves lowering the cill to the tall window to insert a front entrance door. This will capitalise on the existing double height glazing, which is currently bisected by an ugly suspended ceiling system. All windows to the existing building will be refurbished or replaced with matching timber versions. Other minor changes to the front elevation involve changing a window off the lounge to a french door and bricking-up the ugly 1970's side access near the kitchen. Please see Drawing P03 for details.

The proposed rear extension is set back in all directions so it will be very hard to see until you are well down the little side track that leads to the farmer's field. Likewise, it is distant to the neighbour to the east and avoids covering up the original rear gable of the hall (to the meeting room).

The form of the rear extension follows that of the main hall structure - a deliberate mirroring but expressed in contrasting materials that make it easy to differentiate where the old hall stops and the new part starts.

The second storey of the extension sits within the pitched roof, with rear dormers providing the head-height to move around the bedrooms. Two dormers are used instead of a long continuous dormer as they are more subservient to the roof slope. Dormers are set back from the verges, eaves and ridge for this reason too.

The proposed materials and details are all high-end - concealed gutters, zinc roofing, slim format brickwork. Simple, crisp and modern - and not competing with the intricacy of the old hall. The proposed materials are quite dark coloured and this will help subordinate the extension, as forms in darker materials look visually smaller, especially when set against trees.

The proposed extension ridge-line is the same as the one over the main hall space, which makes it the equal second highest ridge after the higher one over the existing meeting room.

The proposed Crittal-type windows to the rear extension, while in vogue now, are somewhat timeless as they have been around for nearly 100 years. Whilst obviously a different style to the existing timber windows, the thin horizontal glazing bars tie in with the ones on the timber windows to the front elevation.

Changes to the boundaries involve a 1.8m brickwork wall to run along part of the western boundary. This will replace a tired wooden fence and give some some privacy screening between the existing windows of the the hall and the neighbouring property.

All trees on the site are retained in this proposal.

Overall, minimal changes to the front elevation and the restoration of windows in this area represent a preservation of the existing streetscape and Conversation Area.

The sensitively-sited extensions built with high quality materials represent an enhancement of the Conservation Area, even though those elements can only be seen when down the track at the side of the property.