

Proposed Variation to the Window size of the Approved Garage Conversion To Westmill House, Westmill Road, Ware SG12 0ET

DESIGN, HERITAGE AND ACCESS STATEMENT

Introduction

No 1/2 Westmill Road Westmill House was built in early C17 and is a Grade II* listed 2 storey country house with a basement, plastered walls and peg tiled roof. The property has a single storey flat roof garage which is situated at the rear of the garden with vehicular access from Westmill Road.

Westmill House were listed in on 24th January 1967. Below is an extract from Historic England's website describing the listing:

House. Early C17, plastered and rewindowed in Georgian manner 1781 (RCHM Typescript). Timber frame, plastered and lined as ashlar. Steep old red tile roof with hip at NW corner. A large L-shaped house facing West. 2-storeys, cellar and attics. North wing extends to rear, with a stair tower in the angle. Principal room at South and of West wing with a large rear fireplace(external lateral chimney stack with 3 diamond stalks) and this room formerly occupied much of the entrance hall. The parlour was at North of this wing and formerly extended to South where there is now a study. Kitchen in North-East wing with service room at East end. Chimney at junction of the wings and stair in the angle with an early C17 balustrade surviving in the attic storey. C17 cross-windows survive on the North elevation with a small bellcote next to the middle 1st floor window. Formal West front has a moulded eaves cornice 5 flush box sash windows with small panes of Crown-glass and central 6-panel fielded door with semi-circular fanlight with interesting Gothic tracery. Tuscan doorcase with attached columns and open triangular pediment. Wall painting with Corinthian capital in 1st floor room over kitchen(RCHM Typescript).

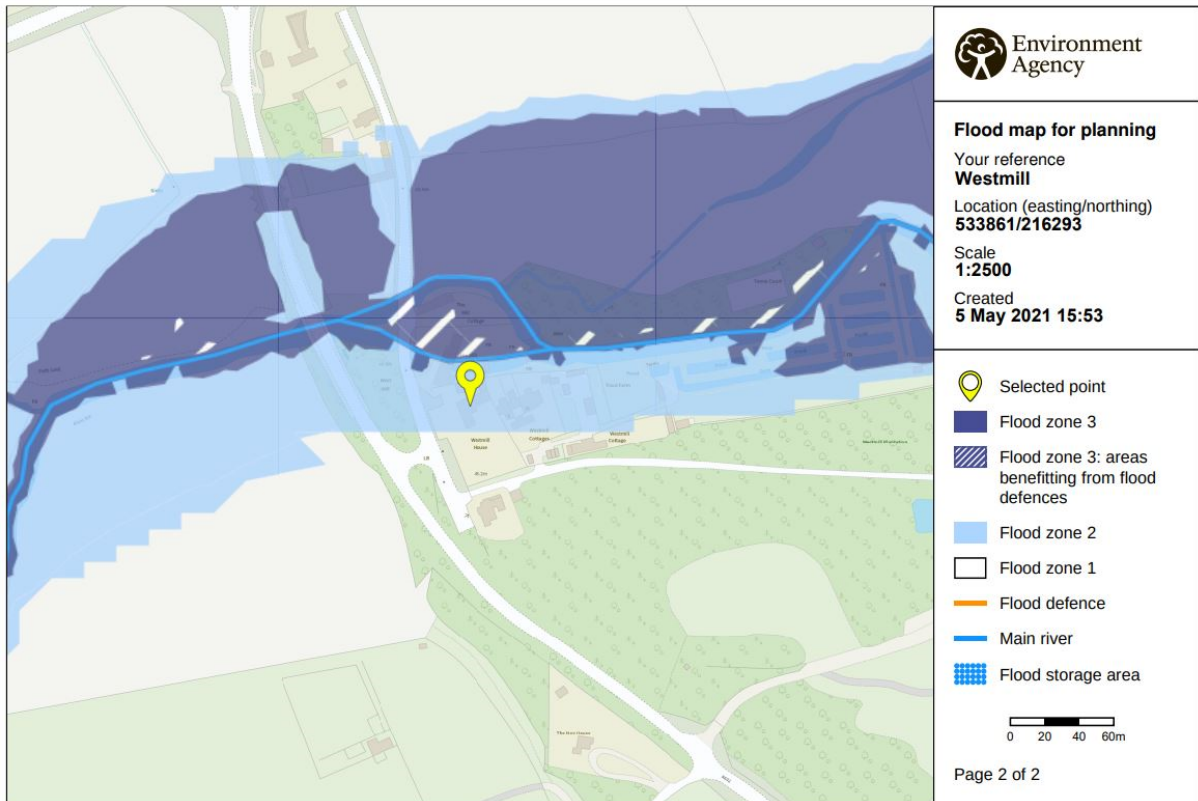
Background

Westmill House has been relatively unaltered over the years, however there are a visible evidences of alterations to windows. Existing sash windows to side and front elevation are C21 replacements.

The proposed works (alteration to size of the annex window) will not affect the character of Westmill House and the elevations of the house will remain unchanged.

Flood Plain

The Environment Agency website has been searched to determine whether the site is identified as being within a flood risk area. The map data below clearly shows that the proposed site fall within the flood zone 2.



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Flood Zone Data Map

Use & Amount

The previously approved application comprises the conversion of the existing garage located at the rear of the listed property.

The general intention of the current application is to reduce the size of one of the windows. We propose using a brick to match the existing, combined aluminium window in a corten steel frame that visually closes the opening. All the above elements are like those previously approved and give a modern and minimalistic appearance to the elevation as a counterpoint to the historic character of the listed building.

There would be no evident change in Westmill House therefore the intrinsic character of the building will not be affected.

Landscaping and Boundary Treatments

Unaffected

Impact of the proposed works on the Listed Building

There would be no evident change on Westmill House as the proposed works are not related to the historic structure of the building therefore the intrinsic character of the listed building will not be affected.

Access, adjoining roads and footpaths

Unaffected

Access Statement

The existing house was originally constructed in C17 and C19 and does not have level threshold access.

Sustainable Development

The materials used will be of high quality and the design will meet the energy efficiency standards of current Building Regulations.