

Design & Access / Heritage Statement on:
Replacement Roof Coverings and Thermal Upgrades
At:
Westmill Village Hall, Westmill, Buntingford, Herts, SG9 9LG



79DS/220407

Listing, Site & Property Details

Heritage Category: Listed

Grade: II

List Entry Number: 1173951

Date First Listed: 24/01/1984

National Grid Reference: TL 36844 27127

Details:

Barn, converted to Village Hall and Caretakers House. C17 altered c1900 for Greg family of Coles.

Timber frame roughcast on chamfered low red brick plinth.

Steep old red tile roof (barn half-hipped in old photo).

Half-timbered gabled porch to Hall.

5-bay barn lying E-W, facing S. Hall in W two and a half bays is single-storey: 2 storeys E part as house.

Queen-strut, side- purlin roof, jowled posts and curved braces to tie beams.

Tall 6-light mullioned and transomed leaded window in W gable with half-timbered apex and simple moulded bargeboard.

Large porch with low side-eaves has moulded bargeboard and heavy battened oak door in reused C16 ovolo moulded frame (head renewed).

Tall slender arcaded louvre on roof ridge with concial top and vane.

House has a canted bay window with cornice, flat roof and leaded casements, flat topped dormer with cornice and 3-light casement window and battened door to right in simple surround with flat hood on brackets.

Hall has barrel vaulted plaster ceiling above tie-beams, moulded battens and heavy moulding along wallplate.

Narrow full-height panel of Delft tiles with blue figures on white ground, on N wall.

Below are a selection of photographs of the property:

Village Hall:





Hall Cottage:



Proposal

1. The Committee have over recent years been investigating ways in which to improve the thermal efficiency of the Village Hall and adjacent Cottage. Various upgrade options have been discussed and extensively explored but due to the properties being Listed most options would not be viable. The two main areas that have been decided to pursue are insulation to the roof voids and secondary glazing.
2. The existing roof tiles are nearing the end of their life to provide adequate covering to the roofs.
3. The existing windows are single glazed.
4. It is proposed to supply, erect and dismantle on completion a fully side covered access scaffold together with temporary roof. Remove and dispose of existing roof tiles, timber battens and roof felt, if it does indeed exist. When the existing roof voids can be inspected it is proposed to supply and install roof insulation, most probably in the form of PIR insulation boards, in the roof rafter voids. This method and system avoids the cutting out or removal of existing ceilings. An energy assessment has been undertaken and this form of insulation to the building provides the best value for money.
5. Replacement breathable roofing membrane, treated softwood battens and clay roof tiles to match existing (agreed with LA Planning Dept. before purchase and installation) are to be installed.
6. The tall slender arcaded louvre with a conical top on the roof ridge is to be repaired with similar materials to the original.
7. To the main Hall of the Village Hall it is proposed to supply and install hardwood timber framed secondary glazing to 2No windows, the main feature window and the side facing window. The timber frame will be made bespoke for the project in the same moulding style as the window frames and stained in a colour to match, as close as reasonably possible. They have been designed so the new timber frames align with the windows frames. The result; from an external viewing it will appear the secondary glazing does in exist.
8. The proposal set out above will be a sensible solution to the ongoing problem of heat loss. The original features and fixtures will remain untouched during the process of upgrading which is reassuring from a Heritage point of view as the of damage to such features is drastically reduced.