

## HERITAGE STATEMENT FOR THE REFURBISHMENT OF A DILAPIDATED FLAT ATTACHED TO WYMONDHAM RAILWAY STATION

### Introduction

This Heritage Statement and Design and Access Statement has been prepared in support of an application for Listed Building Consent to refurbish a dilapidated flat attached to Wymondham Railway Station. The flat is a Grade II listed building and is part of a group of listed railway structures that includes the station building, goods shed, terrace of railway workers' cottages, and signal box.

### Historical Significance

Wymondham Railway Station was constructed in 1844-45 to serve the Norwich and Brandon Railway. The station was one of the most important stations on the line, serving as a junction for the branch line to Dereham. The flat attached to the station building was originally used as accommodation for railway staff.

The station and the flat attached to it are both significant for their historical association with the development of railways in East Anglia. The station is also notable for its architectural significance, as a well-preserved example of a mid-Victorian rural railway station.

### Architectural Significance

The flat attached to Wymondham Railway Station is a two-storey building constructed of knapped flint and brick. The building has a simple rectangular plan form and is covered by a pitched roof. The front facade of the building has two sash windows on each floor and a central doorway.

The flat is a well-preserved example of a mid-Victorian railway workers' cottage. The building is notable for its use of traditional materials and construction techniques. The building also has several original features, such as the sash windows and doorway.

### Group Value

The flat attached to Wymondham Railway Station has strong group value with the other listed railway structures on the site. The group of buildings provides a valuable insight into the history and development of railways in East Anglia.



## Heritage Gateway search returns

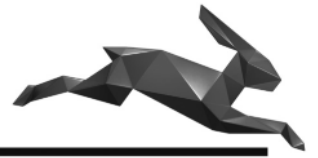
A search of the Heritage Gateway was conducted on 1 November 2023 with the following returns:

Source	Sub-source	Information
Statutory Data	National Heritage List for England	<ul style="list-style-type: none"> <li>Name: Wymondham Railway Station (Main Building) and North Platform</li> <li>List Entry Number: 1208540</li> </ul>
Non-statutory National Data	Historic England research records	<ul style="list-style-type: none"> <li>11 records related to stations on the Wymondham and Fakenham Railway</li> </ul>
Local Records	Leicestershire & Rutland HER	<ul style="list-style-type: none"> <li>Whissendine Station</li> <li>Goods Shed, Edmondthorpe &amp; Wymondham station</li> <li>Edmondthorpe &amp; Wymondham station</li> </ul>
	Norfolk HER	<ul style="list-style-type: none"> <li>Wymondham Railway Station</li> <li>Site of Spinks Lane Station</li> </ul>

## Proposed Works

The proposed refurbishment works will involve the following:

- Repair and repointing of the knapped flint and brickwork
- Restoration of the roof
- Replacement of the windows and doors
- Removal of some internal partitions to create a more open and flexible space
- Installation of a new accessible entrance ramp
- Repair or replacement of the heating system



- Installation of loft insulation
- Installation of mechanical extract ventilation in the kitchen and bathroom
- Removal and replacement of the kitchen cabinets and white goods
- Removal and replacement of the bathroom sink, toilet, and shower cubicle and tiles
- Full electrical installation condition report and remedial works
- Plumbing survey and remedial works

## Impact of the Proposed Works

The proposed works will have a limited impact on the significance of the flat attached to Wymondham Railway Station. The repairs and alterations will be carried out in a sympathetic manner, using traditional materials and techniques.

The removal of some internal partitions will not affect the external appearance of the building. The new accessible entrance ramp will be located at the side of the building and will be designed to blend in with the existing architectural features.

The proposed works have been carefully designed to minimize the impact on the heritage significance of the building. The use of traditional materials and techniques will ensure that the repairs and alterations are compatible with the original fabric of the building. The removal of the internal partitions will make the building more accessible and usable for a wider range of purposes, without affecting its historical or architectural significance.

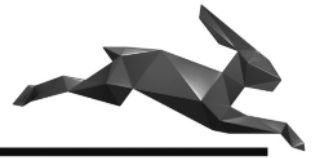
## Design and Access Considerations

The design and access considerations for the proposed refurbishment works include:

- The use of traditional materials and construction techniques
- The retention of original features
- The minimisation of the impact on the external appearance of the building
- The provision of an accessible entrance ramp
- The improvement of the energy efficiency of the building
- The provision of mechanical extract ventilation in the kitchen and bathroom

## Conclusion

The flat attached to Wymondham Railway Station is a significant heritage asset, both for its historical and architectural significance. The building is part of a group of listed railway



structures that provides a valuable insight into the history and development of railways in East Anglia.

The proposed refurbishment works will have a limited impact on the significance of the building. The repairs and alterations will be carried out in a sympathetic manner, using traditional materials and techniques. The works will also improve the energy efficiency of the building and make it more accessible and usable for a wider range of purposes.

It is recommended that the Local Planning Authority grant Listed Building Consent for the proposed refurbishment works. The works will help to protect and enhance this important heritage asset.