



Heritage Statement – Conservation Area

Stone Hall, School Lane, Mistley
Manningtree, Essex. CO11 1HN

For: Ms Clark

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Design Partnership

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Heritage Statement – Conservation Area

The application is for a re-structuring of the existing attic room space adding dormers to increase accessible floor space with headroom, ground floor projections supporting the hipped roof and internal alterations for new arrangements – Stone Hall School Lane Mistley CO11 1HN

The Statement has been written to comply with Article 4 of the Town and Planning Order 1995 and in accordance with the National Planning Policy Framework (NPPF) and Practice Guidance (NPPPG) within Tendring District Council's Local Plan 2007 and Local Plan 2013-2033 Adopted Section 1 and emerging Section 2 and Validation Requirements of Section 3 of DCLG Circular 01/2006 and associated supplementary planning guidance - Parking Standards (2009) and Essex Design Guide (2005)

The statement relates to a domestic household re-configuration of the first floor roof space that includes two additional dormer roof projections for additional accessible floor space with head room with ground floor projections supporting the new hipped end roof with internal alterations for new arrangements including an additional flat roof light; to a detached chalet bungalow in a row of five similar bungalows having different fenestration in similar proportions and styles.

This statement should be read in conjunction with the following drawings:

| <i>Title</i> | <i>Drawing no.</i> |
|-----------------------------------|--------------------|
| Existing Floor Plans & Elevations | 2104-926 - 01 |
| Proposed Floor Plans & Elevations | 2104-926 - 02 |
| Block and Location Plan | 2104-926 - 03 |

Restructuring the existing attic room spaces, increasing the accessible floor area by providing two dormers the larger at the south hipped end and the smaller to the front east roof slope to provide head room and usable space. Ground floor projections, supporting the new south facing hipped roof and internal ground floor alteration; providing a rearranged kitchen diner, including the addition of a flat roof light.

Heritage Statement:

We have considered the importance of the rearrangements in relation to the house and its positioning within School Lane and the conservation area of Mistley and acknowledge that this is one of a group of five similar detached dwellings that all appear different to each other and as a group and all different within their location.

The existing mid-20th century dwelling is reasonably consistent for its time of mid 50's style and design and has remained as originally constructed although there has been significant alterations made throughout the property from previous planning approvals by then the "carpenter/builder" previous owner. It is quite obvious when observed

internally that whilst providing access into the attic space for a further bedroom the additional space has been utilised from the landing provided to access for a bathroom within the roof slope towards the east (front); however this space has in fact been contrived, is extremely cramped and lacks headroom throughout almost rendering the intended facilities unusable.

This application seeks to try and rectify this by restructuring the roof space available for its intended use and as the existing bedroom rear dormer demonstrates, it is necessary to project above the existing roof plane. We accept the planners view from the pre-app that the heavy handed approach and perhaps from the easier option to extend the ridge line and adding a gable flank which although gave opportunity to increase the headroom may well not be characterised in the local vernacular; however it is however absolutely necessary and paramount in having to project through the roof plane with some volume to provide accessible space with sufficient headroom as required for modern day living requirements and standards.

Again it is obvious to see that the previous owner staged programmed their own requirements and had gone about transforming the bungalow beyond its intended arrangements, albeit, it is still remaining as a domestic dwelling chalet styled bungalow with multiple rooms in keeping with similar dwellings locally. It is therefore also intended to make function of these rooms with improved better arrangements and standards. It is equally important to the client to make more and better use of the ground floor living space and arrangements, enlarging the kitchen, utility area adding more natural light into the space with a larger open area that will provide better circulation with improved living standards for modern requirements; carrying out these type of alterations will retain the previous heritage form but with more of an effective use.

1 Special architectural or historic interest.

The original building has undergone numerous additions, alterations and extensions including various forms of garden landscape which have in the main been carried out to both sides, front and rear of the property both on the ground and roof levels and currently functions as a three bedroom detached dwelling chalet styled with a hipped roof with parking to the front garden landscaped forecourt; originally constructed approximately 1960-70's in a style consistent with similar properties along the West side of School Lane opposite the converted mill and barley stores with a modern urban development further south and east. There are no outstanding features on this or any other local dwelling as this depicts the style of design for a property of this period in the area, the heritage merits being the fact it is part of the settle boundary of Mistley conservation area. Immediate properties have been personalised and remain individual properties within the original form and style although it has to be said that one of the group of bungalows was replaced by a large two storey modern contemporary dwelling in stark contrast to anything else in the immediate surround. However it is acknowledge that all is in keeping with the overall appearance and merits of the conservation area; there is neither any specific architectural or historic interests save only for the conservation area appearances and on that basis we have taken the advice from pre-planning to move away from the original proposal for an extended ridge and enlarged roof plane that formed an end gable and have retained the original features of the dwelling by retaining the hipped roof form over the ground floor projection supports disguised with the existing storage room that currently exists and then adding two dormers to achieve accessible floor space and headroom, predominately to the south side that affectively mirrors and faces the adjacent property. The front east dormer is considerably smaller and now sits centrally and lower on the east roof plane a from the a planning pre-application comment, with the side cheeks nestling within the roof void leaving a small window as the projection.

2 Setting.

The 'restructuring' (reconstructing a new hipped end roof projection and adding dormers only) will be constructed and principally contained to the south elevation with a high level slot casement window (obscured glazed) to avoid overlooking together with a small gable fronted dormer carrying a obscured glazed window positioned centrally and lower on the east (front) elevation.

These are not imposing extensions and are generally in scale within their setting, with minimum projection over the roof plane that allows and provides much needed head room for accessible floor space within the roof space. Overlooking or loss of neighbouring amenity will not be or become an issue.

3 Fabric.

As mentioned above, the extended fabric will appear from a style consistent with the other properties within School Lane having similar styles and material choices from when the house was first constructed. The extensions are deliberate not to contrast or in-balance in scale and proportion with the original and so should not be harmful in appearance in its surround and within the conservation area as a whole.

The flat roof section will have a resin bonded or similar lead appearance flat roof rather than a felt roof as on the existing rear dormer and the cladding to the South dormer will be with an aluminium or similar dark grey sheet cladding which will by nature shadow away making it appear less prominent all constructed with a timber frame (as much as the roof fabrication) of a similar appearance with windows to match all as the existing. The front south facing dormer copies similar gable projections from the existing and others in School Lane with a rendered face and slate roof all to match.

4 Features.

The main feature of the restructuring, accepting that this all about achieving head room and therefore useable floor space within the roof, is to maintain the same feature that already exists which is the prominence of the hipped roof that pyramids to small ridge. This appearance is maintained albeit the ridge is lengthened marginally as the hips are moved over the ground floor supporting projections on the south side, but it must be stressed that this does not detract from the principle feature and still maintains the scale and appearance of the original of the roof.

The dormers have been created to be as unobtrusive as possible so that they do not appear to be harmful additions damaging to the preservation of the conservation area. In fact, and in reference to the pre-enquiry responses are now "in balance" opposed to the original proposals; this application in our opinion now strengthens the current dwelling form whereas the projecting gable proposal over dominated the South Elevation; now providing a consistency that would therefore outweigh any harm the proposals may provide. The restructuring allows the style, characteristics and appearance of the original structure; by retaining the hipped roof form that currently exists and then adding dormers principally to the side that mirrors and faces the adjacent property and adding the front dormer will allow the possibilities of gaining headroom and providing accessible a useable floor space, where the previous didn't

5 Principles.

As mentioned, the dormers within a retained hipped roof and setting have been considered from the comments in the pre-application response and it is the principle of design to continue the recommendations and retain all aspects of the building in a similar style and manner to maintain the overall appearance and continued principles of the original dwelling so that it should be in keeping with its surround of that which already exists and less harmful to the significance of the conservation area. It was a deliberate choice to feature the south dormer to be of similar design as the existing rear dormer with the same projecting features of the adjacent dwelling (Eastwood) in maintaining similar principles for the area.

6 Justification.

The original arrangements, space and movement are just simply not good enough and inadequate for modern living standards and requirements especially for family lifestyles. The original space is increasingly becoming more cramped from poor staged 'improvements' much of the upper floor spaces are inaccessible from insufficient headroom and poor space arrangements; the proposal would go far enough for these current needs to be overcome. It should also be noted that the clients are keen to capture natural light and airiness the new proposed arrangements have taken this into account with added windows and a roof light.

It is therefore seen not only necessary but vital to make restructuring a functional purposes where there is a paramount importance and requirement for it.

7 Mitigation.

We understand that harm should be less than substantial and identified harm should be weighed against public benefits and it is acknowledged that there is very little gain to be had for public benefit however in this regard the tilted balance shifts towards the preservation of the conservation area and we view the restructuring to be a positive contribution outweighing any harm that the proposals would bring whilst fulfilling a restructuring need. We feel that in keeping similar forms and styles this proposal will now enhance its surroundings having very little harmful impact in close proximity of neighbours and other buildings and will have no effect on the conservation area of the Mistley.

We strongly contend that this renewed proposal embodies all that is recognised in the aims and objectives of adopted policies; we respectfully request therefore that your authority be minded to approve this application.