



HERITAGE, DESIGN & ACCESS STATEMENT

Proposed two-storey rear extension, replacement front porch, alterations and new front boundary wall at Fir Tree Cottage, Patmore Heath, Albury, Ware, SG11 2LY.

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CONTENTS

1.0 INTRODUCTION	1	4.0 THE PROPOSAL	12
1.1 The Proposal	1	4.1 Design Proposal	12
1.2 Planning History	1	4.2 Materials	12
2.0 SITE ANALYSIS	2	4.3 Drawings - Location Plan	13
2.1 The Site	2	4.3 Drawings - Proposed Site Plans	14
2.2 Visual Context	3	4.3 Drawings - Proposed Plans, Sections + Elevations	15
2.3 Existing Site Photographs	4	4.3 Drawings - Proposed Visuals	16
2.4 Flood Risk Map	5	4.4 Sustainable Building	17
2.5 Historic Maps	6	4.5 Vehicular Access and Parking	17
3.0 HERITAGE ASSESSMENT	9	5.0 CONCLUSION	18
3.1 Patmore Heath Conservation Area Appraisal	9		
3.2 Conservation Area Map	10		
3.3 Identified Nearby Heritage Assets	11		

1.0 | INTRODUCTION

1.1 The Proposal

This Heritage, Design and Access Statement is presented in support of the planning application for a proposed two-storey rear extension, replacement front porch, alterations and new front boundary wall at Fir Tree Cottage, Patmore Heath, Albury, Ware, SG11 2LY. It seeks to focus on the key design considerations that we have taken into account in arriving at our proposal for the site.

1.2 Planning History

1985: 3/85/0714/FP - Two storey side extension alterations and double garage. Approved.

1988: 3/88/1592/FP - Front porch addition. Approved.

1989: 3/89/0185/FP - Living room extension bedroom and bathroom over. Approved.

2.0 | SITE ANALYSIS

2.1 The Site

The site (883m²) is currently occupied by Fir Tree Cottage, built in the early C20 and substantially extended, with a garage added, in the 1980's (see 1.2 Planning History). Due to these add-hock extensions to the building, the house could be better arranged to suit future generations of occupants.

The house is located on a residential street and as the proposal is for a two-storey rear extension, replacement front porch, alterations and a new front boundary wall, it is considered that there should be no principle of development concern.

The application site is situated on the western boundary of Patmore Heath, a picturesque asset of the village and a Site of Significant Scientific Interest (SSSI). The site sits between two houses of varying ages, 'Garden House' to the north and 'Jasper's Cottage' to the south.

Patmore Heath is considered as a Group 3 Village in the East Herts Local Plan 2018. Whilst this application only proposes a two-storey rear extension, replacement front porch, alterations and a new front boundary wall, careful consideration is given to local and national design guidance.

The application site is located just 5.3 miles/ 12minutes drive from the centre of Bishop's Stortford.

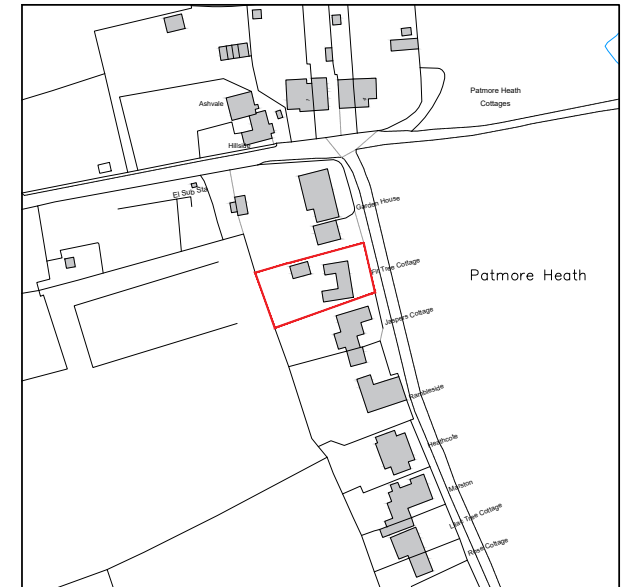
The site lies within the Patmore Heath Conservation Area, however is not either a listed building or a building of note within the Conservation Area Appraisal. There are Listed Buildings in the vicinity of this site and these are taken into consideration in section 4 of this document.

The site falls within designated Flood Zone 1 - very low risk of flooding from rivers. In addition, there is no identified potential risk of surface water flooding.

The existing house is a large 4bed two story dwelling, with a detached garage. The house has a wide frontage and is of traditional form, with a slate roof and painted render finish.

Around Patmore Heath there are varying styles of houses, also of varying ages, form and scale.

The interior of the current house developed over time with several extensions has created a fragmented floor plan over several different levels.



Location Plan

2.2 Visual Context

APPLICATION SITE



View from Patmore Heath SSSI, looking from east towards the application site



Aerial view



Neighbouring 'Jaspers Cottage'



Neighbouring 'Garden House'

2.3 Existing Site Photographs



Existing application site house



View from existing house frontage towards southern neighbouring boundary



View of northern neighbouring boundary



View from south looking towards the application site

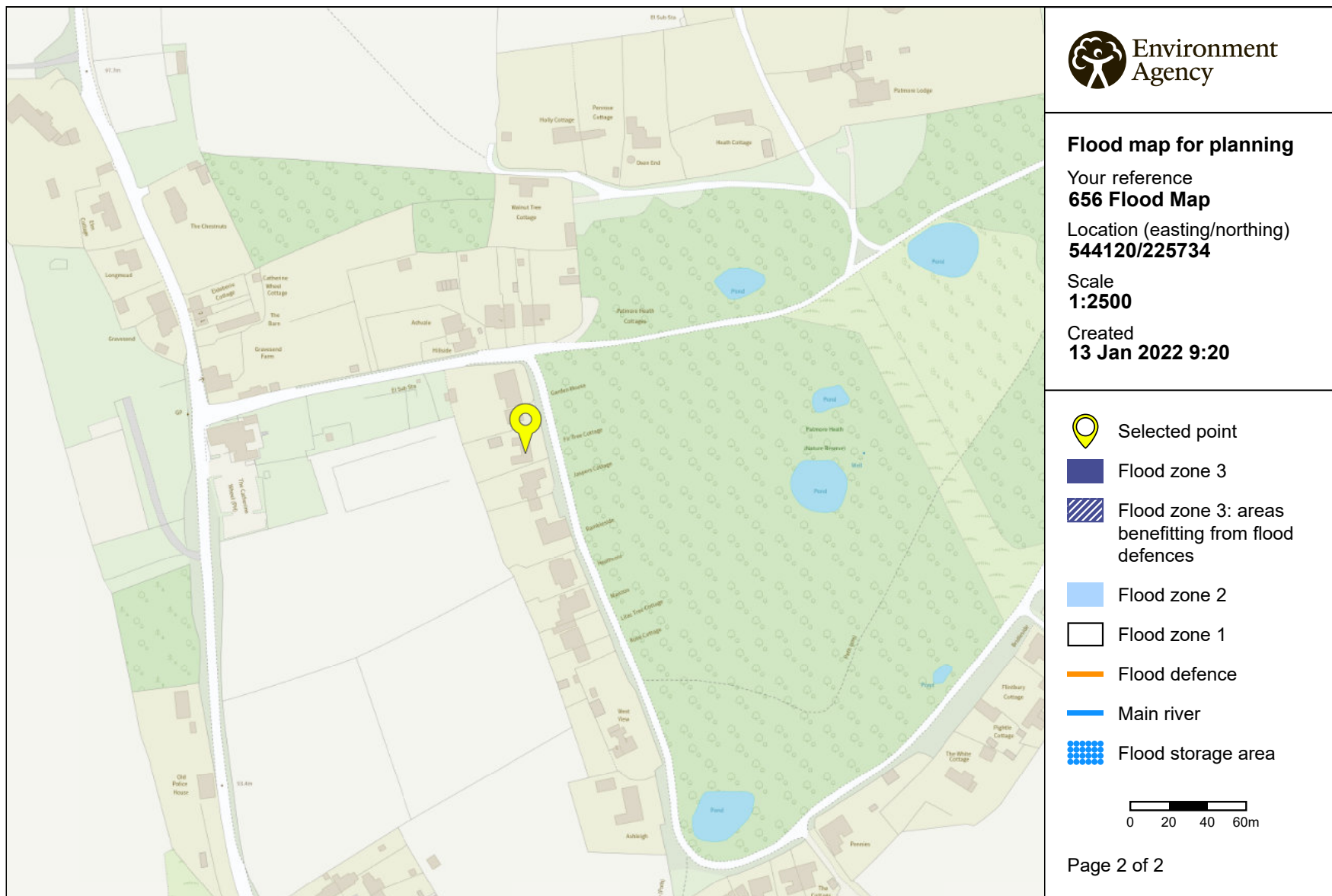


View from Patmore Heath SSSI, looking from east towards the application site



View from Patmore Heath SSSI, looking from northeast towards the application site

2.4 Flood Risk Map











Flood map for planning

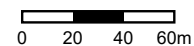
Your reference
656 Flood Map

Location (easting/northing)
544120/225734

Scale
1:2500

Created
13 Jan 2022 9:20

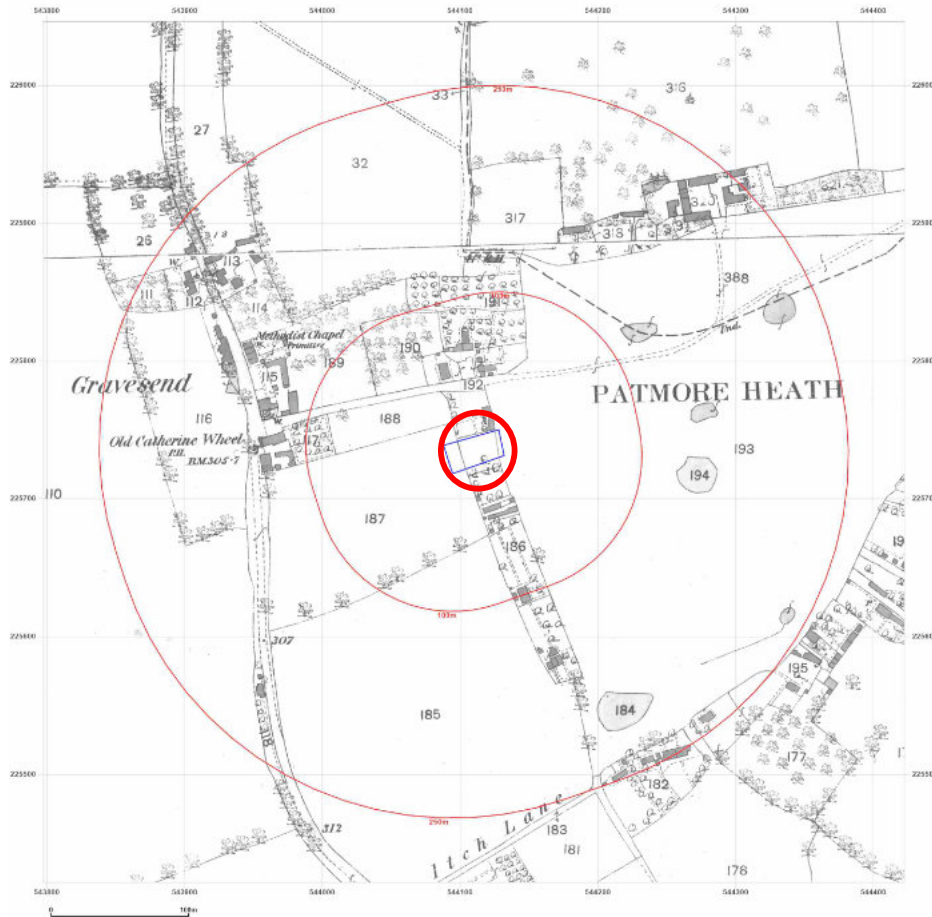
-  Selected point
-  Flood zone 3
-  Flood zone 3: areas benefiting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Flood storage area



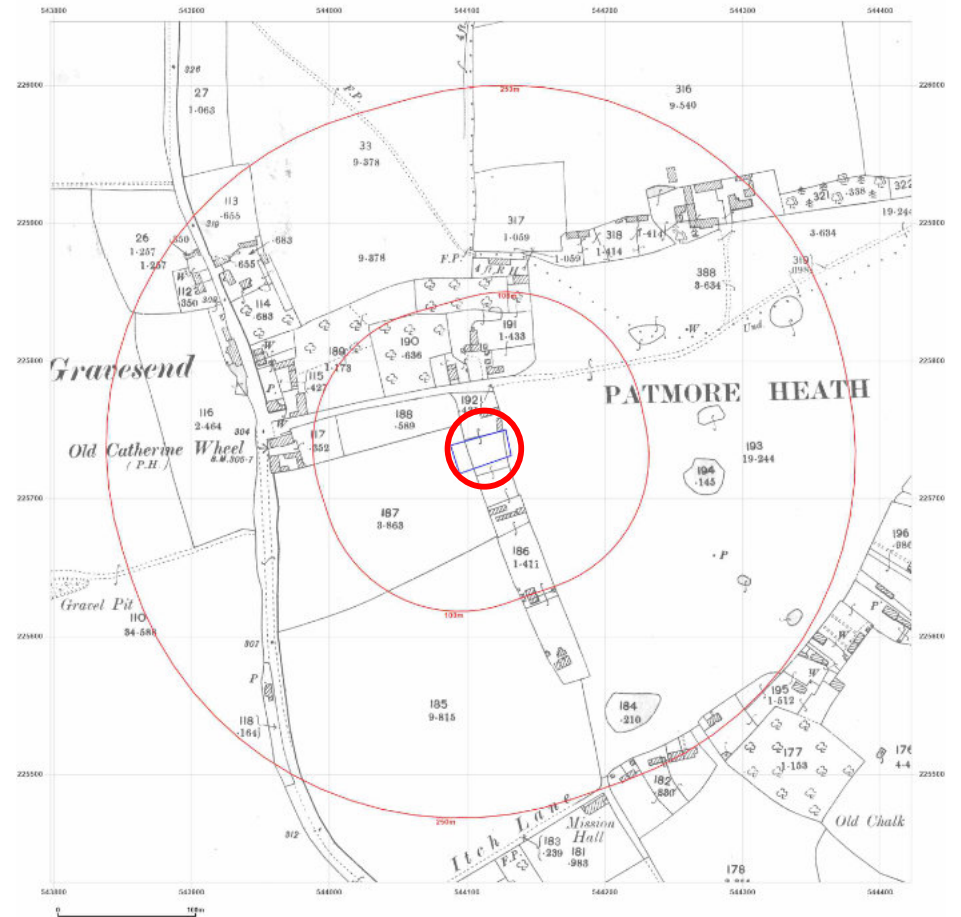
Page 2 of 2

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2.5 Historic Maps



OS Map 1878



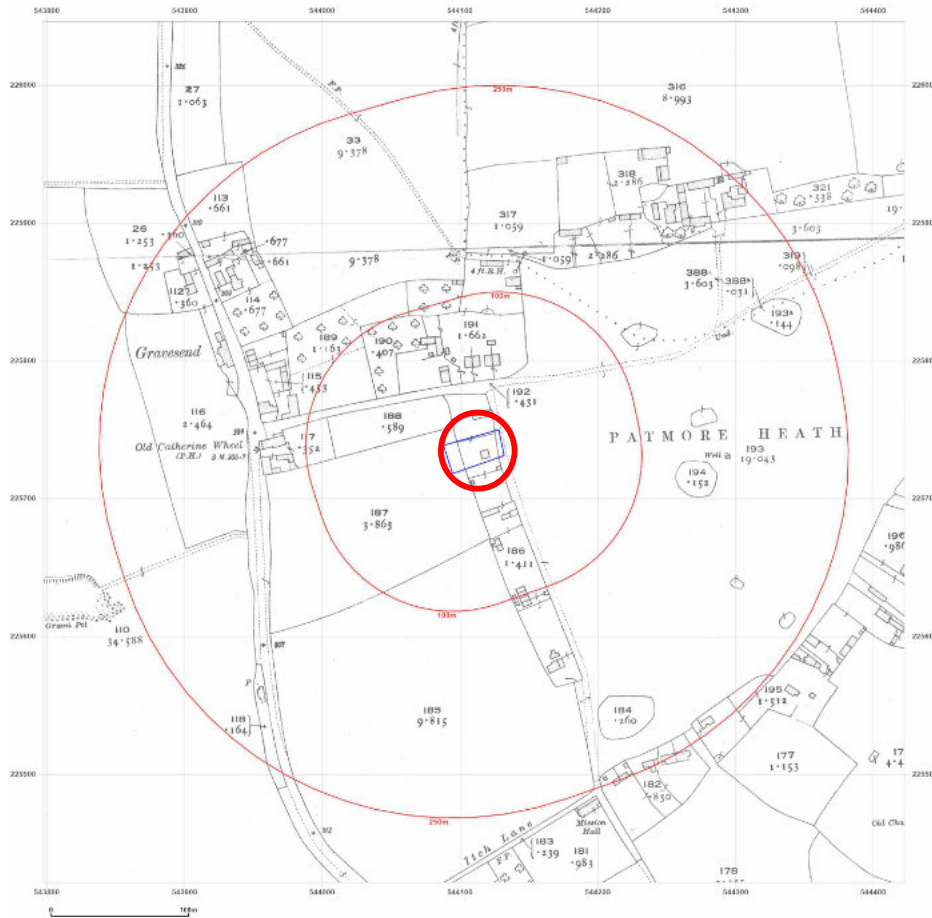
OS Map 1898

KEY:

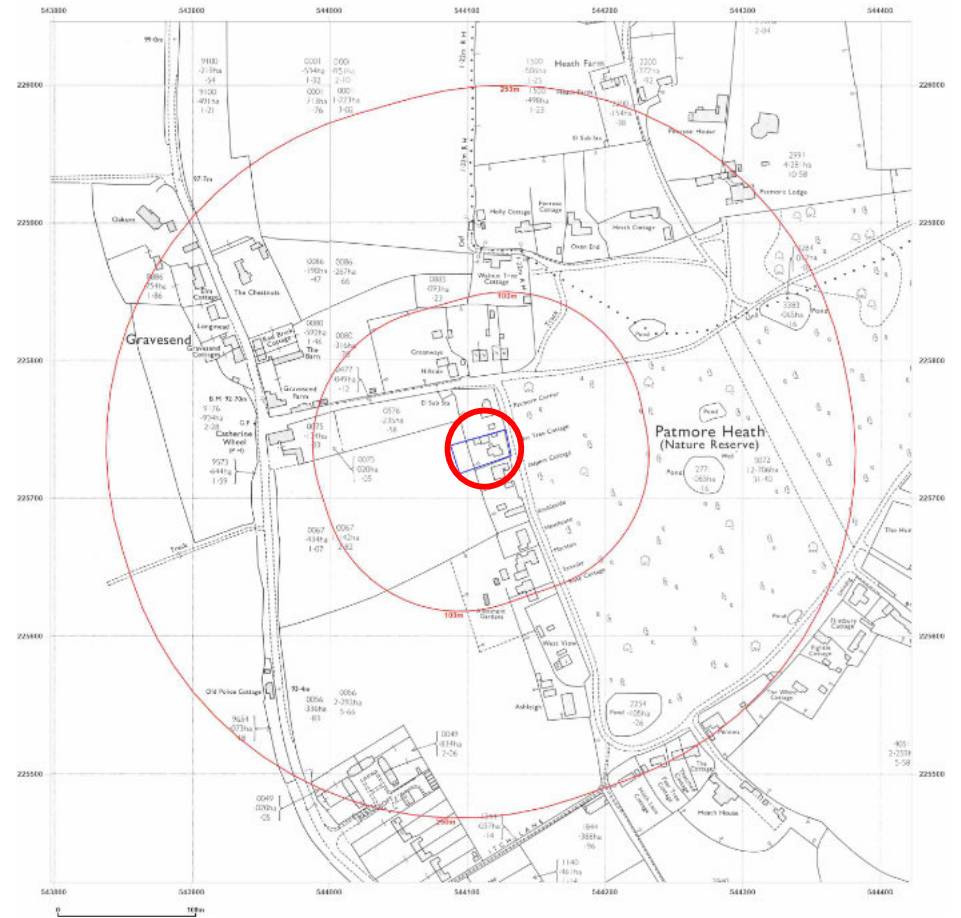


Application site location

2.5 Historic Maps



OS Map 1921



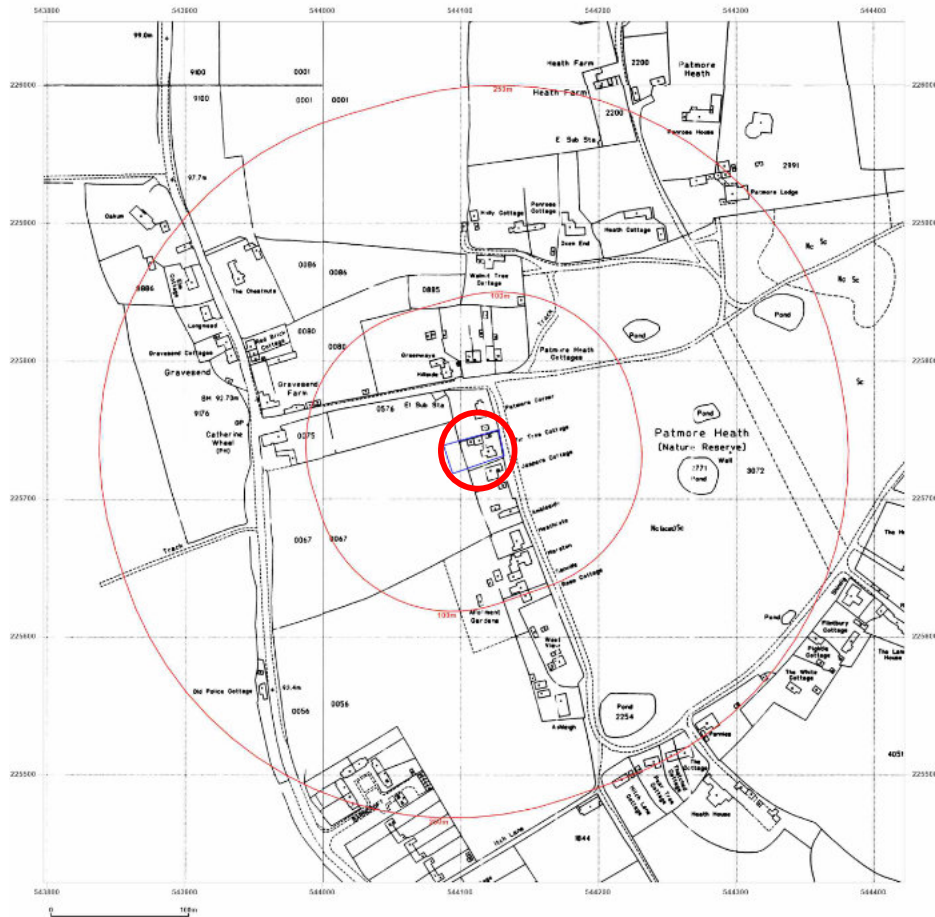
OS Map 1978

KEY:



Application site location

2.5 Historic Maps



OS Map 1993

KEY:



Application site location



OS Map 2003

Summary - The historic maps shows a building on the application site sometime before 1921. This was later extended and additions were made.

3.0 | HERITAGE ASSESSMENT

3.1 Patmore Heath Conservation Area Appraisal 2020

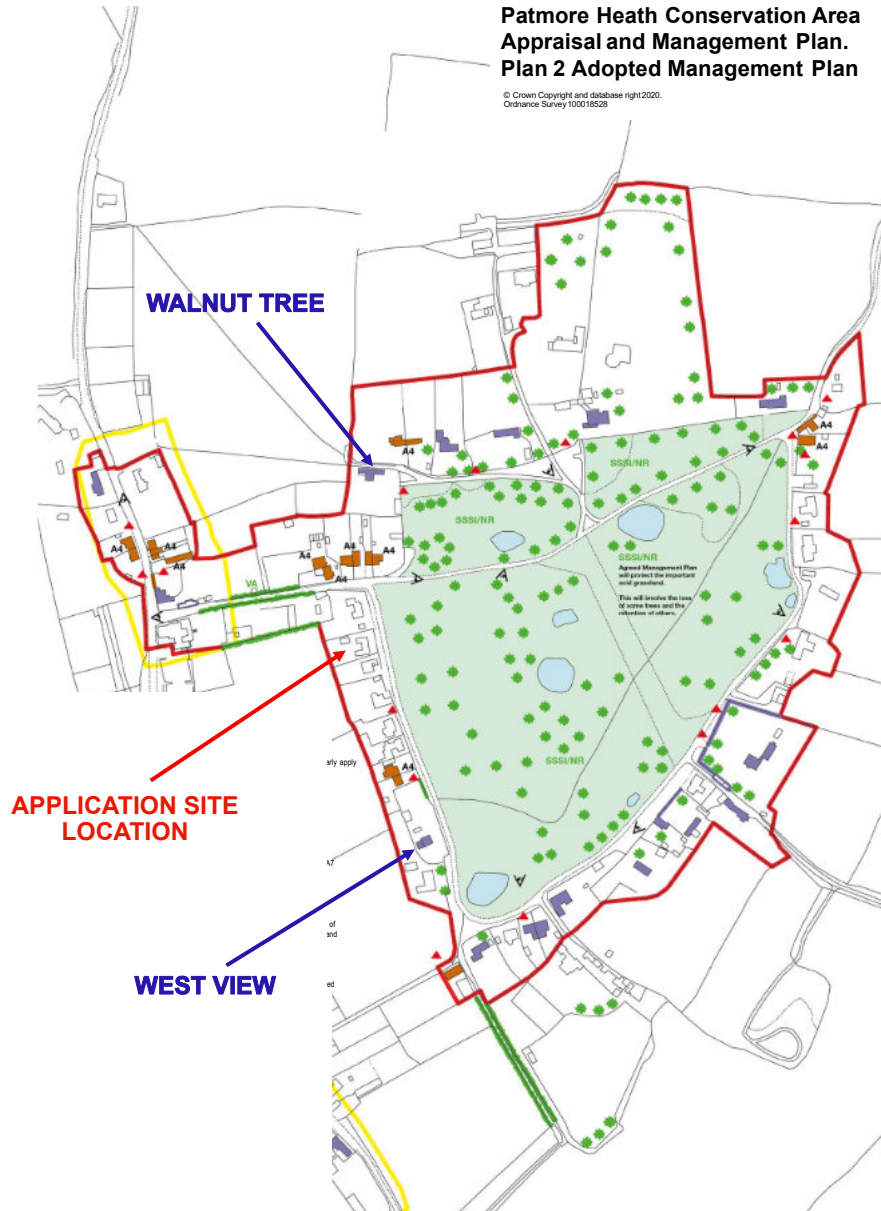
The essential character of the conservation area is that of a combination of historic and modern properties enclosing a large heath grazed in part by sheep. The heath itself is extensive and contains a number of ponds and trees. It is accepted the presence of selected trees on the main part of the heath, which as set out previously is an important grass heath habitat, conflict with the objective of retaining the important heathland habitat.

There are two concentrations of listed buildings, one on the northern edge of the Heath and one to the south east of it. There is also a scatter of historic properties at Gravesend which has now been included within the conservation area. About 50% of the listed properties have thatched roofs. Of the 16 listed buildings in the conservation area, 7 (44%) date from the 17th century, 5 (31%) from the 18th century and 3 (19%) from the 19th century. One is undated. All are listed as Grade II.

3.2 Conservation Area Map

Patmore Heath Conservation Area Appraisal and Management Plan. Plan 2 Adopted Management Plan

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There are no listed buildings within the immediate vicinity of the application site and the site does not come within any of the selected important views. However, it is still important that the site respects the overall feel of the conservation area, along with the SSSI/NR setting.

District Plan Policies and Government planning policies set out in the 'National Planning Policy Framework' (NPPF) apply as appropriate.

- Revised Conservation Area boundary: District Plan Policies HA1, HA4, HA5, HA6 particularly apply
- Areas of Archaeological Significance: District Plan Policies HA1, HA3 particularly apply
- Individually listed buildings/structures: District Plan Policy HA7 particularly applies
- Other individually listed features: District Plan Policy HA7 particularly applies
- Walls (specifically referenced in general listed building description)
- Important buildings in the curtilages of listed buildings: District Plan Policy HA7 particularly applies (preliminary assessment in one specific case)
- Unlisted buildings to be protected from demolition: District Plan Policies HA2 and HA4 II particularly apply
- Other distinctive features to be protected from demolition within parameters of existing legislation: (includes features within the curtilage of listed buildings and walls/railings above the specified heights)
- Wall
- A4** Selected features on unlisted buildings where additional controls are proposed subject to further consideration and notification (by Article 4 Direction): District Plan Policy HA4 I (f) particularly applies
- SSSI/NR** Site of Special Scientific Interest/Nature Reserve to be protected. District Plan Policy NE1 particularly applies.
- Important open spaces to be protected: District Plan Policy HA4 I (e) particularly applies (see note on plan re management of heath and trees)
- Important water features to be protected: District Plan Policy NE3 IV particularly applies
- ■ ■ General location of important trees/hedgerows to be protected within parameters of legislation: District Plan Policy NE3 III particularly applies
- VA Village Approach. District Plan Policy NE3 III particularly applied
- Selected important views to be protected: District Plan Policy HA4 I (e) particularly applies
- ▲ Proposed enhancements

3.3 Identified Nearby Heritage Assets

Map from historicengland.org.uk

There are many listed buildings within the immediate vicinity, however these are concentrated to the north and south edges of Patmore Heath.


On the western edge of Patmore Heath, where the application is located, there is only one listed building, 'West View', to the south of the application site.

'West View' is a Grade II C17-C18 timber framed cottage. This heritage asset has six other residential properties between the application site and itself. There are no important views where the application site is in context of this or any other heritage asset.

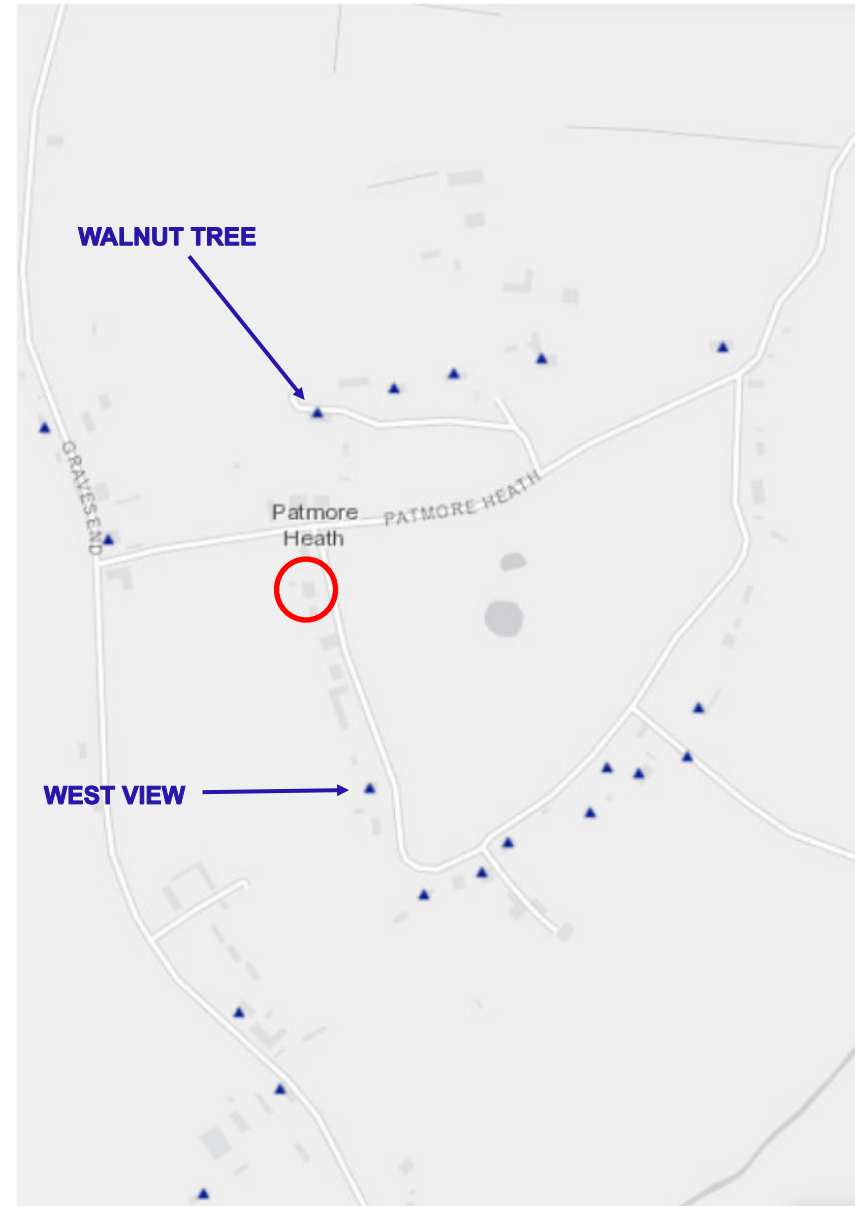
To the north, the second closest heritage asset is 'Walnut Tree', a C17 century timber framed house. This heritage asset is screened from the application site by several properties and as such does not read against the application site in any manner. It is the nearest heritage asset to the proposal at 135m.

As such, it is considered that any proposals on the application site will not directly affect any heritage asset within the area.

KEY:

 Application site location

 Historic Asset



4.0 | THE PROPOSAL

The proposal seeks permission for a proposed rear extension and alterations.

4.1 Design Proposal

The proposed two-storey, rear, infill extension is set into the existing courtyard area between the wings of the dwelling and is not visible from Patmore Heath. With a flat roof, vertical cladding, and large openings, the contemporary extension consists of a simple form which is designed to compliment the existing dwelling whilst maintaining a level of subservience. A flat rooflight provides additional natural light to bedroom 3 and the addition of a rooflight cut between the existing rafters provides light to the now enclosed hallway. The existing roof structure will be unaffected by the extension. Internal downpipes are proposed. Externally recessed solar blinds have been introduced on the rear elevation to reduce overheating in the summer whilst still allowing for solar gains in the winter months.

The first floor terrace extends along the rear and is accessible from both bedroom 1 and 3. It also provides solar shading to the kitchen and living room on the ground floor. The northern short edge of the terrace has 1.8m screening to prevent overlooking into the neighbouring property.

The existing front porch has been enlarged slightly to allow for a simplified internal entrance. Some openings on the east-facing facade have been subtly altered to allow for the larger porch and improve views from the dining room.

The existing access points have been retained and a low flint front boundary wall has been proposed, similar to that of the neighbouring Garden House.

This is intended to be a high-quality extension with a good standard of detailing and use of materials.

4.2 Materials

Porch and front elevation:

The proposed material palette will use render.

Natural slate to match the existing will be used to the pitched roof of the porch.

Windows at the front will be white timber sash to match the existing.

New rainwater goods will be black UPVC to match the existing.

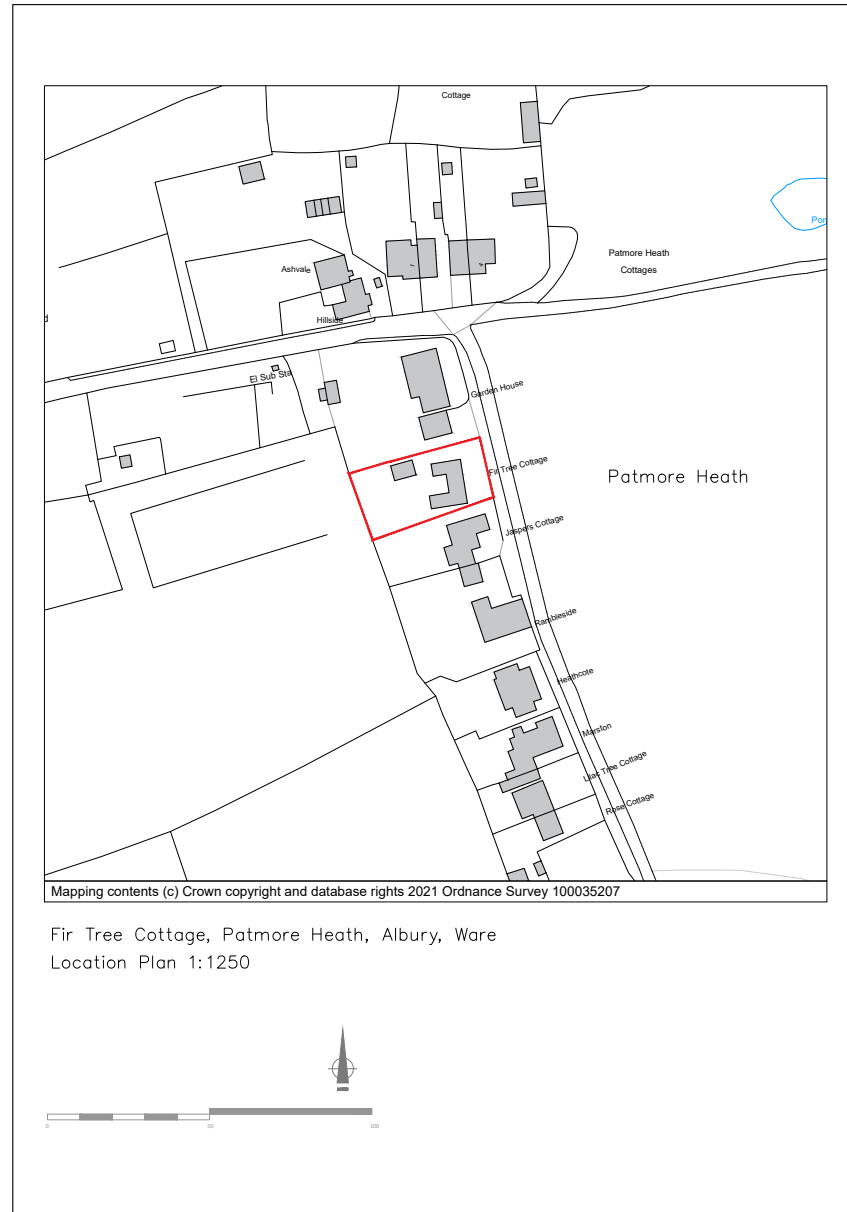
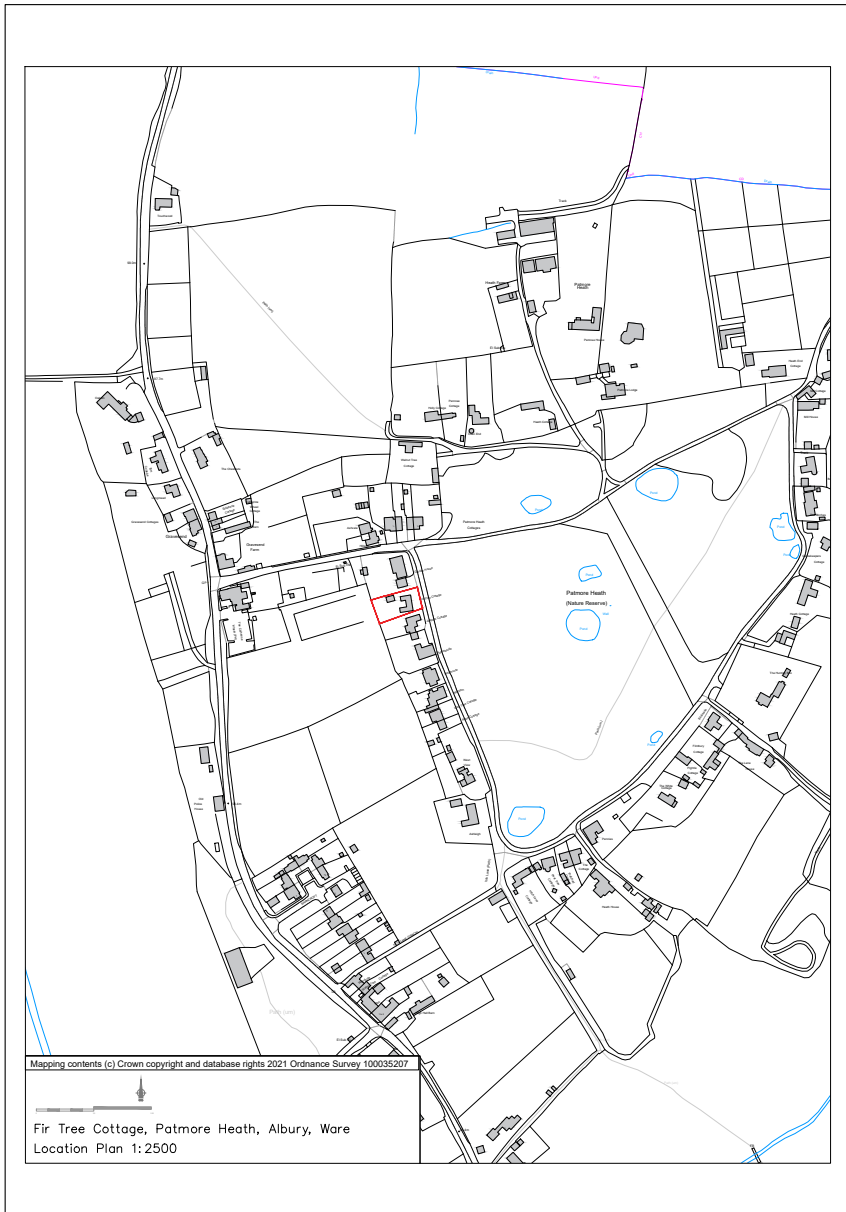
Rear extension:

The proposed material palette will use a timber/composite vertical cladding.

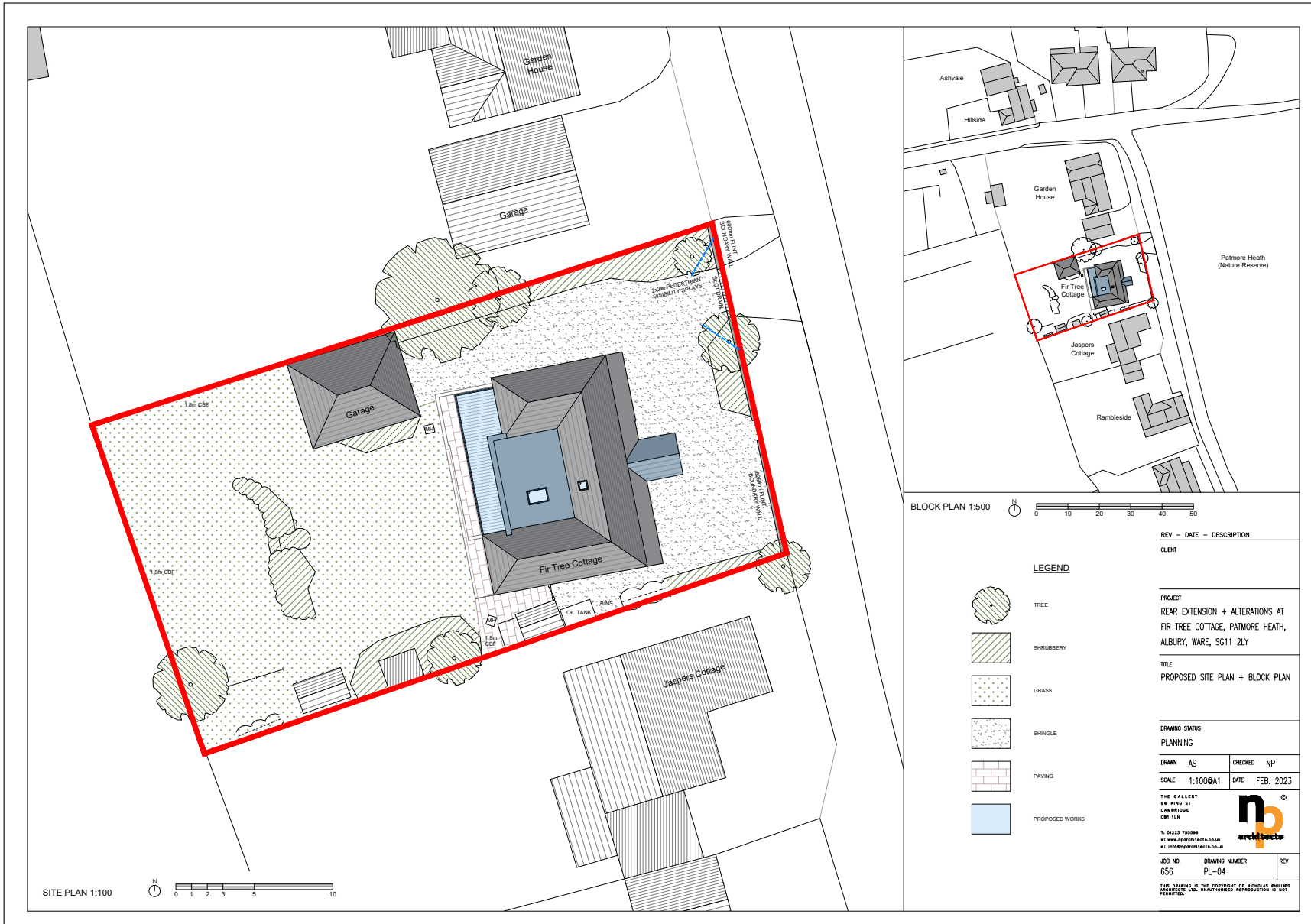
New windows and replacement windows at the rear will be dark grey aluminium.

Composite windows will be used to create a high-quality fenestration.

4.3 Drawings - Location Plan



4.3 Proposed Drawings



4.3 Proposed Drawings



4.3 Proposed Visuals



East (Front) Elevation



East (Front) Elevation



West (Rear) Elevation



West (Rear) Elevation

4.4 Sustainable Building

The proposed extension and alterations will be constructed of materials with a proven longevity and low maintenance, and insulated to a high standard. The form has been kept simple, resulting in a thermally efficient surface area-to-volume ratio.

The extension has been designed with a fabric first approach and as such will have some excellent energy efficiency.

Recessed blinds have been introduced on the rear elevation to reduce overheating in the summer whilst still allowing for solar gains in the winter months.

4.5 Vehicular Access and Parking

There is to be no change in vehicular access and parking spaces.

5.0 | CONCLUSION

We consider that the proposal will be an efficient, low carbon addition that improves the quality of the accommodation and internal space.

We consider the proposed rear extension, replacement porch, alterations and low flint boundary wall to be sustainable additions to the conservation area that are very low key and takes care to do no harm to any local heritage asset or other feature of the conservation area.

The property is to be thermally upgraded as part of the works to insure a long-term sustainable future for the dwelling and its inhabitants.

We consider the proposal to be fully compliant with all current local and national planning policy. The proposal therefore should be supported.