

Heritage Statement

Vine Cottage
High Wych
Sawbridgeworth, CM21 0JJ

Demolition of attached garage. Erection of 2 single storey side extensions incorporating front and rear dormers and including first floor side extensions in the roof space.



Existing Front Elevation

Prepared by:



On behalf of:

Ms Lorrimore and Mr Waterman,
Vine Cottage, High Wych,
Sawbridgeworth
CM21 0JJ

1.0 Historic England – Official Listing:

Heritage Category: Listed Building

Grade: II

List Entry Number: 1220468

Date first listed: 30-Apr-1985

Statutory Address 1: VINE COTTAGE OPPOSITE POST OFFICE, HIGH WYCH LANE

TL 4614 HIGH WYCH HIGH WYCH LANE (west side) 16/8 Vine Cottage opposite Post Office -
GV II

House. C18 or early C19 (on Tithe Map of 1839). Possibly an older house then cased in brick. A symmetrical red brick house of 2 storeys and 3 windows wide at right angles to road. Steep old red tile roof, gabled and extending to rear as a catslide roof over red brick single storey and attics extension. External gable chimneys with tiled brick o sets. Front has dentilled brick eaves and gauged brick segmental arches to all openings. Recessed sash windows with 6/6 panes. Central 6-panel door with flush beaded panels and upper 2 glazed. 2 pairs of modern gabled dormers on rear roof. Large circular cast iron tie rod plate next to front door. In exposed position on edge of village and important in views out to W.

Listing NGR: TL4639514284

2.0 Planning History:

SUMMERHOUSE IN GARDEN

Vine Cottage, High Wych Road, High Wych, Sawbridgeworth
Ref. No: 3/99/0150/FP | Received: Wed 03 Feb 1999 | Validated: Wed 03 Feb 1999 | Status: Decided

SINGLE STOREY FRONT EXTENSION TO PROVIDE GARAGE AND THREE DORMERS

Vine Cottage, High Wych, Sawbridgeworth
Ref. No: 3/80/0952 | Received: Fri 11 Jul 1980 | Validated: Fri 11 Jul 1980 | Status: Decided

3.0

Planning Policies:

The following Local Plan policies are relevant to the consideration of this application:

NPPF - National Planning Policy Framework.

DES4 - Design of Development - East Herts District Plan 2018

HA1 - Designated Heritage Assets - East Herts District Plan 2018

HA3 - Archaeology - East Herts District Plan 2018

HA4 - Conservation Areas - East Herts District Plan 2018

HA7 - Listed Buildings - East Herts District Plan 2018

HOU11 - Extensions and Alterations to Dwellings, Residential Outbuildings and Works Within Residential Curtilages - East Herts District Plan 2018.

DES4 - Design of Development - East Herts District Plan 2018;

It is considered that the proposal is attractive and of high, quality design, which has responded appropriately to the local context. It has been assessed against the visual impact of the immediate location which has been respected. The proposal responds to the needs of current occupiers and is adaptable for the future.

The proposed extensions will be constructed in materials sympathetic to the existing in matching red facing brick, render, black painted weatherboard timber cladding, red clay roof and lead roof with timber frame windows and doors. The proposed extensions will be with a catslide roof to the rear to match the existing roof of the Listed Building and to reduce the bulk when viewed from the rear and across the playing fields.

HA1 - Designated Heritage Assets - East Herts District Plan 2018 HA7 - Listed Buildings - East Herts District Plan 2018.

Vine Cottage was first listed 30th April 1981. It is a Grade II listed, 2-storey building, constructed in C18 or early C19. A section of the rear roof and bathroom of 1-storeys, was reinstated following a fire. The rear elevation has a catslide roof with two dormers of modern construction C1980s.

The proposed works will not affect parts of the original listing internally.

HA4 - Conservation Areas - East Herts District Plan 2018

“The intention of conservation area designation is not to inhibit further development, or to preserve the area unaltered, but to manage change and thereby ensure that the character of the area is not harmed or diminished by future development”. (Source East Herts Council “CONSERVATION AREAS Guidance for owners and occupiers”). The proposed development preserves the character and appearance of the essential features of the Conservation Area, by using traditional materials and details such as red facing brick, render, black painted weatherboard timber cladding, plain red clay tiles and lead roofing, contributing to the aesthetic value of the street scene by harmonizing with the principal materials within the conservation area.

HOU11 - Extensions and Alterations to Dwellings, Residential Outbuildings and Works Within Residential Curtilages - East Herts District Plan 2018

It is considered that the development is compatible with the settlement’s character and village setting. As outlined in the arboricultural assessment report, a single Category C Hawthorn Bush will require removal as a result of the works and a further 5 trees will incur only minor ingress into their RPA’s. The extension is modest in height and there will be no overbearing features detracting from the clear separation in the relationship between the side extension and the principal building.

The proposed development is considered to be one that would not cause material harm to the living conditions of the occupants of the neighbouring dwellings by way of loss of light, loss of outlook, overbearing or loss of privacy. No

neighbouring residence could be subjected to reduced views of the conservation area and no additional obstacles is created for sightlines towards the north or south for the properties to the sides and the rear or for the general enjoyment of the listed building when viewed from High Wych Road. The proposed replacement side extension though located to the road-side and will be visible from the north this is largely replacing an existing double garage with a pitched roof and will not further impact or detract from the appreciation of the historical setting and character of the Listed Building.