

LOCATED AT:

*Steen Cottage Nasty Ware Hertfordshire SG11 1HP*

TO EAST HERTS COUNCIL

Design and access statement.

PREPARED BY

Your Plans UK LTD

Unit A2, Mindenhall

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02/10/2023

## 1. INTRODUCTION

- 1.1. This design and access statement is submitted on behalf of [REDACTED] in connection with planning application referenced 3/23/1667/LBC and 3/23/1666/HH.

## 2. SITE CONTEXT

- 2.1. The application site does not currently sit within any conservation areas.
- 2.2. The application site is a fully detached, 3 bedroom, Grade II Listed dwelling built in the 16th Century or early 17th Century. This dwelling makes homogenous use of materials, a timber frame roughcast with panelled pargetting on South elevation and plastered brick plinth. Steep old red tile half-hipped roof with steeper catslide continuation over rear outshot. The dwelling contains a Red brick chimney centrally offsetted within the property with the inclusion of a smaller external gable chimney on the North Elevation. The front of the property has a plaster eaves cove and 3, 3-light 18th Century flush Yorkshire sliding casement windows to each floor.
- 2.3. The site is generally rich in Early Modern Period detailing in character to the local area. This use of materials is a common feature of other Early Modern Period estates, where materials reflecting the vernacular style were essential to the character and philosophy behind such designed rural properties of this period.

## 3. DESIGN

- 3.1. Due to the location of the property sitting within the traditional rural village of Nasty, any external alterations should be carefully considered with respect , even though it does not sit within a Conservation Area. The design of the extension takes inspiration from the original cottage's architectural features, such as the use of similar materials, scale, and proportion.

The standing seam roof and external cladding have been selected to complement the existing building's materials while providing durability and longevity.

The extension's scale and proportions are designed to be sympathetic to the existing cottage, ensuring that it does not overwhelm or detract from the historic structure.

The placement and design of windows and doors in the extension have been carefully considered to maximize natural light and views while maintaining privacy and security.

#### 4. CONCLUSION

4.1 The ground floor rear extension to Steen Cottage has been thoughtfully designed to meet the needs of the current occupants while respecting the historical significance of the Grade 2 listed building. The choice of materials, scale, and proportions has been carefully considered to ensure that the extension complements the existing cottage and contributes positively to the local environment.

This statement demonstrates our commitment to preserving the heritage of Steen Cottage while making it a more functional and comfortable space for its residents.

- 4.1. You will notice that we have sensitively addressed the advise posed by the SPAB (ref: SPAB/JN/175387/22), creating a scheme with the resultant effect being one of lesser harm to the listed building with the aim instead to highlight the existent Heritage of the dwelling.
- 4.2. In response to the Conservation and Urban Design Advice we believe we have proposed something of which is subordinate to the property. From a conservation planning point of view this design has been informed by paras 189-208 of the NPPF, in particular paras 199-202. We have designed in a way to retain the dwellings essential vernacular, rural character, and its characterful appearance and have addressed the comments submitted on the 09/06/2022.
- 4.3. In summary, we are confident that no harm is presented by the development to the significance of the heritage assets of the area. Furthermore, we believe that the proposal contains high regard to the need to preserve the listed building, its setting and the historic features it contains, and therefore fully comply with para 16 of the Planning (Listed Buildings and Conservation Areas) Act.