

PLANNING APPLICATION FOR A SINGLE STOREY REAR EXTENSION.

LOCATED AT:

Steen Cottage Nasty Ware Hertfordshire SG11 1HP

TO EAST HERTS COUNCIL

HERITAGE STATEMENT

PREPARED BY

Your Plans UK LTD

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05/08/2022

1. INTRODUCTION

- 1.1. This Heritage Statement is submitted on behalf of [REDACTED] in connection with a Planning Application for a Single Storey Rear Extension at Steen Cottage, Nasty, Ware, Hertfordshire, SG11 1HP.
- 1.2. This Heritage Statement takes into consideration the reasons for withdrawal with Application 3/22/0769/LBC
- 1.3. This Heritage Statement takes into consideration the reasons for refusal with Application 3/21/2360/LBC

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. You will notice that no alterations have been made to the front façade of the property and therefore will not have an adverse impact to the street scene or the character of rural village of Nasty.

- 3.2. We are proposing a single storey rear extension. This has been designed of a modest scale in keeping with the vernacular style implemented by the original Early modern Period and in keeping with the setting of Nasty.
- 3.3. You will notice that for the proposed ground floor rear extension we have made this separate to the existing property. I draw your attention to the 350mm offset to the property allowing sufficient space for the newly proposed extension to be built so that it does not to interfere with the current construction of the existing dwelling.
- 3.4. In order to create a link between the exiting and proposed we are proposing for a glass link to intertwine the two creating an architecturally pleasing design that compliments the Vernacular characteristics of the dwelling allowing us to retain the existing rear door and produce something of which is subordinate to the property and we believe that this will not impact the street scene or the character of the rural village of Nasty.
- 3.5. The proposed ground floor rear extension make homogenous use of Timber Weatherboarding typical to Early Modern Period detailing in character of the Period and we are confident that this will not impact the street scene or the character of the rural village of Nasty.
- 3.6. You will notice that we have provided 4 Conservation style rooflights on the proposed ground floor rear extension. This allows for the proposed ground floor rear extension to have an even distribution of natural light into the dwelling. These have been designed to be subordinate to the property and we believe that this will not impact the street scene or the character of the rural village of Nasty.
- 3.7. We are proposing that the pitched roof of the proposed ground floor rear extension to match the existing pitch and eaves of the previous extension and match the tiles in order to maintain the Heritage character of the dwelling.
- 3.8. Finally, I would like to bring your attention to the Proposed Glass Detail of which sits over the Existing Well exposing this within the floorpan of the proposed ground floor rear extension. This has been designed to create something that is sympathetic to the Heritage of this dwelling, highlighting the early history of the Cottage of which was built for the Well digger who dug the Well.

4. CONCLUSION

- 4.1. This proposal has been designed sensitively in order to minimize the impact to the character of the rural village of Nasty and the street scene. All external materials are to be in keeping with a Vernacular style in order to maintain the rich Early Modern Period detailing in character to the Heritage of the rural village of Nasty.

- 4.2. 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.
- 4.3. 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.
- 4.4. 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.