

**HERITAGE STATEMENT**

**Proposals for**

**New Winter Garden**

to

**Crown House, High Street, Much Hadham, SG10 6BY**

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Aerial View of site (Courtesy of Google Maps) (existing highlighted)

## Introduction

The National Planning Policy Framework states:

*“In determining applications, Local Planning Authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets significance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum, the relevant Historic Environment Record should have been consulted and the heritage assets assessed using appropriate expertise where necessary...”*

## 1 History and Significance.

### 1.1

Crown House is situated on the West side of Much Hadham High Street. It is one of the prominent period houses that makeup the playful variations of styles on the high Street.

### 1.2

Crown House -named in the listing as The Old Tavern - is a Grade II listed Building. The detailed description is as follows as follows

TL 4219 MUCH HADHAM HIGH STREET (west side) Much Hadham village

13/48 The Old Tavern

22.2.67

GV II

House. Probably C17 or earlier. Refronted early C18 and early C19. Painted brick and steep old tile roof with yellow brick stack on le|. 2 storeys. 4 windows of nearly square 6/6 sashes on 1st floor. Plain pilasters at ends. Ground floor has twin doors with reeded architraves, a 6/6 sash on S and triple hung sash on N, all beneath a fascia cornice and plastered parapet.

Listing NGR: TL4281019550

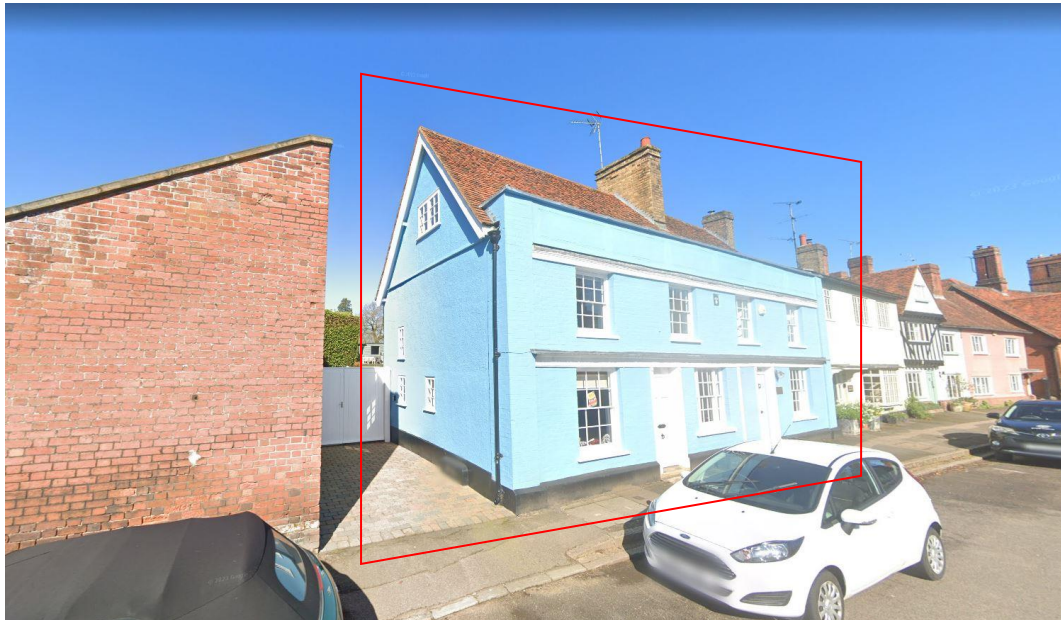
### 1.3

The property sits within the Much Hadham Conservation area.

In the Much Hadham Conservation Area Appraisal & Management Plan dated May 2014. Crown House is a fine example of what is described in the general overview as follows

*6.2. General overview. The main street consists of a variety of properties being a selection of large Georgian houses that contrast with cottages dating from the 16th and 17th centuries. In addition there are many 19th century non listed properties which make a very worthwhile historic and architectural contribution. The tight urban form extends from Hadham Cross to the High Street, partly changed at Tower Hill by a more open character around the sports ground and War Memorial. The alignment of the smaller cottages is frequently hard up against the pavements. Materials and form of construction also vary considerably from the earlier timber framed cottages, often modified at later dates, to buildings constructed of brick. Roofs are constructed of slate or tiles and frequently are steeply*

*sloping. Occasional thatched roofs remain, the retention of which is important to the character of the area. Trees play an important function in adding to the quality of the environment at both northern and southern entrances and also in the centre. High quality walls, some individually listed, play an important function in defining and enclosing the street. The varied roofscape is also very important and in many places prominent chimneys add to the overall quality. There is a varied range of high quality architectural detailing associated with the historic buildings. In summary the street scene is of the very highest calibre whose quality has not been significantly eroded.*



*Picture 1- The importance of Crown House in Much Hadham's architectural composition and quality.*

#### 1.4

Crown House is an attractive and fine home. The client over the last twenty years has returned the house to good order.

#### 1.5

The House was extended in 2004 which created a contemporary Kitchen.

To the West, the walled garden rises up from the Kitchen extension and adjacent paved area. The proposed Winter Garden will nestle next to the Kitchen Extension. The Winter Garden will be used by the client as a pavilion for meditation.

The interface the existing extension will be minimal. The West Slot window from the 2004 extension will be widened to form a glazed door to enter the Winter Garden.

The new winter garden room is only visible from the Crown House garden.





Site Photo 1: Rear Elevation of Crown House with 2004 extension in Foreground



Site Photo 2: Rear Elevation



Site Photo 3: Rear Elevation

Crown House has developed incrementally with various owners adding iterations.

The historic core to Crown house will remain untouched. The proposed new Winter Garden will add delight.

## 2.0 Proposed Works

### 2.1

The proposed development is described in the application accompanying drawings and comprises of

- a) New Single Storey Winter Garden.
- b) Adjustment to end 2004 slot window for new glazed internal access door.
- c) addition of 6KWh PV panel array to South Kitchen extension roof.

### 2.2

The Winter Garden will abut the North boundary wall. The new Winter Garden will have a simple folded metal roof with metal framed glazing below.

The structure will be designed to be fully demountable if future occupiers wish not to maintain the structure. In no manner will this reinstatement be damaging to the historic Fabric. The works re therefore fully reversable.

Full height metal doors will open onto the garden. The floor of the Winter Garden room will be paved to match the adjacent hard paving.

### 2.3

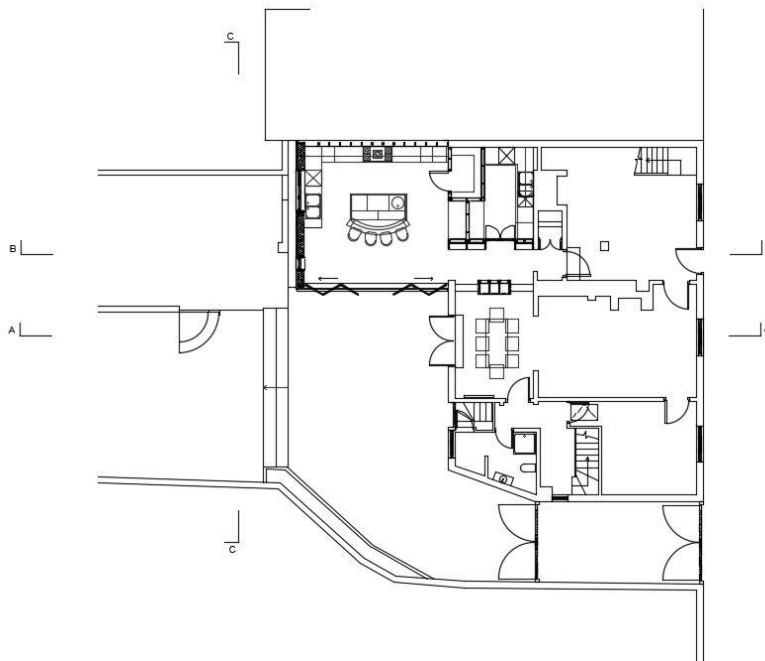
The Winter Garden has been designed to be sympathetic in its massing, height and detail.

### 2.4

Internally the brick boundary wall will be left fair faced. Where necessary the new ceiling will be stained timber.

### 2.5

The new PV solar array will be black.



Existing Ground and First Floor Plan

### 3.0 Heritage - Assessment of impact

#### 3.1

The Winter Garden extension to Crown House is not considered to be harmful to the setting of Crown House. The room is set back into the garden. The scale and proportions are appropriate form and the historic core / form of Crown House is unaffected.

#### 3.2

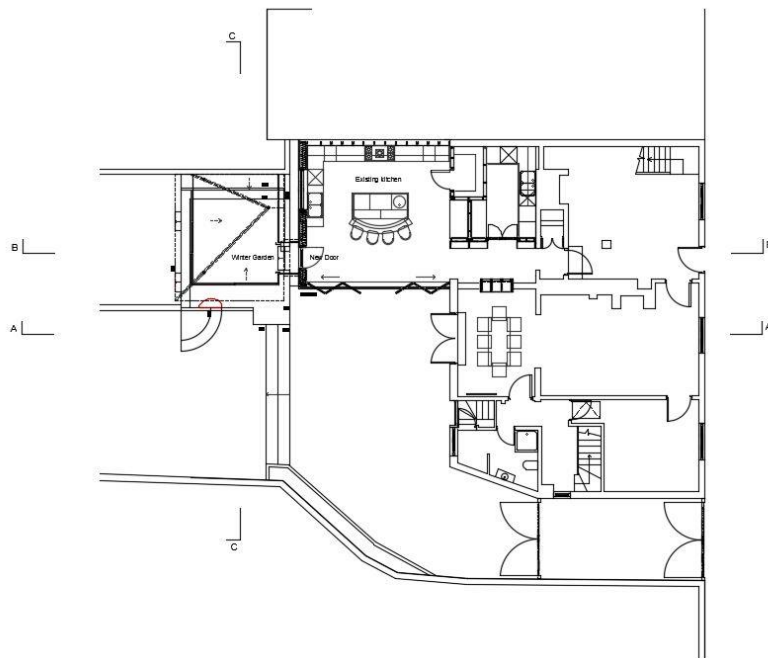
The Winter garden does not impact any neighbourly privacy or any overlooking.

#### 3.3

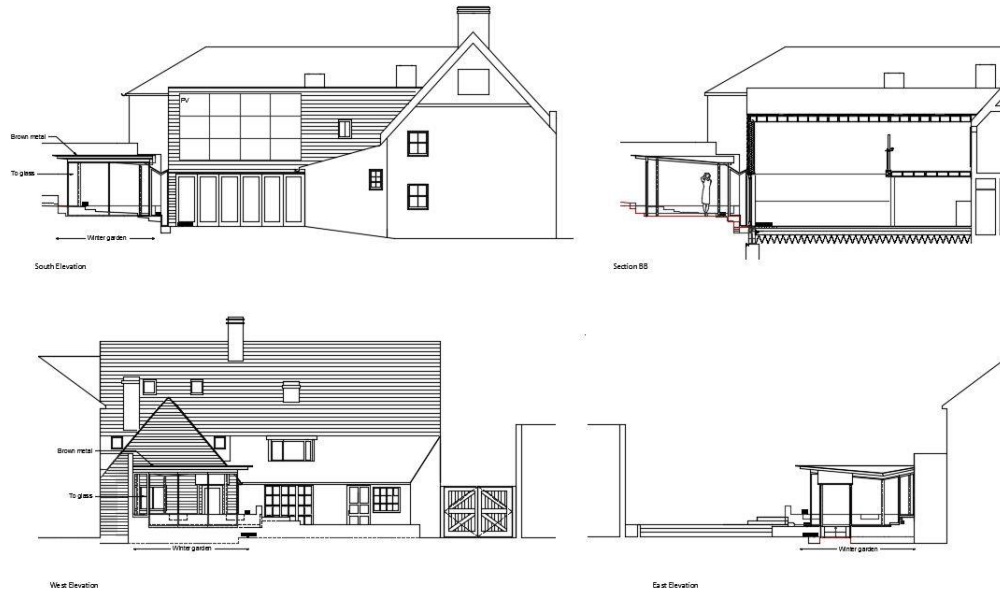
The extension and external alterations are not considered to be significant as there is a past extensions have been added to C17 core.

#### 3.4

The extension requires not structural alterations or changes to the listed fabric.



Proposed Ground Plan



Proposed Elevations and Section

## 4.0 Discussion, Mitigation and Conclusion

### 4.1

The Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering applications for development which affects a heritage asset or its setting, local planning authorities shall have special regard to the desirability of preserving the building or its setting (paragraph 66.1). Special attention shall also be paid to the desirability of preserving or enhancing the character or appearance of a conservation area in the exercise of any powers under the planning Acts (paragraph 72).

### 4.2

The National Planning Policy Framework (2019) expands on the 1990 Act. It identifies protection and enhancement of the historic environment as an important element of sustainable development and establishes a presumption in favour of sustainable development in the planning system (paragraph 11). The NPPF also states that the significance of listed buildings and conservation areas can be harmed or lost by alteration to them or by development in their setting. Paragraph 200 states that proposals which preserve those elements of the setting that make a positive contribution to, or better reveal the significance of the heritage assets should be treated favourably.

### 4.3

Paragraph 189 of the NPPF requires an applicant to “describe the significance of any heritage assets affected, including any contribution made by their setting”. Paragraph 192 requires local planning authorities, in determining applications to take account of “the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation”.

### 4.4

Paragraph 194 states “Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. The question is whether the proposal causes harm to the significance of the heritage assets or their setting.

4.5

In this case the proposed ground floor Winter Garden to Crown House creates desirable and usable meditation zone for the client. It is a good west facing space to enjoy the garden.

The extension proposed is modest and sympathetic in style, causing no harm to the significance of the heritage asset or its setting.

4.6

Consequently in this case the balance is in favour of the proposed development. It satisfies both national planning guidance and local planning policies which seek to protect heritage assets and the historic environment.

**23<sup>rd</sup> September 2023**  
**Hox Design Architects**

RevPA draft  
Rev PA 23/09/23