

DESIGN AND ACCESS STATEMENT

Also refer to separate Heritage Statement

Proposals for

New Winter Garden

to

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



Unit 2
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Aerial View of site (Courtesy of Google Maps) (existing highlighted)

1 Design Process

1.0 Assessment of Site Context (physical, social and economic characteristics of site and area)

Physical

1.1

Also refer to Heritage Statement

Crown House is on the Westside side of Much Hadham just North of Gaytons. The pavement and Crown house are slightly raised above the main road level.

It is one of the prominent 'period houses' that make up 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

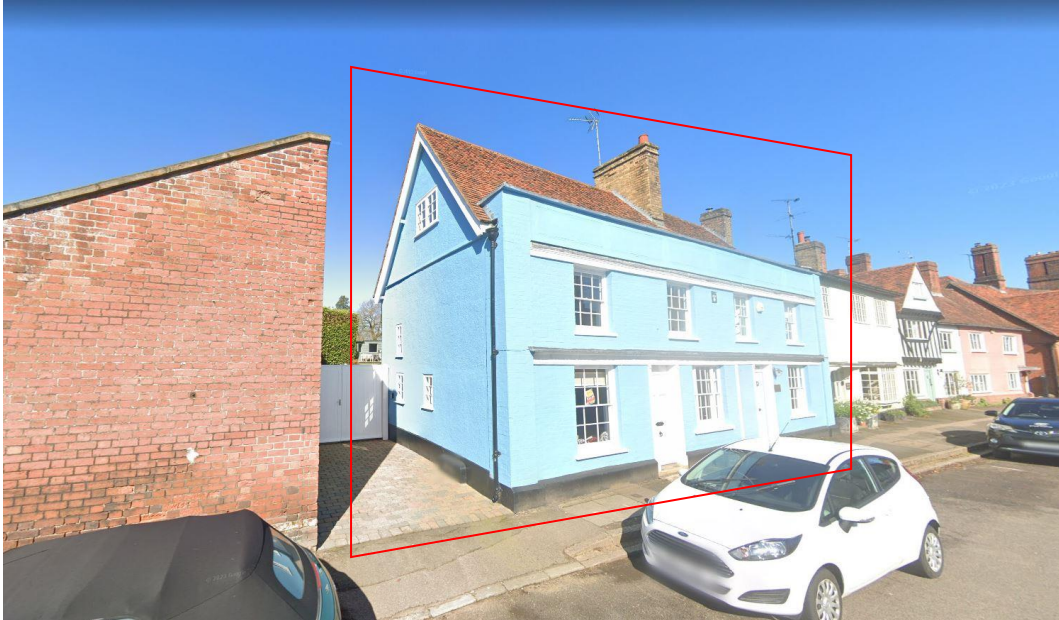
1.3

The property sits within the Much Hadham Conservation area.

The High Street in the Much Hadham Conservation Area Appraisal & Management Plan dated May 2014, 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.



Site Photo 1: Front Elevation

Social, Economic and Environmental

1.4

Much Hadham is a desirable and picturesque village.

Crown House is a handsome period home and one of the most satisfactory house on the High Street.

The property has two storeys with attic and small cellar- from when it was a Tavern. The Rose and Crown.



Site Photo 2 : Rear Elevation



Site Photo 3 : Rear Elevation



Site Photo 4 : Rear Elevation

1.5

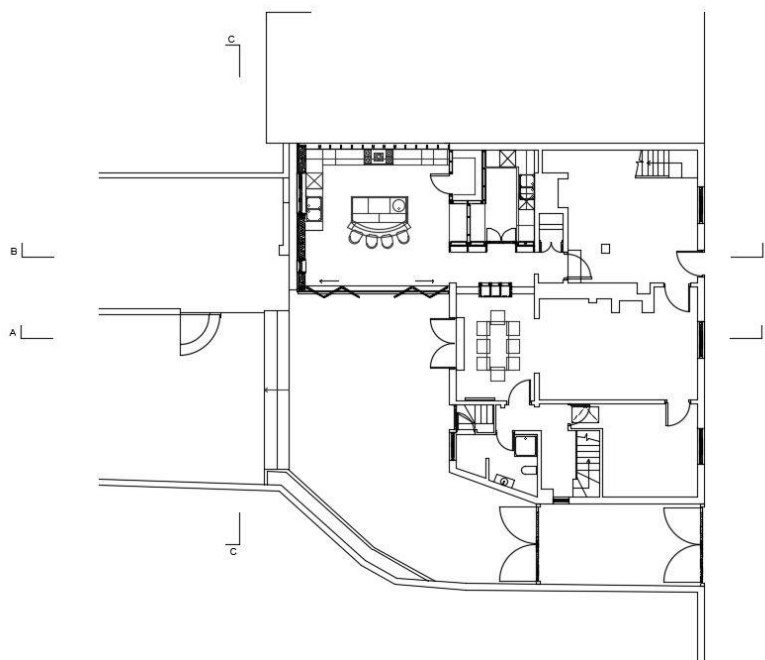
The Form and scale of the side extension is appropriate to the size of Crown House. The glazed extension is modest in height and well below the apex of the Kitchen extension. Other adjacent listed properties – To the South – Gayton's Listing 1212973, To the North (after the Old Drapery – Not Listed – in Motts Cottage – listing 1212975 To the East on the opposite side of the High Street is The Rectory – Listing 1212687 and Swifts – Listing 1212629

None of these properties would see the extension. The closest property is Gayton's. Due to the high wall Gayton's would not see the extension nor the PV solar roof panels.

The extension will be beneficial to the owners, their listed property asset and the conservation area.

The proposal is well-designed and in empathy with the listed building. The proposal will increase the use and desirability of the property.

The development will have minimal impact on the wildlife bio diversity.



Existing Ground Plan

1.6 Planning History and what existing planning policies apply.

The following planning or listed building consents have been granted for Crown House

Demolition of solid wall between existing Oak Studs ref 3/10/1811/LB October 2010

Insertion of conservation rooflights in Loft and replacement of external door and South Window ref 3/10/0844/LB may 2010

Side Gate Relocation Ref 3/04/2349/LB Nov 2004

Rear Kitchen Extension + minor alterations Ground and first floor Ref 3/03/2155/LB and 3/03/2058/FP October 2003

Current planning policies as set out in the East Herts District Plan (EHDP) and relevant sections from The National Planning Policy Framework. NPPF July 2018 NPPF is relevant for Historic Assets. Para 185, 189, 192 and others

East Herts District Plan(EHDP)/Local policies:

DES2 – Landscape Character

DES3- Landscaping

DES4 - Design of Development

HOU11- Extensions and alterations to dwellings

HA1- Designated Heritage Assets

HA3- Archaeology

HA7- Listed Buildings

1.7 Involvement/Consultations - Who has the scheme been discussed with and results

The scheme has been discussed with the client. Due to the nature of the proposed works, recent adjacent planning applications and planning history a full planning application is considered appropriate for full public consultation. Should the Conservation and design officer have any advice, the submission can be modified.

1.8 Evaluation - Referring to assessments and consultations above

The proposed works now applied for do not have an adverse effect on the conservation area or heritage asset.

The development does not prejudice crime prevention and all windows will have suitable locks to satisfy insurance requirements.

1.9 Design - How has the evaluation influenced the design?

The design of the Winter Garden is a single storey and respects the features of the Listed asset.

The proposed scheme- although modern - is sympathetic and deferential to the host building.

Physical characteristics of proposed Development

2.1 Use - How does it fit in the area?

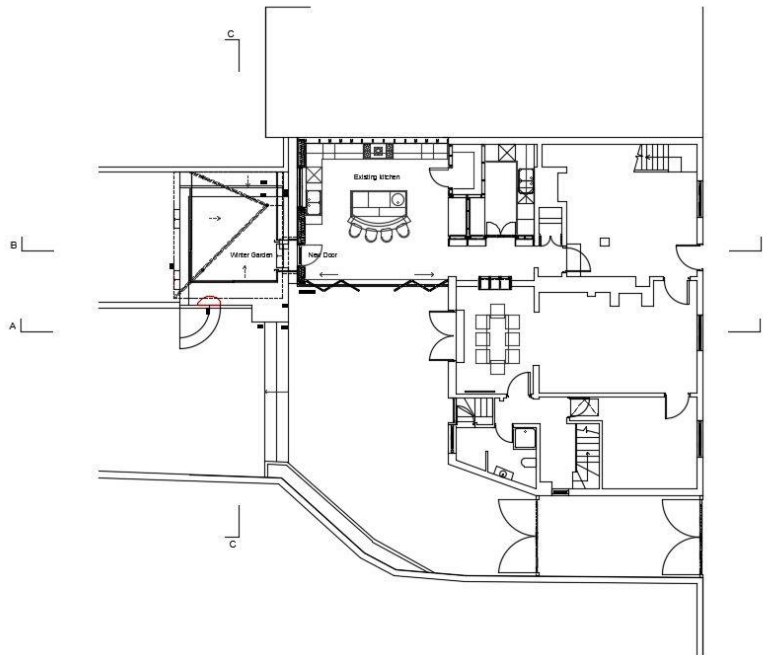
There is no change to the residential use of this property. The proposal is well detailed to compliment the historic fabric and grain of the conservation area
The metal and glass structure will be minimalistic.

2.2 Size of development and why is it appropriate.

The additional external footprint of the Winter Garden extension is 13sqm (4.1m x 3.25m)
The proposal is suitable for the use of the building, the needs of the property and its size is considered appropriate for the site.

2.3 Layout - Where will the development be on the site?

There are no internal alterations - other than the entrance door and extension do not significantly affect the listed building.



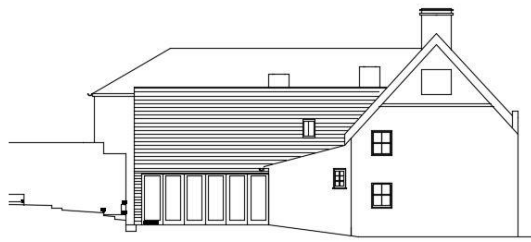
Proposed Ground and First Floor Plans

2.4 Scale - relative to existing buildings and or features.

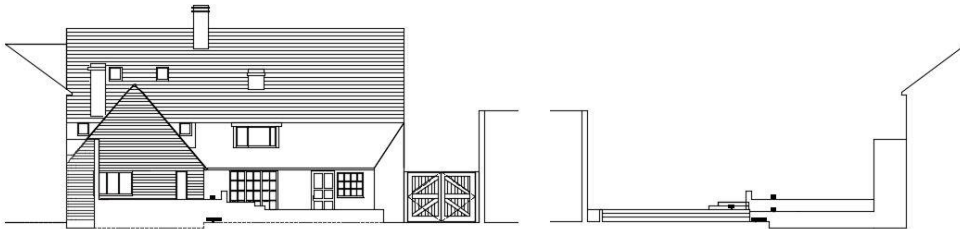
The size of the extension is determined by the location.

2.5 Landscaping

The existing garden is well maintained. The development will not remove any trees. The Winter Garden will open onto the existing terrace.



South Elevation



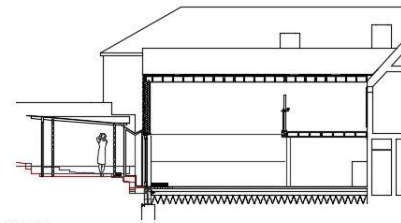
West Elevation

East Elevation

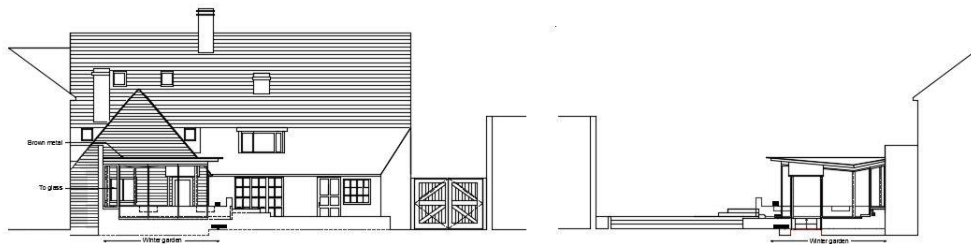
Existing Elevations



South Elevation



Section BB



West Elevation

East Elevation

Proposed Elevations and Section

2.6

Appearance

We believe the works will positively contribute to conservation area. The works have minimal harm to the overall appearance and character of the Listed Building. The PV solar panels will significantly Contribute to the Listed Properties energy

rating. The PV are located on a South facing roof that was constructed in 2004

Access arrangements

3.1 Policy approach

Access will be as existing.

3.2 Consultation

Access will be as existing, no consultation needed.

3.3 How access is achieved (links to roads footpaths etc)

Vehicular access to the site will remain unchanged.

4. Conclusion

We believe this proposal will benefit Crown House and the enjoyment of the owner. Consent has been granted to other adjacent properties for single storey extensions.

The proposed scheme is sensitively designed, in keeping and not detrimental to the surrounding buildings and character of the area.

It is hoped the planners and conservation officer will be able to agree with the above comments and be able to recommend the scheme for approval.

3rd October 2023
Hox Design Architects

Rev PA draft
RevPA 03/10/23