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CHARTERED ARCHITECTURAL TECHNOLOGIST

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The Old Vicarage,
Church Street,
Dunmow,
Essex. CM6 2AE

Proposed Double Garage

Heritage, Design and Access statement for listed building consent

1.0 Introduction

This Heritage, Design and Access Statement accompanies an application for planning and listed building consent as required by the Planning (Applications for Planning Permissions, Listed Buildings and Conservation Areas) (Amendment) (England) order 2006 for the erection of a double garage on the property.

2.0 Heritage

2.1 The Old Vicarage or Vicarage, Church Street, Dunmow is Grade 2 listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural and historic interest.

2.2 1 Vicarage and flat. Mid C16 and earlier and substantially timber framed and plastered with peg tile roofs. Of 2 storeys with attics, the plan form is very complex. End onto the road is a gable peg tile, 2 storey block, with exposed mid C16 timber framing on this end wall. Well shaped serpentine bracing, elegant jowls and traces of an original first floor window can be detected. This block has a segmental headed dormer in its S roof slope and 3 double hung sash windows with small panes on the first floor of this elevation. The ground floor here has a lean-to conservatory, and within a large double hung sash window. At right angles to this and running N-S is a gabled peg tile roofed block with one small over one very large double hung sash window. A long range parallel to the street, north of the mid C16 block, has 2 similar dormers. 2 double hung sash windows over 3 old cast-iron light casements on the ground floor. To the rear of the complex, a tall, 2 storey, half hipped roofed late C18 block, has very large double hung sash windows facing W. A 2 storey late C19 red brick gabled peg tile roofed extension on the NW corner completes the group. Three C19 brick stacks are on a gable end, one on the main ridge line and one to the rear of the southern block. To the immediate N, a 2 storey slate hipped roofed mid C19 coach-house of red brick with loft and access door and one large opening. Interior reveals a mid C16 2 storey, formerly jettied to the front, 2 bay wing with delicately moulded floor and ceiling joists. The roof has remains of the side purlin/windbraced original structure. The southern wing is of probable C17 framing. The western block is all late C18 with contemporary staircase with simple turned balusters. The northern roadside range has, on the ground floor, massive jowled posts, thick bracing rising from near the floor and a moulded side girt of early form suggest the substructure of a first floor hall of the C13 or C14. Late C18 cornices, doors, skirtings, dados and internal wooden shutters on a number of rooms. Late C17 service stairs to north of present kitchen.



3.0	Proposals	UTT/0867/03/TCA - 04/07/2003 - Fell 2 no. Sycamore trees. Fell 1 no. Apple tree. Fell 5 no. Various Fruit trees. No objection.
3.1	Mr & Mrs Larke have only recently purchased the property and wish to carryout improvements to the existing building and its grounds.	UTT/23/1905/TCA - Current - 1no. horse Chestnut - fell 1no. beech re pollard - awaiting decision.
3.2	The proposals driven by the need to provide garaging for the families cars rather than leaving them exposed to the elements	5.0 Layout and impact assessment
331	Parking for the property is currently provided by two open covered areas one each side of the property with access provided off Church Lane via 2 pairs of timber gates. Vehicles are therefore left exposed to the elements.	5.1 The general layout, usage, situation and orientation of the listed building will not change, there will be a change to its setting visually from the front, rear and north side elevations by the erection of the proposed garage. Enlarging the existing gravel covered drive areas to provide access and manoeuvring space will provide a slight change to the plan form but not to the building.
3.4	After comments made y the Historic Environment Team Conservation on a previous application for the erection of two number single garages this proposal is for a single double garage located to the right hand side of the building on the existing gravel drive area, close to the property boundary.	5.2 It is therefore considered that the overall effect of the new building on the heritage asset is moderate to low as it does not impart any change on the asset.
3.5	The building will be used for parking of their their day to day vehicle together with storage of a classic vehicle.	6.0 Appearance
3.6	The proposed new structure will have natural slate hipped and pitched roof form over black horizontal boarded and facing brick plinth elevations, with pairs of vertical boarded doors facing onto Church Street.	6.1 There will be no external changes to the listed building and minor changes to setting.
3.7	The proposals do not make any alterations to the existing listed building, the proposal is ancillary and subservient to the listed building in terms of its scale massing and footprint and will not distract from the prominence of the Old Vicarage in the street scene.	7.0 Access
3.8	It is noted that a previous application for the erection of a double garage was approved Application reference UTT/1066/90 - 12/07/90 'Erection of a detached double garage. Construction of a new access and alteration to existing' as noted in the Planning history below	7.1 The proposals do not affect existing access to the building. Vehicular and pedestrian access remains unchanged to the property.
4.0	Planning history	TCB/ LARKE - HS/ GARAGES 20/11/2023
	UTT/0781/74/LB - 27/02/1989- Outline application for erection of new vicarage - Refused	
	UTT/0069/80/LB/CA - 10/03/1980 - Change of use from part of vicarage to temporary classrooms - Approved	
	UTT/2212/88 - 27/02/88 - Outline application for erection of new vicarage - Refused	
	UTT/1066/90 - 12/07/90 Erection of a detached double garage. Construction of a new access and alteration to existing - Approved	
	UTT/1794/90 - 12/02/1991 - Erection of replacement parsonage house and garage and construction of new access and alteration to pedestrian - Approved	
	UTT/0560/91 - 08/06/1991 - Amendment to vehicle access previously approved under ref: UTT/1794/90 - withdrawn	
	UTT/1263/91/LB - 18/06/1991 - Carry out repairs to dormer and sash windows at front and side - Approved	
	UTT/0888/92/LB - 08/10/1992 - Repairs to box gully on roof - Approved	
	UTT/0609/95/LB - 11/09/1995 - Installation of a replacement staircase - Refused	



Note:
Use figured dimensions only
All dimensions are in millimeters unless
stated otherwise.
All dimensions to be verified on site
prior to construction and all
discrepancies omissions or errors to be
reported.



Street elevation

SCALE 1:100
0 1.0m 2.0m 5.0m

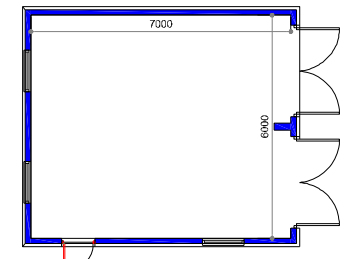


Side elevation

Rear

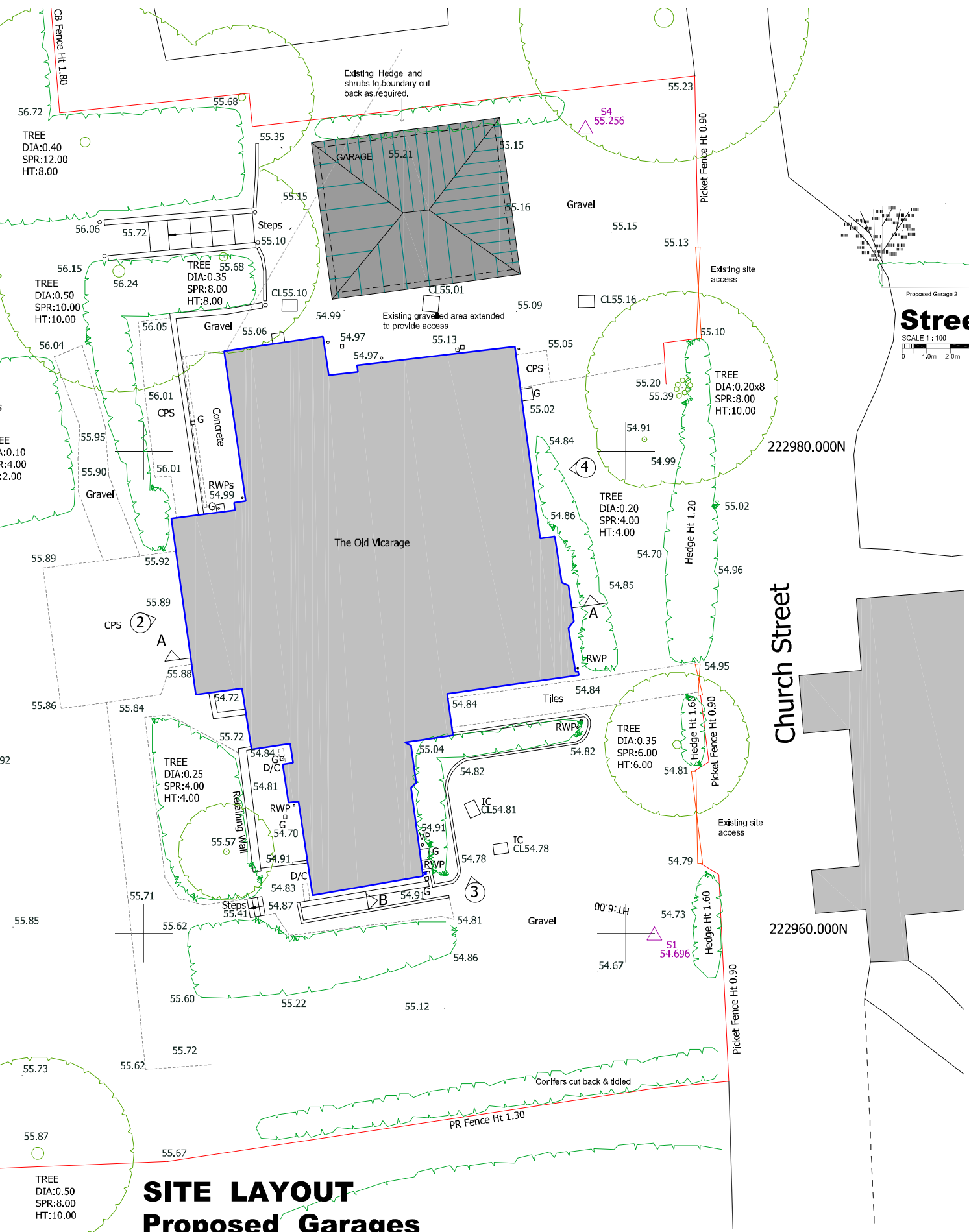
Side

Front



Garage Layout

SCALE 1:100
0 1.0m 2.0m 5.0m



SITE LAYOUT Proposed Garages

SCALE 1:100
0 1.0m 2.0m 5.0m

Rev b - October 2023 - Amended to ECC built heritage comments
Rev A - AUGUST 2023 - Scale bars added

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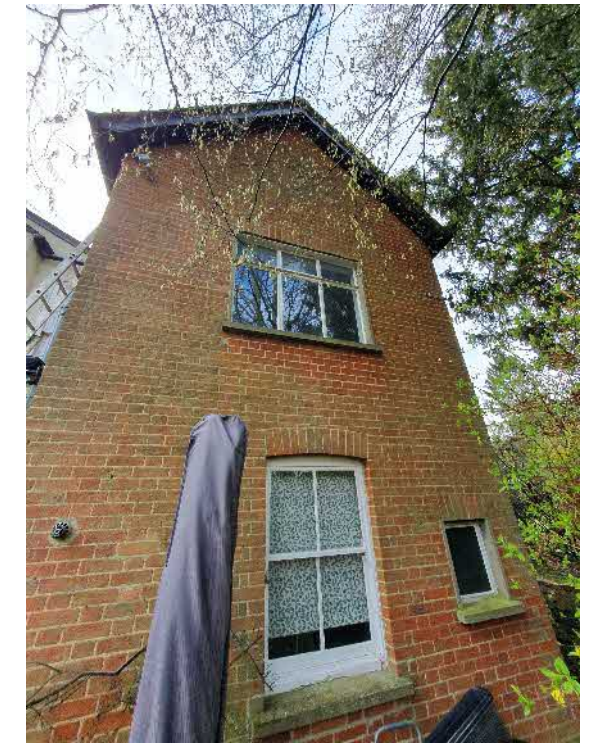
drawing title:
Dougle Garage proposals

scale: 1:100 @ A1
drawing number: 23/L/TOV/07B



The Old Vicarage, Church Street, Dunmow, Essex. CM6 2AE

Photographs of front elevation



Temporary storage building since removed

Area of land proposed for siting Garage 1 showing mature trees behind



The Old Vicarage, Church Street, Dunmow, Essex. CM6 2AE

Photographs of Side Elevation (right hand)



The Old Vicarage, Church Street, Dunmow, Essex. CM6 2AE

Photographs of Rear Elevation



The Old Vicarage, Church Street, Dunmow, Essex. CM6 2AE

Photographs of Side Elevation (Left hand)



The Old Vicarage, Church Street, Dunmow, Essex. CM6 2AE

Photographs of Garden