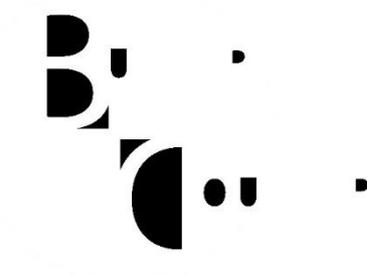


## HERITAGE STATEMENT

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## SITE ADDRESS

Great Wheelers  
The Green  
Sarratt  
WD3 6BJ

## 1.0 PROJECT

- 1.1 This is a part retrospective Householder planning application for a replacement outbuilding.
- 1.2 The application looks to make changes to the previously approved planning application 21/2705/FUL
- 1.3 The only changes to planning application 21/2705/FUL are;
  - i) Wall material changed from black painted waney edge timber cladding to black painted featheredge timber cladding
  - ii) Roof material changed from grey cedar shingles to reclaimed clay tiles
- 1.4 All other aspects of current application remain as per the previous approved application, including; tree protection measures, dimensions, details, etc.
- 1.5 The application is part retrospective as at the time of the submission the timber cladding has been installed and the clay tiles and due to installed relatively imminently.
- 1.6 The property is located within the Sarratt (The Green) Conservation Area and to the north west is a Grade II listed barn (list entry no: 1101574), formerly part of Great Wheelers Farm.
- 1.7 The property is not listed or locally listed.
- 1.8 The following uses *The Green, Sarratt Conservation Area Appraisal and Townscape Assessment* produced March 1994.

## 2.0 SARRATT (THE GREEN) CONSERVATION AREA

- 2.1 The Green at Sarratt was one of the earlier conservation areas to be designated in Hertfordshire, in October 1969. Its special nature was described in the Committee report as being a "Linear village bordering a long green".
- 2.2 Sarratt is set within a rural context w3ith other villages nearby.
- 2.3 The main characteristics of the conservation are;
  - Linear development
  - Low key vernacular architecture on a domestic scale
  - Mixture of building styles from early 16<sup>th</sup> century to 20<sup>th</sup> century
  - Warm brick nestles next to flint and timber framing
  - The rich textures of brick and brick and flint boundary walls
  - Presence of boundary walls, railings or hedges
  - The Green and associated ponds
- 2.4 There is a mixture of domestic and agricultural buildings and although some modern development has taken place it has not detracted from the special nature of the area.





Fig 1. Map of the Sarratt Green Conservation Area from Historic England

### 3.0 POLICY

3.1 The proposal would be in line with Policy DM3 of the Development Management Policies Local Development Document, July 2013 in the following respects;

- i. Is of a design and scale that preserves or enhances the character or appearance of the area
- ii. Uses building materials, finishes, including those for features such as walls, railings, gates and hard surfacing, that are appropriate to the local context
- iii. Retains historically significant boundaries, important open spaces and other elements of the area's established pattern of development, character and historic value, including gardens, roadside banks and verges
- iv. Does not harm important views into, out of or within the Conservation area
- v. Protects trees, hedgerows and other significant landscape features and incorporates landscaping appropriate to the character and appearance of the Conservation Area
- vi. Removal of a relatively unsympathetic and low value outbuilding
- vii. The demolished structure makes no material contribution to the conservation area, and the proposal is an improvement upon it.
- viii. The proposal makes a positive contribution to the conservation area, through the choice of materials and general design.

### 4.0 MATERIALS

4.1 The application looks to alter the previously approved materials.

4.2 Previously approved materials:

WALLS: Horizontal timber cladding (waney edged), painted black  
 ROOF: Grey cedar shingles

4.3 Proposed materials:

WALLS: Horizontal timber cladding (featheredged), painted black  
 ROOF: Reclaimed clay tiles

4.4 The proposed materials retain the traditional appearance of the dwelling.





Fig 2. WALLS: Horizontal timber cladding (featheredged), painted black



Fig 3. WALLS: Horizontal timber cladding (featheredged), painted black.  
As installed part-way through construction on the 16<sup>th</sup> November 2023



Fig 4. ROOF: Reclaimed clay tiles



Fig 5. ROOF: Reclaimed clay tiles

## 5.0 STREETScape

- 5.1 The proposed materials would sit comfortably within the existing street which consists of an eclectic mix of traditional properties.
- 5.2 Clay tiles are prominent in a number of buildings in the immediate context of the outbuilding, including other properties which front onto The Green as well as the roof material on the main dwelling on the application site.
- 5.3 The black stained timber cladding with featheredge finish would match the neighbouring property, and therefore be in keeping with the streetscape.



Fig 6. Previously existing outbuilding indicated with red arrow.  
Adjacent building fronting The Green indicated by yellow arrow.



*Fig 7. Adjacent building fronting The Green indicated by yellow arrow.  
Materials proposed within this application would be similar to those of the adjacent building.*

## **6.0 HERITAGE CONSIDERATIONS FOR CHANGE IN MATERIALS**

- 6.1 The proposed materials would be traditional in appearance and in keeping with the style of conservation area.
- 6.2 The proposed to switch from cedar shingles to reclaimed clay tiles is arguably more appropriate to the area, as clay tiles are the prominent roofing material in the immediate context.
- 6.3 Timber cladding is not overly present in the buildings in the immediate context of the dwelling. The main timber building is the neighbouring property to the application site, and the proposal would match the detailing of this building. As such the proposed timber cladding would be in keeping with the conservation area.

## **7.0 SUMMARY**

- 7.1 The proposal looks to change the wall and roof materials on a previous planning application, no other changes to the previously approved planning application are proposed.
- 7.2 The proposed materials would be appropriate to the conservation area generally, the immediate site neighbours and the main dwelling on the application site.

Accordingly, we trust that this application may be viewed favourably.

Prepared by: Chris Bulmer  
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Date: 28<sup>th</sup> November 2023