

Design Statement**1 Noons Cottage, Sawbridgeworth, CM21 0LH****Existing Site**

The existing site is located to the west of Beanfield Road and is set back from the road through an established a wooded lane. The site falls within C3-residential Use Class and forms one half of a pair of semi-detached two storey Grade II Listed dwellings.

Official List Entry

Heritage Category: **Listed Building**
 Grade: **II**
 List Entry Number: **1290956**
 Date first Listed: **30-Apr-1985**
 Statutory Address 1: **Noons Cottages, 1 and 2, High Wych Lane**

Details

TL 41 NE HIGH WYCH HIGH WYCH LANE (west side)

4/64 Noons Cottages Nos 1 and 2 (Formerly Noons) - - II House, now 2 houses. C15 origin as single storey house. Floor and chimney inserted, walls heightened and roof rebuilt in later C16. A 2 storey former farmhouse facing E, now 2 houses. Timber frame plastered and lined as ashlar - S half renewed. Large central chimney rising through front slope of roof near ridge. No 2 (on W) has a 3-light late C17 mullioned window with leaded glazing and central iron casement, and on upper floor a small 3- light wooden casement window. To right a plank door under an inclined drip board on shaped brackets. No 1 (on S) has modern 2-light wooden casements with leaded glazing, rear lean-to and S gable porch. Older slated, brick and weatherboarded lean-to to rear of No 2 including a large brickbuilt bread oven with separate chimney. Interior of No 1 has wallpost and cut off brace for earlier tie beam, wattle and daub exposed over kitchen door, large fireplace with chamfered and stopped oak lintel, winding stair beside it on W, inserted floor structure with axial beam and exposed joists all chamfered and stopped, exposed close- studding in rear wall, ovolo-moulded 3-light late C16 window in 1st floor bathroom, set above old wallplate and under C16 wallplate, chamfered ceiling beams on 1st floor lodged on tie beams, and 2-panel late C17 cupboard door with H hinges. Unusual carved stop to chamfers of Ground floor axial beam, in form of tapered knob.

Planning History

From a search of East Herts planning portal, the following planning applications are associated to the site;

3/15/0622/LB - GRANTED

Repairs to rendering and replacement window and door to the south elevation.

Photographs of the exterior and the existing bathroom are provided in Appendix A and B.

Existing Building

The existing house originally formed part of a larger single dwelling with no. 2 Noons Cottage. This has since been sub-divided into two small properties.

The older part of the building is formed of the the sitting room and stairs on the ground floor plan, and the bedroom, bathroom and staircase on the first floor. The porch and kitchen are modern 1980's additions to the listed building, constructed in block and rendered externally to match the main house. Whilst these are established additions to the building, they are not considered to be of significant architectural value to the heritage asset.

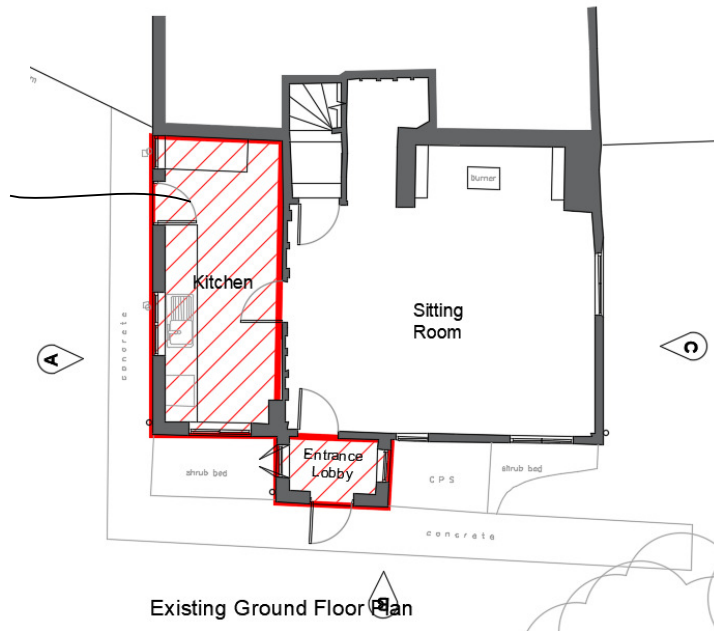
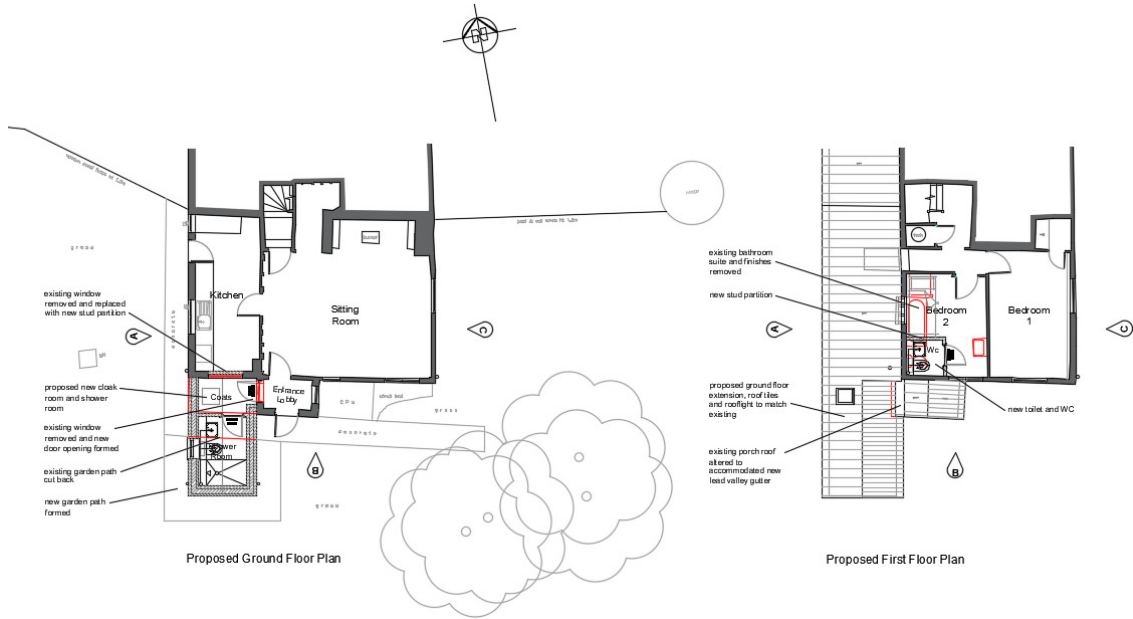


Image 1. Areas highlighted red are considered to be modern additions

Proposals

The planning application seeks to gain approval for the following works;

- Construction of a new single storey extension to the rear of the property, providing new storage and ground floor Shower and WC facilities. The extension requires dropping the cill of an existing porch window for access to the new extension. Proposed materials of the ground floor extension are intended to match the existing building.
- Removal of existing kitchen window and enclose with studwork to form new internal alcove
- Re-configuration of the existing first floor family bathroom to provide new single bedroom with enclosed WC facilities.
- Upgrade first floor window in proposed guest bedroom from single to double glazed unit



Ground Floor Alterations

At ground floor level, it is proposed to construct a new single storey extension which joins the existing modern extensions to the side and rear of the property and providing an additional 6.5m² internal floor area.

External works

The following works are provided as part of the extension;

- Proposal for new single storey extension, providing 6.5m² internal floor space which connects the modern side and rear extensions, and provides new storage and shower room facilities.
 - The external finishes of the building are proposed to be in keeping with the existing, albeit with minor amendment to the specification to better suit the performance of the existing property;
- Walls: black brick plinth to match existing. Painted sand and cement render above with decorative finish and colour to match the main house
 NOTE: the main house has lime render however, since the approved repair works were granted, the works have been defective with the render causing ongoing issues for the occupants. As the new extension is proposed to be constructed with cavity wall construction, a sand and cement render is considered more appropriate. The paint finish will however be to match the main house for visual consistency across the external façade.

- Roof: clay tiles to match the existing catslide roof



L-R Existing clay roof tiles, proposed conservation weathered roof tile

- Windows: Hardwood frames with double glazing in style to match existing house. Painted white finish
NOTE: it is acknowledged that double glazing was previously refused for the glazing within the external door and attic window, there are double glazed units through the rest of the property.
In this instance, the new windows relate to the new extension and where possible, should aim to provide improved thermal performance.



L-R Existing casement window, proposed casement window (no glazing bars)

- Rainwater goods: black uPVC to match existing
- The form of the proposed extension has been considered alongside the existing building. The pitched roof is proposed to match that of the existing catslide roof to provide continuity of design along the west elevation. From the south elevation, this turns into a gable end, considered to be a more sensitive approach with regards to the relationship with the gables porch, whilst ensuring the extension remains subservient to the overall appearance to the main house.
- Upgrade the first floor window to new guest bedroom from a single glazed to double glazed glazing unit for improved thermal performance. The new window is intended to match the existing style of casement windows found across the existing building envelope.



Internal works

The following works are proposed as part of the extension;

- Access to the proposed extension is provided by removing the existing side window of the porch and dropping the cill level to create a suitable wall opening. As this amendment is made within the modern porch, it is considered to cause no harm to the listed asset.
- Within the lobby area, the existing side window to the kitchen is to be blocked to form a new decorative alcove on the extension side. As this opening is formed in the modern kitchen extension, blocking this is considered to be of no harm to the listed building.

Note: the above works are described as internal but only become so with the addition of the extension. They relate to external openings of the building as existing.

First Floor Alterations

First floor alterations propose the removal of the existing bathroom fittings and reconfiguration of the internal space to provide a new single guest bedroom with enclosed WC.

The proposed WC and basin look to make use of existing services so that no new openings within the fabric of the building are required in this location, and ensure the preservation of the exposed historic features within the space.

The existing exposed timbers within the room are intended to be retained as features with new studwork fixings made either side of the exposed timber to avoid damage.

Conclusion

The proposed works comprise of a small single storey rear extension and internal reconfiguration of the existing family bathroom to provide a new single guest bedroom and WC facilities to improve the existing facilities of the small dwelling. The proposals have been designed with sensitivity to the existing listed house, preserving historic features and ensuring any new additions remain subservient to the main house.

Located to the rear of the property, and internally, there is little impact on the principal elevation on approach, with most external proposals being located the south west corner of the existing property.

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Considering the proposals in entirety, it is considered that they would have no harm on the existing property and should be considered for approval by East Herts Council.

APPENDIX A – Photographs of exterior of the existing building

Fig. 1

Elevation on approach from Beansfield Road, and showing relationship with no. 2 Noons Cottage on the right.

Planning application 3/15/0622/LB approved the re-rendering of property in 2016.



Fig 2.

Approach to porch on side elevation which provides the principal access to the property.

The proposals looks to introduce a new single storey extension which would sit to the rear of the existing porch, providing new storage and ground floor WC facilities.



Fig 3.

South facing elevation with entrance porch.

Planning application 3/15/0622/LB approved the re-rendering of property in 2016, along with replacement doors and windows to this elevation.



Fig 4.

South facing elevation with entrance porch.

Planning application 3/15/0622/LB approved the re-rendering of property in 2016, along with replacement doors and windows to this elevation.



Fig 5.

Rear west facing elevation

The proposals look to extend the ground floor footprint in line with the lower portion of the catslide roof.

Proposals don't extend beyond the established rear building line.



Fig 6.

Rear elevation in relation to no. 2 Noons Cottage.



APPENDIX B – Photographs of Existing Bathroom

Fig. 7

Hallway outside first floor
bathroom



Fig 8.

Internal view of bathroom showing exposed historic timbers



Fig 9.

Internal view of bathroom showing exposed historic timbers



Fig 10.

Internal view of bathroom showing exposed historic timbers

Existing window is proposed to be upgraded from single glazed to double glazed.

