

Heritage Statement
For
The Lord's Vine Church

Application Type	Planning Permission
Proposal	Proposed single storey side extension extensions
Planning/Application Ref:	HW/FUL/23/00501
Local Authority	Harlow Council
Application Received	19th December 2023
Application Validated	Unknown
Full Address	Ward Hatch, Harlow CM20 2NB



Content:

Heritage Statement

Proposal

Property Description

Site Location

Site and Surroundings

Description of Proposal

Heritage Statement

Introduction

Aims

Methodology & Consultation

The Scope of the Statement

The Design

Drawings

Area Description

Enfield Policy

Heritage Values

Criteria for Assessment

Sustainability

Conclusion

Heritage Statement

Proposal

The owners wish to extend the side of the property and add a new lobby. The proposal is to make the church more accessible and user friendly to its congregation. By creating a new male and female WC area at the rear and a separate meeting hall. To open up the front creating a more inviting and usable lobby area with ramp.

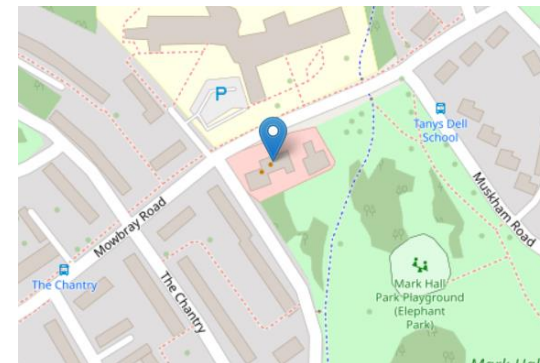
Property Description

The detached church building was constructed sometime in the 20th century. The construction is brick cavity wall construction with a clay tiled roof.

The church is unlisted but is situated within the Mark Hall Conservation Area. Unlike other forms of designation, conservation areas are concerned with quality and condition of places and the wider building environment, rather than the partial building or sites. The conservation area is largely categorised by 20th centenary housing divided into two areas Mark Hall Park and Tany s Dell Primary School creating a buffer between the two developments.

The 20th century church fronts Mowbray Road, a primary route through the conservation area. The existing property lacks any historical or architectural value. The property is not listed.

Site Location



Site and Surroundings



The Existing Front of the Property

Description of Proposal

Details of the proposals can be read from the architectural drawings; they briefly comprise:

- the creation of a side extension
- minor internal alterations to rooms
- general refurbishment, repair and redecoration

HERITAGE STATEMENT

Introduction

This Heritage Statement is being prepared to investigate the implications that the proposed alterations and additions to The Lord's Vine Church will have on the character of the Mark Hall Conservation Area. As the development is within the Mark Hall Conservation Area, this Heritage Statement is being submitted as part of the planning application. This is a written statement explaining and justifying the proposal in the context of the character and appearance of the existing building and its surroundings

Aims

The aim of this report is to: Identify the components of the building that contribute to the significance of the asset and the assets setting. Assess the potential harm that the proposed development could cause to the significance and the setting. Meet the requirements of the National Planning Policy Framework (NPPF) 2012 and the Local Authority. Propose measures that could reduce any potential harm and/or enhance the significance and setting.

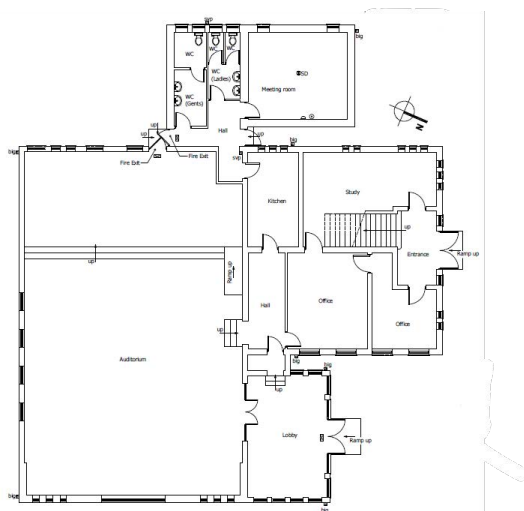
Methodology & Consultation

To enable the production of this, report the following methods have been used; Desk based assessment.

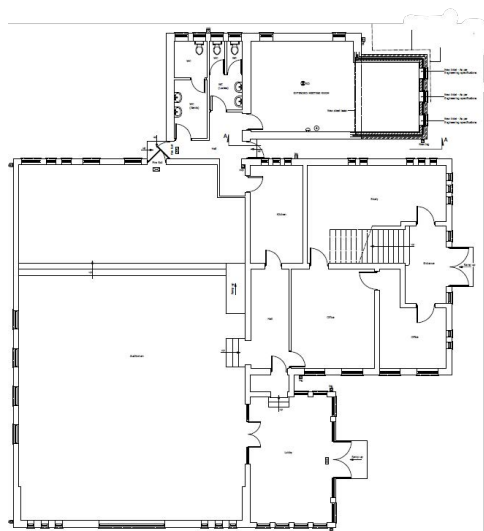
The Scope of the Statement

Is limited to relevant sections of the local design and planning policy. We believe that this building proposal will follow council's guidelines, which states that any new development must be of a high standard of design and have regard for the existing architectural style, scale, proportion, position and materials.

The Existing Floor Plan



The Proposed Floor Plan



Area Description

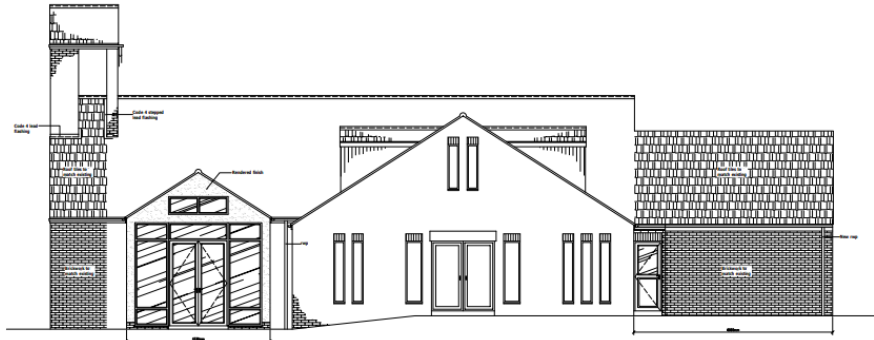
Mark Hall North has been a Conservation Area since 1987 because it was the first estate to be completed in Harlow and contains several unique housing styles and layouts.

To protect the unique character of Mark Hall North, the council is now consulting on a document which contains a Character Appraisal and Management Proposals for Conservation Area. The Character Appraisal details the background of the area, including its history, dating from the original Mark Hall Manor to the building of the housing neighbourhood in the 1950s.

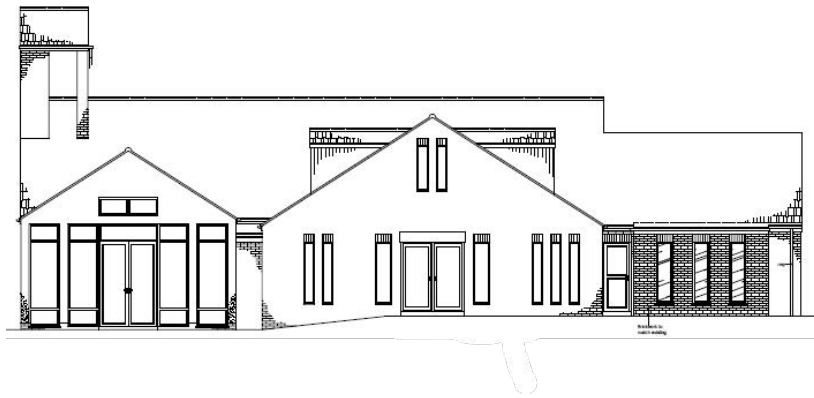
Complete Address 5 Ward Hatch, Harlow, CM20 2NB

City Harlow
Street Ward Hatch
Ward Mark Hall
District Harlow
Country England
Latitude/Longitude 51.779799, 0.119805
Easting/Northing 546332, 211140
Postcode Unit CM20 2NB
Postcode Sector CM20 2
Postcode District CM20
Postcode Area CM
Outward Code CM20
Inward Code 2NB

The Lord's Vine is part of the Redeemed Christian Church of God, a world-wide Christian Organization established since 1952.



Existing Front Elevation



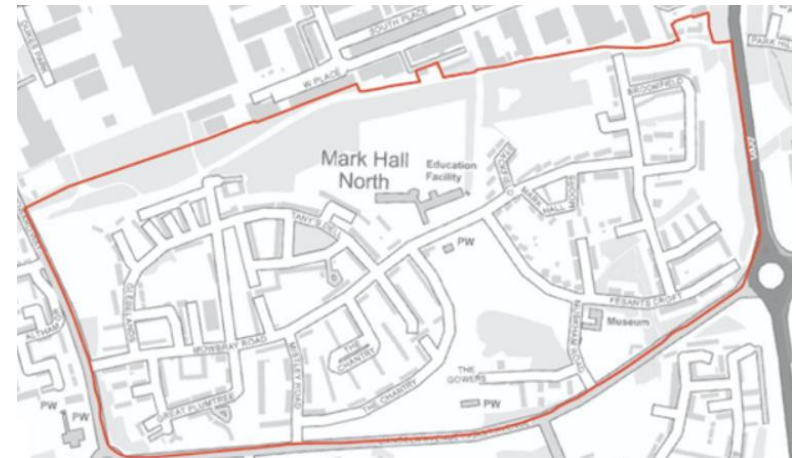
Proposed Front Elevation

In general, the area is in good physical condition, with current designations and policies ensuring that many aspects of rural character of the area are protected. However, as already described, several issues appear to threaten the character of the area, or will need future consideration:

- The introduction of suburban-style boundary treatments
- Loss of original details
- The painting or rendering of façades
- The need for the care and management of trees
- The need for appropriate highways maintenance
- Pressure for infill development

Policies and Guidance.

Conservation Principles provides a comprehensive framework for the sustainable management of the historic environment, within which 'Conservation' is defined as the process of managing change to a significant place and its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations.



Planning History

- [Flag Pole](#)
Ref. No: HW/ADV/17/00027 | Status: Permission Not Required
- [Erection of 2 No. Flagpoles](#)
Ref. No: HW/PL/15/00076 | Status: Granted Planning Permission
- [Two Storey Front Extension And Conservatory](#)
Ref. No: HW/PL/09/00002 | Status: Granted Planning Permission
- [Proposed infill of existing tower area on the first floor with proposed window.](#)
Ref. No: HW/PL/13/00133 | Status: Refused
- [Approval of the Details Reserved by Conditions 2 \(External Materials\) And Condition 4 \(Sound/Insulating Measures\) of planning permission ref. no. HW/PL/09/00002.](#)
Ref. No: HW/PL/13/00071 | Status: Grants and Refuses
- [Proposed rooflights to rear pitched roof to match existing.](#)
Ref. No: HW/PL/13/00020 | Status: Granted Planning Permission
- [Installation of 3 No. Skylights to Rear Pitch Roof Area. Infill Existing Tower Area on First Floor with Proposed Windows to Match Existing on Ground Floor Level](#)
Ref. No: HW/PL/12/00349 | Status: Refused
- [Three New Dormers to Rear Pitched Roof Area to Match Existing. Also Infill In Existing Tower Area on First Floor with Proposed Windows to Match Existing on Ground Floor Level](#)
Ref. No: HW/PL/12/00187 | Status: Refused
- [T1 - Snowy Mespilus: Already Removed During Construction of Extension. T2 - Ash: To Be Removed. T3 - Hawthorn: To Be Removed. G1 - Sycamore, Hawthorn: To Be Removed.](#)
Ref. No: HW/TP/14/10042 | Status: Granted Planning Permission

Design and Character

The following policies have been extracted as relevant to this type of development and adherence to these has been demonstrated throughout all aspects of the scheme:

National Planning Policy Framework (NPPF)
The London Plan

Urban design

London Plan; Shaping Neighbourhoods: Character and Context

SPG; Housing SPG; Shaping Neighbourhoods:

Play and Informal Recreation SPG

Planning Decisions

Planning applications affecting conservation areas will be determined with regard to the National Planning Policy Framework (NPPF), Enfield's Local Plan, the approved conservation area management proposals and the emerging Enfield Design Guide, and having regard to advice from the Council's Conservation Advisory Group of the 3 proposals.

The council has three management proposals for the area:

The introduction of an Article 4 direction which would apply to houses in Mark Hall North, Minor amendments to the Conservation Area boundary, Publication of a management plan

Councillor Dan Swords, Deputy Leader of the Council and Portfolio Holder for Regeneration, said:

"Mark Hall North is one of ten conservation areas in the town and was the first neighbourhood to be completed as part of Harlow new town. When Harlow turned 40 the area was made a conservation area and as we celebrate the town's 75th anniversary we want to continue preserving this area's unique history and look at extra ways to protect its character and original features.

"These extra protections mean that residents in Mark Hall North living in houses will have to apply for planning permission to make certain changes to their home. The changes will not be applied retrospectively and applying for planning permission for anything covered under the proposed Article 4 Direction would be free.

Details taken from: Appendix A - Mark Hall North Conservation Area Character Appraisal.pdf

2.5 The Mark Hall North Conservation Area (Fig. 2.1) is located within the Mark Hall neighbourhood, in the north-east of the district, to the west of Old Harlow. It is bounded by the A414 to the east, First Avenue to the south, Howard Way to the west and the Netteswell Road footpath to the north.

History of Mark Hall North

2.8 The Mark Hall estate was the main estate in Latton, the parish to the west of Harlow. In the 1460s, a Medieval Hall on the estate was rebuilt in the Tudor style and fortified. In 1562, Sir James Altham purchased the Mark Hall estate and it was considerably expanded. Queen Elizabeth I visited Mark Hall Manor three times in the 1570s.

2.9 In 1777, Sir William Lushington purchased the estate and demolished the Tudor style Hall, replacing it with a neo-Classical style building – the main part of which accommodated 52 bedrooms. To allow for this, Latton Street was moved westwards, which runs through the neighbourhood today as a cycle track

2.10 The Mark Hall estate was purchased by the Arkwright family in 1819, who were purchasing such ‘landed properties’ as investments. A map of the area (Fig. 2.2), dating from 1873, clearly shows the Mark Hall Manor and associated buildings along with the St Mary at Latton Church

2.11 Between 1894 and 1943, Newman Gilbey lived at Mark Hall Manor until his death. The 1911 Census shows he lived at the Manor with nine servants. He was part of the gin-producing family who operated the Gilbey Gin Distillery in Harlow from 1964 to 1990.

2.12 In World War Two, specifically from 1943 until after the War in 1947, Mark Hall Manor (Fig.2.3) was occupied by the Women’s Land Army. A fire destroyed most of the Manor in 1947, but the stable block survived, along with the later addition of the servants’ wing on the east of the Manor. The stable block of is now part of the Museum of Harlow.

2.13 Between 1947 and 1960, the servant’s wing of the Manor, which survived the fire, was used as a temporary school and then as the initial home of Tany’s Dell School, before being demolished. North Lodge, at the intersection of Fesants Croft

and the cycle path which follows the old Netteswell Road, is a surviving gatehouse of the Manor.

2.14 In 1953, the Harlow Development Corporation (HDC) acquired the estate for building the Mark Hall North neighbourhood. HDC paid approximately £200 per hectare for the land of the original Mark Hall estate, including compensation for lost agricultural crops.

2.15 Gibberd later described Mark Hall Manor as being an unattractive building, and stated that the coach house and walled garden – now part of the Museum – were initially considered for a luxury housing development.

2.16 Fig. 2.4 shows two maps side-by-side: one is an Ordnance Survey map, dating from approx. 1900, and the other a modern-day OpenStreet map. Both show the area that now comprises the Mark Hall North neighbourhood, including where the Manor once stood and where the St Mary at Latton Church still stands.

Design

3.26 Ward Hatch, in the centre of Mark Hall North, which comprises a number of facilities:

- the White Admiral public house (Fig. 3.16), which is a hipped-roof, two-storey building with a mixture of exposed brick and cream rendering on the façade; flat-roof, single-storey annex and a seating area outside;
 - the Redeemed Christian Church of God (The Lord’s Vine) (Fig. 3.17), which occupies a gable-roofed, single-storey building with light coloured exposed brick façade; long, narrow windows; dormer windows; and a distinctive brick-built tower structure;
 - a row of four flat-roof, single-storey units with mostly glazed facades (Fig. 3.18).
- As of Spring 2022, the occupiers are a the Eat Well take-away and Jad’s Convenience Store.

Note:

15.14 The Council intends, therefore, to ‘make’ (draft) an Article 4 Direction which would apply to all houses in the Mark Hall North Conservation Area. The Direction would remove certain Permitted Development Rights and would only apply to houses (i.e. not a flat or a building containing flats). Responses received during the consultation on this document would be considered when making the Direction.

The guidance also provides a set of four, which will be used to initially assess the significance of the Fallow Buck with in this document. These values may be understood as follows:

Heritage Values:	Impact for this Proposal:
• Evidential value: The potential of a place to yield evidence about past human activity.	LOW
• Historical value: The ways in which past people, events and aspects of life can be connected Through a place to the present	LOW
• Aesthetic value: The ways in which people draw sensory and intellectual stimulation from a place.	LOW
• Communal value: The meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.	LOW

Impact Assessment

Criteria for Assessment

The following section is intended to assess the impact of the proposed alteration and development at The Lord's Vine Church. This assessment is carried out in line with NPPF. The level of impact will be assessed upon the following criteria:

Level of Impact Description

High	The proposed changes will seriously alter the overall setting and character of heritage assets
Moderate	The proposed changes will alter the setting or overall character of the heritage asset. There may be an impact in key views and change (e.g. the creation of coherency) to the visual aesthetic of the building.
Minor	The proposed changes may cause minimal impact to the building or overall character of a heritage asset, but will not cause an overall change to the building or views around it
Negligible	The proposed changes will have a very minor upon on the heritage asset or very minor impact on the overall character of the surrounding context
Neutral	The proposed changes will have no impact on the heritage asset

Level of Impact:

It is proposed that the proposed development at The Lord's Vine Church will be Negligible.

Sustainability

The proposed scheme embodies the prime principles of sustainability, in the re-use of an existing structure.

The following elements are expected to be incorporated into the scheme:

- Retention of all principal frame members in existing building to minimise rebuilding
- Re-use of finishes such as roof tiles where existing is refurbished
- To be looked into only: New more efficient boiler and heating system to reduce fuel usage
- To be looked into only: New more efficient water fittings and appliances to reduce treated water usage
- To be looked into only: Repair and refurbishment of existing windows and doors to improve weather and draught proofing, reducing heat loss
- To be looked into only: Complete rewire and new fittings/appliances utilising energy saving features and long life consumables
- New soft planting and landscaping to improve visual amenity and reduce carbon
- To be looked into only: Significant reduction in usage of gas, electricity and water overall
- To be looked into only: Use of UK sourced natural slates and clay tiles for the new roof
- To be looked into only: Careful consideration of window positioning to balance solar gain/heat loss with an abundance of natural light into the building, to reduce heating and lighting demands
- To be looked into only: High level cross ventilation by open able windows to promote natural cooling and air flow to increase comfort and reduce cooling/mechanical ventilation load
- To be looked into only: Use of modern but natural insulation products and/or with low to zero ODP to facilitate vapour migration and increase thermal comfort for the new build

Significance

The subject site makes a positive contribution to the Conservation Area with this contribution being largely linked to the aesthetic value and retained historic features

Conclusion

The frontage of The Lord's Vine Church will have changes made and will retain historic features that enable it to make a positive contribution to the 'Mark Hall North Conservation Area' and the street scene. The rear of the property to which this proposal also relates is not as visible from the public realm and though the works will impact upon the existing fabric and plan-form this will not result in the situation being any better or worse than the existing.

We believe the proposed works enhance the character of the original design and are not detrimental to the surrounding area.
