

## HERITAGE STATEMENT

Mr & Mrs Pammen  
38 St John's Avenue  
Harlow  
CM17 0BB

V.2  
January 2024

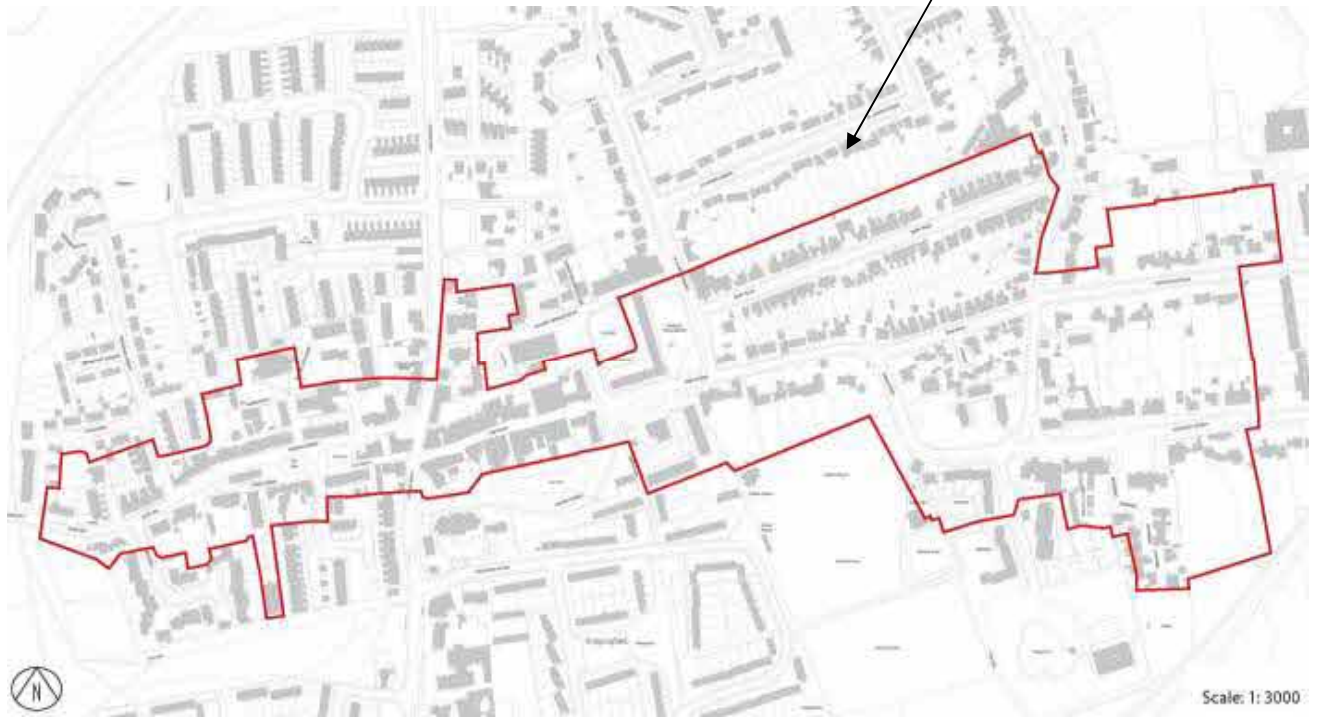
## INTRODUCTION

This heritage statement is provided to support a full planning application for the erection of a single storey Porch area to the front of 38 St John's Avenue, Harlow.

Note: these works have already been undertaken and form part of the full application to support the application, but this application now shows updates to the existing porch area to coincide with the Harlow Village Green conversation guidance.

The property and proposal is for residential use only.

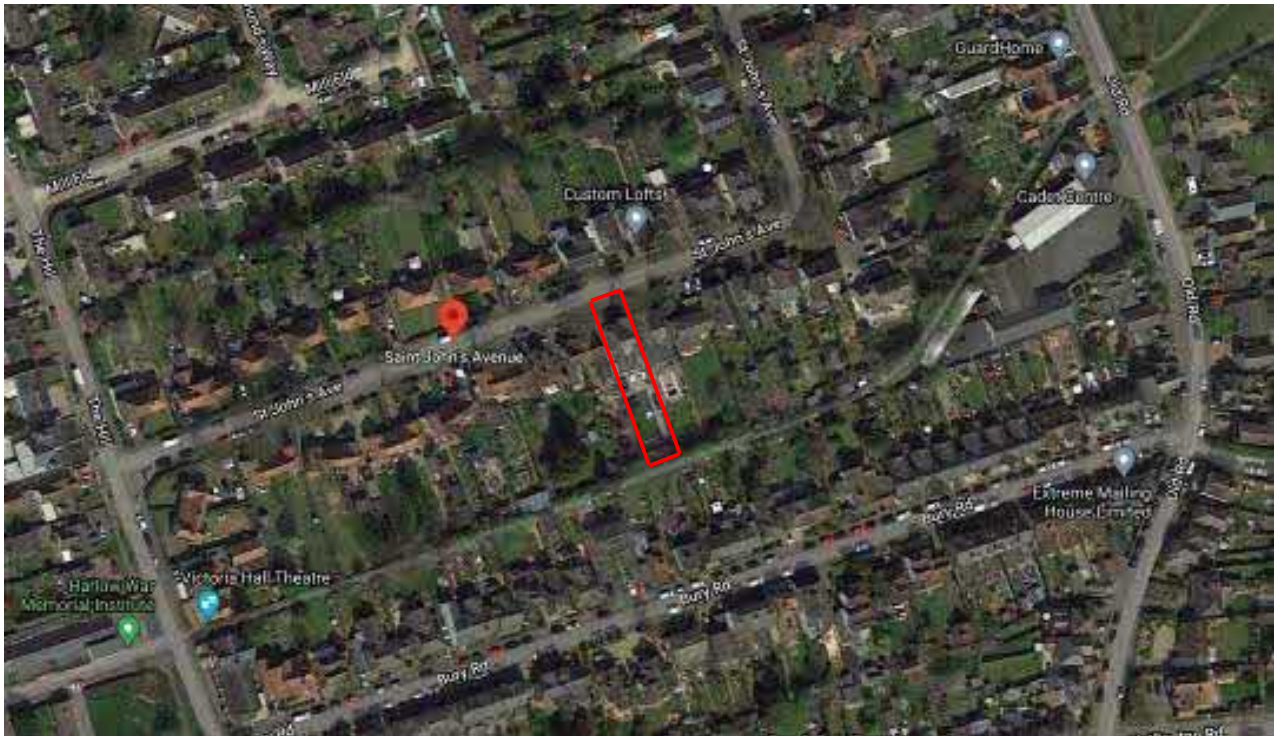
38 St John's Avenue



[Old Harlow Conservation Area 1969 - amended 1994](#)



Harlow Garden Village Estate conservation area



Google map image of 38 St John's Avenue

#### HISTORICAL BACKGROUND (from Harlow council conservation appraisal)

Old Harlow conservation area is a unique place in a unique setting. Nestled on the edge of a post-war New Town, Old Harlow is the original settlement of Harlow. It developed from the medieval period as a market place and this is strongly reflected in the characteristic street pattern and historic buildings found on Market Street, Fore Street and the High Street.

Old Harlow grew during the Victorian and Edwardian era with the opening of the Great Eastern Railway in 1848. This resulted in attractive homes along Bury Road, New Road and Park Hill which are of significant historic and architectural interest.

#### PLANNING APPLICATIONS SUMMARY

Since the original house build there has been one single storey rear extension application.

#### ENVIRONMENTAL IMPACT ASSESSMENT

It is not considered that this proposal will have an adverse or detrimental impact upon the Harlow conservation zone areas. The proposal is to enhance the existing habitable space whilst being sympathetic with its surroundings.

# DESIGN



Existing Front Elevation (as built)

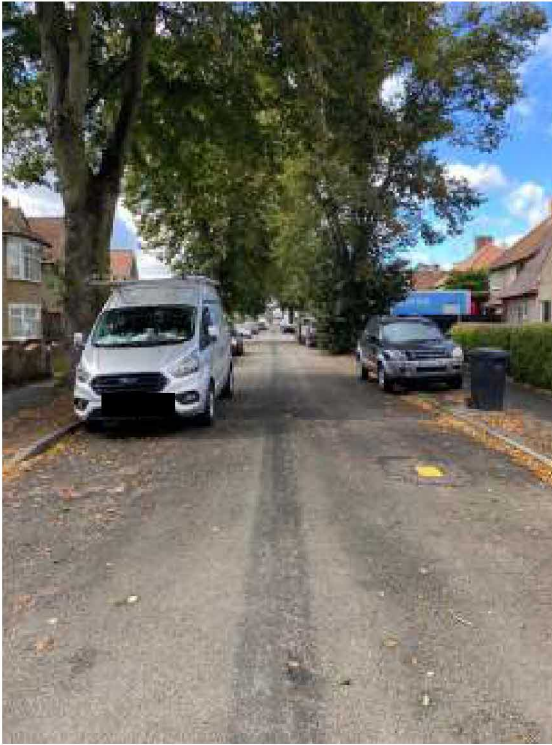


Proposed Front Elevation (New proposal)

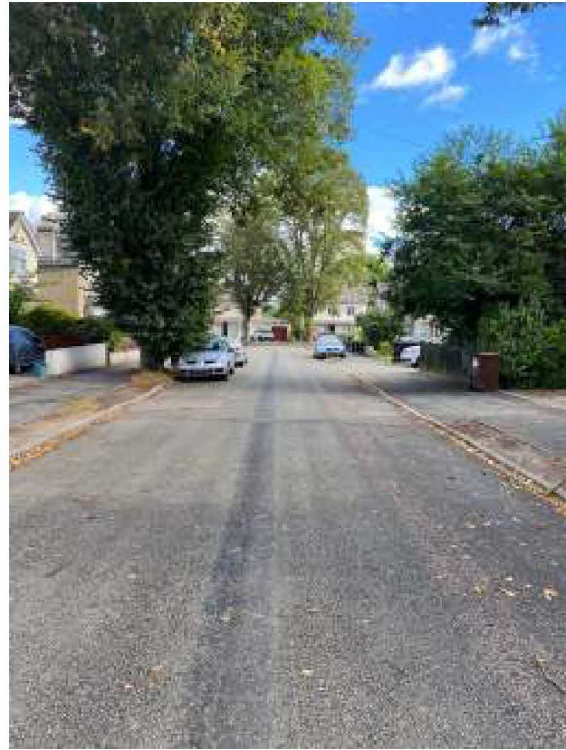


**USE**

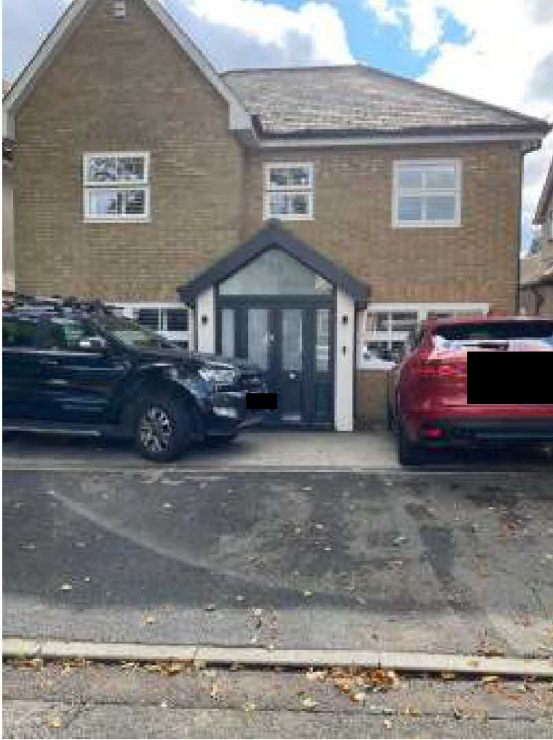
38 St John's Avenue is a residential property which is part of an architecturally mixed streetscape.



*View along St Johns Avenue (looking West)*



*View along St Johns Avenue (looking East)*



*View from centre of St John's Avenue*



*Front Porch view*

#### **AMOUNT**

The proposal adds a small entrance Porch area 2550(w) x 1400mm(d) No additional floor space will be made.

#### **LAYOUT**

The proposal will sit directly at the front of the property and sits within the stepped back façade mainly, and only sits 500mm forward of the main façade.

#### **SCALE**

The proposal is well within keeping of the scale of the existing property and only projects beyond the front existing house by 500mm.

#### **LANDSCAPING**

There are no landscaping works or any impact on the surroundings.

#### **APPEARANCE**

A new door will also be provided which less glazing to coincide with the Harlow Village Green conservation guidance.

## CONCLUSION

This planning application proposes an in-keeping proposal which will sit along with existing adjacent properties. It will not be detrimental to the local conservation area, this has been fully considered and applied as part of this application.

The new revised and constructed proposal sits well below the permitted development rights criteria.