

Heritage Statement

Vine Cottage
High Wych
Sawbridgeworth, CM21 0JJ

Demolition of attached garage with erection of single storey side extensions



Existing Front Elevation

Prepared by:



On behalf of:

MS LORRIMORE AND MR WATERMAN,
VINE COTTAGE, HIGH WYCH,
SAWBRIDGEWORTH
CM21 0JJ

1.0

Historic England – Official Listing:

Heritage Category: Listed Building

Grade: II

List Entry Number: 1220468

Date first listed: 30-Apr-1985

Statutory Address 1: VINE COTTAGE OPPOSITE POST OFFICE, HIGH WYCH LANE

TL 4614 HIGH WYCH HIGH WYCH LANE (west side) 16/8 Vine Cottage opposite Post Office -
GV II

House. C18 or early C19 (on Tithe Map of 1839). Possibly an older house then cased in brick. A symmetrical red brick house of 2 storeys and 3 windows wide at right angles to road. Steep old red tile roof, gabled and extending to rear as a catslide roof over red brick single storey and attics extension. External gable chimneys with tiled brick o sets. Front has dentilled brick eaves and gauged brick segmental arches to all openings. Recessed sash windows with 6/6 panes. Central 6-panel door with flush beaded panels and upper 2 glazed. 2 pairs of modern gabled dormers on rear roof. Large circular cast iron tie rod plate next to front door. In exposed position on edge of village and important in views out to W.

Listing NGR: TL4639514284

2.0 Planning History:

<p>SUMMERHOUSE IN GARDEN</p> <p>Vine Cottage, High Wych Road, High Wych, Sawbridgeworth Ref. No: 3/99/0150/FP Received: Wed 03 Feb 1999 Validated: Wed 03 Feb 1999 Status: Decided</p>
<p>SINGLE STOREY FRONT EXTENSION TO PROVIDE GARAGE AND THREE DORMERS</p> <p>Vine Cottage, High Wych, Sawbridgeworth Ref. No: 3/80/0952 Received: Fri 11 Jul 1980 Validated: Fri 11 Jul 1980 Status: Decided</p>

3.0

Planning Policies:

The following Local Plan policies are relevant to the consideration of this application:

NPPF - National Planning Policy Framework.

DES4 - Design of Development - East Herts District Plan 2018

HA1 - Designated Heritage Assets - East Herts District Plan 2018

HA3 - Archaeology - East Herts District Plan 2018

HA4 - Conservation Areas - East Herts District Plan 2018

HA7 - Listed Buildings - East Herts District Plan 2018

HOU11 - Extensions and Alterations to Dwellings, Residential Outbuildings and Works Within Residential Curtilages - East Herts District Plan 2018.

DES4 - Design of Development - East Herts District Plan 2018;

It is considered that the proposal is attractive and of high, quality design, which has responded appropriately to the local context. It has been assessed against the visual impact of the immediate location which has been respected. The proposal responds to the needs of current occupiers and is adaptable for the future.

The proposed extensions will be constructed in materials sympathetic to the existing in matching red facing brick, render, black painted weatherboard timber cladding, red clay roof with timber frame windows and doors.

The roof pitch to the proposed extensions to both the east and west elevations will match that of the existing roof of the Listed Building and are single storey only to reduce the bulk when viewed from the rear and across the playing fields.

HA1 - Designated Heritage Assets - East Herts District Plan 2018 HA7 - Listed Buildings - East Herts District Plan 2018.

Vine Cottage was first listed 30th April 1981. It is a Grade II listed, 2-storey building, constructed in C18 or early C19. A section of the rear roof and bathroom of 1-storeys, was reinstated following a fire. The rear elevation has a catslide roof with two dormers of modern construction C1980s.

The proposed works will affect parts of the original listing internally:

- A new opening will be created between the existing dining room to the front and the proposed bedroom.
- A new opening will be created to the west elevation by the existing kitchen. The opening will be no wider than the existing window and door which are to be removed with the brickwork below and between to be removed.

HA4 - Conservation Areas - East Herts District Plan 2018

“The intention of conservation area designation is not to inhibit further development, or to preserve the area unaltered, but to manage change and thereby ensure that the character of the area is not harmed or diminished by future development”. (Source East Herts Council “CONSERVATION AREAS Guidance for owners and occupiers”). The proposed development preserves the character and appearance of the essential features of the Conservation Area, by using traditional materials and details such as red facing brick, render, black painted weatherboard timber cladding, and plain red clay tiles, contributing to the aesthetic value of the street scene by harmonizing with the principal materials within the conservation area.

HOU11 - Extensions and Alterations to Dwellings, Residential Outbuildings and Works Within Residential Curtilages - East Herts District Plan 2018

It is considered that the development is compatible with the settlement’s character and village setting. As outlined in the arboricultural assessment report, a single Category C Hawthorn Bush will require removal as a result of the works and not other trees and their RPA’s will be impacted. The extensions are modest in height and there will be no

overbearing features detracting from the clear separation in the relationship between the side extensions and the principal building.

The proposed development is considered to be one that would not cause material harm to the living conditions of the occupants of the neighbouring dwellings by way of loss of light, loss of outlook, overbearing or loss of privacy. No neighbouring residence could be subjected to reduced views of the conservation area and no additional obstacles is created for sightlines towards the north or south for the properties to the sides and the rear or for the general enjoyment of the listed building when viewed from High Wych Road. The proposed east facing replacement side extension though located to the road-side and will be visible from the north this is largely replacing an existing double garage with a pitched roof and will not further impact or detract from the appreciation of the historical setting and character of the Listed Building.