

Design and Access Statement

Vine Cottage
High Wych
Sawbridgeworth, CM21 0JJ

Demolition of attached garage with erection of single storey side extensions



Existing Front Elevation

Prepared by:

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Design

On behalf of:

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SAWBRIDGEWORTH
CM21 0JJ

1.0



Location Plan

The illustrations in this statement contain drawn information at a reduced scale. Please read in conjunction with the scaled drawings submitted as part of the submission.

The application site measures: 1207m²
Existing Dwelling/ garage and shed: 122 m²
Gross total existing floor area: 122 m²

Proposed:
New additional floor space; 17.3 m²
Gross total floor area: 139.3 m²

The total proposed works calculates as 11.5 % of the area built on within the curtilage with an increase of 14% in relation to existing to ensure compliance with development within the Greenbelt.

Introduction

This Design and Access Statement is submitted in support of the 'Householder Planning Application', 'Listed Building Consent' and 'Conservation Area Consent' for the demolition of existing garage with the erection of 2 single storey side extensions to the eastern and western elevations to 'Vine Cottage. The site lies within the High Wych Conservation Area, 'Vine Cottage' is a Grade II listed building,

Planning History:

Prior to the listing in 1985 planning permission was granted for:
Ref. No: **3/80/0952**: "Single storey front extension to provide garage and three dormers".

Ref. No: **3/99/0150/P**: "Summer House in Garden" – Granted.

Previous work has also been carried out to the existing Listed Building following a fire:

3/21/1946/LBC | Regularisation consent for repair works following fire in 2002.

Ref. No: **3/22/1655/LBC & 3/22/1654/HH** - Mon 21 Nov 2022:
Refused: Demolition of attached garage. Erection of 2 single storey side extensions incorporating front and rear dormers and including first floor side extensions in the roof space, single storey rear extension and increase the size and depth of the 2 existing first floor rear dormers.

Ref. No: **3/23/1259/LBC & 3/23/1258/HH** – 25th August 2023
Refused: Demolition of attached garage. Erection of 2 single storey side extensions incorporating front and rear dormers and including first floor side extensions in the roof space.

Addressing the comments and recommendations included in the reports by Conservation and Urban Design Advice and the Planning Officer Report in relation to the most recent applications; **3/22/1655/LBC & 3/22/1654/HH - 3/23/1259/LBC**



Existing rear Elevation with dormers added in the 1980's.

2.0



Existing Front Elevation

and 3/23/1258/HH, the proposed scheme has been amended to address the concerns and issues raised in the reports. The following aims to demonstrate and support our view that the proposed extension works will both complement the visual appearance and character of the existing building and protect the historic environment within the conservation area and the Greenbelt and without detracting from the balanced symmetry and aesthetics of the existing Grade II listed building on the site

This Design Access Statement will address the design principles and concepts that have been applied to the scale, layout and appearance characteristics of the proposal. Particular attention has been given to significantly reduce the scale, footprint and volume of the proposed works.

It is hoped that the previously proposed aspects of the design which were deemed to affect this adversely have been adequately addressed and that sufficient measures have been taken to mitigate the impact.

Site and Context;

The site lies on the edge of High Wych Conservation Area in the Greenbelt with playing fields to the north, open countryside to the west and the gardens of 2 Orchard Cottages to the south. Vine Cottage is set back from High Wych Lane by approximately 10m / 32ft with deep lawns to the principal elevation and to the rear.

Mature hedges and trees borders the land to all boundaries with the exception of the gated access with a large drive with ample parking space for 3 / 4 cars accessed from High Wych Road. There is some limited overlooking of the front drive from High Wych Road.

3.0

Design Proposal: Scale, Layout and Appearance Annex:



Existing Front elevation



Proposed Front elevation



Existing Rear Elevation



Proposed Rear Elevation

This proposal relates to the demolition of the existing double garage with a replacement single storey side extension to the east and to the west, both with conservation rooflights, and connected to the host dwelling.

The aim of the proposed work is to develop the property to improve the long-term use and flexibility whilst retaining the front harmonious elevation of the heritage asset unaffected with both the proposed elevations set back from the historically important and prominent front building line. Works are proposed to the fabric of the listed building itself only where new openings are created to the external fabric, which will not be externally visible.

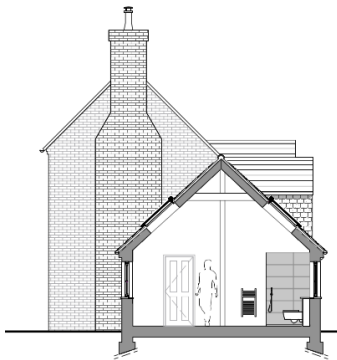
The proposed roof forms with small rooflights have been designed to remain subservient to the height and form of the existing adjacent structure and will be constructed in matching materials such as red facing brickwork, render, black painted weatherboard timber cladding, plain red clay roof tiles and matching timber frame windows and French doors.

The ground floor addition to the west will provide a much-desired dining room to the kitchen, creating a natural connection with the garden which is currently absent. Two small conservation rooflights are proposed to bring light to the core of the kitchen.

The height of the proposed extensions is kept modest and subservient to the host dwelling, ensuring that the listed dwelling is clearly separated, retained and visible when viewed from the street and the neighbouring properties. The new red clay roof to the garage replacement extension will join the existing roof slope as per the existing condition.

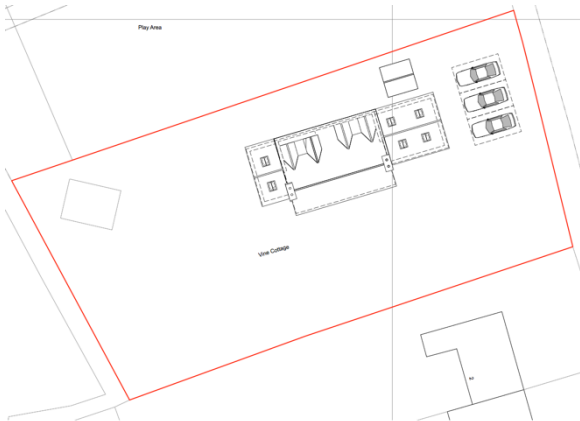


Existing Section
4.0



Proposed Section

5.0



Proposed Block Plan

6.0

Impact on neighbour amenity

On two borders, namely to the north and west the dwelling overlooks fields and the village playground. Given the distance of around 17m from the neighbouring dwellings Orchard Cottages to the south, there will be no additional overlooking, no loss of light or further overbearing or impact on neighbouring outlook or amenity generally.

Highways/Parking

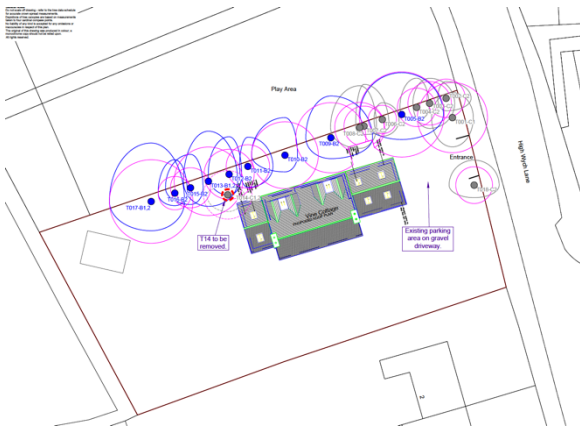
The current vehicular access to the site is generous.

There is space for min. 3 no regulation size car parking spaces on site, located to the front drive of the dwelling

The existing parking provision would be retained in the proposal

Trees:

The site is located within the High Wych Conservation Area. Usherwood Arboriculture have been instructed to provide a tree

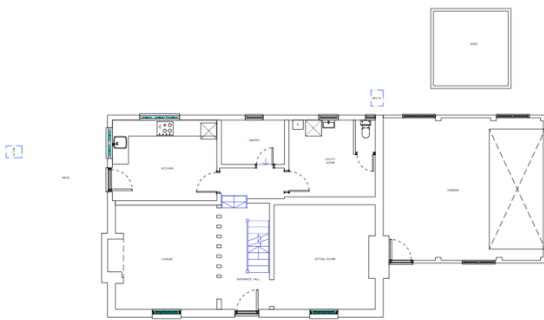


Extract from Usherwood arboricultural impact assessment report.

survey, arboricultural impact assessment, method statement and tree protection plan in the report attached to this application. In summary: A single category C Hawthorn will require removal due to the erection of the single storey extension to the west. Provided the measures set out within the report are adhered to, there will be not impact upon the adjacent boundary trees.

7.0

Access



Existing Ground Floor Plan

Issues regarding accessibility for disabled people has been considered and is restricted by the existing fabric that can't be altered. Including the front drive, there are six vertical levels in the property namely: **1.** the Drive, **2.** Ground floor Entrance Hall & Living Room/ Dining, **3.** Kitchen/ Utility **4.** 1st floor rear landing/ Bedroom 3, **5.** 1st floor principle building landing/Bedrooms 1 & 2, **6.** Family Bathroom.



Proposed Ground Floor Plan

Access requirements are set out in Part M of Building Regulations, "Access to and use of Buildings". The applicability of Part M is limited: there is no intended change of use and whilst the general principle is that nothing should be made worse, some practical improvements will be affected as follows:

- a). The works for which permission is sought will create a level access to the common floor level to the rear, on the ground floor which will include the family kitchen and dining room.
- b). Level access is retained to the ground floor cloakroom.
- c). A new bedroom to the ground floor with a shower room will in combination with the larger and improved ground floor dining area allow aging and/or disabled relatives to visit and part take in family dinners and overnight stays.

d).New electrical sockets and new electrical switch installations (as opposed to replacements in place for existing fittings) will comply with the guidance in Part M. This proposal aims to extend the long-term usability and enjoyment of the house.

8.0



Energy / Sustainability

Research conducted by the Building Research Establishment (BRE) has determined that the most cost-effective way of reducing energy consumption is through improvements to the building fabric. The existing fabric should not be compromised however there would be some scope in upgrading the existing insulation to the loft space. Therefore, the construction of the extension will meet, if not exceed, the building fabric requirements set out in Part L of the Building Regulations to minimize the overall energy consumption of the dwelling. Measures which will become more important as energy costs are rising.

The orientation of the main sections of glazing is almost due west for the kitchen extension, which means they will benefit from passive solar gain throughout the afternoons. The smaller rooflight windows will permit daylight to the spaces but will keep the majority of the heat out whilst benefiting from layouts that facilitate cross ventilation.

Low energy light fittings will be installed throughout.

9.0

Conclusion

The design of the proposed extensions has been amended to reflect the recommendations by East Herts Development Control and Conservation Officer. It is deemed that the significant reduction in the scale of the proposed additions retains a respectful relation to the host dwelling without being overpowering of the form and style of the existing. The massing and height of the extensions is subservient to the host dwelling which will not be altered to the front or rear elevations. The work

is considered to have limited material impact upon the historical fabric.

There would be no overshadowing and limited increased overlooking of adjacent properties, given the distance to the nearest neighbouring dwelling. Nor would there be any detrimental impact on the views of adjoining properties or their amenity generally.

Given the above and the presumption in favour of sustainable development in the current National Policy Framework and the onus on councils to grant consent unless it can be demonstrated that there are adverse impacts which significantly outweigh the benefits, the applicant hopes the Local Authority will look favourably on this application.