

Heritage Statement



**3 HILL STREET
SAFFRON WALDEN
ESSEX
CB10 1EH**

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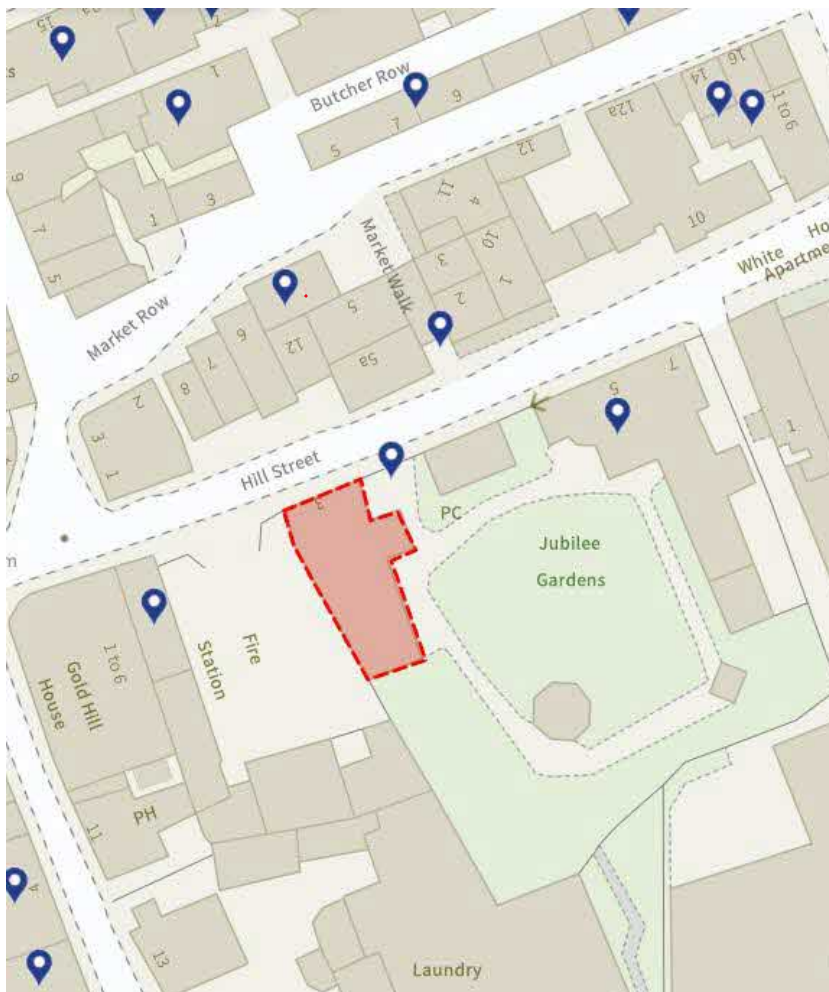
1. Introduction

- 1.1 This Heritage Statement is to be read in conjunction with the accompanying drawings 3588/PD01 – PD06 inclusive.
- 1.2 The sections included within this document will describe the existing site and its use, its context within the local surroundings, and the proposed scheme including any positive or negative impact it will have upon the surrounding area.
- 1.3 Saffron Walden Town Council is leasing the building from Uttlesford District Council, the building owners. Saffron Walden Town Council are seeking permission for internal modifications to create a residential unit.
- 1.4 This Heritage Statement has been prepared in support of the application to create one residential unit within the first and second floor. The property is grade II listed, listing NER: TL5382138403. The building is located within the centre of town, in the heart of the Conservation Area.
- 1.5 Name of Applicant: Saffron Walden Town Council
- 1.6 Address of site: 3 Hill Street, Saffron Walden
- 1.7 National Grid: Latitude 52.022786
Longitude 0.240753
- 1.8 What 3 Words Reference: blip.gliding.afflicted
- 1.8 Nature of Application: Internal modifications
- 1.9 Planning Agent: Wayne Everitt
Provident House
123 Ashdon Road
Saffron Walden
CB10 2AJ



2. Location and Existing Buildings

- 2.1 3 Hill Street, known as The Jubilee Hub, also known as Garden Room, is located next to the fire station.



Ref: Listed Building Search Map, Historic England 2024

- 2.2 Number 3 Hill Street is a four-storey building, consisting of basement, ground and first floors, and attic / second floor. There is a large red brick single storey rear extension of modern construction used as a community centre.
- 2.3 The building falls centrally within Saffron Walden Conservation Area.
- 2.4 The front elevation has a central doorway with panelled doorcase and fan light over with fretted glazing bars with original door.

2. Location and Existing Buildings

2.5 Windows are a mixture of sash and casement. Some windows have chamfered brickwork with labels, transom, mullions, and glazing bars. Above the gable end window there is a stone bust on corbel, eaves and barge boards have cusped shaping and pendants.

The East elevation has ornate barge boards with apex bracket on carved corbel.

All of the above original features will be protected and retained as part of the planned works.



North and East elevations from Hill Street.

3. Construction & Condition

- 3.1 The original building is constructed of grey gault bricks with large red brick extension to the rear.
- 3.2 Internally the property requires refurbishment works. Currently the first and second floors have no kitchen or bathroom facilities.
- 3.3 The ground floor consists of entrance, WC and stairs to first floor.



- 3.4 The first floor comprises of two main rooms currently used as WRUS offices and storage. Both of these spaces are light and bright with timber windows on 2no elevations. Both rooms require redecoration and general maintenance works.

The second floor has two smaller mansard rooms. The West room has openable windows and gable elevation and small fixed room window, the East room is also mansard and has 1no fixed roof window only. Both rooms require full redecorations and general maintenance works.

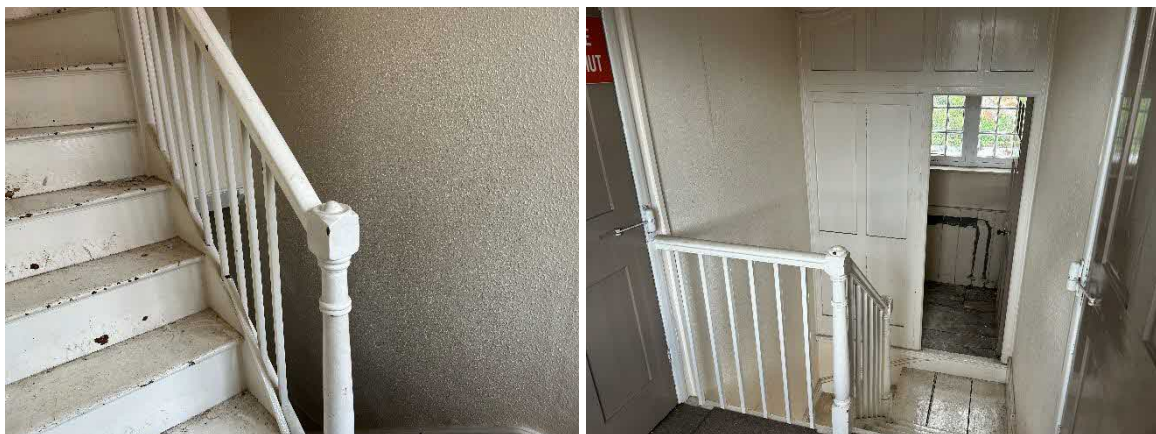
3. Construction & Condition



- 3.5 Centrally to the building is linked staircase which rises to all floors. Stairs generally require repairs and maintenance works to repair missing spindles and loose floor boarding. Decorative condition can be described as poor and requires refurbishment.

To ground floor stair, handrails are missing and will require reinstatement. Accessed from the stairs is a small room which used to be a WC. It is proposed to reinstate the WC to this room.

3. Construction & Condition



4. History

- 4.1 3 Hill Street was originally built, in the 19th century as a caretaker's house for Mr Manning and Mr Moore, who were caretakers for the Market, Town Hall and Corn Exchange.
- Since 1972 it has been used and occupied as offices for the community centre, and as The Royal Voluntary Service and The Garden Room Charity.
- 4.2 The building had a single storey rear extension in the 20th century. Facilities include office, kitchen, toilets, and community hall.
- 4.3 Previous modifications and modernisations of the ground floor has been carried out by Saffron Walden Town Council as shown on the photographs below.

5. Description of the Proposal

External Works:

- 5.1 Saffron Walden Town Council wish to create a new entrance to the rear elevation. This will involve the removal of bricks to create the opening and install a framework and door sets to create access to paved external area. The rear elevation is not visible from the street and as a minor change to the appearance it will not affect the significance of the building.

Internal Works:

- 5.2 Internal alterations to convert the first floor and second floor (attic) space into 1 no self-contained flat.
- 5.3 The access to the flat will be provided through the existing front door. The stairwell will be the main fire escape route from the flat, the staircase will be maintained and repaired including replacement SW spindles to match the existing. Staircase will be fully redecorated with new floor coverings.
- 5.4 Modification to the ground floor layout include converting one of the toilets into a cleaner's cupboard.
- 5.5 The first floor modification includes converting one of the rooms into a kitchen and creating a new separate shower room with toilet facilities. The kitchen and shower room will have their own individual doors, from the main staircase.
- 5.6 The second floor rooms will be refurbished to modern standard.
- 5.7 The previous WC facility on the landing between the two rooms will be used to create a toilet facility, this will reinstate previous use of the space.
- 5.8 Internal staircase and landing will be repaired and redecorated to modern standards.
- 5.9 There are no removals or demolition proposed as part of the flat conversion, and all work to repair will be complete to heritage standards, all additional works are reversible and therefore does not harm the heritage asset.

6. Assessment of Effects

- 6.1 The proposals will not affect the Conservation Area. The only external work proposed is the creation of the doorway on the rear extension, which is of modern style to match adjacent window and door style and will not detract from the Conservation Area.
- 6.2 The minor alterations internally will not detract from the character or appearance of the building. All internal works are reversible, and no heritage asset will be affected by the proposals.
- 6.3 In accordance with National Planning Policy Framework paragraphs 212, No 3 Hill Street provides an opportunity for new development within the Conservation Area and within the heritage asset, to enhance or better reveal their significance. The proposal works preserve these elements and are a positive contribution to the asset.

7. Conclusion

- 7.1 The proposed external work will improve the usability and aesthetic quality of Number 3 Hill Street.

The proposed external works to the rear of the community centre will not detract from the heritage asset or adversely affect the Conservation Area.

- 7.2 The internal works will allow the building to have purpose and provide a habitable environment for continued maintenance and care of the asset and therefore protecting the Conservation Area.