

Heritage Statement

September 2021

Application for alterations to semi-detached property situated within the Chestnut Green
Conservation Area



HP ARCHITECTS LTD
4 Wiggshall Road, Watford Herts. WD18 0AL
Email: jonpresland@hparchitects.uk Tel. 07715 911546

Heritage Statement

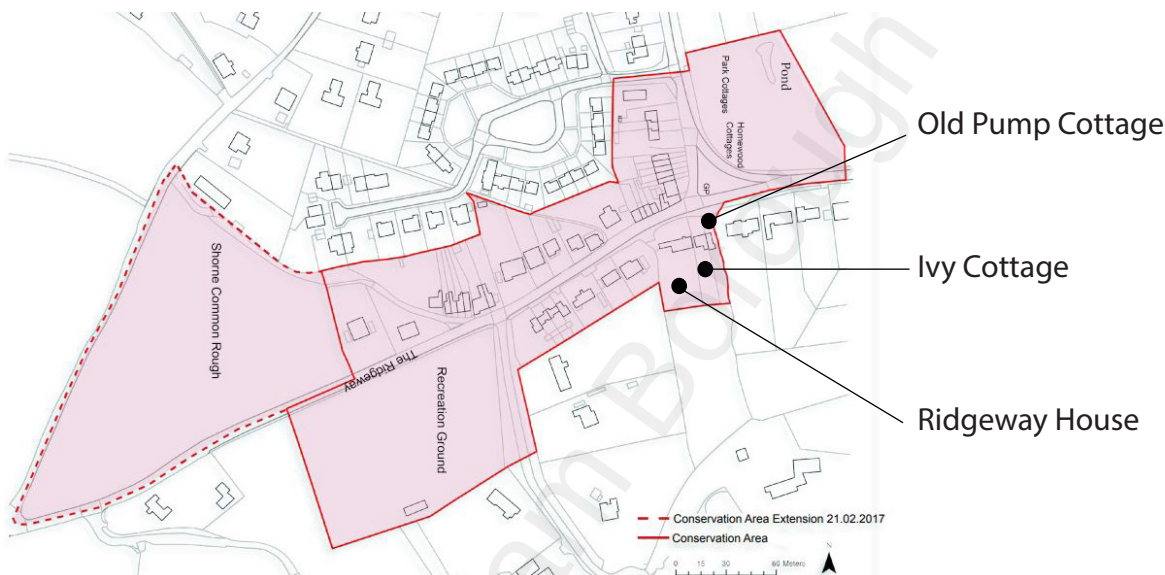
1. Introduction

1.1
The proposal is for a part first floor rear extension and a conservatory to the semi-detached property at The Ridgeway.

Heritage asset and its setting

1.2
Chestnut Green Conservation Area was designated on the 27th April 1976. A conservation area statement, including proposals to extend the conservation area boundary, was approved by stakeholders in October 1999 and was subsequently adopted by the Council.

The conservation area's boundary contains the historic streets of The Ridgeway and Tanyard Hill.



1.3
Ivy Cottage is on the edge of the Chestnut Green conservation area, the site lies within the context of a mixed development of 17th–20th century houses including 'modern' buildings in close proximity. Ivy Cottage is an attractive property, and is NOT a listed building. The proposals are located to the rear of the property and in a location which cannot be seen from the conservation area itself. Its impact on the setting of the conservation area therefore is neutral

1.4
The site is not in a flood risk plain as defined by the Environmental Agency

1.5
External finishes are buff/red facing stock brickwork. The roof is pitched to the main house and outrigger rear extension with hand crafted clay plain tiles. The windows are all single glazed sliding sash timber frame painted white.

1.6
The site is bounded on the east side by a physical boundary – the Old Pump Cottage is an early Edwardian cottage, modified on its front elevation and substantially and unsympathetically extended to its rear, with an unattractive, imposing, unpainted rendered finish to the wall facing west overlooking Ivy Cottage rear garden, which provides very little contribution to the conservation area, and acknowledges the fact that further development of this area

Heritage Statement

would be a natural progression.

1.7

This application is a resubmission for the same scheme, approved under the following references:

Approval of Planning Permission - Application No. 20150273, Dated 5th June 2015.

Approval of Non-Material Amendment – Application No. 20160087, Dated 16th February 2016.

Approval of Detailed Plans & Particulars – Application No. 20160113, Dated 30th March 2016.

Approval of Planning Permission – Application No. 20180687, Dated 8th October 2018.

Heritage Statement



Photo 1 (above) and 2 (below)

Existing aerial photo showing Ivy Cottage, The Ridgeway and adjoining properties from the rear.

It is important to highlight the rear extension to the Old Pump House which provides little contribution to the Conservation area.

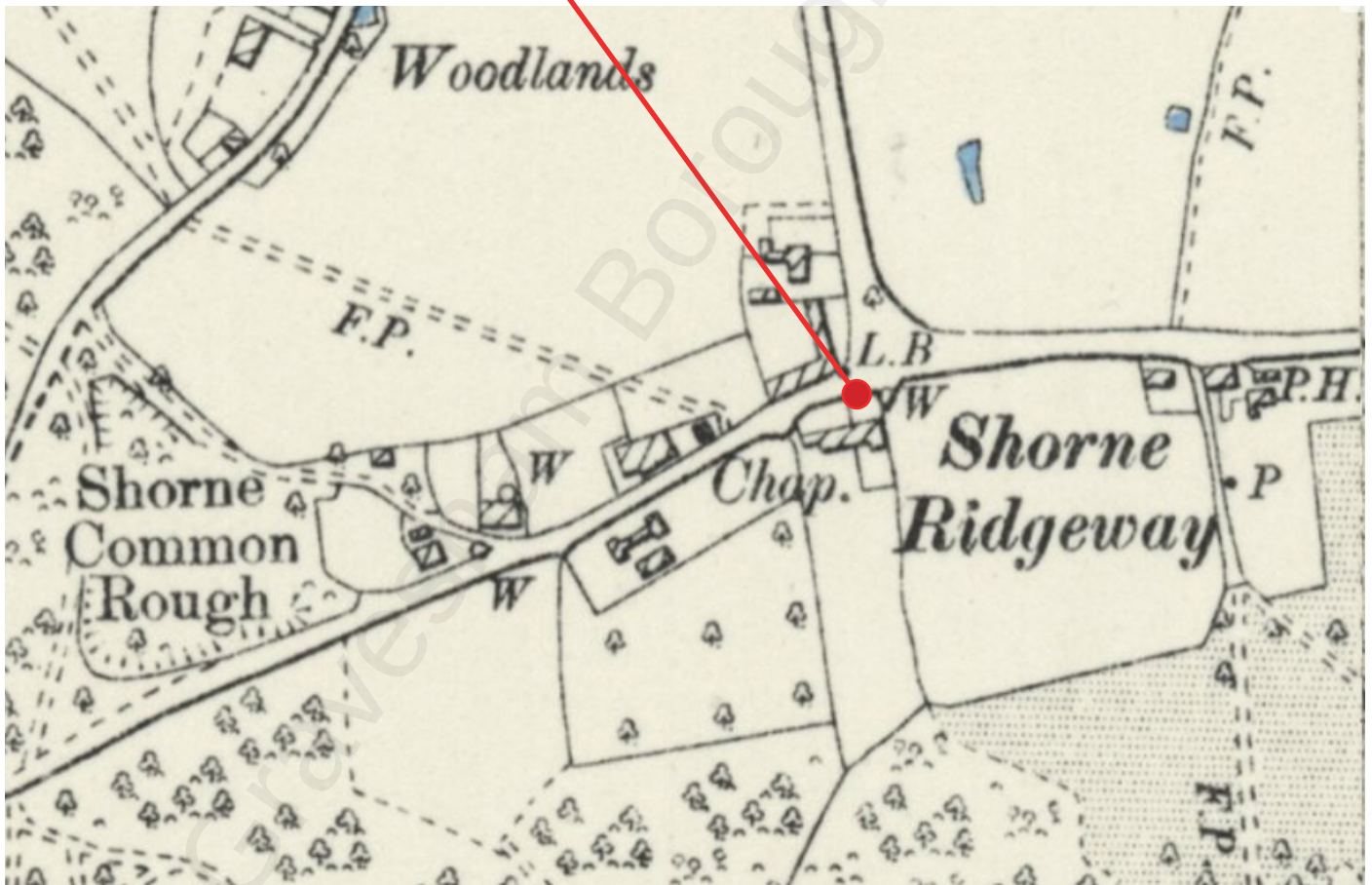


Heritage Statement

Map 1

Extract of map from around 1888

Ivy Cottage is shown here.



Heritage Statement

2. Site and Historical Context

2.1

The historic village plan is very simple, with development centred around an historic 'T' junction. Tanyard Hill leads away northward, downhill to Shorne, and forms the stem of the 'T'. The cross arm of the 'T' is formed by the Ridgeway, known as such from its junction with Tanyard Hill for some way westward, and as Peartree Lane running away eastward from the village.

2.2

The original nucleus of two-storey 18th and 19th century buildings stands on the northwest and south sides of the junction, with some later 19th century buildings further west along The Ridgeway. At the T junction there is a small triangular green on which stand six ancient Sweet Chestnut trees.

2.3

Within the Chestnut Green Conservation Area the land to the south side of The Ridgeway is banked up, to a maximum towards the village centre. The banking reduces westward through the conservation area, running out shortly before the recreation ground is reached. Thus buildings on this side of the road, both historic and modern, are set back on top of the bank.

2.4

One set of historic buildings, nos. 1 to 6 The Ridgeway, fronts directly onto the carriageway, lacking a footway as protection against traffic. Another, nos. 6-12 Tanyard Hill has front gardens more or less completely given over to parking spaces. This is also the case for the historic Ridgeway House, Ivy Cottage and Old Pump Cottage at the head of the green.

3. Character

3.1

The great majority of buildings in the conservation area are dwellings, the majority small and built in recent historical times for agricultural and other land workers. They range from the relatively high status of early 19th century Ridgeway House looking down over the corner of the green and the wide frontage 17th century house buried in the Homewood Cottage terrace, to the narrow fronted 18th and early 19th century dwellings of Homewood Cottages and nos. 2 to 4 The Ridgeway, and to their 19th century equivalent, Hanbury Cottages at the west end of the village.

3.2

Ivy Cottage is a red brick and blue header walled house with a wide double fronted elevation comprising a central front door with single windows to each side, the windows matched by windows above. Covering the door is a small projecting porch with a steep tiled roof ending in a barge-boarded gable. Windows are the paired 'Yorkshire' horizontal sliding sash type, each sash with 12 small panes. Brick window arches to the ground floor are cambered below and flat-topped above. The house has a tall, hipended, peg-tiled roof with excessively heightened gable-end chimney stacks, all this showing that when built it was freestanding.

3.3

In contrast to abutting Ivy Cottage, Old Pump Cottage (formerly known as Mount Pleasant), is a small narrow-fronted yellow brick house of about 1840. Its entrance is down the side under a projecting canopy in front of a set-back modern uPVC-windowed side extension. The front has a uPVC window to the upper floor and a modern bay window on the ground floor. Formerly the position of the original ground floor window could be identified from

the upper part of its head's yellow brick arch which showed above the top of the modern bay. This has now been covered up. The upper sash window is of the sixover-six pane sash type. The shallow-pitched slate roof is hipped to the street. It has the extended eaves overhangs characteristic of the period. The chimney stack is well back, centred on the ridge.

3.4

The rear extension to the Old Pump House provides little contribution to the Conservation area and allows for the proposed first floor rear extension to improve the unattractive, imposing, unpainted rendered finish to the side of the Old Pump House.

3.5

The proposed first floor rear extension to Ivy Cottage, over the existing ground floor extension, continues the language of the 'out rigger' projection along the Old Pump Cottage boundary. The existing appearance of knapped flint and brick soldier/quoins detailing is to be followed through with the new extension and conservatory. Where the Council have requested alternative materials in the previous approved applications to distinguish original from new, we have shown smooth lime render.

3.6

The aspiration for the exterior of the building is to part extend to the rear at first floor in a sensitive design and using traditional materials of brick, knapped flint, smooth lime render and hand crafted clay roof tiles.

Heritage Statement

4.1

The significance of the Conservation Area reflects the existing front elevations facing the road at The Ridgeway with the grouping of 19th century historic buildings on the north side of The Ridgeway at the west end of the village. From the slightly elevated south side of The Ridgeway, Old Pump Cottage, Ivy Cottage and Ridgeway House look north, across the green. The first two dwellings are set within mature and partly concealing front gardens. The proposals to the rear of Ivy Cottage will have no visual impact on the conservation area as they will not be visible from a public area.

5. Impact

5.1

The impact of the proposed scheme on the conservation area is subordinate or neutral:

- The proposals are to the rear of the property
- The proposed finishes are reflective of the original surface finishes on the existing house.
- The proposed design is in keeping with the area and will provide well designed, attractive modern extensions to sustainable standards. The completed scheme will enhance its setting and those of the adjoining properties.
- The proposals have already been approved under the previous consented schemes.

6. Conclusion

6.1

The proposed extension has a subordinate impact on the architectural heritage of the conservation area and the adjoining neighbours. The proposed materials are all respective of the original house. The proposals have therefore a neutral impact on the conservation area.

6.2

The principle of residential development in the form proposed has been discussed at length with officers at pre-application meetings, and is acceptable in terms of local and national planning policies.

6.3

This scheme and conditions have been previously approved:

Approval of Planning Permission - Application No. 20150273, Dated 5th June 2015.

Approval of Non-Material Amendment – Application No. 20160087, Dated 16th February 2016.

Approval of Detailed Plans & Particulars – Application No. 20160113, Dated 30th March 2016.

Approval of Planning Permission – Application No. 20180687, Dated 8th October 2018.

Heritage Statement



Photo 3.
Existing photo to the rear of Ivy
Cottage showing Old Pump House
first floor extension.

Photo 4.
Existing photo taken from the
garden to the front of Ivy Cottage
showing the proposals at the rear
of the property will have no visual
impact to the front

