Our Ref: CPH/5

PROPOSED EXTENSION TO WALNUT TREE FARM, PIRTON, HERTFORDSHIRE

HERITAGE STATEMENT

BACKGROUND AND HERITAGE SETTING

Walnut Tree Farm is a Grade II Listed house, formerly a farmhouse. The house is brick and part timber and later brick clad. Extensions have been added to the rear of the main part of the house, the most recent being the bay projection off the Kitchen and the Conservatory.

There have been earlier proposals for a single storey rear extension to the house. The proposal for a large rear extension was submitted in August 2013 to the Conservation Officer for informal consideration. The comments of the Conservation Officer were documented in a report dated 22 November 2013 ref: 13/02034/GEN and more recently in the Consultation Document dated 23 March 2017 ref: 16/01539/1HH. Concerns were expressed in these reports about the size of the extension and its relationship to the house. The current proposals address the concerns expressed by the Conservation Officer and we believe that these proposals relate far better to the house and are modest in scale.

PROPOSALS

The proposal is to construct a single storey rear extension to the main part of the house to provide a gable extension reflecting the character of the existing rear gables. Internally there will be very little alterations to the existing original parts of the house with the exception of the more recently built Conservatory and bay extension which are being removed because they have proved to be too small to be functional for a house of this size.

HERITAGE CONSIDERATIONS

Original features will all be retained as part of these proposals. As the house is well maintained it is not intended that there will be any significant repairs and/or alterations necessary as part of these proposals.

USE

The use of the property is residential.

LAYOUT

The layout of the internal spaces will all remain unaltered, albeit the existing modern Conservatory and bay are to be removed.

SCALE AND SETTING

The style of the extension is in the form of a gable addition which is traditional in character. This is considered to be sympathetic to the character of the house without creating a conflict of styles. This approach also does not 'dominate' the character of the rear of the house.

MATERIALS

Materials on the main extension will be facing bricks in a matching handmade brick style to the external walls. The windows and doors will be hardwood timber windows and doors. The roof will be handmade second-hand clay tiles and half round ridges to match the tiles on the house with 'conservation' roof lights finished in black. Internally, the rear wall of the house will not be clad, the brickwork left exposed and the stair window will remain within the envelope of the extension within a roof light. These features will be visible internally. Rainwater goods will be cast iron painted in black 'Hammerite'.

EXTERNAL WORKS

External works will involve reforming the rear patio area in matching York stone.

ACCESS

There are no proposals to alter the access arrangements, either vehicular or pedestrian, to the house.

CONCLUSION

The house has been very carefully looked after by the present owners and well considered repair and restoration projects have been carried out by the owners.

These proposals meet the present needs of the owners Mr and Mrs Cole, without affecting those historic features of the house, both internally and externally.

The extension is considered to be sympathetic and complementary to the historic character of the house.

10 June 2016
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