

PLANNING AND HERITAGE STATEMENT



Works to Moss Rose Cottage Corner Payne End and Dark Lane Sandon Buntingford SG9 0QU

Introduction

1.1. The application is for the Restoration of a Grade 2 Listed cottage including demolition and redesign and construction of ancillary buildings, to suit our clients on this corner site in the Conservation Area of Sandon village. The existing garage and outbuildings on the site are to be rebuilt with the garage at the rear of the site and the habitable single storey extension to be linked to the existing house with a glass link which acts as a new entrance.

1.2 Our client received communication from Mark Simmons at DNDC concerning repairs and replacements to windows and treatments of floor and plinth in August 2025 (LPA ref: 25/01940/GEN) The client intends to follow all conservation guidance, to ensure the long term durability and maintenance of quality in the existing house.

1.3 The first design focussed on meeting the client's accommodation requirements in a single storey extension, with a clear glazed link to a new opening in the cottage's existing kitchen. This formed the drawings used for the Pre application.

1.4 Pre-application advice was sought with submission of Drawings 389/02 and 03, along with Pre-app site plan. (reference 25/01971/PREH). This was acknowledged on 12 August 2025. The advice was given on 24 October after a site visit on 16 October stating that 'the proposed extension to the building is currently unsupportable given its scale

and massing which would be overly dominant and would not respect the modest proportions of the host listed building.'

Design



2.1 As a result of the pre-app, the space required in the extension and the roof pitch have both been reduced in the present scheme. The glazed link keeps the proposed building away from the cottage, so allowing for separation, space, view and light to be maintained in and around the cottage.

2.2 The concept has always been for this new building to be minimal in visual impact, so as not to detract from the symmetric facades of the listed cottage while looking simple and elegant, using vertical and pitched slate hanging for both walls and roof. The floor level will be ramped down from existing cottage, to tuck the building into the site.

2.3 The pitch of the roof has been kept to the minimum for a slate roof while still allowing for use of solar slates. Minimal roof lights will be positioned above the bedroom and the kitchen on the eastern garden side of the extension.



2.4 Sustainability will be key in the new building in terms of energy use being minimised in living in it, and energy embodied in the structure being minimised. PV cells, passive solar design, air source heating and passivhaus levels of insulation will all be part of this.

Landscaping will maintain existing hedge on western side of outbuildings to the south, but also new evergreen planting (4 plants in front of the new building) will be provided to further screen it from public/street view.

Heritage Information

3.1 What heritage assets (designated or undesignated) and settings will be affected by the proposals?

The list entry states:

House, once 2 dwellings. Mid to late C17, extended and altered C20. Timber frame, rendered. Half hipped thatched roof. 2 cell lobby entry. 1 storey and attics. Projecting gabled entrance porch with flanking horizontal sliding sashes. Axial red brick ridge stack. Right end entrance and C20 casements. Left end ground floor horizontal sliding sash, attic C20 3 light casement. To rear, gable ended extension with flanking slate roofed lean-tos.

The Pre-App response (22.10.25) states that the first proposal provided an extension that dominated the listed cottage which is visible from 3 sides on its corner site. So we

have made the link minimal, modern and further back from the road elevation, so we could allow the cottage to still be dominant on the site.

Also that further thought should be given to the position of the proposed building, perhaps placing it to the east of the existing dormer on the south elevation of the cottage. We have still positioned the building to the west of the listed gable dormer, feeling that losing the view onto the garden from the cottage living room would be too damaging. But we have made the building a lot smaller in length, width and height and set it back as far as was functionally possible to maximise space and light to the existing cottage. By making the link slightly longer, it keeps the cottage extant and visible in its own right on the site. We are also intending to lower the level of the extension floor and ridge height, by ramping down in the length of the link and minimising the pitch as much as is possible with the use of slates.

Once the new structure is complete, the black plinth around the cottage will be investigated as part of the work to remake the floor and remedial works will be carried out, as necessary to increase insulation and durability.

3.2 What will be the effect of the proposal on any heritage asset and its setting?

The distance of the new building from the existing cottage minimises the impact of the proposal on the cottage.

The replacement for the garage will be situated further away from the road, making it less visible and reducing impact on the heritage elements on the site. It will be weather boarded with double pitched roof, in materials to blend with the new building.

Windows and Doors

Several windows and doors are presently UPVC and will need to be replaced in the cottage with traditional hardwood horizontal or vertical casements, or with outward opening casements, as appropriate and as specified by conservation officer. These are shown on drawing

The existing windows have been cause for concern and a good deal of discussion has already taken place between client and conservation department, on how to mitigate the damage already done, in modernising. The client has agreed to follow this advice.

With reference to drawing 389/06A:

New window 1 will be a flush, side-hung quarter-pane hardwood casement with slim-lite double glazing and section as drawing 389/08 attached to planning application.

New window 2 will be a pair of 6-pane Yorkshire casements (horizontal sliders)

New window 3 will be a pair of casements 3 over 3 horizontal sash sliders.

New window 4 will be the only new opening but can also be a pair of casements 3 over 3 horizontal sash sliders.

New window 5 will be a pair of 8 pane sashes, vertical sliders.

New window 6 will be a 4 pane over 8 pane vertical sash sliders.

Doors 2 and 3 (presently UPVC, as are the windows above) will also be replaced with hardwood doors, all as shown on drawing 389/06A.

Glazing will be separate 'slimlite' 4-8-4 double glazed units for each pane, so that mullions and transoms seal between glazing units.



Access

4.1 The hedge on Paynes End will have an old opening reinstated and a path added to provide a pedestrian entrance to the existing front porch and door.

4.2 The vehicle access will be improved by demolishing the existing garage and building a new garage with pitched roof structure further away from the house. This will allow a divided pedestrian path to the two entrances to the house on the north side.

Disabled Access

4.3 One of the new entrance paths will be made from the off-road parking area to the link on the southern elevation of the cottage. New path, entrance and building will all be designed to suit wheelchair access.

Wilson MacGarry 29.1.26