



PROPOSED SINGLE STOREY SIDE EXTENSION AT

ROWAN TREE COTTAGE, CRAZIES HILL

HERITAGE STATEMENT

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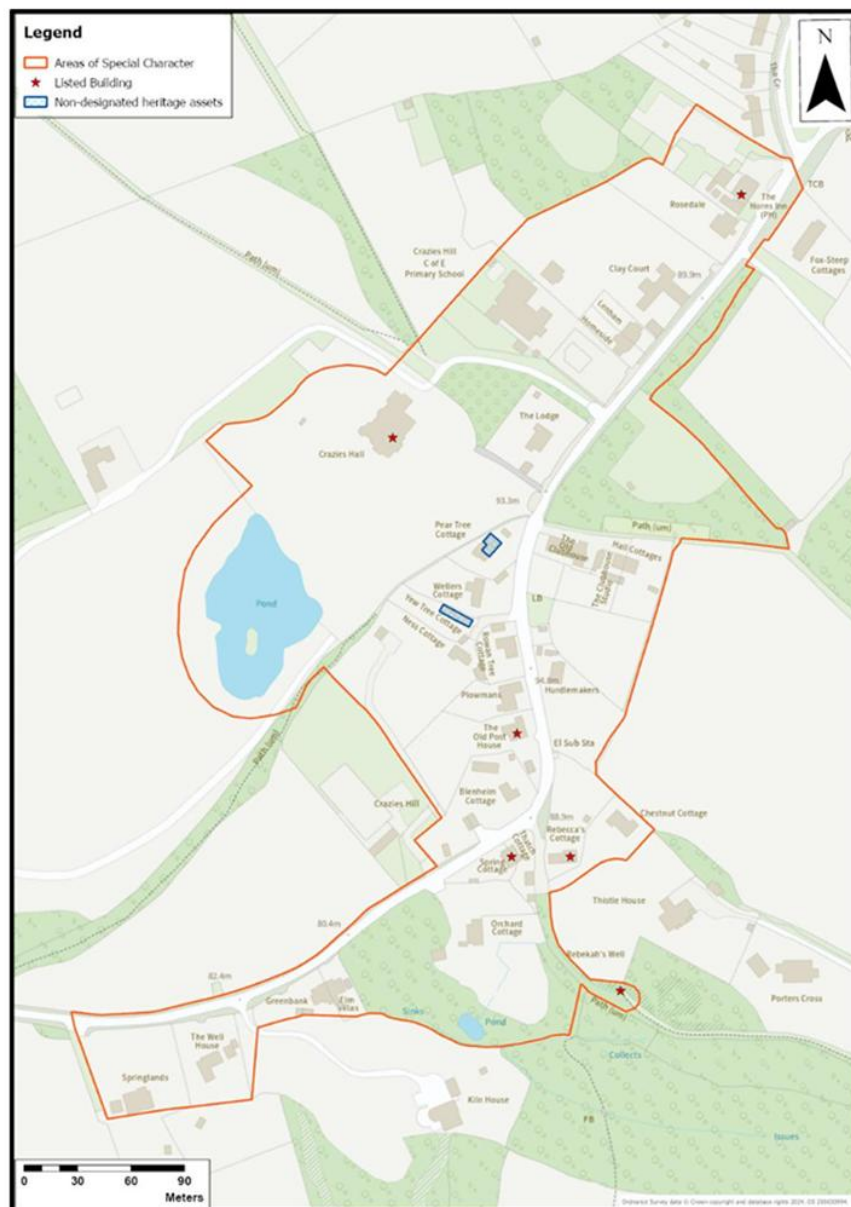
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1. Introduction

- 1.1 This Statement is submitted in support of a planning application for a proposed single storey extension and some alterations to the fenestration at Rowan Tree Cottage, a detached two storey house in Crazies Hill.
- 1.2 When initially submitting the Application, the Applicant was advised by the Council that due to the site lying within an Area of Special Character (AoSC), a Heritage Statement would need to accompany the application. This Statement has been prepared accordingly, and the Crazies Hill AoSC is shown below.



2. Site Description

- 1.3 The application site lies centrally within the AoSC, fronting the Crazies Hill highway. It forms one of a variety of large detached properties on this stretch of Crazies Hill. A number of these are set notably back from the highway, largely screened by mature planting. The front elevation of Rowan Tree Cottage is however easily apparent in the streetscene, set back only 3m from the highway with a mid-level hedgerow and picket fence fronting the site.
- 1.4 The house itself is a two-storey detached dwelling with hipped roof and previously extended two storey addition to the rear. A single storey detached, pitched roof, gable ended garage, sits to the north of the dwelling, set back several metres from the front of the dwelling, allowing a car to park off road in front of it. The front part of the house, with white painted brick/stone elevations, is readily apparent in the street scene, but a combination of established planting and the detached garage means that public views of the rear part of the house are obscured from the highway. The house is served by a garden directly to its west and south, ensuring that a notable gap is maintained from the neighbouring property to the south, Plowmans.
- 1.5 A summary of the AoSC, as set out in the Council's Historic Environment Topic Paper, used as evidence in preparing the Local Plan, describes the area as follows;
- 'The Crazies Hill Area of Special Character is situated within the parish of Wargrave within the Green Belt. The area is characterised by its linear layout, with built form concentrated along the primary road (Crazies Hill) including 5 Grade II Listed Buildings. The area is characterised by two-storey detached buildings with brick/timber elevations and clay tile or thatched roofs. The streetscape of the primary road that serves the area is characterised by high boundary hedges and mature trees. An important feature is the narrow and winding nature of the road.'*
- 1.6 Rowan Tree Cottage does lie on the primary road but is not one of the listed buildings identified. It is however identified as an *'undesigned heritage asset that makes a positive contribution to the AoSC'* in the Council's Topic Paper.

- 1.7 The closest listed building to the site is 'The Old Post House' which lies beyond Plowmans, so is two doors down from the application site. Crazies Hall (aka The Crazies) is also a Grade II listed building, this lying over 100m to the north-west of the application site, beyond a number of other houses and mature planting belts.
- 1.8 A private access way runs directly to the north of the application site, serving a couple of detached properties to the rear of the application site at a lower ground level. One of these (Yew Tree Cottage) is identified as a Non-designated Heritage Asset in the Council's Topic Paper.
- 1.9 Photos below show Rowan Tree Cottage in views from Crazies Hill.



Photo 1: Taken on Crazies Hill from directly NE of the property



Photo 2: Taken on Crazies Hill from directly SE of the property



Photo 3: Taken on Crazies Hill from N of property, opposite Village Hall

2. Proposed Works

- 2.1 The single storey extension will be introduced to the rear part of the northern (side) elevation of the house. It will be introduced to an existing gap between the house and the detached garage and will result in a 1m gap being retained between the extended dwelling and the garage, allowing access through to the rear garden.
- 2.2 The extension is being introduced to accommodate a utility room. The materials and design form are proposed in order that the extension appears consistent with the original dwelling and does not appear overly prominent in either public or private views of the property.
- 2.3 The side extension will be set back over 4m from the front building line of the house, at a similar set back to the existing garage. As a result, the extension will not be visible at all when approaching on Crazies Hill from the south (see photo 1 above). It will be apparent when directly to the NE of the property (see photo 2), but as one moves further north, a combination of established planting and the existing garage will largely screen any public views of the extension (see photo 3).
- 2.4 The extension will be 1.8m wide when viewed from the front of the property, and have a depth of just over 6m, not going quite as deep as the established two storey rear extension. A hipped roof will be introduced, as is present on the main roof, and that of the previous extension. The roof will be pitched at the same angle as those already in place. The new roof will reach a maximum height of 3.5m when viewed from the front, which is notably lower than the adjacent garage roof.
- 2.5 With regards materials, the walls will be white painted bricks, as currently exists. The roof will consist of blue/black slates and terracotta hip tiles, as are already present on the main and extended roof. Windows and doors will be green painted timber to match the existing, and the fascias, soffits and barge boards will similarly be black stained timber to match the existing.
- 2.6 The plans also illustrate the introduction of new planting to the front of the extension, which will further soften the appearance of it, when it is visible from public viewpoints.

3. Assessment against relevant Development Plan Policy and significance of Heritage Assets

- 3.1 In heritage terms, the most relevant policies of the development plan are Policy TB24 and TB26 of the Council's Managing Development Delivery Document (2014) which relate to Heritage Assets. Policy TB24 advises that the Council will conserve and seek the enhancement of such assets and their settings by;

'2a. Requiring works to or affecting heritage assets or their setting to demonstrate that the proposals would at least conserve and, where possible enhance the important character and special architectural or historic interest of the building, Conservation Area, monument or park and garden including its setting and views.'

- 3.2 Policy TB26 advises that permission will only be granted for proposals affecting Areas of Special Character, *'where they demonstrate that they retain and enhance the traditional, historical, local and special character of the building or area and its setting'*.

- 3.3 It is also relevant to note that in terms of the setting of heritage assets, the National Planning Policy Framework (NPPF)(2024) and Historic England's 'The Setting of Heritage Assets' Planning Note (2017) defines this as;

'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'

- 3.4 The Heritage Assets relevant to the current application, are now assessed in light of the above policy and guidance.

Listed Buildings (Crazies Hall and The Old Post House)

- 3.5 Crazies Hall is a Grade II listed building (List Entry Number 1319100) sited over 100m to the NW of the application site. The listing refers to the architectural detailing of the building but makes no reference to the grounds which it sits within.

- 3.6 There is no direct relationship between Crazies Hall and the application site. The residential properties and intervening mature planting mean that the proposed works will not be visible from Crazies Hall itself or from within its curtilage. The relationship between the two properties and limited scale of development proposed means that the setting and significance of the listed building will not be harmed by the proposed works at Rowan Tree Cottage. The significance of the listed building will be conserved.
- 3.7 The Old Post House is a Grade II listed building (List Entry Number 1118165) that lies to the south of the application site, with a detached dwelling, Plowmans, separating the two. The listing refers to the architectural detailing of the property but makes no reference to the rest of the plot that it sits within in.



Photo 4: Entrance to The Old Post House on the left, with the application site to the left at the brow of the hill

- 3.8 Due to a combination of the winding nature of Crazies Hill, topography and established mature planting, the two properties are not seen in the same view. Given that the proposed works are on the northern side of Rowan Tree Cottage, are limited in scale and will not be apparent from the street, no harm will be caused to the setting or significance of The Old Post House as a result of the proposed works. The significance of the listed building will be preserved.

Buildings of Traditional Local Character (Yew Tree Cottage & Pear Tree Cottage)

- 3.9 Given their status, no listing is available for the properties that have been identified as Buildings of Traditional Local Character in the Council's Topic Paper.

However, as the heading suggests, it is the character of such buildings, and the impact of the proposed works upon such character, which needs to be assessed.

- 3.10 Yew Tree Cottage lies to the rear of the application site, accessed via a private lane, leading to a lower ground level. As is apparent in the photo below, the side elevation of Yew Tree Cottage faces this access, and the rear of the application site beyond. The main elevation of Yew Tree Cottage looks away from the application site.



Photo 5: facing west towards Yew Tree Cottage, with the application site boundary fence to the left

- 3.11 Given the established fence line along the rear boundary of the application site, the proposed works would not be apparent when approaching or when at Yew Tree Cottage. The proposed works would not detract from the local character of Yew Tree Cottage, or from its significance.
- 3.12 Pear Tree Cottage lies on Crazies Hill, to the north of the application site. The below photo shows Pear Tree Cottage directly to the right, with Rowan Tree Cottage in the distance.



Photo 6: Facing south on Crazies Hill, with Pear Tree Cottage on the right

- 3.13 Given that the proposed works will be introduced to the right of the existing ground and first floor side window in Rowan Tree Cottage, the extension will hardly be visible when Pear Tree Cottage is apparent in the street scene. Even if parts of the side extension are visible it is of such a limited scale and so far removed from Pear Tree Cottage that it will have no adverse impact upon the local character of it. The works will not detract from the significance of the heritage asset.

Area of Special Character

- 3.14 The qualities that have justified the above designation for this part of Crazies Hill are set out in the Summary provided in the Council's Historic Environment Topic Paper, as set out below;

'The area is characterised by its linear layout, with built form concentrated along the primary road (Crazies Hill) including 5 Grade II Listed Buildings. The area is characterised by two-storey detached buildings with brick/timber elevations and clay tile or thatched roofs. The streetscape of the primary road that serves the area is characterised by high boundary hedges and mature trees. An important feature is the narrow and winding nature of the road.'

- 3.15 It is therefore important that the proposed works do not detract from the characteristics referred to above. It is very clear that they will not. The linear layout, characterised by two storey detached buildings will remain in place, as will the boundary hedge to the front of the property. It is noted that reference is

made in the summary to clay tiles and thatched roofs. In the case of Rowan Tree Cottage, the established roof is made up of slate tiles, and as a result it is considered most appropriate to continue with such a material for the proposed roof. But this will not detract from the special character of the area, due to the building already possessing a slate roof – it will simply be consistent with what is already in place.

- 3.16 The fact that the proposed extension is set to the rear part of the property will mean that it is not seen at all when travelling along Crazies Hill from the south, and only glimpsed views will be apparent when travelling from the north. Its set back nature, largely screened by the existing garage, will ensure it is not prominent within the streetscene even when viewed from the north.
- 3.17 For the above reasons the proposed works will not detract from the significance of the Area of Special Character.

Undesignated Heritage Asset that makes a positive contribution to the AoSC (Rowan Tree Cottage)

- 3.18 The reason that the existing building at Rowan Tree Cottage makes a positive contribution to the AoSC is due to it being an attractive property in close proximity to the highway, and thereby very visible in the streetscene when approaching from either direction. The well-maintained hedgerow and picket fence to the front of the property add to the character of the property, being consistent with the AoSC characteristics referred to above.
- 3.19 All such features will remain once the proposed works are undertaken, and Rowan Tree Cottage will continue to make a positive contribution to the AoSC.
- 3.20 Whilst the proposed works will be visible from a small number of viewpoints, they are of a very limited scale and will be sympathetic to the main building, thereby ensuring that they don't detract from the existing building and the contribution it makes. The proposed works will not detract from the significance of the existing heritage asset.

4. Conclusion

- 4.1 This Statement has assessed the significance of the various heritage assets, most notably the Crazies Hill Area of Special Character, and explained why the proposed works will not harm the significance of such assets.
- 4.2 The NPPF advises at paragraph 212 that, *'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation'*.
- 4.3 This Statement has explained why the heritage assets in this instance will be conserved if the proposed works are undertaken.
- 4.4 The proposal is therefore considered to be in adherence with relevant development plan policy and material considerations, primarily in the form of the NPPF, with regard its heritage impact.