

**GREAT OAK
FIDDLERS HAMLET
ESSEX
CM16 7PG**

HERITAGE STATEMENT

Revision A – 06-04-2020

REDEVELOPMENT OF SITE FOR THE PROVISION OF A DETACHED DWELLINGHOUSE

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Statement of Significance

Paragraph 184 of the National Planning Policy Framework highlights that:

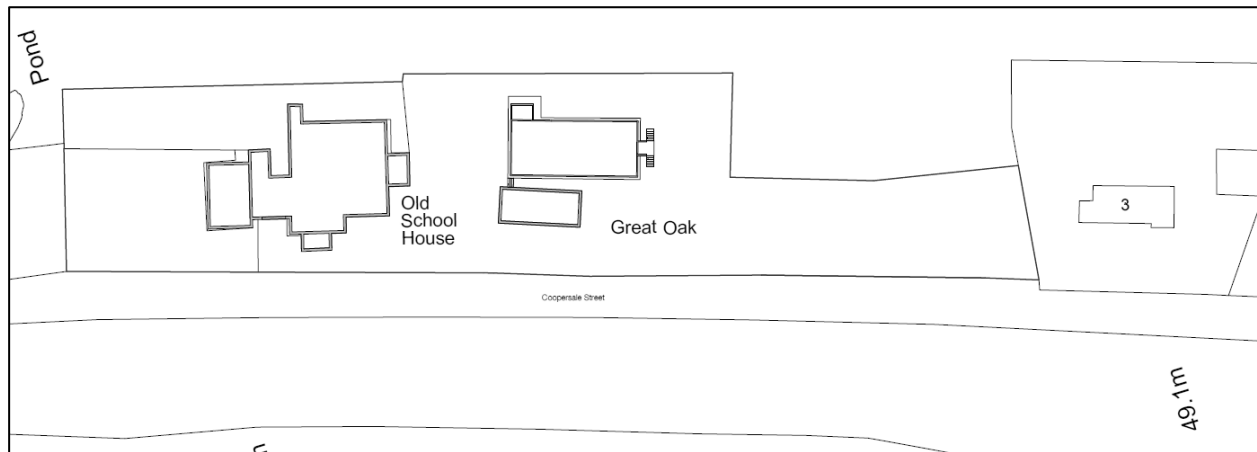
- 184. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.*

The application site consists of the former garden of a semi-detached dwelling known as Great Oak. These buildings were used for ancillary use once the former village school was converted into two residential dwellings (Old School House and Great Oak).



The application site is not situated within a designated Conservation Area, is not statutory Listed, nor is it included in the Council's list of buildings of local architectural or historic merit. The Council's Conservation Officer requested this Heritage Statement to determine whether the buildings to be demolished have any historic significance or merit.

The existing buildings are both brick built ancillary structures that were originally constructed and previously used in connection with the former village school.



EXISTING SITE PLAN



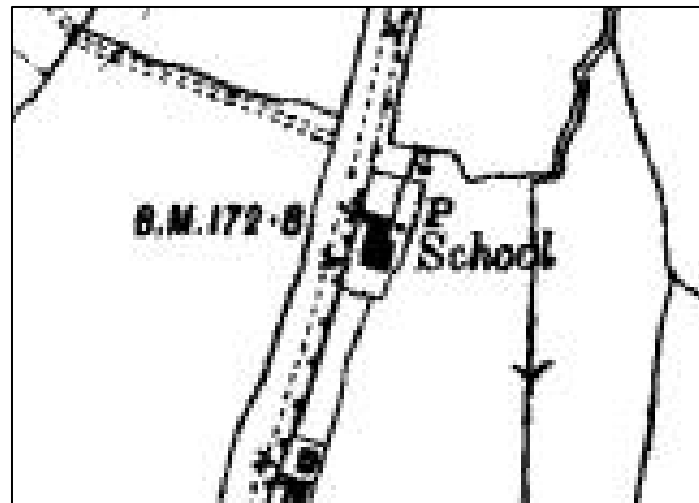
The larger of the two structures is the former dining room/gymnasium that has a corrugated pitched roof and a series of windows along both flank elevations. There is a stepped door on the southern elevation with a flat roofed porch that appears to be a later addition. A similar flat roofed addition on the eastern elevation is present, which was likely constructed at the same time. The northern elevation contains a large sliding door and further window.



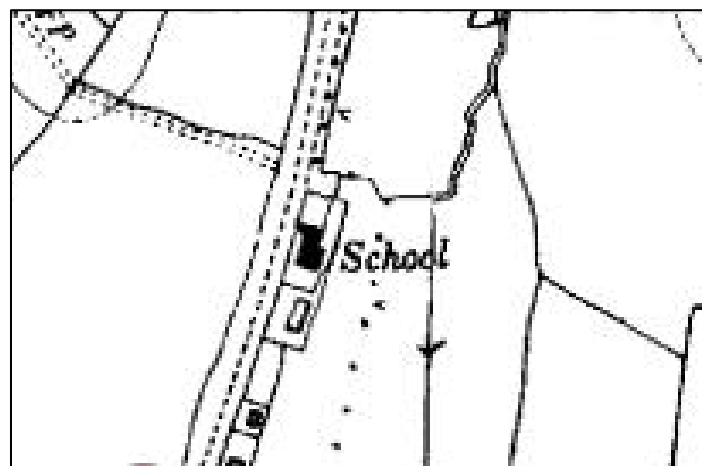
The smaller structure has a construction in – keeping with an air raid shelter, although appears to have been used for storage purposes and is a flat roofed structure with limited openings and a far smaller footprint.



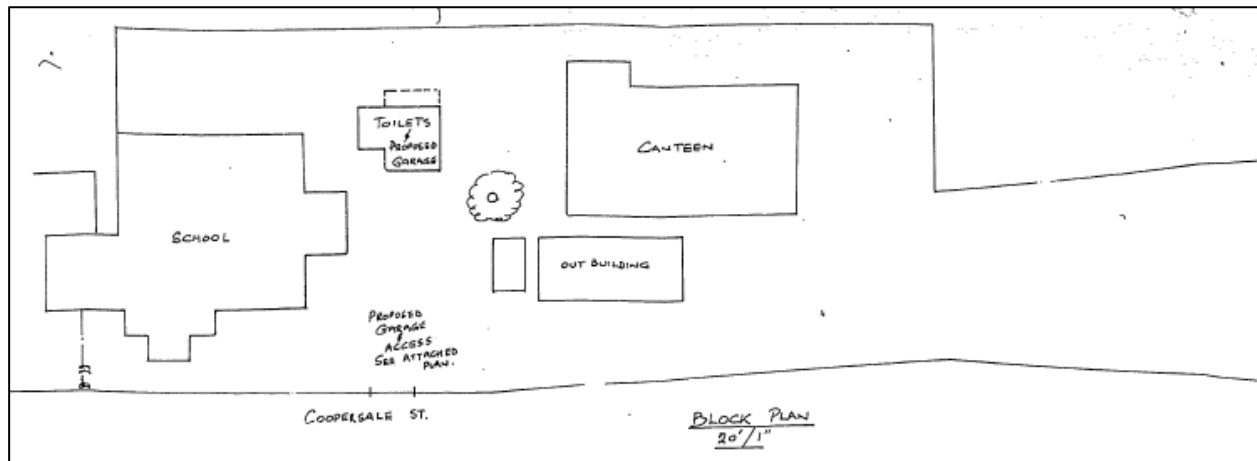
The exact age of the buildings is unknown, although the smaller building was most likely constructed around 1940 as an air raid shelter, however it does not appear on the 1960 Ordnance Survey plan. The larger of the buildings is referenced as having been built in 1948 by "A history of Essex" which is in – keeping with its type of construction as a pre – fabricated concrete framed structure and first appears on the 1960 Ordnance Survey Plan. Both outbuildings were shown on the plans submitted for EPU/0049/69 relating to the conversion of the school to a dwelling. The buildings were not present on the 1923 Ordnance Survey Plan.



1923 ORDNANCE SURVEY EXTRACT



1960 ORDNANCE SURVEY EXTRACT



EPU/0049/69 PLAN EXTRACT

The construction of the two buildings is poor and it is evident that these were erected cheaply and to serve a specific purpose. The roof of the larger structure is covered with single layer corrugated sheeting that offers little to no architectural value.

The former schoolhouse itself, which is now a residential dwelling, is an attractive building that was built in 1850. Both its design and long history, along with its connection to the village through its former use, could lead this adjacent building to being considered as a heritage asset. Nonetheless it is noted that this adjacent building is not statutory listed, locally listed, or within a conservation area.

The two outbuildings contained on the application site are modern structures that date back to the 1940's. Their method of construction, current state, and overall appearance result in them having little to no architectural merit. Their only significance is their association with the far older former school building; however, this association only lasted a short period before the school building was converted into a residential dwelling and the two outbuildings were utilised for ancillary storage purposes.

It is not considered that there is any historic importance or merit to these structures, and they would not be classed as a 'non-designated heritage asset'. Whilst a different view could be reached with regards to the former school building, the two outbuildings do little to add to any historic significance or setting of the adjacent building and actively harm the overall appearance of the site.

Impact Assessment

The proposal seeks to demolish the existing outbuildings and replace these with a new single storey dwelling. This new dwelling would be situated within the southern section of the existing garden further from the former school building than the existing structures.

As identified above, the existing structures are cheaply constructed outbuildings of no architectural merit and are in a poor state of repair, as is evident below. The buildings are

modern structures of no historic interest and therefore their demolition would have no detrimental impact on any existing heritage assets.



The proposed new dwelling would be a two-bedroom detached bungalow that is modest in size and would reflect the scale of surrounding properties. This redevelopment would increase the spaciousness and breathing space of the former school building, which would be beneficial to the overall character and setting of this adjacent site.

Building Recording

A visual survey has been undertaken on the existing outbuildings and there is no historic fabric that would be lost through their demolition. As stated above, the buildings were constructed in the 1940's and were cheaply constructed using materials and methods of the time.

The larger of the buildings has Crittall windows and a corrugated sheet roof. The smaller building contains more modern openings and is constructed of brick and timber with a felt roof.



Conclusion

The existing outbuildings are modern structures erected in the 1940's in association with the former village school before it was converted to a residential dwelling in the 1970's. The design, method of construction, and limited association with the more historic former school building ensure that the buildings have little to no historic significance and contain no historic fabric.

Paragraph 193 of the National Planning Policy Framework makes it clear 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 (and the more important the asset, the greater the weight should be)*". The outbuildings themselves would not be classified as 'non-designated heritage assets', and their removal would not harm the historic setting of the adjacent former school building, which itself is not a designated heritage asset.

The replacement of these structures with a modest dwelling situated a significant distance from the adjacent former school building would improve the overall character and appearance of the area and would enable more space for the adjacent, more historic, former school building to breathe. Therefore, this would be considered a positive impact.

Due to the above it is considered that the proposal complies with Central Government guidance and both the adopted and emerging Local Plan policies. However, should any further information be required then we would welcome dialogue so that such matters can be resolved.

Paul Saggars RIBA