

HERITAGE, DESIGN AND ACCESS STATEMENT

64 BRENTWOOD ROAD, INGRAVE, BRENTWOOD ESSEX CM13 3RD

Introduction

This Heritage, Design and Access Statement is prepared on behalf of Mr Williamson of 64 Brentwood Road, Ingrave and is in support of the application to build an annexe within the rear garden of the property.

The aspiration of the application is to provide the property owner with a detached annexe to offer modern living accommodation for elderly parents to use when visiting the UK and the use of a home office.

Site

The site is located entirely within the settlement boundary for the village of Ingrave and is a one-storey detached dwelling off Brentwood Road (A128).

The site current consists of a one storey bungalow, with off street parking for 6 cars with a garage and shed to the rear of the property. The property presently has no vehicular access to the existing garage as the width down the side of the property is just 1.8metres, with steps from main property reducing this width further. Therefore, the garage is not currently used for parking and is superfluous to the occupiers needs.

The site is approximately 13m wide and 53m deep set back off Brentwood Road and is bounded on the remaining three sides by hedges and a fence. There is a two-storey brick house (No.62) to the north and a two-storey rendered house (No. 66) to the south. The property is also bound to the east by an existing outbuilding within the garden of Swift Cottage on School Lane which is Grade II listed.

Proposal

The proposal is to demolish the existing garage and shed at the rear of the garden and to construct a new annexe, designed to provide additional living space for the property including a home office.

The size of the annexe within the rear garden has been maintained at a moderate size and retains a large garden area to provide sufficient amenity for the property.

DESIGN AND ACCESS

Amount

The proposed gross internal floor area of the annexe is 72sqm.

Scale

The scale and height of the single storey building is not considered to be detrimental to the visual appearance of the area due to replacing an existing garage in the same location.

The annex will have an eaves height of 2.55 metres and an overall height of 3.78 metres which is within the range of what is typical for garages and outbuildings within gardens. It will therefore be a scale which appropriate the surrounding area and will not impact upon residential amenity of any neighbouring properties.

Overall, it is considered that the scale of the proposal would not have a detrimental impact on the general amenities of nearby occupiers by way of overlooking, overbearing effect or lack of privacy and would full comply with Policy CP1 of the Brentwood Replacement Local Plan.

Appearance

The proposed annexe is to be constructed from a timber frame with timber boarding to finish (colour: Monterey taupe) with white uPVC windows and doors. The proposed roof tile to be used will be a plain brown tile to match the existing property on site.

A timber frame and boarding has been chosen for its sustainability benefits and to ensure that the annexe assimilates into the garden

The roof to the annexe has been designed with shallow hipped roof accompanied with rooflights to ensure it causes no adverse effects on the amenity of the neighbouring properties whilst allowing sufficient daylight into the new annexe.

The full height uPVC sliding doors finish will open into the garden.

The appearance of the proposed annexe is considered to be in full accordance with Policy CP1 of the Brentwood Replacement Local Plan.

Use

The building will continue to be used as additional accommodation for the family home for Mr Williamson including as a home office but with the comfort of having the option to accommodate his elderly parents if and when required.

All habitable rooms are served by windows or French doors providing adequate light, ventilation and outlook and a large sized garden is retained. The proposal is therefore considered to provide adequate living conditions for future occupiers of the annexe.

Access

The proposed annexe will be accessed via the garden down the existing pedestrian garden access to the north side of the house. The existing bungalow has sufficient parking to the front of the property of up to six cars which is sufficient provision for both the bungalow and proposed annexe. The proposed scheme does not change the level of parking provision for the property.

The new front door will provide level access into the annexe from the garden with a carefully detailed drainage design.

The double opening doors into the living area will have a 150mm step down into the garden.

HERITAGE ASSESSMENT

Site and Heritage Assets of Significance

The application site is not listed or within a Conservation Area. However, two Grade II listed buildings, Swift Cottage and Rose Cottage, are located to the north-east of the application site on School Lane.

As such, this Statement has been prepared in line with Paragraph 189 of the National Planning Policy Framework (NPPF) which requires applicants to describe the significance of any heritage assets affected by development, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

The below extract from the Historic England Map shows the location of Swift Cottage and the adjacent Rose Cottage (and has been annotated with the indicative extent of the application site). The two heritage assets once formed four separate properties, but each pair of attached cottages have been combined to now form only two detached dwellings. Swift Cottage was first listed in August 1975 and Rose Cottage was subsequently listed in February 1976.



The rear garden of the application site has no physical or visual relationship with Rose Cottage and therefore does not form part of its setting. Equally the proposed development at the application site would not affect this asset in any way.

The key issue for consideration is, therefore, the impact that the development has on the special character, setting and significance of the Swift Cottage.

The listing description from English Heritage for Swift Cottage reads as follows:

TQ6291 SCHOOL LANE, Ingrave 723-1/13/221 (North East side) 20/08/75 No.7 Swift Cottage (Formerly Listed as: SCHOOL LANE, Ingrave Nos.7 AND 8)

GV II

Pair of attached cottages, now one house (ie. including what was No.8). Mid-C19, extended in C20. Timber-framed, weatherboarded, roofed with slate. Rectangular plan facing SW, with central stack. C20 2-storey wing to rear left, C20 single-storey lean-to extension to rear right. 2 storeys. 2 original sashes of 8+8 lights on each floor. Two C20 plain boarded doors each with one small pane, and shallow lean-to canopies on profiled brackets. Hipped roof. Stack of stock brick. One original sash of 8+8 lights with handmade glass remains in the rear elevation, above the lean-to extension. In the C20 rear wing are sashes of similar design.

Impact of the Application Proposal

The proposed development comprises the erection of an annexe building at the bottom of the rear garden of the application site. This new outbuilding will replace an existing garage and garden shed. Swift Cottage itself, has a large outbuilding in the rear garden of the property, immediately beyond fence line of the application site. This outbuilding is not cited or shown on the listing details for the asset and has not been shown on application drawings for the property as recently as 2009. As such, it is not considered that this outbuilding benefits from curtilage listing as part of the Grade II listing for Swift Cottage. The relationship between the two properties is rear garden to rear garden and there are no public views where the application site and the heritage asset can be seen together.

As the proposal replaces an existing outbuilding and maintains the relationship with the adjacent asset including with its own outbuilding of a similar scale, the proposed development will not materially impact upon the setting and significance of this heritage asset. Therefore, the proposed works will not affect the historic environment in which Swift Cottage or surrounding assets are experienced. No adverse harm will be caused to the significance of the asset itself or any nearby heritage assets as a consequence of the proposed works and the setting of the heritage asset and other surrounding assets will be preserved

Conclusion

Overall, it is clear that the proposed works will not result in any adverse harm to the identified heritage assets or its setting. As such, it is considered that the proposal fully accords with the NPPF and Local Planning Policy in respect of conserving the historic environment.