

# DESIGN AND ACCESS STATEMENT

**Denham House  
White Horse Road  
East Bergholt  
Colchester  
CO7 6TR**

**Rear two storey extension and renovation to Victorian detached house.  
Proposal also includes garage /annex to rear garden.**

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## 1. LOCATION

Denham House is located in East Bergholt, a village situated in rural South Suffolk overlooking the Stour Valley and Dedham Vale. The site is located within a Conservation Area and Area of Outstanding Natural Beauty. East Bergholt is the birthplace of John Constable (1776 –1837), perhaps the greatest and most original of all British landscape artists. Constable is renowned especially for his views of East Bergholt and the Stour Valley. Many of the views painted by John Constable are still recognisable around the village today. These street scenes and settings are of artistic and historical importance and place East Bergholt high on the nation's list of heritage sites and tourist venues.

## 2. EXISTING USE

Denham House is a Victorian two storey detached house with a pitched roof and slate tiles. The floor plan to the main house is a quad arrangement with two chimneys, a Victorian characteristic providing each room with a fireplace. Living areas are at ground level and three bedrooms and bathroom at first floor.

The existing house sits back from the street by 3.4 metres with a front garden between the house and pavement. To the rear is a garden that extends back by approximately 50 metres. There is a timber shed in the garden with felt roof used as a garage.

The formal elevation of the existing house is composed of Victorian vertical sliding sash windows painted white. The front and rear to the main house offer an almost mirror image albeit a variation in lintel treatment. The rear of

the main house has arched brick lintels whilst the front windows and entrance door have flat arch lintels rendered and painted white providing grandeur to the street frontage. The windows to the main house are set into the wall by approximately 110mm. The recessed position of the windows may be due to fire regulations introduced post 1709 and again in 1774 which required windows to be recessed behind brickwork to prevent fire spread. Regardless of the reason it is without doubt an attractive feature to the facade and any window replacements should sit in a similar position.

The existing single storey part to the house was used as a butchers shop and has been built in two parts. The first part sits flush with the street facade of the main house. A later addition to provide a secondary entrance to the house extended the single storey part to align with the rear facade of the house. The "butchers" windows to the street have a brick arch lintel and timber sash windows. The rear has timber sash style windows with a squarer proportion than the main house windows and a modern concrete lintel above. The old butchers has since been converted for living accommodation connected to the main house by making an opening in the main house wall. The external red door to the side entrance has been blocked up internally. The roof is in poor condition with slipped tiles and prone to leaking.

The exterior walls to the main house and single storey butchers are in red brick with flemish bond brick pattern. Air bricks to the bottom of the walls on the front elevation suggest a timber suspended floor. The exterior brickwork is weathered and needs re-pointing. The entrance door is solid timber painted white on the exterior with fanlight over head.

### **3. SITE ANALYSIS**

An analysis of the existing site features was undertaken to review principal views, solar gain and privacy to adjacent properties. Rights to natural daylight of neighbours has also been considered.

*East Bergholt is rich in heritage assets with tracts of land owned by the National Trust. The village contains 89 listed buildings (77 grade 2, 7 grade 2\* and 5 grade 1) many built from the wealth gained in the middle ages. It also is the site of a Scheduled Ancient Monument"*

The closest Listed building to Denham Hose is The Town House on the crossroad of White Horse Road and Flatford Road which is Grade II Listed approximately 102m away.

### **4. HIGHWAYS**

Access will be via the existing driveway with good vision in each direction. There is no intensification of use.

### **5. PROGRAM, SCALE, APPEARANCE**

The proposal is for a two storey extension to the rear of the house containing a kitchen and living area at ground level and bedroom with ensuite at first floor. The existing external brick wall to the kitchen will be removed creating an open plan connection between the existing house and extension at ground level. Existing first floor rear elevation middle window is removed to make a new connection to the first floor extension.

The existing house will also be renovated inside and out. Internal works include constructing a new staircase, adding internal insulation, adding roof lights in the existing roof above the staircase and to the existing bathroom. Externally brickwork to the existing house will be repointed and the roof to the existing single storey extension repaired. All existing windows will be replaced and upgraded with suitable modern timber sash windows.

The existing garden shed/ garage will be demolished and replaced with an attractive garage/ annex in the same materiality as the extension. The garage/ annex will be set back from the main house on a similar footprint to the existing timber shed. The new extension and proposed garage/annex is kept at an appropriate distance away from the large tree in the garden to prevent any damage to its roots.

The extension extends out from the existing house facade by 5.5m which is set back by approximately 0.8m of the neighbours ground floor extension to the East.

## **6. FORM AND COMPOSITION**

The form and massing of the extension responds to the requirements of the programme, relationship to the existing house and relationship to neighbours. The extension does not diminish access to daylight and views of the neighbouring property to the East.

The chamfered form to the ground level provides enough space internally for an expanding family whilst maintaining a flowing route outside alongside the house and into the garden.

## **7. MATERIALS**

The extension proposal is a contemporary piece of architecture that nevertheless relates to the existing house in scale and form. The contrasting materiality of the proposal will create a synergy of new and old.

Both the new extension and garage annex will be clad in larch vertical cladding that will weather and grey over time. A subtle unobtrusive material palette will help blend the proposal with the natural garden and wider surroundings.

Windows and doors to new extensions will have black frames.

The elevations, proportions and placement of windows to the proposed extension has been carefully considered to prevent overlooking whilst maximising physical and visual connections to the garden. Making the most of natural light whilst limiting glazed areas to prevent overheating.

The extension has an area of green roof which will contribute to the local biodiversity and support the East Bergholt Neighbourhood Plan.

## **8. THE DEDHAM VALE AREA OF OUTSTANDING NATURAL BEAUTY**

Denham House is within The Dedham Vale Area of Outstanding Natural Beauty (AONB). The area is undoubtedly one of England's most important landscapes. Its riverside meadows, picturesque villages and rolling farmland, the wildlife it contains and its associations with some of England's finest artists combine to make East Bergholt a very special place.

Our proposal is a minimal intervention and does not damage any landscape or views of scenery, The proposal is behind the street frontage.

In the Dedham Vale AONB Planning decisions relating to development applications in AONBs remain with Local Planning Authorities. The National Planning Policy Framework states that: Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas.

Reference Documents: Dedham Vale Area of Outstanding Natural Beauty and Stour Valley Project Area Management-Plan-2021-26-Public-Consultation-Draft  
<https://www.gov.uk/guidance/areas-of-outstanding-natural-beauty-aonbs-designation-and-management#development>

## **9. EAST BERGHOLT, CONSERVATION AREA**

Denham House is on the Southern edge of the East Bergholt Conservation Area. The proposal is to extend into the rear garden of Denham House. The proposal is respectful of its surroundings and does not diminish any

qualities of the conservation area or alter the appearance or materiality of the street frontage. The materiality, scale and form of the extension proposal is considerate of its surroundings.

Reference Documents:

Historic England 268 Conservation Area Appraisal Designation and Management

## **10. EAST BERGHOLT, NEIGHBOURHOOD PLAN**

Reference Documents:

East-Bergholt-Neighbourhood Plan-July16

The Neighbourhood Plan sets out useful guidance for development in the area.

### **VISION**

*East Bergholt will continue to maintain its attractive village environment, meeting local needs for new housing and services, and respecting the village's special character, heritage assets and its setting within a unique landscape in the heart of Constable Country. The village will retain its sense of community, respect the natural environment, be welcoming to visitors and tourists, and through sustainable development will support a successful rural economy to meet the future needs of all those who live and work in the village.*

*We recognise the need for some modest growth and development, but not at the expense of East Bergholt's village character, its heritage assets and its setting within a unique landscape in the heart of Constable Country. Housing development will be well integrated into the village through design, site size and location. Its scale, type and tenure will be proportionate to meet local need especially for young families and older people and will add positively to the village character and its social and economic well-being*

### **HOUSING OBJECTIVES**

*Villages have historically developed through incremental growth and in East Bergholt it will be important for growth to harmonise with the character of existing buildings and their settings.*

**EB3 - VILLAGE HEART** - NOTE: DENHAM HOUSE IS LOCATED JUST OUTSIDE OF THE "VILLAGE HEART"

*Within the Village Heart, housing development that satisfies the requirements of Policy EB2 will be supported only for small scale infill development that does not harm the character or appearance of the Conservation Area, nor adversely impact on the setting of a designated heritage asset. Development should reflect the traditional scale, form, massing and siting of buildings in the area. Development, including backland development, on large gardens that adversely affects the character of the Conservation Area and setting of listed buildings will not be supported.*

### **EAST BERGHOLT CHARACTER ASSESSMENT**

*Assessment found a green, tree filled, rural village with a multiplicity of styles and sizes of housing. The village has many listed buildings of various periods as well as national and internationally significant views and landscapes. The houses are generally well spaced with gardens appropriate for the size of house. It is particularly apparent that front gardens of a good size are the norm and this assists the general feeling of space. The charm is enhanced by the mixture of old and new, large and small, varying roof pitches and building materials creating a satisfying whole.*

### **LOCAL DESIGN GUIDANCE**

*The Local Design Guidance has been produced to encourage quality and diversity in design and construction, while retaining an appropriate scale to village development and appearance from the street. Integrity in design and authenticity in material usage is encouraged whether a modern or historical style of housing is chosen.*

*This plan requires that infill developments should have reference to the traditional scale, form, massing and siting of buildings in the area, and that developments should not harm the character or appearance of the Conservation Area, nor adversely impact on the setting of a designated heritage asset.*

*To conserve rainwater and prevent excess surface runoff, all driveways and gardens should be designed to incorporate permeable SUDS, sustainable drainage (i.e. not covered with concrete or any other impermeable surface).*

*New Housing Materials and Appearance Whether traditional or contemporary design, the materials listed below reflect the “authentic” and high quality constructions in the character areas of the village. They are also more sustainable and recyclable in their manufacture.*

- 1. Wall finishes should be: a. Brickwork (Suffolk reds and/or whites or similar local tones) b. Render, flint and timber weather-boarding alone or in combination are all acceptable.*
- 2. Roofs: Pitched roofs should be clay tiles, thatch, real slate, “Eternit”-type slates, lead, cedar shingles, copper and zinc. There should be a variety of angles of roof pitch if a large grouping or cluster of properties is proposed. Consideration should be given to the use of a green roof to enhance local biodiversity (sedum or biodiversity planting)*
- 3. Proportions of windows and their arrangement in the elevation need to be “balanced” and aesthetically pleasing. Frames and mullions should be as thin as possible, with reveals as deep as possible.*
- 8. The incorporation of nest bricks for swifts and house martins will be encouraged.*

## **11. SUSTAINABILITY**

Our proposals will include high quality construction methods provide a highly insulated building fabric that reduces energy demands on heating. The existing house will be environmentally upgraded with a layer of internal insulation.

*Measures to encourage sustainable development as well as deliver resource efficient solutions for those living and working in East Bergholt are an important part of the Plan.*

*East Bergholt will embrace heritage and wildlife conservation, reduce dependence on and impact of the private motor car and encourage a resource efficient built environment. The village will aim to minimise energy use, increase the use of renewable energy and reduce waste.*

*Objectives to Support EU and UK policies*

*-EU Energy Reduction Commitment – 20% reduction by 2020*

*-UK Climate Change Act 2008 - UK national CO2 emissions to reduce by 35% by 2020, 50% by 2025 and 80% by 2050*

*-UK’s obligation to meet the EU’s 2020 renewable energy target - 15% of UK energy (electricity and heat) to come from renewables by 2020*

*-Waste Prevention Programme for England, 2011 - the aim of the Programme is to improve the environment and protect human health by supporting a resource efficient economy, reducing the quantity and impact of waste produced whilst promoting sustainable economic growth. All buildings in East Bergholt to give high regard to reducing consumption of electricity, water and gas. Encourage implementation of domestic, local low carbon energy generation. The maximisation of recycling levels and minimisation of waste to landfill*

## **12. ECOLOGY AND LANDSCAPE**

The large garden will be planted extensively with native species plants to encourage wildlife. Only a few small bushes will be removed to make space for the extension. The landscape design surrounding the house will provide habitats for ecological life to flourish and a number of bird boxes will be installed.

## **13. WATER**

Low water use appliances

All appliances from dishwasher to washing machine will be of the lowest possible water usage and A+ rated.  
Eco cisterns

All the toilet cisterns fitted will be eco cisterns. These are a UK designed ultra low usage water cistern and dual flush to again minimise water usage and water.

## **14. CONCLUSION**

This is a sustainable design proposal and approach to building, by upgrading and extending a Victorian house to create a 21st century family home. The extension respects local characteristics in material and scale and carefully integrates into the existing setting.