
DESIGN, ACCESS & HERITAGE
STATEMENT

MARTIN'S GREEN, BERDEN.

CM23 1AE

MARTIN'S GREEN,



PELHAM ROAD, BERDEN

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The role of this building as an important heritage asset has already been identified. The building has been renovated and this document sets out the proposals to replace the existing outbuildings which are in a state of disrepair.

LISTING DETAILS

Grade II

Formerly Martins Farm. Mid C16 timber-framed and plastered house. Two storeys. The upper storey is jettied on the entire front on 4 curved brackets. Casement windows. Roof tiled, hipped at the east and west ends, with a central chimney stack with rectangular shafts and a large external stack at the east end with 2 offsets and 2 rebuilt octagonal shafts. A gabled wing projects at the rear, complete with oak framed extension.

THE SITE

The site forms part of the former Martin's Farm and lies on the corner of Pelham Road, Berden. The village is located along its border with Hertfordshire.



ACCESS



The house is set back from the road with direct access off the highway - the property's front (S) boundary being Pelham Road. To the north (rear), open farmland remains. A garage complex abuts the eastern boundary at the end of the driveway, where generous parking provision is provided.

A previous division of the site to the (E) was sold in 1985 and planning permission granted for a detached dwelling with cart shed garage.

SURROUNDINGS

Berden is an ancient settlement which had a thriving medieval community and an established Priory. The buildings associated with this were destroyed in a fire around 1272.

With the fashion for demolition and new housing during the post-war period, many old buildings were demolished and, as Berden's farming community dwindled, these were replaced with modern residential properties, albeit with designs based on traditional architecture.

HOUSE DESCRIPTION

The dwelling is listed as Grade II. Style and method of construction indicate it originates from mid-16th century. A rear wing was added in the 1960s – its design being based on scale and rendered elevations of the principal building.

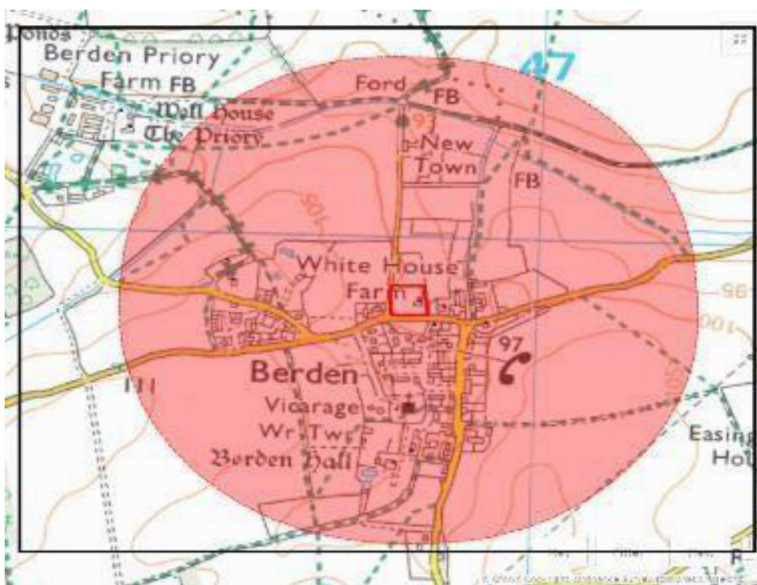
The original house was built in the post medieval period, at a time when timber construction was incorporating new jointing techniques. This innovation shows in the robust oak frame which was designed to be displayed.

COMMUNAL VALUE

Other houses within a 500m radius and of similar heritage, demonstrate that after the Dissolution, farming appears to have been the impetus for a house building boom. Records show Essex was one of only 4 counties to see more country houses built between 1570 and 1620 than in any other half century.



The house has parallels with the dwelling at Priory Farm (see photo left). Both are timber-framed with continuous front jetties. The houses have broad roofs with deep eaves and are hipped at either end - incorporating large chimney stacks.



Other surviving buildings of status in close proximity are:

- Rose Cottage
- Forge Cottage
- White House Farmhouse
- The Old Post Office
- Church of St. Nicholas

PROPERTY HISTORY

- Erection of 1 no. detached dwelling and double bay cart shed Ref. No:
UTT/15/2342/FUL | Status: Approve with Conditions
- Proposed flu installation.
Ref. No: UTT/15/2422/LB | Status: Approve with Conditions
- Tip and crown raise to 3.5 metres 1 no. Copper Beech
Ref. No: UTT/16/0511/TPO | Status: Tree Granted
- Application to discharge condition 3(archaeology) attached to UTT/15/2342/FUL dated 16.09.2015.
Ref. No: UTT/17/1250/DOC | Status: Discharge Conditions in Full
- Proposed Addition
Ref. No: SWR/0151/62 | Status: Unconditional Approval
- Erection of dwelling
Ref. No: UTT/0764/01/FUL | Status: Refuse
- Erection of 1 no. detached dwelling and double bay cart shed Ref. No:
UTT/15/2342/FUL | Status: Approve with Conditions
- Erection of 1.5 extension Ref. No:
UTT/18/2547/HFF | Status: Approved

Replacement Outbuildings

The proposal seeks permission to demolish 3 outbuildings which are all in a state of disrepair. This includes 1 double garage with rear storage facility, large Shed and Stables. The proposed replacements are to be just two buildings, which are a cart lodge styled Garage with rear storage facility/garden room. The stables are to be replaced like for like.

The Existing Garage



Above you will find the existing Garage, the current condition is very poor structurally. The roof is currently made of Galvanised metal panelling and the external façade is timber feather boarded panels. The existing oak framed windows have completely deteriorated and currently hazardous and aesthetically displeasing. The proposal seeks for this building to be dismantled and removed.

The Existing Shed



The above images show the existing shed which is currently situated behind the existing Garage. The building is very old and is in a hazardous condition. Again the building is aesthetically displeasing. The proposal seeks for this building to be removed.

Proposed Outline Design Of The Proposed Garage And Storage Area

The proposal seeks permission to replace the existing Garage and Shed with a lovely new cart lodge styled Garage complete with rear storage facility.



As you will see above, the design is in keeping with the traditional style of the outbuildings to both the adjoining properties which have both received approved planning status and subsequently been constructed. The building will remain setback from the main house at the rear of the drive, so not to impede the Grade listing building property on Martins Green, and will sit in the same location as the two existing buildings it is replacing.

The building will be constructed of a timber oak frame with feather boarded timber panels which suits the style of the recently constructed extension at Martins Green. All doors and windows will be casement style which can be viewed in the layout and elevation drawings provided with the planning application.

The roof will be constructed of traditional roof tiling to match those on both adjoining properties and to keep in the style of the property on Martins Green. This is a vast improvement on the existing outbuildings.

The building will serve as a garage with plenty of storage space in the rear to replace that of the existing shed.

Please note the dove box situated on the roof will not be included and has been removed from the elevation and layout drawings.

Existing Stables

The existing Stables are situated to the rear of the other existing buildings.



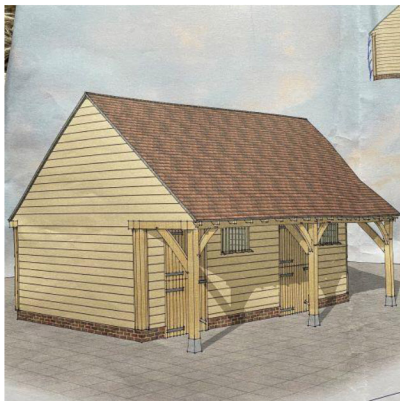
Front Stables West facing



Rear of Stables East facing

Replacement Stables

The proposal is to replace with another Stables to be constructed with oak frame and feather boarding as shown in the image below.



The new stables will have a red tiled roof which will also have an overhang to protect the doors from weathering. The Stables will remain situated to the north of the Garage in the rear.

PLANNING POLICY

The outbuildings are within keeping of the adjoining properties and local communities' outbuildings. The new outbuildings are single storey and are believed to be within permitted development.

However, as they are within the curtilage of a listed property, we seek permission to carry out the proposed works.

CONCLUSION

- The outbuildings' locations will remain in the same position as those being replaced and will not impose on the Listed building.
- The outbuildings are of a traditional finish which will enhance the aesthetical look and setting of the Listed building.
- There will not be any impact to the listed building.
- The outbuildings are of a similar style to those on both neighbouring properties.
- The new structure will be a sustainable use of native timber.
- We plan to use local tradesmen to carry out the works.

