

# PLANNING AND HERITAGE STATEMENT

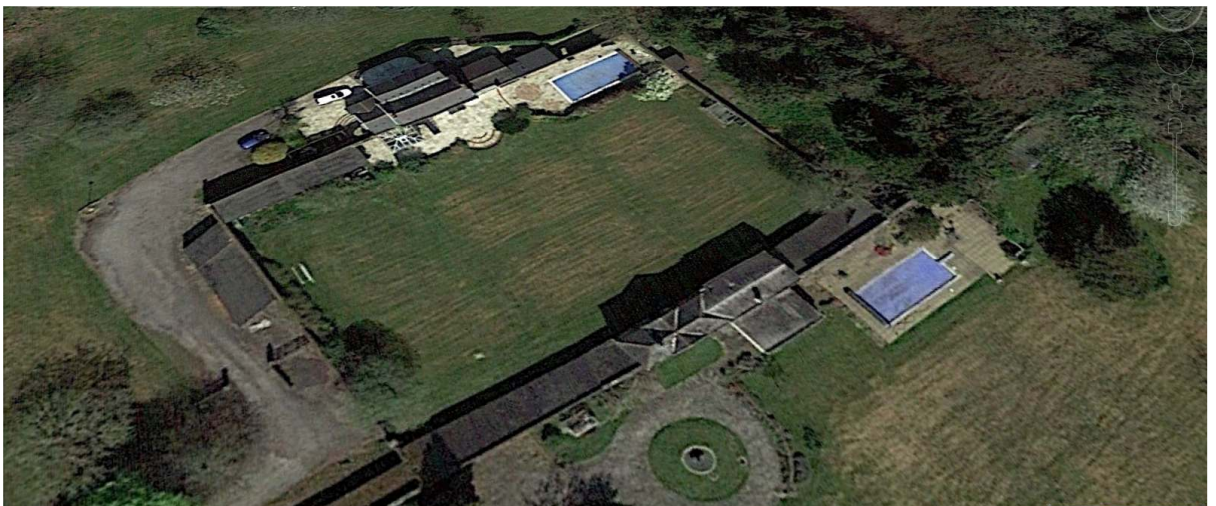
Site: Mulberry House, Thorndon Park, Brentwood CM13 3SA  
Proposal:

## 1.00 Site Description

- 1.01 The application site is located within Thorndon Park comprising of the one of the many ancillary buildings originally associated with Thorndon Hall that lies about 300 m to the north west. There is now dense woodland between Garden Cottage and the Hall where the historical development is described in section 3.00, this originally set out as landscaped parkland with all the buildings having a function according to their status so for example the chapel to the south east , the farm including Hatch Farm and the cottages such as Orchard House to the south the other side of the garden area .



- 1.02 The access to Garden Cottage is through the park entrance and the attractive lodge gatehouses along the track that passes the access to Orchard House to the south ( see aerial view below



- 1.03 The first building that you meet are those approaching the driveway to the west of the dwelling a garage block comprising of 4 garages, 3 at one height and the other elevated that are skewed slight you the access. There is also a single storey 17 m long outbuilding that is attached to the primary building the dwelling that has been much changed by a decorative entrance ( see below as it appears form the gardens)



- 1.04 The primary building is the dwelling that although named a cottage clearly historically has a different function – see historical context . It is on 2 storeys the southern elevation that is the original is in 3 storeys, overlooks an enclosed walled garden of some 56 m wide by 42 m deep where on the southern side Orchard Cottage a later structure forms part of the southern edge of the enclosed space . There are a now a number of extensions to the original building which has had a Georgian front added and an early 20<sup>th</sup> century



two storey section to the front, the conservatory on the same elevation even later build,. The pitched roofed additions either side are 19<sup>th</sup> century . The orangery attached to the south western corner inside the gardens and that the south are later 20<sup>th</sup> century. There is a swimming pool on the extensive courtyard or patio area



- 1.05 The external materials are red brick, brick painted white and render with primarily slate roof. The fenestration is very varied the sashes openings in the southern elevation providing an indication of the importance of the building, although windows style here

and within the eclectic mix of bays, casement results in a discordance overall. The external materials of Orchard House to the south are soft red brick.

- 1.06 To the north of the dwelling is an extensive areas of garden land that forms the setting to the building and the walled garden. The sies lies within the Thorndon Park & Garden Conservation Creation that was established in 1993. The park is a Grade II\* listed Park and Garden. This site forms part of a highly significant landscape containing the Grade I listed building of Thorndon Hall. Although this dwelling is not listed tin its own right but mentioned in the listing of that to the south and the wall that is attached to this property, where both are Grade 11 listed. The description forms part of the heritage impact assessment The site also lies within the Green Belt.

## 2.00 Planning Background

- 2.01 There are a number of applications on the Council's historic records. M/365/66,added a singe storey lounge BRW/744/74. The workshop and the 4 garages were permitted by permission BRW/29/74. Planning permission ref: BRW/854/78 was granted for a single storey extension now part of the kitchen but a proposal BRW/857/78 was refused and dismissed at appeal. A two storey extension was approved at the rear on 22 November 1994, although not the a conservatory although the latter can be seen on the plans submitted in 1995 LPA ref: 95/000802/FUL for the entrance hall.LB/BRW/ 36/95 was submitted for alteration to the doors at the rear that was withdrawn an it was decided that permission was not required. The later permission only relates to the outbuilding to the west of the dwelling and within the wall which was the extension and roofing but no details are available

## 3.00 Historic Background

- 3.01 The origins of the Main dwelling Thorndon Hall are from the 18<sup>th</sup> century. The present building is a grand neo-classical mansion in the Palladian style, completed in 1770. It was designed by the architect James Paine, with interiors by Samuel Wyatt. The gardens were later landscaped by Lancelot 'Capability' Brown.
- 3.02 However, there was an earlier house on the site where Lewis John, a Welsh merchant who had moved to London, acquired the manor in the early 1400s and in 1414 Henry V granted him a licence to augment his existing house with crenelations, and to build a wall enclosing 300 acres of land and wood which Garden Cottage sits. This house was later extended, before the property was sold to Sir John Petre in 1573 associated with Ingatestone Hall . It is reported that the next 20 years, Sir John made extensive alterations

and additions to Thorndon Hall, turning it into a classic Elizabethan red-brick mansion and is shown on a map of 1598 made by John Walker, with the 270-foot long mansion, detached L-shaped bakehouse and clocktower, stable block, pleasure gardens, orchard and gatehouse. Just over a 100 years later, the 8th Baron Petre, Robert, made grand plans to redesign the hall with the help of Venetian architect Giacomo Leoni. The extensive plans included re-facing the hall in a symmetrical, neo-classical style, covering over the Elizabethan exterior. It was likely that is was when the subject building was altered, although not extended ( see historic maps below). Lord Petre in 1733 he engaged Sieur Bourginioni to draw up plans to re-landscape the estate, including designing a water garden. He also imported many foreign plants and built hot houses, successfully cultivating exotic species such as pineapples and bananas.



*Thorndon Hall South Front*



*Hatch Farm 1962*





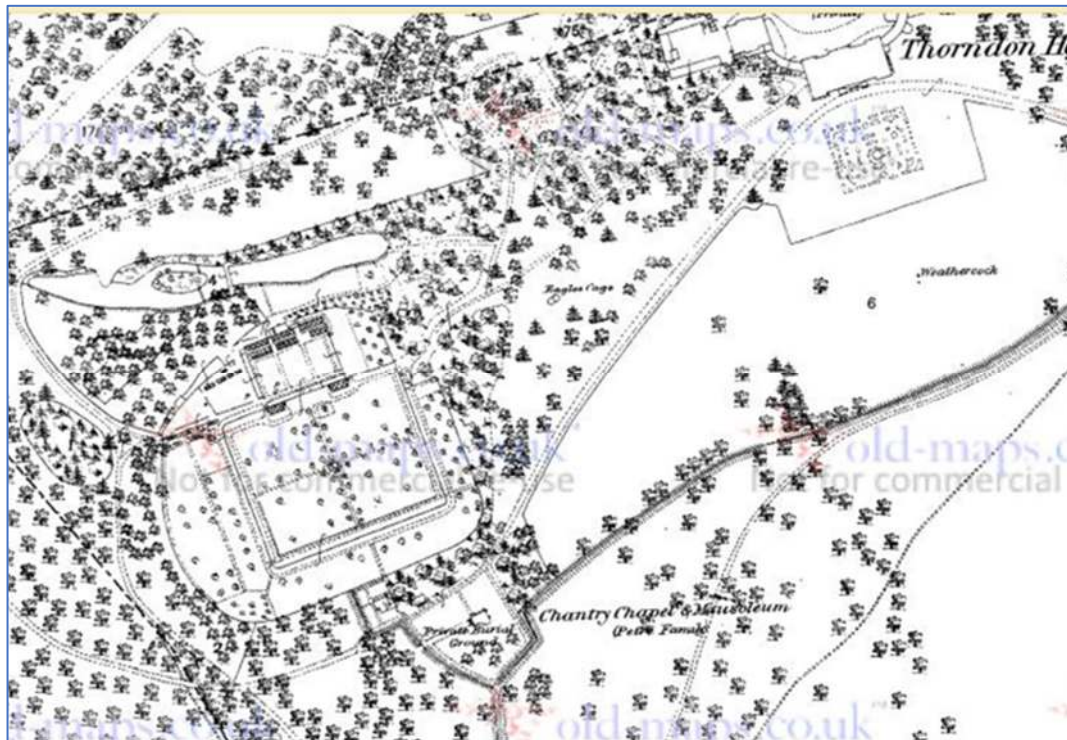
*The Pavilion 1962*

- 3.03 Robert Petre died suddenly, aged just 29, before his plans were completed. His son and heir was just a few months old and all further work was put on hold until he reached maturity. As an adult, the 9th Baron decided to build a brand new house, a mile away from the old hall. This is the Palladian mansion which we is closer to Garden Cottage. (The new house cost more than £250,000 and took six years to build) Between 1766 and 1772, Capability Brown was employed to reshape the formal gardens into a more 'natural' looking landscape. The main house and west wing were gutted by fire in 1878 and family finances did not permit a wholesale renovation. Eventually the property was sold and converted into apartments and the grounds contain golf courses.
- 3.04 The map regression confirms the report above in relation to the 19<sup>th</sup> century onwards for this part of the park that was influenced the development and demise of the estate buildings. The following maps shows that for the subject building was likely in existence I the late 1700s with the wall that shows the originally two enclosures for fruit ( hence named Orchard House) and flowers to serve the extensive household at Thorndon Hall augmented by that from the Farms

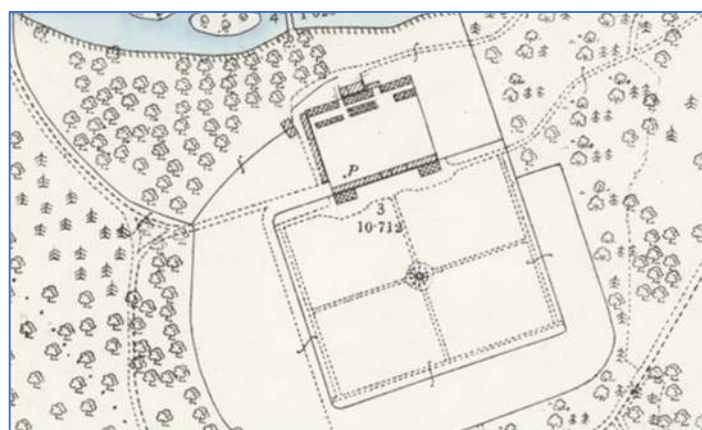


*1777 Chapman and Andre map*

- 3.05 The maps below show that the enclosed garden had its function for growing of fruit and vegetable the glasshouses denoted on this on the south facing side of the wall although the domed entrance indicate the relevantly high order of the structures.



*Old Maps 1872*



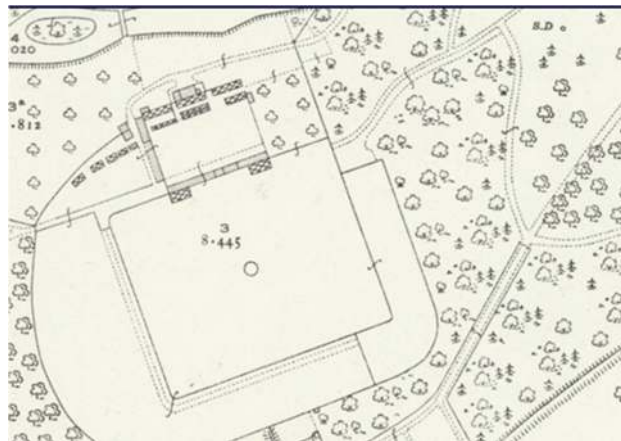
*National Library of Scotland 1895*

- 3.06 There appears to have always been the buildings along the northern wall on the western side which is more evident when comparing with the 2020 aerial photograph, the southern ones seem to have been removed





Side by side National Library of Scotland 1895



National Library of Scotland 1915



Old Maps 1956

- 3.07 In terms of the main part of the house the maps prove that the two storey extension was early 20<sup>th</sup> century with the majority of the buildings, constructed at the same time so the just the central part closest to the wall is the original with the kitchen and study slightly later.( see planning history in section 2)
- 4.00 [Planning Policies summary](#)
- 4.01 The NPPF 2019 is the primary planning policy document where sustainable development is a key objective looking at the 3 aspects of economic, social and environmental, the latter particularly important in this context. The site lies in the Green belt where the openness of the Green belt is a key consideration. New buildings are generally not supported. However, Para 145 of the NPPF states: 'A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this include :\_ c) *The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.*
- 4.02 Chapter 16 of the NPPF deals with the historic environment where the key message is that all development should protect and enhance heritage assets. 189. *In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets*'. This does not preclude new development but the applicant is required to explain how this affects the significance of the heritage asset. The NPPF goes on to say, ' Great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. 194. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. This document sets out to provide the details requires and demonstration of compliance . the statute also affords protection of listed buildings under s66 of the Act and similarly so with regard to Conservation Areas
- 4.03 The Local Plan 2005 similarly requires high quality development under Policy CP1 . Green Belt policies are restrictive under GB2 which states that the local planning authority will

need to be satisfied that they do not conflict with the purposes of including land in the green belt and do not harm the openness of the green belt. the precedent created by allowing even an individually innocuous or well-merited proposal which cumulatively would undermine green belt objectives will be taken into account. account will also be taken of the following:

- i) the effect of proposals on public rights of way
- ii) the need to preserve or enhance existing landscape features
- iii) any building must be satisfactorily located in respect of the surrounding landscape and any adjoining building

4.04 With regard to heritage assets the Conservation Area and the listed status have been considered where the following policies are relevant

#### C14 Development Affecting Conservation Areas

When considering applications for development within and in the vicinity of conservation areas, special attention will be given to the need to preserve or enhance their character or appearance. Development proposals will be permitted only where the Council is satisfied that:

- (i) the proposals preserve or enhance the townscape character of the area*
- (ii) the materials to be used are sympathetic to the surrounding buildings and appropriate to the area*
- (iii) the mass of the building is in scale and harmony with the adjoining buildings and the area as a whole*
- (iv) the design of the building is such that the proportions of the parts relate satisfactorily to each other and to adjoining buildings*
- (v) the proposal does not affect any buildings, open spaces, trees, views or other aspects which contribute to the special character of the area*
- (vi) where demolition is proposed, the structure to be demolished makes no material contribution to the character or appearance of the area, and there are satisfactory proposals for the re-use of the site including any replacement building or other structure*



*(vii) where a change of use is proposed, the new use will not require any changes in the appearance or setting of the building other than those which will preserve or enhance its contribution towards the character or appearance of the area*

*(viii) where an alteration is proposed, it is appropriate and sympathetic in design, scale, materials and colour to the rest of the building.*

4.05 Policy LC15 deals with the Demolition, Alterations or Extension to Listed Buildings and states that the demolition or partial demolition of a listed building will only be allowed in the most exceptional circumstances. alterations or extensions will only be permitted subject to the following criteria:

- (i) the proposal does not detract from the character or setting of the listed building
- (ii) the proposal is appropriate and sympathetic in terms of design, scale and materials
- (iii) the plans submitted take into account the requirements of the fire officer, building control, environmental health and other legislation, in order that the full impact of the proposal may be considered a target and indicator for monitoring this policy is set out in chapter 13.

Also with regard to the surrounding listed building Policy Cc16 Development within the vicinity of a listed building proposals for development in the vicinity of a listed building will not be permitted where the proposals would be likely to detract from its character or setting

4.06 The parks status as a Registered Park has implications for the development an any landscaping where Policy C9 Ancient Landscapes and Historic Parks and Gardens the Council will seek to conserve, enhance and manage ancient landscapes and designated parks and gardens of special historic interest. development which would damage the character or appearance of an ancient landscape, or of a park or garden of special historic interest or its setting will not be permitted.

## 5.00 [The Proposals and Schedule of Works](#)

5.01 The proposals, as recorded in the application documents, seek to carry out improvements to the house and grounds. It is proposed to demolish and clear from site the existing uPVC garden room and remove from site the modern crude plastic joinery.

The current elevations of the main house are surfaced in a mixture of masonry paint,

Elastomeric paint and render. Works also include substituting this finish for a lime based Breathable render and a conservation accredited backer board.

Works also include substituting a replacing plastic joinery with conservation accredited timber sash and slide casement windows. More substantive works include replacing the existing conservatory with a bespoke design complimentary garden room and altering areas of the main property, as recorded on submission drawings.

For ease of reference, the following Schedule of Works can be read in conjunction with the application drawings that set out in more details the scope of operations to be carried out and what effect the proposals have on the historic environment and setting.

## 5.02 Schedule of Works

Coloured text records level of harm assessment against existing heritage asset

1. Inspect all chimneys, carry out dentistry repairs to brickwork, inspect flashings and haunchings and repair as necessary.
2. Inspect service and overall existing natural slate roof slopes and carry out patch repairs as necessary including valley cutter in matching materials.
3. Existing surface materials to be substituted as shown with traditional lime based colour washed render on conservation accredited breathable backing board.
4. Replace existing windows with new bespoke sash windows including cappings and framing as detailed drawing. Make good to disturbed surfaces. **This area of work throughout property procures considerable improvement to environment and deals with removal of existing PVC double glazed units.**
5. Surface materials for new garden room to include traditional plinth in matching and salvaged from site red brickwork laid in garden wall bond. All panels to be surfaced in render. Sculptured eaves and fascia in painted timber with Alumasc pre coloured guttering, lead dressing from flat roof. Prefinished joinery with cappings and mouldings as illustrated. Roof behind to be surfaced in lead or single layer sarnofil powder coated lantern with surface colour to match adjacent joinery.
6. Modify entrance enclosure to receive new door and frame with pentice board and lead capping as detailed and replace gable with new hip enclosure.
7. New joinery within existing opening.
8. Remove existing windows and replace with bespoke joinery. Make good to disturbed surfaces.
9. New sliding sash windows within existing openings. Including preparation, making good and resurfacing of walls as earlier noted.
10. Modify and reduce size of existing opening to receive inset sash windows as shown.

11. Remove modern porch enclosure and replace with new hipped enclosure as shown.
12. Replace existing window and reduce opening of new sash as shown.
13. Modify modern wall panels to receive new joinery as shown.
14. New raised eaves with gable ladder and sculptured finish to provide articulation point between junction of roof slopes.
15. Modify opening within existing later addition to receive new sash windows as shown.
16. Remove existing plastic uPVC window and reduce size of opening and install sash window with infil panel as shown.
17. Remove existing plastic uPVC window and reduce size of opening and install sash window with infil panel as shown.
18. Retain opening through main house wall to new kitchen/family room.
19. Modify opening within later addition of property to receive new joinery as shown.
20. Remove modern external wall panel between piers to create opening to living room. *These operations cause no harm as they do not adversely affect the character of the building as the site is completely open between the conservatory and the existing living room.*
21. 900mm high brick screen wall to create kennel enclosure to rear entrance including white painted palisade gate. Brickwork to be finished in garden wall bond to match historic wall. Materials to be taken from stock pile on site to ensure consistent finish with existing screen walling.
22. Reduce size of opening to receive sash window as shown. Make good to disturbed surfaces.
23. New lightweight partition enclosures to upper floor. Please note that all first floor partitions are modern plasterboarded and stripping out works shall not affect the character of building or remove any high value finishes.
24. New partition arrangement to wardrobe.
25. Existing opening remodelled from external wall of original house to later addition.
26. Modify existing opening to receive full height glazing as detailed including flush glazed screen. Operations here are carried out with later addition of building and shall not affect integrity of donor cottage.
27. Modify existing openings to receive new sash windows as shown.

## 6.00 Support for the Proposal

Impact on Green Belt

Heritage Impact – the built and natural environment

The statutory listing states Orchard House and the Wall

Grade: II

List Entry Number:

1197256



Date first listed:

09-Dec-1994

*House and walls of conjoined garden and orchard. 1764. For Lord Petre. House red brick with slate roof; walls red brick with stone coping. House and garden wall 330m SW of Thorndon Hall (qv) and contemporary with it. To S rectangular orchard walls, 130m x 100m, main axis aligned SW-NE. Garden walls a similar rectangle but smaller, 55m x 40m, set centrally against N side on same axis. Centrally, in wall common to both is Orchard House, of similar build. Also centrally on N side of the garden wall is Garden House, originally of similar build but considerably altered and now not of special historical interest and not included in this listing. Orchard wall: red brick, Flemish bond, some burnt headers, 4.2m high, opposed internal and external shallow buttresses at 5.7m intervals, battered at the top. Simple stone coping which, on E and W sides is stepped down hill-slope, falling to S in 16 steps. Corners curved, principal gateway with simple piers at N end of W wall (some C19 rebuilding). Minor simple doorways at N end of E wall and S end of W wall. Orchard House: central in N wall, facing S. 3 window range, 2 storey, dentilled eave and central pediment, slate hipped roof. Outer bays have C19 and C20 rebuilding and have ground floor segment headed windows with glazing bars, 3x4 panes, first-floor windows similar but straight headed. Centre bay, first-floor window similar, segment headed, 3x4 panes. Ground floor has blocked central doorway, now with segment headed window with glazing bars, 4x4 panes. To E of house, C20 extension masking orchard wall, to W, segment headed doorway through wall to garden to N, also C20 wide doorway with sliding doors. Garden wall: similar to orchard wall but without buttresses, coping of shaped and sloping bricks, single stepping on W side. Principal gateways at S ends of E and W walls. E one now blocked with half-height wall. Piers have stone copings and high included stone blocks (like imposts). 2 simple C20 doorways at NE angle, one in N and one in E walls. Symmetrical in N wall, either side of Garden House are 2 brick semicircular niches large enough for seats, walling thickened round them, coped back to wall above. Round headed arches have stone imposts and keystone. Niche to W now cut through by C20 doorway. Walling between niches and house reworked in C20, also C20 flat roofed single-storey room on NW corner of garden. S side of garden (facing N), C18 single storey brick lean-to, slate roofs. To W of centre, passage through, doorway with stable doors, also two 3x3 paned metal casement windows. To E of centre, 3 fixed C20 casement windows (some rebuilding of the wall). N rear elevation of Orchard House reflects S front, all windows replaced in PVC casements, central door blocked with segment headed window each side, 2x2 panes,*

*single replacement windows in each rebuilt end, E 4x2 panes, W 2x2 panes. First floor, central segment headed window 3x3 panes. C20 red brick extension to E end of house in similar segment headed style*

There are several listed buildings in the Park, the hall and chapel but the distance between the subject building and the other does not mean that there will any impact on their significance. The fact that the subject building is attached to the wall and Orchard House has implication for the heritage status and in fact elements it fall under that description

The NPPF states 185. *Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account: a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*

## 7.00 Summary

It is hoped that officers, historic building specialist advisors and members recognise the Improvement and enhancements presented on behalf of the new custodians of Mulberry House.

On completion, the scheme shall procure a living environment that has been tuned to the requirements of the applicants but, as equally as important, promote benefits and enhancements to the accommodation for public benefit that respect the constraints of the NPPF.

## **References**

Country life 2016

ERO

National Library of Scotland

Old Maps

Historic England