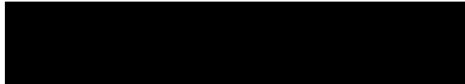


Tom Cross

Architectural design & landscape



Granary Loft
Pinkneys Yard
Mill Road Wimbish
Saffron Walden
Essex
CB10 2XD



08/05/2021

Design & Access Statement and Heritage Statement

In support of planning application for

Proposed two-storey extension to enlarge kitchen/dining space and first floor bedroom, single-storey extensions to facilitate new staircase (side) and to form new garden room (rear), dormer window to bedroom on existing roof slope (rear), removal of existing internal staircase and addition of fields gates and posts to driveway.

At

Lincolns, Strethall, Saffron Walden, CB11 4XJ.



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1.SUMMARY OF WORKS

Proposed two-storey extension to enlarge kitchen/dining space and first floor bedroom, single-storey side and rear extensions to facilitate new staircase and form new garden room respectively, dormer window to existing roof slope, removal of existing internal staircase and addition of fields gates and posts to driveway.

2.INTRODUCTION

This document has been prepared by Tom Cross Architectural Design and Landscape on behalf of Mr & Mrs R Pope, to support planning application for works proposed at Lincolns, Strethall, Saffron Walden, Essex.

The application is submitted in full with all matters to be considered.

3.SITE DESCRIPTION

The site is located approximately 350m to the west of the village hamlet of Catmere End, approximately 3km WNW of the town of Saffron Walden, Essex.

The proposal site has rectangular form of approximate dimensions 20m x 60m orientated south-north along its long axis. The site is bounded to the north and east by a residential garden and tennis court, to the south by an unclassified road, to the west by an unmade access track and to the north-west by a cluster of private dwellings.

Principle built development on site comprises a grade ii listed detached dwelling house (located north) and a modest single garage outbuilding on the west boundary. Amenity space is characterised by established and well-maintained gardens of traditional English cottage style, with vegetable plot to the east boundary and a pond to the south.

The historic dwelling of 'Lincolns' can be characterised as being of single-storey form constructed of brick masonry walls, a timber roof structure and thatched roof with dormer windows front and rear. A later 20thC timber frame extension (east) is clad in oak boarding with red plain clay tile roof and oak windows and doors.

4.SITE CONSTRAINTS

The dwelling of Lincolns is grade ii listed - listing entry number 1221593. Historic England listing information describes the dwelling as:

'Small C17-C18 building faced in red brick. Renovated, with modern casement windows. One storey and attics. At the west end a modern oriel window has been inserted in the gable. Roof thatched, with an external stack at the east end.'

Two other listed dwellings are found within the proposal sites immediate setting:

- Pedlar's cottage – grade ii listed (listing entry number 1275080)
- Manor cottage – grade ii listed (listing entry number 1221592)

While it is suggested by Historic England that Pedlars cottage was likely constructed around the same time as Lincolns, Manor cottage possibly predates both by as much as a century.

5.RELEVANT PLANNING HISTORY

UTT/0079/03/FUL
UTT/0080/03/LB

Above planning approvals granted implementation of existing oak clad extension previously mentioned.

6.CONULTATIONS – no pre-app undertaken.

7.SCHEME PROPOSALS

New proposals seek to enhance accommodation formerly approved and implemented under the above applications app refs UTT/0079/03/FUL & UTT/0080/03/LB.

Two-storey side extension – Approx. dimensions 1.0m x 4.8m

1.0m extension (east) of existing gable ended form to enlarge existing kitchen/dining space and first floor bedroom above.

Proposed two-storey extension facilitates a revised kitchen layout allowing for the introduction of a centrally located east facing window to provide views of kitchen garden (east), improve natural lighting levels within kitchen/dining space and to take advantage of morning sunlight.

Proposal includes high-level ‘apex’ window with sill height set 1700mm above existing floor level to avoid over-looking of neighbouring residential garden to the east.

Single-storey extension (south) – Approx. dimensions 2.2m deep x 4.3m wide.

Proposed extension to form new garden room sitting area off kitchen/dining space and to enhance amenity of occupants through provision of improved natural lighting and views over established cottage garden (south).

Single-storey side extension (east) - Approx. dims 0.6m deep x 1.6m wide.

Proposed extension to facilitate new/replacement staircase. Extension to enlarge ground floor plan from which to spring new/replacement staircase to first floor from existing entrance hall. New staircase to rise into area currently utilised as cupboard/storage space.

An existing staircase rises from the kitchen/dining space directly into the dwelling’s principal bedroom. The existing arrangement allows for all kitchen/cooking smells to rise into the bedroom above and is considered by the applicants to represent a fire hazard.

Proposal includes addition of 1 no. small conservation style rooflight over proposed staircase with sill height 1700mm above existing first floor level. A new window to the half-landing area is proposed with window head set flush with ground floor ceiling. Both new rooflight and window located to avoid over-looking of neighbouring residential garden to the east.

Dormer window structure to roof slope (south) –

Proposed dormer to create additional useable head room within existing bedroom space and to provide occupants with improved aspect over and enjoyment of established cottage garden (south). Currently garden can only be viewed through a small rooflight.

Use of the existing first floor bedroom is compromised to such an extent that no position exists to locate a double bed for practical use. Formation of the proposed dormer window would create the minimum

space considered to provide practical access to both sides of a double bed; assuming a 1500mm wide bed with 600mm wide access under 1.8m useable head height.

New field gates, pedestrian access and posts to driveway –

Proposed to provide increased security to driveway area.

8. MATERIALS

Generally, all materials proposed to match the existing.

External walls to both proposed two and single storey extensions to be clad in oak boarding with roof finish to match existing red plain clay roof tiles. Both to have exposed untreated softwood rafter feet and metal rainwater goods to match the existing, with existing removed goods to be reused to new areas.

Dormer window to be constructed with oak framing posts and mullions with oak casement style windows and sills. Dormer cheeks to be glazed. Flat roof to be lead with exposed oak joist ends at eaves, oak fascias and metal rainwater goods to match the existing.

Externally, plinth to proposed garden room to be constructed of new handmade or reclaimed soft red bricks to match those found on the existing historic dwelling. Timber frame to be seasoned oak. Windows to be oak casement style. Eaves to have exposed oak joist ends and oak fascia boards with metal rainwater goods to match the existing. Exposed flat roof weather surface to be lead. Green roof matting to contain Sedum Album and Yellow Sedum, both native species.

New field gates, pedestrian gate and posts to be treated softwood.

9.USE - Residential.

10.SCALE / AMOUNT

The scale of proposed additions are considered to be of residential type and as such are in-keeping with the existing dwelling.

Combined area of proposed extensions to represent additional gross area of 15.2sqm (11sqm net habitable space) or an increase of 7% on existing net habitable area.

11.APPEARANCE

Proposals are vernacular in type and form and are therefore in-keeping with the historic dwelling and later additions.

12.LANDSCAPING

To match the existing. New/revised hard landscaping areas to be realised through reuse of existing materials removed to facilitate proposed extension works.

New field gates, pedestrian gate and posts to be softwood treated.

13.PARKING PROVISION - Unchanged. N/a.

14.ACCESS - Unchanged. N/a

15.HERITAGE STATEMENT

Heritage asset and assessment of historic significance

Lincolns appears to be an example of a masonry dwelling with thatched roof found in greater abundance in South Cambridgeshire.

For this reason, at least within the immediate surroundings of Saffron Walden where historic thatched dwellings are predominantly timber framed and rendered, Lincolns is a heritage asset of significance in this north-westerly corner of Essex.

It is acknowledged that since Lincolns was extended in the early 2000s the property has been well maintained and is therefore considered to be of significant amenity value to the setting and hamlet of Strethall.

Any/all new development proposed to or within the setting of Lincolns must take the above into account.

Assessment of impact of proposed works

Two storey side extension (east) to enlarge existing kitchen/dining space and first floor bedroom

–

The extension proposed represents a minor enlargement of an existing formerly approved addition. When viewed from the north and south this pitched roof and gable ended form remains subservient to the historic thatched cottage.

At the closest point (north-east corner) the distance between proposed extension and boundary (east) remains 3.5m. It is considered that existing site amenity, including views to Lincolns from both its garden (south) and the adjacent residential garden (east), remain unaltered.

For the above reasons the impact of proposed extension on the heritage asset is considered negligible.

Single storey side extension (east) to form new staircase to first floor from existing ground floor entrance hall –

Impact of the proposed extension, by virtue of its location to the east of the thatched cottage and being of single-storey form contained by adjacent taller more dominant roof forms, is considered insignificant.

New dormer window structure to existing first floor bedroom roof slope (south) –

Addition of new dormer window to create useable space within existing first floor bedroom is considered to represent minimal impact.

It is acknowledged the new dormer will add form and massing to the existing tiled roof on which it sits however, the structure proposed is of modest scale (to create 1.8m head room internally at window head) and affords both current and future occupants improved amenity and enjoyment of the setting from the dwelling.

Single storey extension (rear) to create garden room off kitchen/dining room –

By virtue of its size and form the impact is considered to be minimal.

Mitigation of impact

Two storey side extension (east) to enlarge existing kitchen/dining room and first floor bedroom

–

Proposed extension is enlargement of existing formerly approved form to be finished in materials to match existing.

1.0m enlargement of kitchen/dining space facilitates the locating of proposed single-storey garden room extension away from the historic thatched cottage and in doing so mitigates impact of garden room proposal upon it.

Single storey side extension (east) to form new staircase to first floor from existing ground floor entrance hall

–

Proposed addition is single storey, clad and detailed to match the existing.

Proposed extension creates minimum space required to form new staircase for residential use to meet current UK building regulations - min. 1.9m head height to staircase winder adjacent external wall and 2.0m head height at first floor landing point. See section on submitted drawing 21POP 2.01.

New dormer window structure to existing first floor bedroom roof slope (south)

–

The proposed dormer structure is predominantly glazed including glazed cheeks to reduce creation of new solid form.

Proposed sill height is set at 800mm and head height at 1800mm.

Dormer frame/structure and eaves detailing to be oak. Oak to grey within 12 months of installation to match existing.

Flat roof weather surface to be lead. This will build up a natural patina and dull to a conspicuous shade of grey to echo colour of the adjacent thatch.

All dormer materials considered to be of traditional vernacular type.

Single storey extension (rear) to create garden room off enlarged kitchen/dining space

–

Proposed area of garden room is considered minimum required to facilitate practical use and enjoyment of new space. To this end area of extension sized to receive sofa and chair only. See drawing 21POP 2.01.

A flat roof form is proposed to reducing massing, to mitigate impact of extension on existing garden amenity and views of historic thatched cottage.

Proposed oak frame and eaves detailing is considered appropriate for setting and character of existing dwelling. Oak to grey within 12 months of erection to echo adjacent existing and proposed areas of oak cladding and detailing.

Brick plinth to be formed of new handmade or reclaimed soft red bricks laid with white cement mortar to match existing facing brickwork to historic cottage. New masonry to be laid in English bond.

Glazing proposed to reduce perception of solid built form.

Oversized eaves (450mm) proposed to echo overhanging thatched roof to historic cottage.

Exposed flat roof weather surface to be lead. This will build up a natural patina and dull to a conspicuous shade of grey to echo colour of the adjacent thatch.

Green roof to be sedum. Green roof proposed to enhance site biodiversity and to improve occupant amenity of garden from first floor bedroom.

We commend the proposal as a considered and entirely appropriate addition to the heritage asset of Lincolns.

16.PHOTOS



Access track from south (looking north). Garage and access front right.



Unclassified road to south of proposal site (looking east)



Pedlar's Cottage



Manor Cottage



Driveway and front door approaches from west



Driveway and northern boundary



Front elevation and historic front door entrance



Approach to extension 'front' door



Junction of historic cottage and extension



Extension and garden access



Front garden boxing hedging



Gardens to east of extension



Extension from east



Extension from south



Rear elevation from southeast



Rear masonry wall of historic dwelling



Garden to southwest from patio



Greenhouse out-building



Gardens to east of extension (view to south)



Lawn centre (looking south)



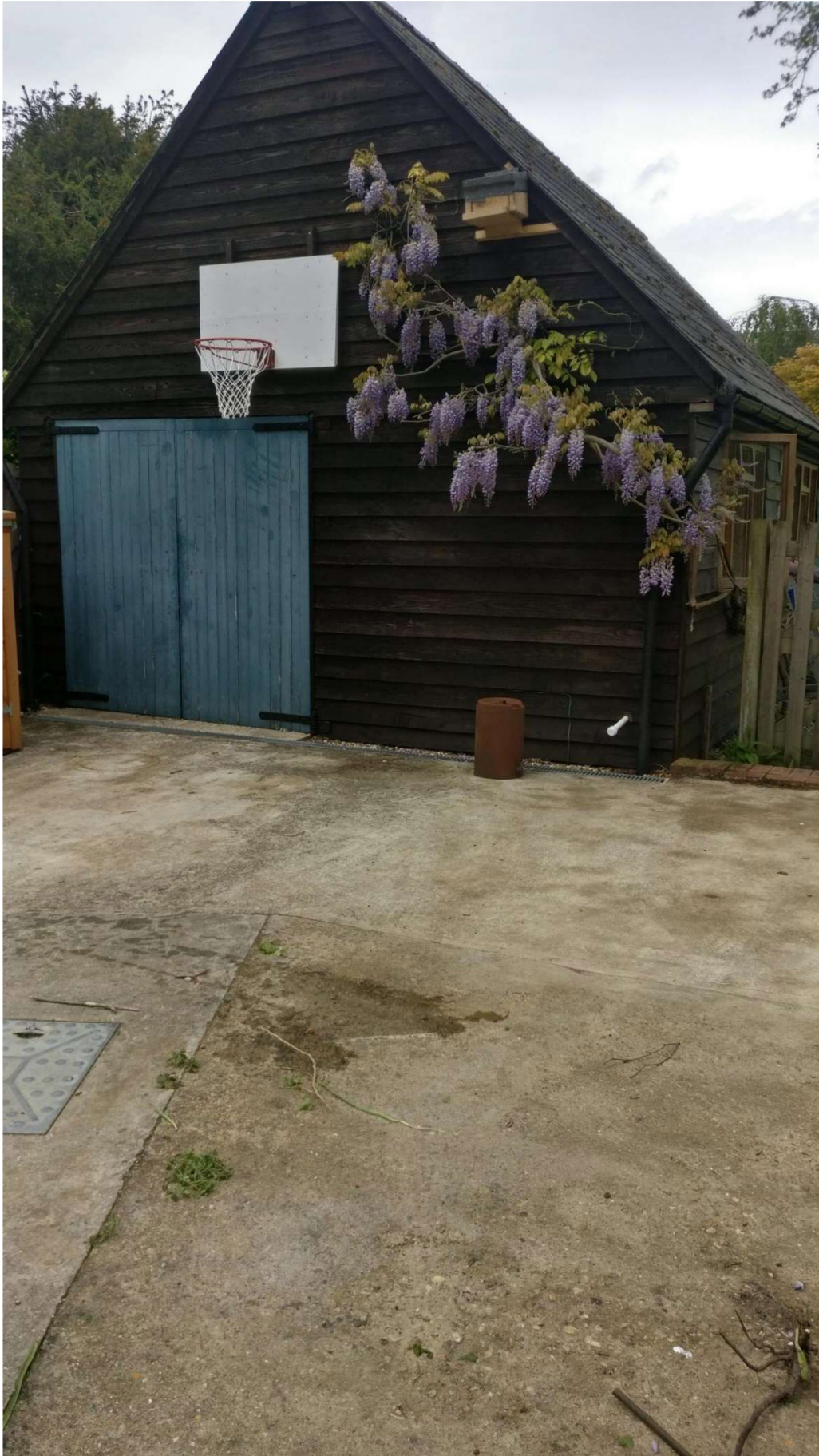
Pond (south)



Garden



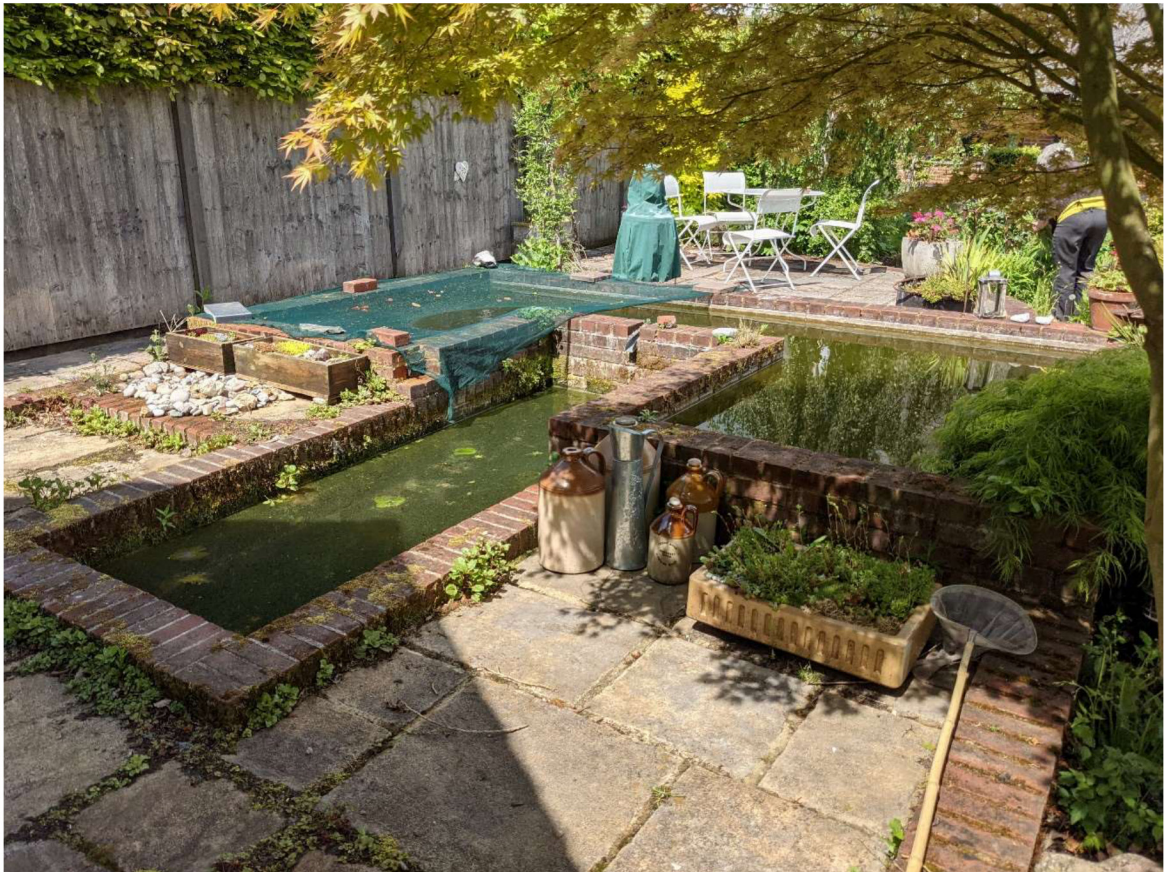
Garage



Driveway



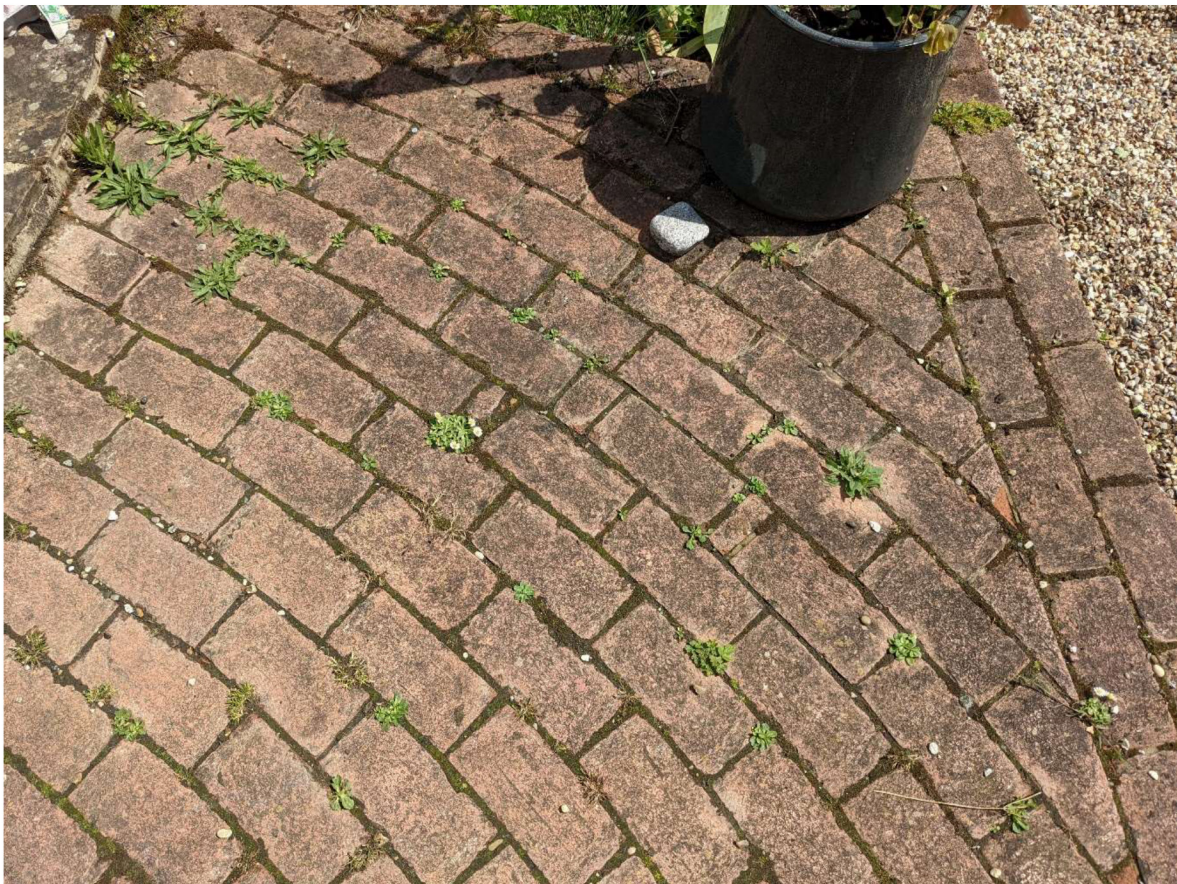
Driveway access from access track



Fish ponds



House from fish ponds (south)



Existing hard-landscaping



Softwood rafter feet/ends and oak boarding