

DESIGN, ACCESS AND HERITAGE STATEMENT JUNE 2021

Job No: 53404

The Thatched Cottage, Wix Road, Bradfield, Essex. C011 2UX

This design, access and heritage statement (DAHS) accompanies the Listed Building Application for the reconstruction of the roof and associated repair works at The Thatched Cottage, Wix Road, Bradfield, Essex. C011 2UX following fire damage. The DAHS has been written to meet the requirements of the local planning policy.

The property is a 2 storey 3 bedroom detached Grade II listed building with a number of additions to the rear and left-hand side of the original cottage. The original timber-framed cottage building dates from the late-16th century or possibly the very beginning of the 17th century. A full detailed description of the building can be sought from the attached historic building record.

The original cottage is front facing with a jerkinhead style hipped gabled thatched roof over, with 1 No. front facing dormer and 1 No. rear dormer. The external walls of the property at ground floor are constructed of solid white painted brick facing elevations, extending from ground floor level to the underside of the first-floor eaves plate. The gables extended beyond first floor wall plate level, with lime rendered timber frame clipped gable walls to the left and right sides of the main cottage above first floor level, built off of the ground floor brickwork walls. The timber frame above first floor level, including the first-floor plates, the gables, partition walls, tie beams and roof structure (now destroyed) over is constructed of mostly oak. The timber frame structure below first floor wall plate level and the wall plate mostly remain intact, showing areas of fire damage which require substantial repair.

To the rear left of the original cottage there is a single storey brickwork lean to roof extension clad in clay pan tiles, which houses the snug and toilet. To the rear right there is a single storey flat roof extension which houses the kitchen, with part of the addition to the left-hand side of the kitchen being single storey lean to. There is a further single storey lean to/flat roof extension to the left side of the main cottage, which houses the garage.

The original cottage has a floor plan area of 56m², with a frontage measuring 11.99m and a depth of 5.435m. The combined single storey additions amount to a total floor plan area of 42.6m².

A gravel drive and parking area is situated to the front left-hand side of the property. The front of the property is accessed from the main road onto the gravel drive which extends from the main road to the front of the property which is set back from the main road with a separating lawn. The drive holds sufficient space for a number of cars. The site is predominantly level.

There are a number of trees and other vegetation surrounding the property and on the site with hedging along the front and left boundary and a shiplap fence to the right-hand boundary, separating the adjacent right hand farm buildings.

The property has a site area of approximately 720m², with a frontage of 19m and a site depth of approximately 49m.

The road to the front of the property is a 2-way road with no road markings. The speed limit is 30mph.

The property was first listed on 30th November 1987. The list entry reference number is 1254113, full details of the listing can be viewed on the Historic England website. The description from the listing is:

BRADFIELD WIX ROAD TM 13 SW (east side)

3/95 The Thatched Cottage - II

Cottage. C17 or earlier. Timber framed, brick faced, weather boarded returns. Hipped thatched roof. Off center right and left external red brick chimney stacks. Outshot to left return. One storey and attics, one eyebrow dormer. 4 window range of small paned vertically sliding sashes, moulded surrounds. Left C20 boarded door. Garage doors to outshot. Internal substantial frame with stop chamfered bridging joists and flat section ceiling beams, top. plate visible. Side purlin roof. Back-to-back fireplace now blocked with C20 fireplace. Vertically boarded doors.

Listing NGR: TM1428830176

Following a fire on Friday 26th February 2021, the property has been severely fire damaged resulting in the roof of the main cottage being completely destroyed with associated fire damage sustained throughout the remaining first-floor structure. Heat, smoke and water damage has subsequently occurred throughout all the ground floor areas and remaining single storey addition roof areas.

The proposal is to restore the integrity of the fire damaged property to a similar condition to that what existed prior to the fire damage, on a like for like basis.

The proposals have been specified and designed in such a manor to restore the integrity of the building on a like for like basis, using matching materials and traditional construction methods where necessary and where pre existed.

Our detailed proposals and descriptive repairs are contained within the Richard Jackson schedule of works and illustrated as shown on drawings

53404/B/01, 53404/B/02, 53404/B/03, 53404/B/04, 53404/B/05 & 53404/B/06. These documents are attached to the application and should be read in conjunction with this statement. Please refer to these attachments for detailed repairs.

This statement is also to be read in connection with the accompanying Historic Building record prepared and submitted by Leigh Alston MA (Oxon), Architectural Historian, where a full detailed description and history of the building is discussed.