

## **DESIGN AND ACCESS/HERITAGE STATEMENT**

### **PROPOSED RE-CONSTRUCTION OF OUTBUILDING TO FORM GRANNY ANNEXE**

**NEWMAY HOUSE  
WEELEY ROAD  
THE GREEN  
GREAT BENTLEY  
COLCHESTER  
CO7 8PA**

For Mrs C Aplin

#### **THE SITE:**

The site is located to the east end of Great Bentley Green and comprises a detached dwelling, and garage/workshop within a detached outbuilding.

The buildings are not listed but are within the Conservation Area according to the inset map in the Council's Local Plan.

The site is also located within the Settlement Limits of Great Bentley.

Vehicular access to the site is via an established right of access across The Green from Weeley Road.

The site is shown on the attached map, prepared in 1874.

Site dimensions are variable, but the overall site area is approx 800sq metres (0.08 hectares).

#### **THE PROPOSALS:**

Planning permission was granted in November 2020 (20/01273/FUL) for the conversion of the outbuilding to a Granny Annex.

The intention was to rebuild the existing outbuilding, currently a garage, workshop and shed to form a Granny Annex, allowing the applicant's daughter and family to move into the existing house.

The applicant, Mrs Aplin, is aged 82 and suffers from Diabetes. She currently lives in Newmay House but this property, however, has several levels and there are steps into the kitchen, lounge, bedroom and shower room.

Mrs Aplin has already had three falls in the past 12 months.

The rebuilding of the garage/workshop to form a Granny Annexe would enable her to downsize into one level accommodation but still be close to her family. The benefits of this, apart from her wish to stay in Great Bentley, are that over the next few years she will have the knowledge that assistance is close at hand.

The original intention was to extend and up-grade the existing outbuilding to meet current Building Regulations, particularly in respect of energy efficiency and disabled access throughout.

Having now clearly inspected the existing structure, however, it is evident that retention of any parts of the existing building would be difficult – a Structural Engineer has inspected the foundations, together with the Building Inspector, and both share the view that the existing foundations, particularly adjacent to the existing willow tree, would not be adequate to support the new structure (see attached emails).

Even if the tree is removed, it would still be necessary to under-pin to depths between 1 metre and 2.2 metres, as the ground includes medium plasticity clay soil.

The proposal, therefore, is to demolish the external walls and completely re-construct the building to the same form and appearance as originally approved, with appropriate designed foundations.

There is no historic merit in retaining the existing structure and any under-pinning would be almost impossible without affecting the existing walls stability.

As before, both Mrs Aplin and her family would share the existing garden and parking facilities within the site. A paved link between the house and the annexe would incorporate a ramped approach to a low-threshold, complying with Document M of the Building Regulations.

#### **SCALE AND APPEARANCE:**

The existing garage is of brick construction rendered externally, while the workshop is of timber frame clad with feather-edged timber boards.

The pitched roof over these is clad with clay pantiles, heavily over-grown with *Parthenocissus quinquefolia* (Virginia Creeper).

As referred to above, the shed is also of timber construction with a flat roof but is in a very poor structural condition.

The proposed re-construction would be on exactly the same 'footprint' and would be fully clad with stained timber feather-edged boarding and clay pantiles on the roof.

The existing roof would be re-constructed fully, since existing supporting walls will have been removed.

**HERITAGE:**

As already indicated, although the buildings are not Listed, the site is located within Great Bentley Conservation Area.

There are no Listed Buildings adjacent to the site upon which the proposals could impact. The existing building, however, which dates back to the 19<sup>th</sup> Century along with the house, does make a valuable contribution to the general street scene and its setting on Great Bentley Green.

The re-building of the outbuilding using traditional materials externally will continue to enhance the general street scene.

The applicant is not aware of any protected species nesting on the site, there are no watercourses near the building and the trees close to the outbuilding are not protected by TPO's.

Bio-diversity survey and Arboricultural Impact Assessments have not, therefore, been provided. The site is not located within a Flood Risk Zone so a Flood Risk Assessment has not been prepared.

**ADDITIONAL INFORMATION:**

The following sheets show:

Emails from Structural Engineer and Building Inspector  
Photographs of the existing building  
Map dating back to 1874 showing the site

**DESIGN AND ACCESS/HERITAGE STATEMENT PREPARED BY:**

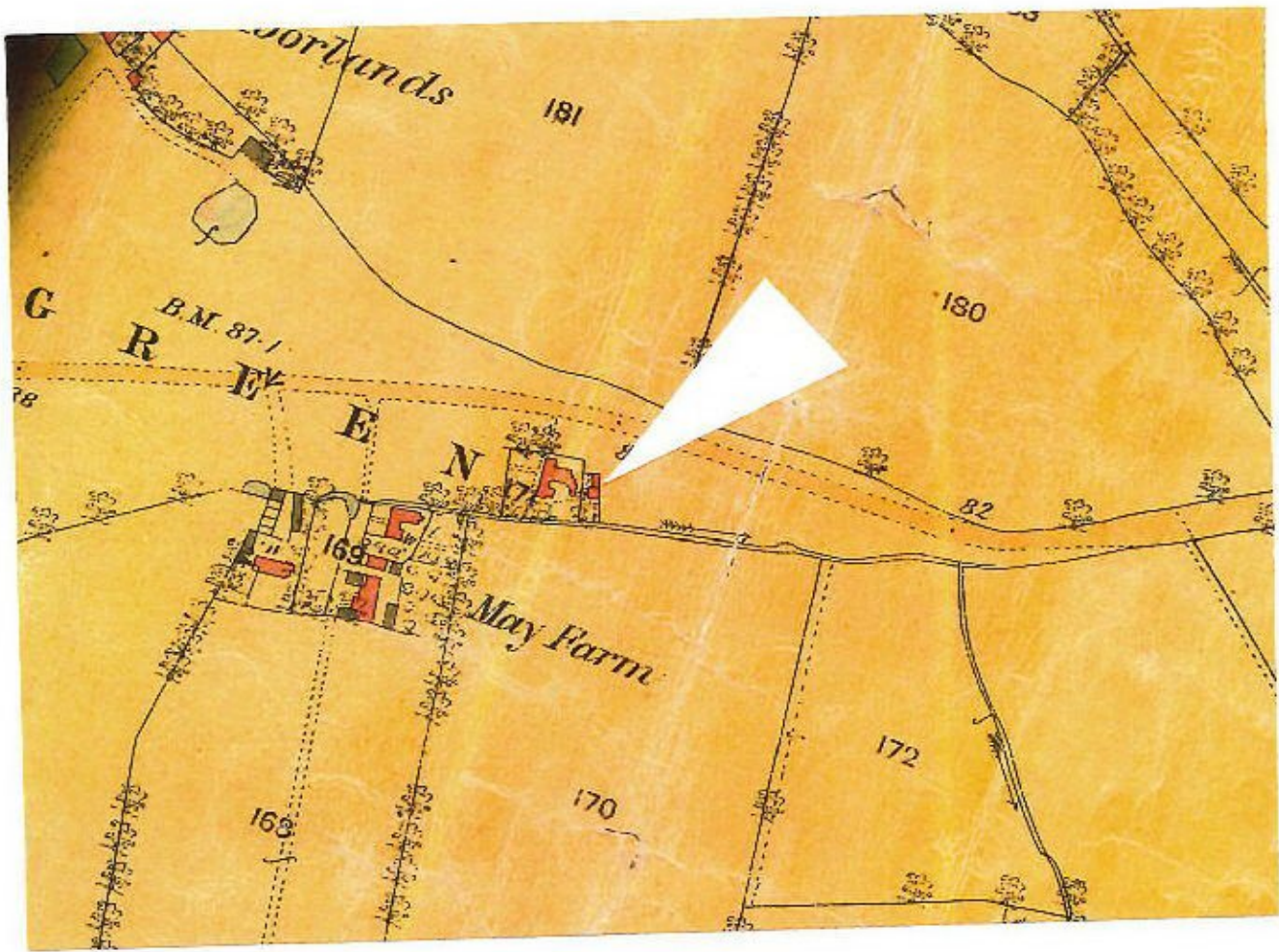
Chris Morris Design Ltd  
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July 2021











Many thanks Matt.

**From:** Matthew Hardwick [REDACTED]  
**Sent:** 21 June 2021, 12:32  
**To:** Carol Kerridge [REDACTED]  
**Subject:** Newmay House Granny Annexe 24792

Hi Carol

I am just writing to follow on from the trial hole inspection we carried out last week on the existing timber frame and brick buildings to confirm that we did not feel that the construction of the existing foundations where adequate to support the additional new loads. We would therefore suggest that you speak to a structural engineer to get a second opinion or look to remove the foundations and provide new foundations to take the additional loads.

I trust that the above is clear, however should you have any further questions please let me know.

Regards

**Matthew Hardwick** BSc (Hons) C.Build E MCABE

Director

[REDACTED]

Dear Chris

As requested – thank you we now have a clear plan.

**From:** Matt Lambert [REDACTED]  
**Sent:** 21 June 2021 11:10  
**To:** Carol Kerridge [REDACTED] Matthew Hardwick  
<mhardwick@wemakeshore.co.uk>  
**Cc:** Richard Herbert [REDACTED]  
**Subject:** RE: Newmay House Granny Annexe

Carol

We confirm we have assessed the drawings and also seen the current foundation depths.

We believe, as there is clay present, that the Willow tree would mean that the existing foundations are not deep enough at present and if this continues to grow then will cause extensive damage to the structure. The clay is subject to volume change due to moisture change and the change in volume caused by a high water demand tree such as a willow tree will start to cause movement even if no works are undertaken.

Therefore we recommend that the tree be removed.

Regards,

**Matt Lambert** BEN(1)ions) CEInG MI(StructE

Director

R.C.A. Consulting Civil & Structural Engineers

[REDACTED]



**From:** Matt Lambert [REDACTED]  
**Sent:** 22 June 2021 11:03  
**To:** Carol Kerridge [REDACTED]  
**Subject:** New May house

Carol

Further to our calculations based on nearby trees in a clay soil, deep foundations are likely to be required.

Due to the foundation depth required on the existing brick garage, we recommend that the brick structure is removed so that deeper foundations can be built on the existing footprint. The structure can then be rebuilt.

Regards,

*Matt Lambert* BE9GH0NSJ CTRG MISTRUCE

Director

R.C.A. Consulting Civil & Structural Engineers

[REDACTED]



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