

DESIGN, ACCESS AND HERITAGE STATEMENT

Internal and External Alterations, The Cottage
Adjacent to Beaumont Hall, Church Lane, Tendring





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1. INTRODUCTION

This statement is submitted in support of a Planning and Listed Building Application for minor internal and external alterations to The Cottage, Church Lane, Beaumont.

Although the building is not Listed in its own right, it is situated on the grounds of Grade II* Listed Beaumont Hall and as such is being considered as a Curtilage Listed Building.

This document should be read in conjunction with the following drawings:

- 5334-0100-P02 Site Location Plan
- 5334-0101-P03 Existing Block Plan
- 5334-0102-P02 Proposed Block Plan
- 5334-0300-P03 Existing Plans/Elevations
- 5334-0301-P07 Proposed Plans/Elevations

2. THE SITE

Beaumont is situated 15 miles, approx. 30 minute drive, east of Colchester in the Parish of Beaumont-cum-Moze within Tendring Local Authority.

The site does not lie within a Conservation Area.

The Cottage is located in the cul-de-sac development of Beaumont Hall. A private drive at the end of Church Lane services The Cottage, Listed Hall building and several other ancillary buildings converted for residential use plus Listed barns.



3. BACKGROUND AND HERITAGE

The private road associated with Beaumont Hall contains 4 Listed Buildings, all formerly associated with the Hall itself. St Leonards Church, also Listed, is adjacent to the Hall on the approach road.

Beaumont Hall dates to late C17 although has seen alterations throughout its history up to C20. The inward facing elevation features 3 storeys of English bond red brick with Dutch gables and casement windows. The building plan is sprawling with a rear extension and side extensions from C19 with sash windows.

The building is described by Pevsner as '*a remarkable and characteristic example of Essex brick architecture of c.1675*' although the listing, and further comments from Pevsner also, indicate a possible earlier building remodelled to the brick-form with gables from the aforementioned C17 date.

The collection of barns, stables and granary on the north-west of the site are predominantly C17 to early C19 red brick buildings with a mix of handmade plain clay



tiles, slate and some corrugated sheet roofing. The style is ornate for agricultural use buildings owing to the more recent C19 works, although there is evidence of reused medieval timber forming some of the bays.

The byre and loft are timber framed with weatherboarding, handmade clay tiles and some late circa C18/19. This sits in the same orientation as The Cottage and is likely similar in materials prior to the 'modern' render being applied.



Context Listings:

1. Beaumont Hall Grade II* - 1322628
2. Byre Grade II - 1322629
3. Barn Grade II - 1146935
4. Barn/Granary Grade II - 1112128
5. Church of St Leonard - Grade II - 1112127

In 1992 the Hall and farm buildings were separated from 1500 acres of farmland. In February 2020, permission was given to convert the agricultural barn buildings into 6 no. Residential units (19/01346/FUL).

Other than the barns and listed buildings, there are several other ancillary buildings to the Hall including a thatched cottage, glasshouse to kitchen garden and further red brick and agricultural style units using similar materials, with the addition of some modern corrugated (likely asbestos) roofing.

The Cottage sits diagonally opposite to the west in a different orientation, with both buildings facing the settlements central open space.

Proposed alterations to the property are mostly to the south elevation and as such it is not deemed that there will be any significant impact to Beaumont Hall.



Byre with hipped gable and weatherboard



Further boarding and brick examples



Listed barn (front) and granary (right)



Woodland to south of The Cottage

4. THE COTTAGE

Beaumont Hall was sold in 2013 as a single holding including the ancillary buildings. It has subsequently been divided into individual parcels to separate the buildings ownership. The Cottage, likely a former staff/housekeeper/grounds-persons dwelling, is a two storey timber framed structure with handmade plain clay tiles. The building is currently rendered in a modern 1960/70s cementitious render.

The Cottage and cart lodge sit towards the south-east of the main Hall building adjacent to a woodland area, also within the curtilage of the dwelling.

The design is to be subservient to the Hall in scale and materiality. A modest 2 storey timber framed structure is currently clad in cementitious render although evidence from the inside of the lean-to suggests the building was originally timber clad, matching materials on the neighbouring byre and loft. On the front (north) elevation facing Beaumont Hall are 2no. catslide dormers of differing scale.

A modern porch has been added during mid-to-late C20 to this elevation with interlocking timber boarding, although the separation of the dwelling from the Hall and addition of fencing has formed an enclosed garden to this elevation. With parking and cart lodge to the rear (south) elevation, this has now become the functional 'front' of the building, reversed from the original.



Original external brick plinth and weatherboarding preserved inside lean-to



North elevation facing Beaumont Hall



Catslide dormer

The south elevation is otherwise very minimal with no dormers or protrusions facing the woodland. A pair of French doors to the living space now serves as the functional main entrance to the property. Windows are timber casements throughout, with some poor quality internal secondary glazing, again owing to late C20 alterations. The most impactful of which being the impervious cement-based render preventing the building and frame from natural movement and poor breathability. Although there is no major cracking, there is evidence of water ingress on the frame without opportunity for the building to breath sufficiently which is now putting the structural fabric at greater risk of decay and attack from wood-boring insects.

Internally on first floor, further C20 alterations, identified by modern stud/plasterboard construction, have been made to add an en-suite to the master bedroom and to sub-divide a third room to form the main bathroom off the landing.

Fireplaces have also been blocked up and boarded over with loss of mantles and hearth. The frame is visible internally to main beams and posts.

The proposed works are intended to fulfil two objectives;

- Removal of 'modern' interventions which are now causing harm to the original building fabric to ensure future preservation
- Alterations to reflect the now-independent building and reversed functional use of gardens and entrance to suit current residential needs



French door to south elevation

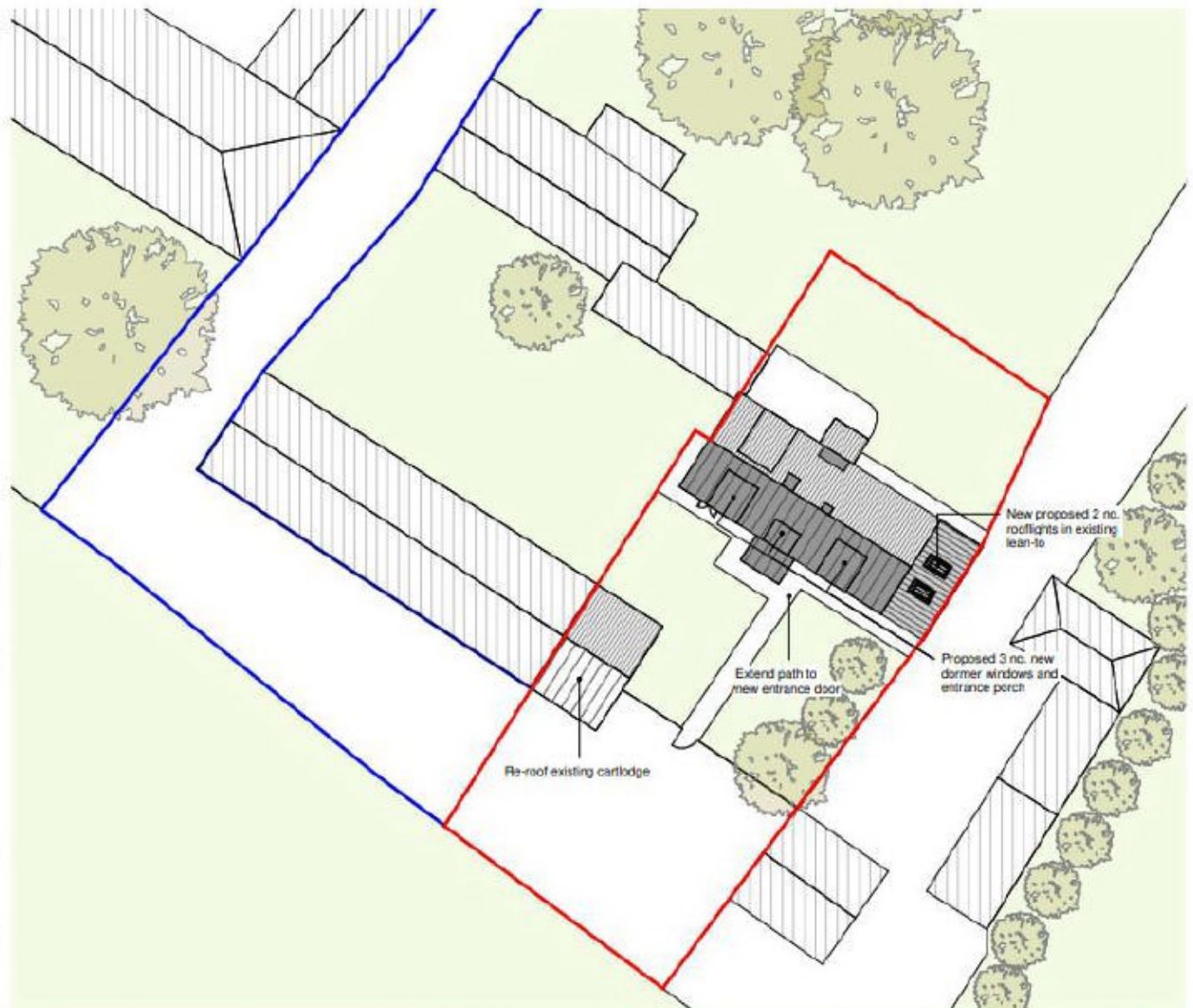


C20 porch to north elevation

5. PROPOSALS

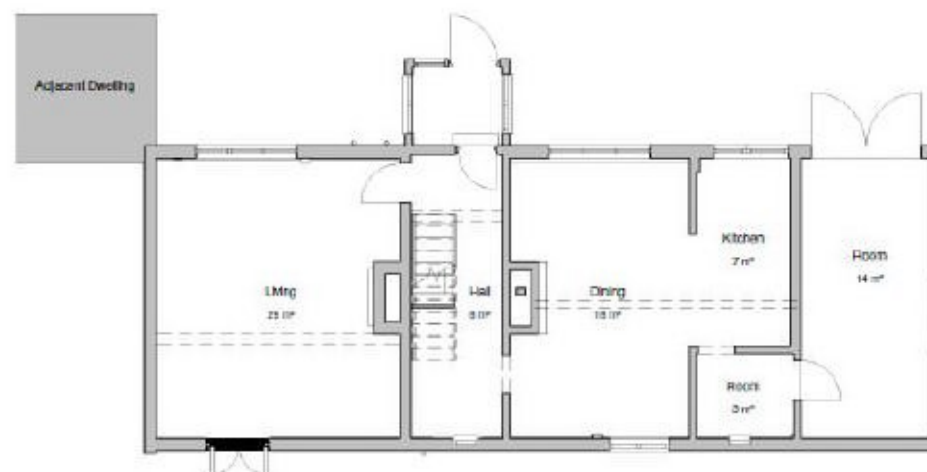
Due to the orientation of the dwelling and the Grade II* Listed Beaumont Hall being north-east of this, the design and conservation approach is focussed around keeping the north facing elevation 'original' with minor alterations to allow for practical use as a private garden area. It is proposed for further alterations to be made to the south elevation, where not visible from the Hall.

The vehicular approach and cart lodge is at the rear (south) of the property, with no direct route to the former 'front' door and entrance porch. As this porch is not original and now serves no formal use, it is proposed to remove this and reform an entrance canopy on the south elevation to form a new entrance porch. A canopy in place of the existing porch will provide reference to the former front entrance while the new porch will have the entrance door on the side, maintaining the aesthetic that this is the rear of the property. Paving will be added to suit this new door, with boundary fence and gate already in place.

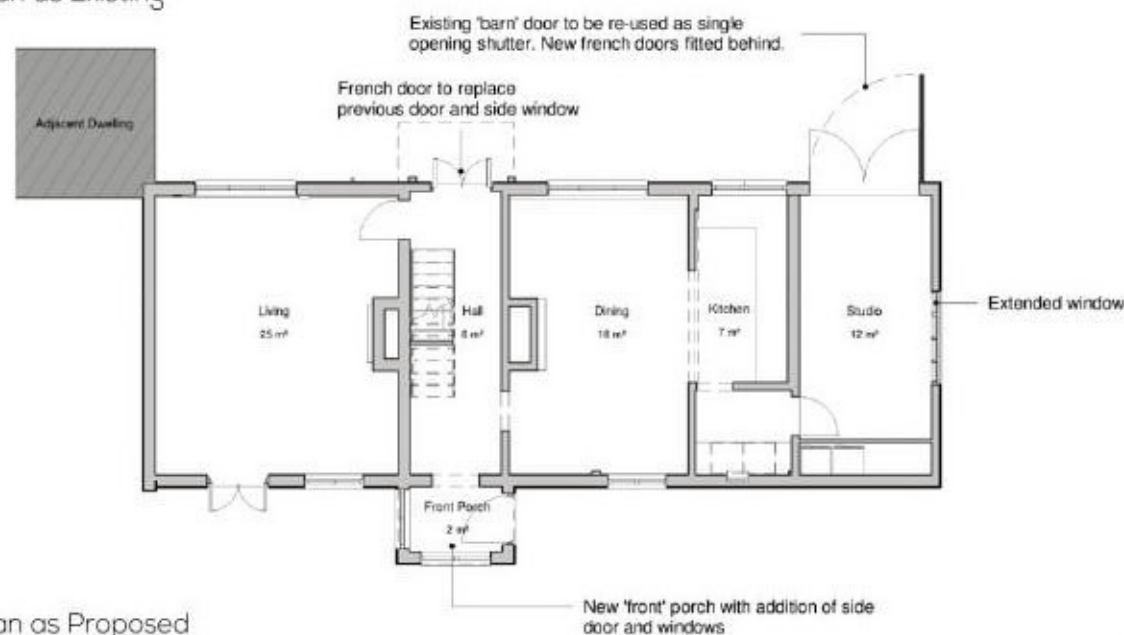


The cart lodge is in need of replacement roof finish having previously been covered in corrugated asbestos sheets. It is proposed to replace this with locally sourced second hand plain tiles to match the existing roof finishes on both The Cottage and the surrounding buildings.

The ground floor proposals reflect the change in front/rear access use and gardens with the new porch opening onto the hall. The lean-to will be used as a multi-use studio space with added conservation roof lights and additional window to increase daylight for use. The existing barn-style door opening onto the enclosed garden is to be retained, but modified to allow use as a shutter with new French doors in place behind. Visually, when the shutter door is closed the appearance facing Beaumont Hall will remain as existing but with allowance to be opened up to increase daylight when in use. Windows will be replaced with sympathetic modern casement timber alternatives.



Ground Floor Plan as Existing

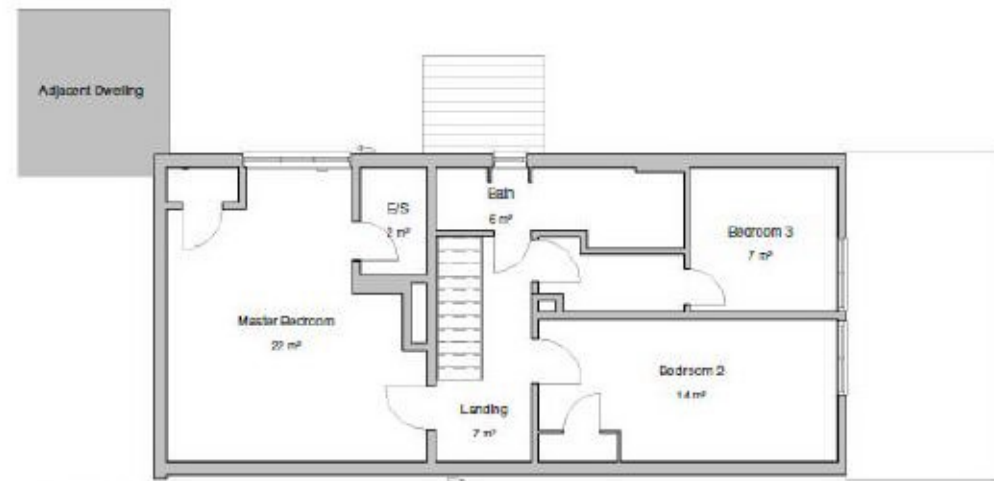


Ground Floor Plan as Proposed

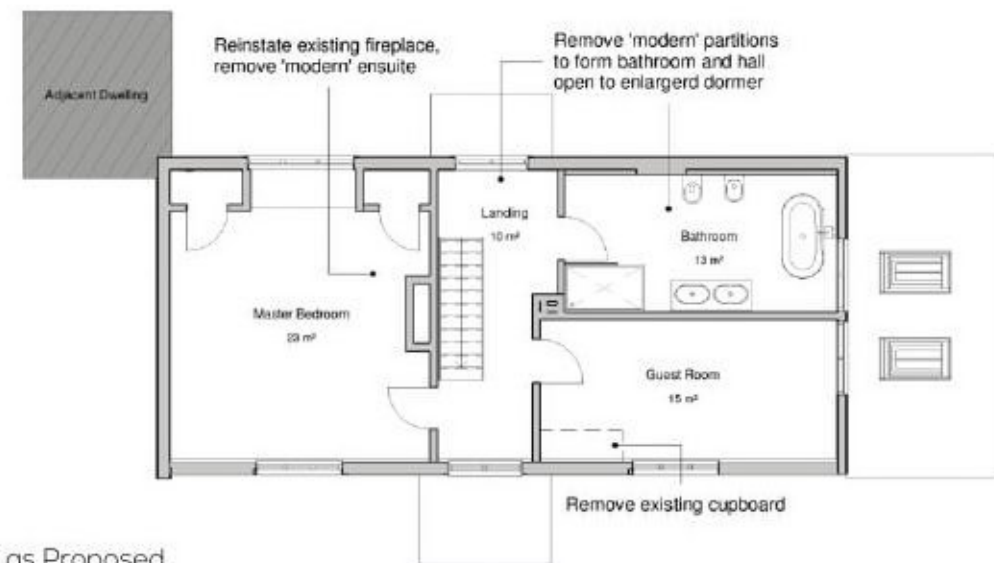
Fireplaces are to be reinstated on ground and first floor. Modern partitions are to be removed and reformed closer to the original 3-room plan to achieve 2no. bedrooms with large bathroom. Each bedroom will benefit from the addition of a catslide dormer, closely matching the existing, added to the south elevation facing the woodland, not altering the aesthetics as viewed from Beaumont Hall. Dormers will be reduced in scale from the original example so as to not dominate the elevation.

The landing will benefit from increased daylighting and views of the woodland with extending the flat roof dormer on the north and replacing the low quality rooflight to the south with a small dormer.

Cementitious render is to be removed and replaced with natural weatherboarding to allow better breathability to benefit the timber frame. This also gives the opportunity for insulation to be added within the build up, increasing thermal efficiency,



First Floor Plan as Existing



First Floor Plan as Proposed

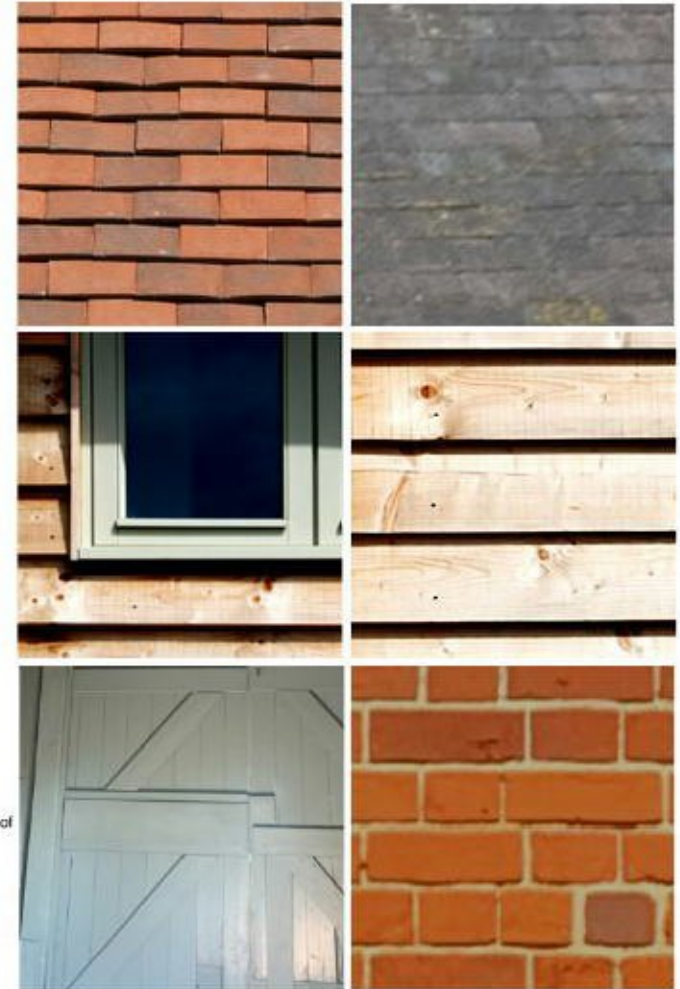
6. MATERIALS

Materials have been selected to best suit the heritage of the existing buildings, using the example weatherboarding found on the former-external wall now enclosed by the lean-to and seen on adjacent granary and byre buildings.

Natural timber weatherboarding is proposed as a cladding material allowing a breathable envelope in place of the existing 'modern' render, sitting above a red brick plinth. Ideally the brickwork will utilise the existing to be cleaned following removal of the cementitious render, although repairs and possible replacement may be required dependant on condition.

Roof finishes will remain as existing plain clay tiles to the main roof and slates to the lean-to. New dormers will re-use the existing clay tiles where possible, with any additional being second hand to match existing.

Joinery to windows, doors and the retained 'barn' door is to match in a warm green tone.



7. ARBORICULTURE

There are no TPO trees within the immediate site boundary proposed for works. No trees on site, or on the adjacent woodland area, are proposed to be removed as part of the application works.

8. ECOLOGY

There are no trees to be removed as part of the development and it is not envisaged any loss of habitat will be made.

The roof tiles are in fair condition and a full re-roofing is not proposed, only works to form the dormers on the south elevation.

9. ACCESS

The existing access to both front and rear of the property is currently via stepped access to the finished floor level, approx. 300mm higher than external level. The alterations to the dual entrances would include external works to reform paving providing more of a level threshold.