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Heritage Statement

Berkeley Cottage

R/O 13 High St.

Ingatestone

Essex.

CM4 9ED



Front View Berkeley Cottage from Accessway

Heritage Statement completed by:

Agent:

Mr Simon Hartnell BA (Hons) Arch

Simon Matthew & Co. Ltd.

Planning & Architectural Consultants
Building Surveyors

Agent Details:

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Applicant / Owner : Mr. R. Henbury and Mrs. J. Henbury	
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Site Name

Berkeley Cottage

Address (including postcode)

Berkeley Cottage, R/O 13 High St. Ingatestone, Essex. CM4 9ED

1 A DESCRIPTION OF THE HERITAGE ASSET

(a) What heritage assets are affected by the proposals?

Scheduled Ancient Monument	N/A
Listed Building	Yes
Conservation Area	Yes
Registered Historic Park and Garden	N/A
Building of Local Interest	N/A
Site of known archaeological remains	N/A
Other non-designated Heritage Asset	Yes

Describe the character and appearance of the heritage asset.

Berkeley Cottage is a non-designated Heritage Asset. It is a detached property sited to the rear of the three Listed property no. 9-11, no. 13 and Berkeley House 13a on the High Street. It is accessed from the High Street under the archway to no.13. Berkeley Cottage is a small property made up of a series of mixed single storied and two storied elements. The Northern wing is single storied formerly a stable or coach lodge. There is a central two storied section, formerly Living Accommodation and the Southern wing a modern single storied Bedroom and Bathroom extension. The Northern wing has also been extended to the front and rear with single storied cat slide type extensions. The floor plan is narrow front to rear, with the accommodation spread along the length of the property.

The accommodation to the property is arranged in a linear manner with the individual reception rooms linked with a central corridor which switches to the rear wall to connect the new Bedrooms and Bathroom to the Southern wing of the property. The property has no particular architectural style. It is best described as a vernacular styled converted coach lodge of small-scale with low-pitched roofs and external walls constructed using traditional materials and fenestration.

Listed Property

There are three Listed Properties which are close to the proposed Property.

The Properties are No. 9-11 two Storied, (with 2 dormers in the roof) semi detached pair (formerly houses) with ground Floor Shops, No. 13 two storied Shop (formerly House) with Coach Access to the rear courtyard and No. 13 A (Berkeley House) Three Storied Office (formerly House). All front onto the High St and Overlook the proposed property at their rear. I have attached the Heritage Register Entry and Description of the Properties below The Non-Designated Heritage Asset is Berkeley Cottage, the proposed property for the minor front extension. Outline Dashed Blue



Site Plan Showing Listed Property In Relation to Proposed Property.

Heritage Register Description

No. 9-11 High Street



Front View No.9-11 High Street

Location

Statutory Address:

9 AND 11, HIGH STREET

The building or site itself may lie within the boundary of more than one authority.

County: Essex

District: Brentwood (District Authority)

Parish: Ingatestone and Fryerning

National Grid Reference: TQ 65181 99717

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1197289

Date first listed: 20-Feb-1976

Date of most recent amendment: 09-Dec-1994

Details

INGATESTONE AND FRYERNING TQ6599 HIGH STREET, Ingatestone 723-1/14/370 (South East side)
20/02/76 Nos.9 AND 11 Woodgrange House (Formerly Listed as: BRENTWOOD HIGH STREET,
Ingatestone (South East side) Nos.9 AND 11.

GV II

House, now 2 shops. C18, extended in C19 and C20. Facade and ground floor of red brick in Flemish-bond, remainder timber-framed, weatherboarded and roughcast render, roofed with handmade red clay tiles. Main range facing NW with axial internal stack at right end. 2 rear wings, the right extended in the C20, with C20 infill between. Main range of 2 storeys with attics, rear parts of 2 storeys. Ground floor, two C20 shopfronts each with a half-glazed door. First floor, four C19 sashes of 4 lights in segmental brick arches, each with a recessed panel below. The brick facade extends about 1.50m round each return, and is pointed with cement mortar. Moulded wooden eaves cornice, also extending round each return. Hipped gambrel roof with two 2 casements in hipped dormers at front, one C20 casement in gabled dormer at left; 2 gables to the rear, of which the left is weatherboarded, the right plastered with a small C18/19 window. The left wing is weatherboarded above the ground floor; hipped roof of handmade red clay tiles. The right elevation of the original building is roughcast rendered beyond the facade, with C20 brickwork beyond; this wing has a hipped roof of machine-made red clay tiles. All other rear and side windows are C20 casements. The central infill has a flat roof.

Listing NGR: TQ6518199717

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 373652

Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

No.13 High Street



Front View No.13 High St.

Location

Statutory Address:

13, HIGH STREET

The building or site itself may lie within the boundary of more than one authority.

County: Essex

District: Brentwood (District Authority)

Parish: Ingatestone and Fryerning

National Grid Reference: TQ 65172 99708

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1207381

Date first listed: 20-Feb-1976

Date of most recent amendment: 09-Dec-1994

Statutory Address: 13, HIGH STREET

Details

INGATESTONE AND FRYERNING TQ6599 HIGH STREET, Ingatestone 723-1/14/371 (South East side 20/02/76 No.13(Formerly Listed as: BRENTWOOD HIGH STREET, Ingatestone (South East side) No13 Berkeley House. GV II House, now offices. Late C17/early C18, altered in early C19 and C20. Timber-framed, plastered" -roofed with handmade red clay tiles. 3 bays facing NW, with carriageway through at left end, and lean-to extensions to rear. 2 storeys. Two C20 sashes of 2+2 lights on each floor. C20 double doors (one glazed) in C20 imitation doorcase with simple pilasters and dentilled pediment. Double vehicle gates in carriageway. The external stack of No.13A Berkeley House (qv) is enclosed at right end, cement-rendered above this roof. Roof hipped at left end. lff-the right side of the carriageway is a plain boarded door, early C19 or earlier. In the rear elevation is an early C19 sash of 4+4 lights above and partly cut into the roof of the lean-to, and a fixed window of 8 lights (including marginal lights) partly covered by the lean-to; above the carriageway are 2 early C20 sashes of 4+1 lights. C20 casements in lean-to. Over the carriageway is a chamfered axial beam with lamb's tongue stops. Hardwood frame, mostly concealed by plaster. In the early C19 this building formed the service range of Berkeley House, to the right, and retains some characteristics of that period, including 2 rear windows, but the structure suggests that it existed in another form earlier. Berkeley Cottage to the rear (not included), was formerly the coach house.

GVII

Listing NGR: TQ6517299704

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 373653

Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

Berkeley House 13 a High Street



Front View Berkeley House 13a High Street.

Location

Statutory Address:

BERKLEY HOUSE, 13A, HIGH STREET

The building or site itself may lie within the boundary of more than one authority.

County: Essex

District: Brentwood (District Authority)

Parish: Ingatestone and Fryerning

National Grid Reference: TQ 65167 99702

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1197290

Date first listed: 20-Feb-1976

Date of most recent amendment: 09-Dec-1994

Statutory Address: BERKLEY HOUSE, 13A, HIGH STREET

Details

INGATESTONE AND FRYERNING TQ6599 HIGH STREET, Ingatestone 723-1/14/372 (South East side)
20/02/76 No.13A Berkeley House (Formerly Listed as: BRENTWOOD HIGH STREET, Ingatestone ~'
(South East side) No.13 Berkley House)

GV II House. Early C19, extended in C19. Timber-framed, stucco with some weatherboarding, roofed with slate. Rectangular plan facing NW, with external stack at left end (now enclosed by No.13 (qv)) and internal stack at right end. Large lean-to to rear, roofed with handmade red clay tiles, and C19 single-storey lean-to extension to right of it, extended with a flat roof in C20. 3 storeys. Ground floor, 2 original sashes of 8+8 lights. First floor, 2 similar sashes, and a similar central sash of 6+6 lights. Second floor, 2 original sashes of 10+10 lights and a similar central sash of 8+8 lights. Central 6-panel door, of which 4 panels are glazed, in Tuscan portico with plain columns, pilasters and a moulded cornice with mutules; one stone step with C19 cast-iron boot scraper at right. Plaster band at second-floor level. Paired brackets to wide overhanging eaves. Original cast-iron cutters with lions' heads on the junctions. Roof of shallow pitch. The elevation is symmetrical except for a plastered pier at the right return, to full height. The left stack is cement-rendered. The rear elevation has on the ground floor of the lean-to one original sash of 6+6 lights, and on the second floor 2 original sashes of 6+6 square lights; it is weatherboarded above the lean-tos. Large C20 dormer with flat roof in roof of the larger lean-to. INTERIOR: the entrance hall has on each side a door with fluted surround and carved at the top corners; similar surround inside the front door. The ground-floor rooms to each side each have original folding shutters in the splays, panelled soffit, and a plastered transverse beam. Original stair to full height, with turned newels, stick balusters and moulded handrails, branching at the top; rail and balusters renewed at top left. Boxed transverse beams above the first-floor rooms. Fielded 4-panel door with HL hinges to left first-floor room.

Listing NGR: TQ6517299704

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 373654

Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

(b) Description of the development site and its relationship with its surroundings.

Berkeley Cottage is a small residential dwelling which was originally a stable or coach house, that has been extended and adapted into a single and double storied bungalow. The consists of a single storied northern wing formerly a stable or storage building, central two storied accommodation section, for Livery staff and modern day 1960s or 1970s southern single storied bedroom and bathroom extension.

The dwelling is situated behind the High Street and in particular no.13 and 13a. A small section of the front of Berkeley Cottage can be viewed through the archway to no.13, however the property is screened from view to the rear accessway, by a single storied car port located to the front boundary line between the parking area to no.13 and the driveway to Berkeley Cottage. The complete front elevation to Berkeley Cottage is not visible from the street, as it is screened from view by the properties fronting onto the High Street. The ground floor Bedroom windows all look out on to the front garden. Only the rear Living Room and Kitchen over look the rear garden.



Site Plan

On the High Street in front of Berkeley Cottage are the three listed properties as set out above. No.9 is a pair of semi-detached houses now with commercial shop use and residential flat to the rear, no.13 is a

two storied house now used for commercial retail use and no.13a is a three storied town house again for commercial office use. All three properties are listed.

Berkeley Cottage is not Listed but was formerly the Coach House for Berkeley House. The northern and central part of the Property are the period parts to the property which have been altered and extended to the front and rear in the last fifty-sixty years with new single storied Hall and WC extension and rear Living Room and Kitchen extensions with lower pitched cat slide roofs over the new extensions front and rear.

The northern section was the stable or store whilst the central section was possibly the small living quarters for Livery or domestic staff. There is no evidence remaining of any other buildings to the south of the central section. Any evidence has been demolished when the two bedrooms and bathroom were added in the 1960s-1970s.

The period parts of the building are from traditional materials, such as 225mm wide solid masonry red stock bricks and pitched roof with handmade red clay plain tiles. An original chimney stack and fire place remain to the central Living Area. The roof has been modernised and the period roof structure such as principal rafters, clasped purlin and collars have been removed.

The area and site curtilage have been modernised to provide front and rear gardens, front and side driveway for the garaging and terracing to the rear. The Garden has been landscaped and laid generally to lawn with new planting and trees to the boundaries.

The rear external carparking and accessway have been modernised in the last twenty five years, when no.13 has changed from a residential dwelling to commercial use as a small shop.

The investigation of the Deeds to the property do not provide any clear evidence of previous use for the site for Berkeley Cottage. The adjoining land now the Co-op and car park was sold by the Chelmsford Brewery Ltd. (Wells and Perry) in 1903, part of the Spread Eagle and Anchor Inn Pubs. Ownership was transferred to Taylor Walker Company Ltd in 1937 and Ind Coope in the 1963 to Welbeck Finance Company and Adams & Glass Ltd. upon which the site was redeveloped to Flats and commercial retail space at ground level. Now the Co-op supermarket.

There have been no Archaeological excavations or finds on the site or adjoining. There are only three archaeological sites in Ingatestone. They are concentrated on the road leading to the new Doctors Surgery behind the Bell Pub. Evidence of medieval pits and ditches remain, suggesting that sub-soil archaeological remains have survived to present day.

2. STATEMENT OF SIGNIFICANCE

(a) What research have you undertaken to understand the significance of the heritage asset(s) affected?

Local Historic Environment Record	Yes
Record Office	Yes
Historic Maps	Yes
Historic England	Yes
Museum or Library	No
Local Heritage Groups	Yes
Conservation Area Appraisal	Yes
Other- Deeds to property	Yes

(b) Summary of the history of the site/building obtained from researching the above resources.

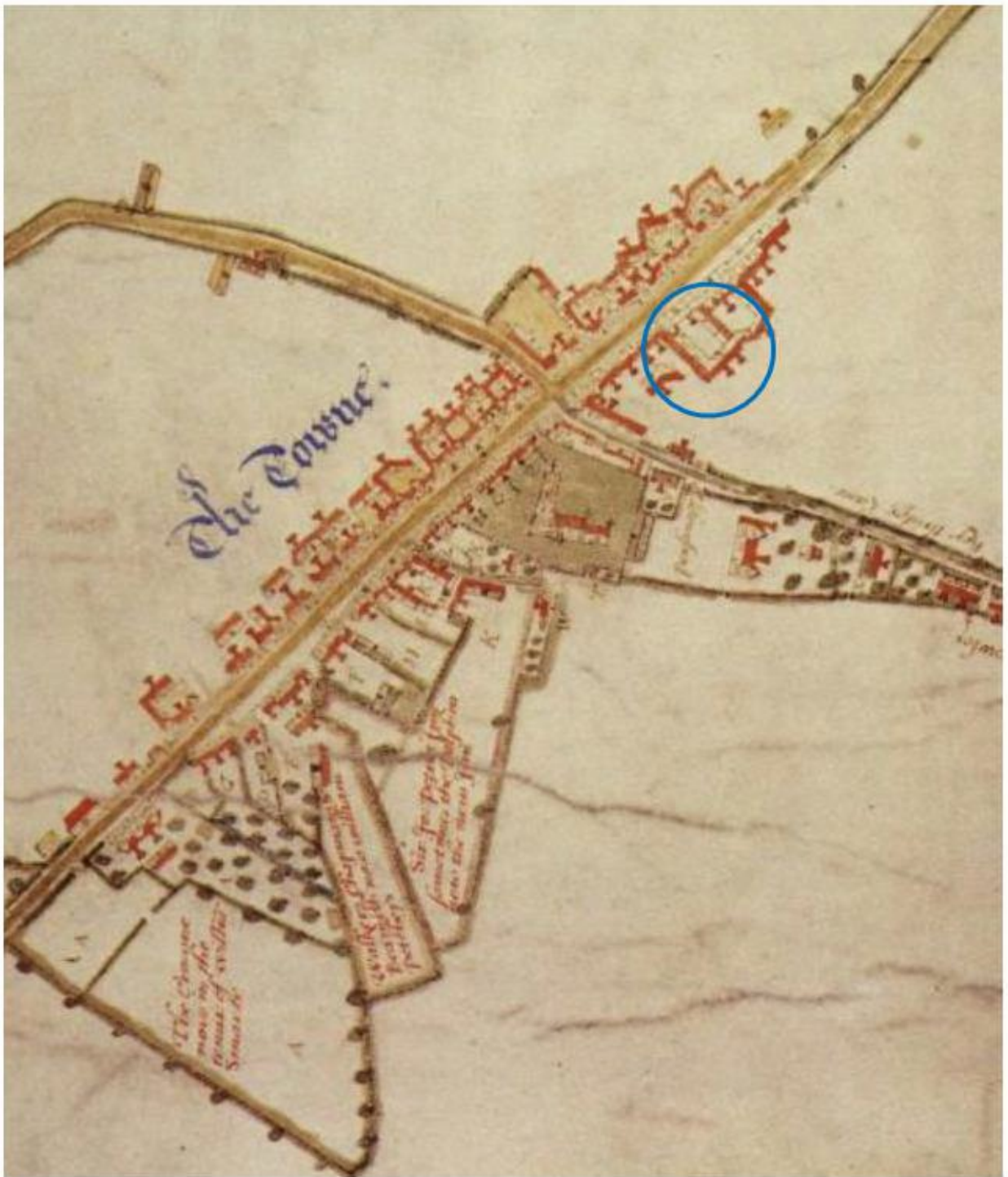
After undertaking Local Research for the site and Building I have established that the Berkeley Cottage was formerly a stables or coach lodge tied to Berkeley House. There is little or no Historical reference to the previous use or buildings that existed behind Berkeley House from the research or public information available. Even the property deeds do not have reference to its previous use other than being of Copyhold to the Manor of Ging Berners. Copyhold was a medieval form of tenure where the Tenant received a copy of the Manorial Title Deed. The present property was sold in April 1966. The property was then extended and modernised into the present state.

Berkeley House was constructed in the early C19. The northern and Central portion of the property were used for Livery Purposes.

Ingatestone was on the main Roman Road between Colchester and London. The medieval settlement was concentrated along the Roman Road with the Church and crossroads forming the centre of the Village. I have attached a copy of the Walker Plan of Ingatestone undertaken by the Walker Family in 1601. The Plan is from the Essex Records Office and Reproduced in the Essex County Council Conservation Appraisal. The Plan does show some back yard buildings, characteristic of stabling or storage. It does not show enough detail to pinpoint the buildings to Berkely Cottage.

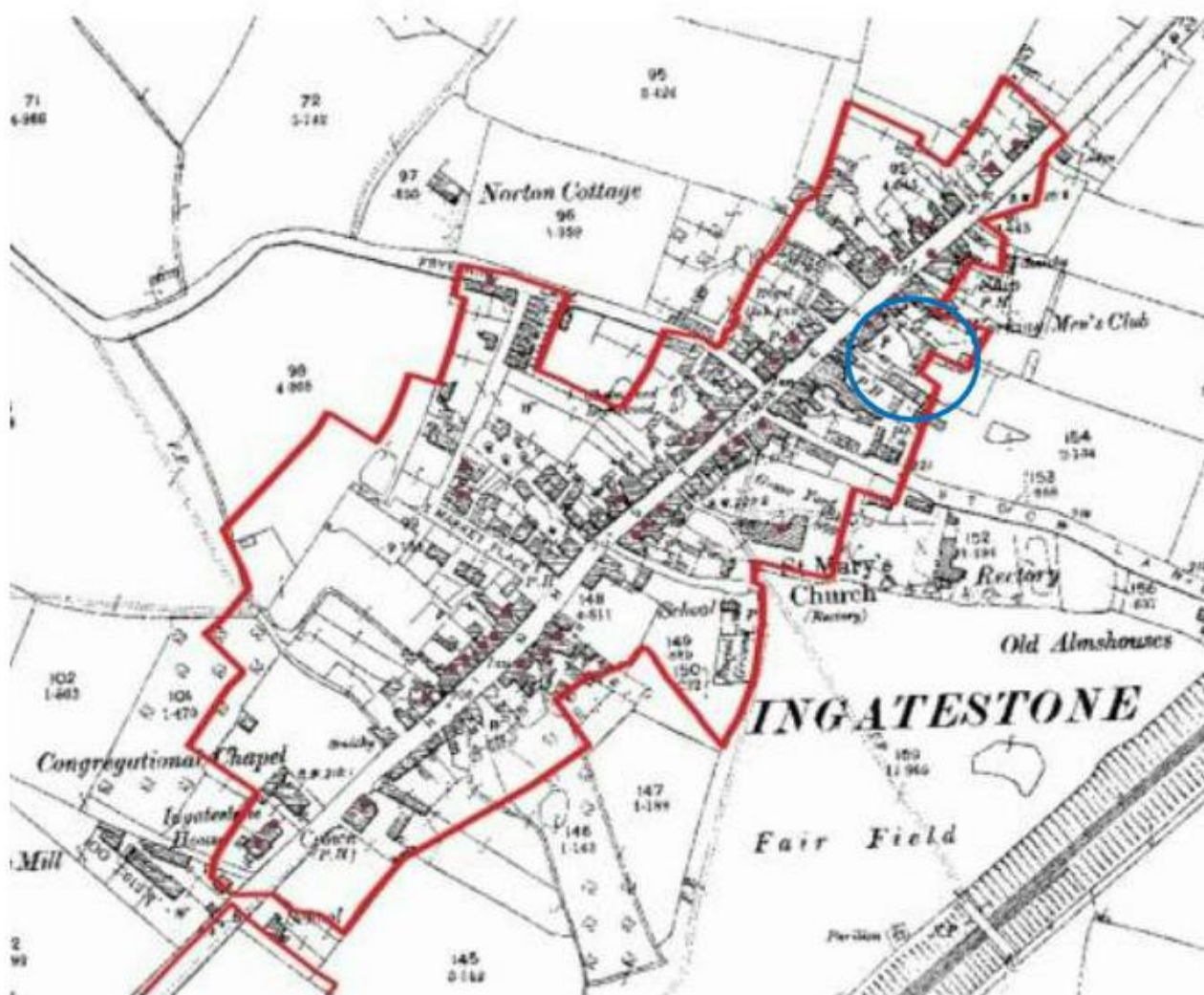
By the C18 Ingatestone was a key staging point for passengers and carrier or postage. There were many Inns noted by Philip Morant in 1768 which predominated the centre of the village. The Spread-Eagle Pub being one of the most preeminent Inns to the Village. Agriculture also played a major part in the Village's prosperity, so much so that the Market Place was constructed off the High Street in 1770. However when the Railway was constructed by Eastern Counties Railways in 1842 Ingatestone fell into decline due to the lack of through traffic. This was reversed from after the Great War with the uptake of motor vehicles. Ingatestone was once again a busy route between Colchester and London. Finally, the A12 was opened in 1960 and through London bound traffic was removed from the High Street. Reducing traffic, noise, and pollution.

In recent years Ingatestone is a popular commuter Village, due to good rail routes into central London.



Walker Plan 1601

In the above Map of 1601 there is courtyards and buildings shown to the dwellings on the High Street. It is not possible to determine if this is tenanted property or stabling.



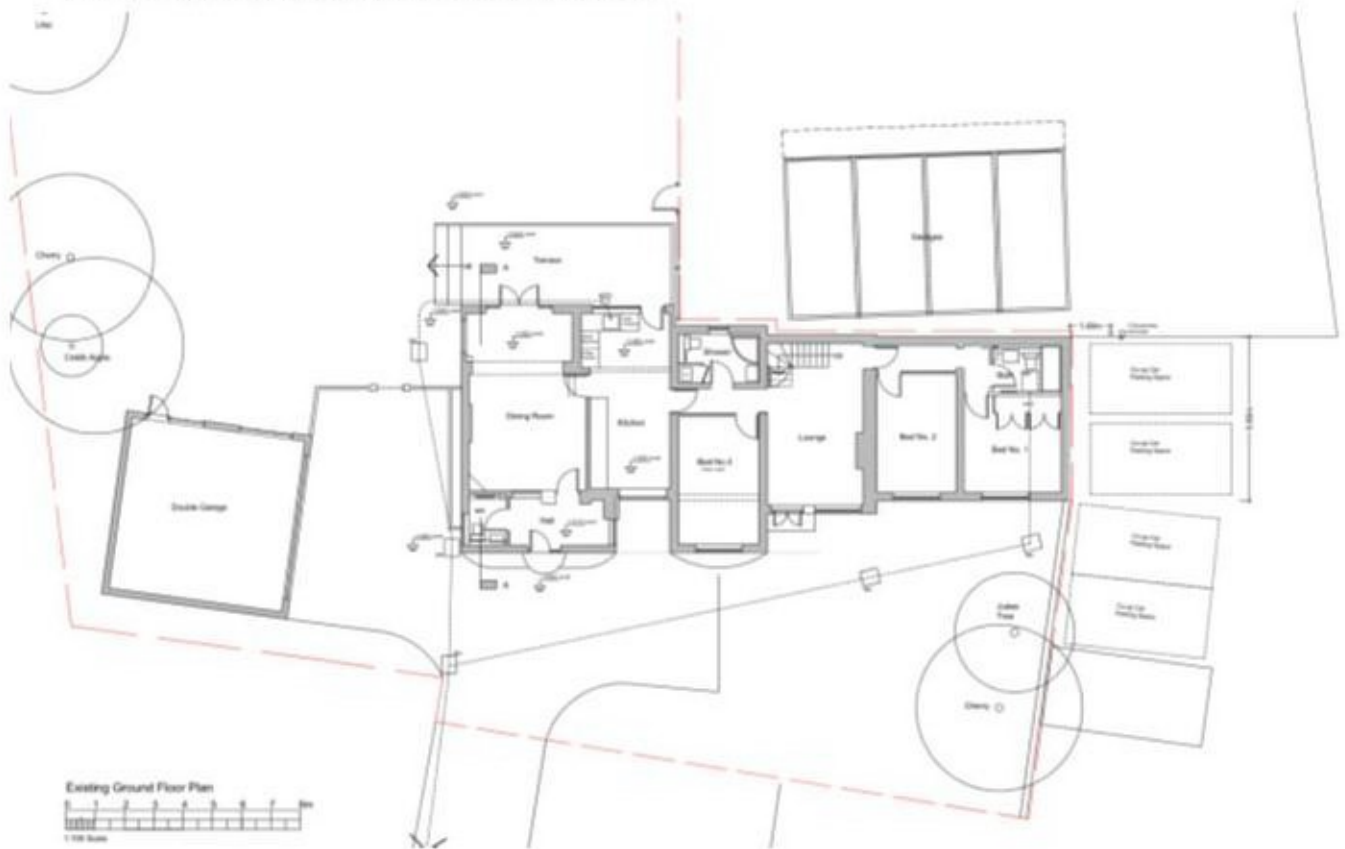
OS map 1896

The OS map from late C19th Shows the neighbour Pub and building which is Berkeley Cottage or previously Stabling.

The Land to the East of the Site and rear of the now demolished Spread Eagle Pub was historically used for grazing up to the railway line. There is other OS maps from earlier C19th which also show the linear nature of Ingatestone and cottages clustered on the High Street.

How the Property has evolved and changed.

I have attached a Plan of the property as existing today. From my survey there are a clear extensions and changes that have been made to the property.



Existing Floor Plan



Existing Front Elevation

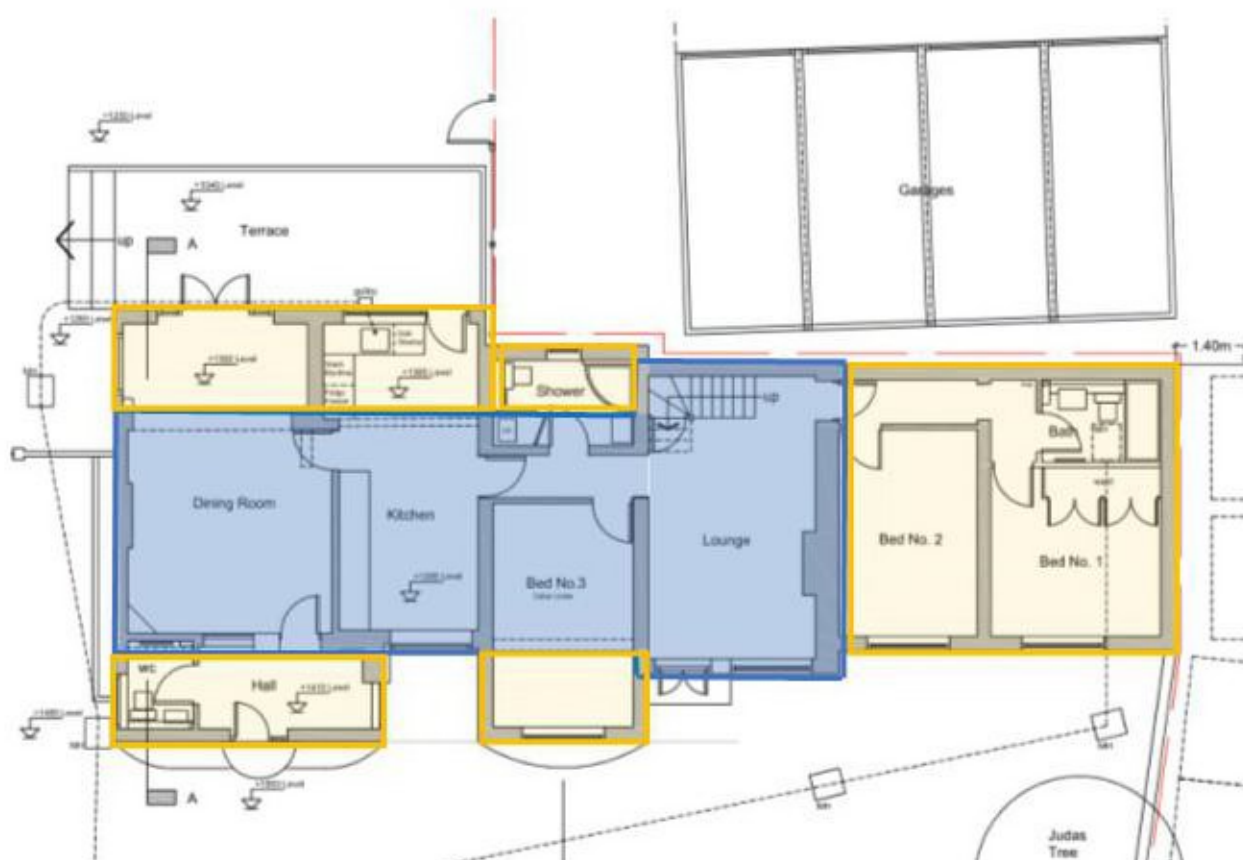


Existing Rear Elevation

The rear Elevation also has a modern cat slide roof over the Living Room and the Kitchen. To the South is the Bedroom extension. The rear wall is finished in a parapet wall with box gutter.

Evolution of the property

Plan Changes From C19th. The Rear original Section is shown in blue. The modern C20 additions shown in Gold.



The Area Shaded Blue is the original Building. The Gold Outlines show the later 1960s Cat Slide Extensions and Bedroom Extension. The Original Section of the property was rectangular Building with a rectangular Living Area bookending the left hand section. The First Floor of the Living Room was updated with a front dormer in the 1960's.

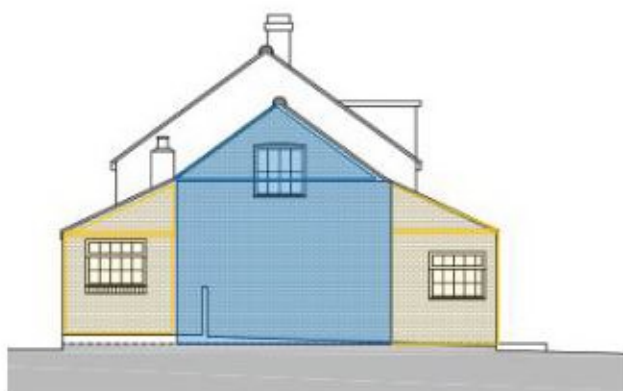
Elevation Changes



The Front Elevation shows the original portions of the property and later additions. The Front Cat Slides and First Floor Flat Roof ed Dormer along with the South Single Storied Bedroom Extension.



Rear Elevation



Side Elevation shows the Cat Slide roof to the front and rear in Gold and the Original Central Section in Blue

Existing Side Elevation

(c) What is important about the affected heritage asset and Significance?

Berkeley Cottage historical significance is as a remaining example of a period stable building, which were prevalent when the High Street hosted many Inns with stabling and lodges at the rear. It can be viewed from the High Street through the archway or accessway under no.13. The Cottage sits with in view of the rear of the Listed Property no.9, no. 13 and Berkeley House.

Its siting behind the High Street property places its historical context as a former coach lodge or stable area which served Berkeley House. From the High Street, the Archway under no.13 provides a view to the rear courtyard and Berkeley Cottage, but still provides the sense of continuation of the High Street and its linear character. There are several examples of this in Ingatestone due to the village historical past as a staging post for carriage and individual travel. It was the case that these establishments would provide livery and stabling to the rear areas of the Public Houses or Inns. Other examples remain and are untidy and have fallen into disrepair and add little to the character of the village other than providing space and garden or rear yard areas of the property along the High Street.

This example of backland or rear yard area adds to the character of the High Street and is still in regular use for car parking to the ground floor shop and as access to Berkeley Cottage.

Berkeley Cottage is an unimposing property. The original roof has been adapted in the 1960s to incorporate front and rear extensions with cat slide roofs. Little of the original roof structure remains. It has been replaced with modern timber rafters, ceiling joists and collars. The roofs are tiled in hand made clay plain tiles. Much of the cat slide tiling has de-laminated due to the low-pitched nature of the roof. The walls are simple solid red stock brickwork in a Flemish Bond. The central area has a modern roof and front dormer. No period external windows or doors remain. The windows and doors have been replaced with modern unsympathetic UPVC double glazing.

The original Chimney Stack remains to the front of the central roof. A further smaller and lower central heating chimney remains to the rear.

Internally the roof structure has been almost completely replaced over the Living Room and Kitchen with modern soft wood machine cut rafters, enclosed with modern plywood. The ceiling to this area has been lower by fitting new ceiling joists over the Living and Kitchen. The ceiling is finished in Artex. The adaption is not sympathetic to the original character of the property and is proposed to be

removed. The central two storied section has also been replaced with modern timber and completed with a front flat roof dormer.

3.DESIGN CONCEPT

(a) Pre-application Advice

Have you consulted the relevant Historic Environment Record?

Yes.

I have consulted the Historic England Records, Essex Records Office, NHR Excavation Index the Essex County Council Conservation Area Appraisal and Local On-Line Ingatestone and Fryerning Historical Society and Title Deeds for the Property and adjoining Land.

Have you sought pre-application advice from the Local Planning Authority?

No

Have you sought pre-application advice from Historic England?

No

(b) Describe the proposed development. Refer specifically to the element of the heritage asset(s) that will be affected by the proposal.

Proposal

The proposal is for a small single storied ground floor Kitchen extension of 3.30m². The proposal is to infill the gap between the two front single storied extensions to the Hallway and Front Bedroom and extend the catslide roof over (see sketch outline to p.3). The front wall is to line up between the two existing front extensions. The proposal is also to provide a new front door entrance and increase the door opening size to 1.5m and remove the unsympathetic UPVC door with a timber frame and

Hardwood Door. The final proposal is to retile the roof. At present the catslide roofs are covered in plain tiles at a 25° pitch. The existing tiles have de-laminated, due to the low pitch. The tiles will be stripped off and replaced if in satisfactory condition. New handmade clay plain tiles will be used to replace the defective original tiling. Clay plain tiles should always be laid to 35° pitch to allow for adequate water discharge. The proposal is to change the front and rear catslide sections of the roof to be retiled with natural slate, similar to the rear roofs to Berkeley House which have been finished in Slate. Natural slate can cope with the low pitch. The main higher section of the roof is to a 36° pitch and will be retiled using the existing satisfactory tiles.

To the rear of the property to the modern southern extension the flank wall is in poor condition due to root action and resulting subsidence caused by self-seeded sycamores within 1.4m of the rear of the property and the associated desiccation of the sub soil by the tree roots. The wall is damp affected and deflecting (bulging) requiring underpinning and rebuilding.

There are internal alterations proposed to increase the size of the Kitchen and Dining Room. It is proposed to remove the 1960s Artex and plasterboard ceiling in the Living Room and Kitchen. The apex roof is to be restored with new rafters and insulation and oak clasped purlin, truss support and oak collar to tie the front and rear walls.

Materials:

External walls are proposed to be cavity walls 300mm wide with an external skin of second-hand red stock bricks

Area:

Gross external floor area : 142.4m²

Gross area of proposed Extension: 3.30m²

Sketch Outline of Proposal





Aerial Photograph of Property

4. ASSESSMENT OF IMPACT & ANY MITIGATION

(a) How will the proposals impact the significance of the heritage asset and is designed to conserve the significance of the Heritage Assets?

The proposal is to small and insignificant to the whole of the property. It is not intended to demolish any heritage assets to the property but replace defective roof tiling. The design proposal is to create a more uniform front elevation, by simplifying the cat slide and improving by removing unsympathetic 1960's additions and reinstating the original apex roof and character of the coach lodge. Also increasing the front door size and fitting a small lead covered canopy provides a visual link to the entrance when viewing the property from the High Street through the archway. It will also remove the unsympathetic UPVC door way and frame, and centralise the door and canopy. Many original features and assets have been removed when works were undertaken in the 1960s.



The new extension proposal is to fill the gap between the two single storied front extensions to the Kitchen and Bedroom 3, see above. The proposal is for a new external wall constructed from second hand red stocks bricks. The new external front wall can either be supported on a new ground beam or strip foundation. The extent of wall proposed is small in scale at 1.8m wide. The size of foundation proposed should have little effect and be of little archaeological significance.

The two front cat slide roofs will be joined when the extension is completed. The cat slides line up and infilling with a new cat slide roof over the Kitchen extension (as the two adjoining roofs) is the most appropriate solution. The scale is in keeping with the property, small scale and massing, and by enclosing the space will join the two front cat slides into one roof, presenting a more uniform roof form and elevation.

The roof tiling to the cat slide roof is in poor condition. It would not be appropriate to retile in clay plain tiles due to the low pitch of 25°. Ultimately the roof tiles will not provide adequate pitch for water to discharge to the gutters and result in de-lamination of the tiles. An appropriate material which can accommodate the low pitch position is natural slate. There is an example of a cat slide roof to the rear of Berkeley House which has been finished in natural slate.



Rear Roof to Berkeley House in slate and clay tiles

The two cat slides roofs to the front and rear roof also need replacing in slate. The two different materials will create a juxtaposition between the original roof in hand made clay tiles and the modern extensions to the front and rear, respecting each as different elements and conserving the main roof as the main element and cat slides as tertiary or subordinate elements and reinforcing the horizontal aspect to the property.



1960s ceiling joists
to be removed

Existing Collar to be
retained.

Loft area over the Living Room and Kitchen.

Impact on Other Listed Property

The proposed extension to the front and new front door will have no impact on the three Listed Properties on the High Street, no.9, 13 and Berkeley House. The proposed front extension is a simple infill between the two existing front cat slide extensions. The proposal will not create any over shadowing, overlooking or additional disturbance to the fabric of any adjoining property.

Access to undertake the works can be gained from the rear car park to Spread Eagle Place. But most works can be undertaken from the front access way.

The proposal is for minimal disturbance to the existing fabric of the property, other than removing unsympathetic modern alterations such as the new ceiling over the Living Room and Kitchen. The main roof will be uncovered to expose the roof structure and discover the condition. It will then be reconstructed, insulated between the pitched rafters and new membrane and tiling laid. New structural timber will be used, and the ridge height retained. Internally the ceiling will be boarded and plastered. Oak timber trusses at between 1.5-2.0m centres will be constructed to support the new roof purlins.

The proposal will remove a small portion of external brickwork to the front of the Kitchen. The front wall will then be keyed into the adjoining walls and constructed using second hand red stock bricks. The 1960s low Artexed ceilings and modern ceiling joists will be removed and returned to an open to the apex type ceiling. It is proposed to re-use a period collar beam that remains to the central area of the roof. It is also proposed to reuse other discarded roof timbers laying over the new ceiling joists in the roof space. These will be used as collars to tie the front and rear walls.

Heritage Statement Compiled and Completed By Mr Simo Hartnell BA (Hons) Arch



Date: 25th August 2021.

References:

Historic England Trust Records including Heritage Gateway and National Heritage Lists
NHR Excavation Records
Essex Archives online
Ingatestone Historical Society
Essex County Council Conservation Area Heritage Appraisal
Property Deeds