

Design and Access Statement

Property Address: High House, 84 Sheering Road, Old Harlow, CM17 0JW

Proposal: Garden landscaping to front and rear garden of Grade II listed property

What features are on the existing site?

The existing building is a detached three storey house which was built in the sixteenth century with a large rear extension, it occupies a corner plot. It is set back from the road, and has a large garden at the front and to the rear.

The main property is typical tudor in character with black timber and white plaster facade. The extension has been clad with black weatherboarding sympathetic to the heritage property. The property is surrounded by twentieth century houses.

The existing garden area is screened with mature hedging and includes an original well, 2 modern storage sheds in need of replacement, tired modern paving slabs, some planting and a recent addition of a garden office/summerhouse.

How access issues will be addressed

The garden can be accessed from the side of the house and the side of the garden (if highways permission is granted).

The proposed landscaping

The proposed landscaping will be sympathetic to the property whilst creating a safe space the family can enjoy. The landscaping will not be visible from the road and will not screen the heritage property but instead enhance the features with sympathetic colours, materials and soft planting.

Removing 2 sheds that are in need of replacement and unsympathetic to the heritage asset, replacing these with one black-weather boarded storage shed in keeping with the property. The new shed will be screened from the road by



existing hedging and the colour will allow the existing well to become a prominent feature in the garden again.

New paths and paving will replace the existing unsympathetic paving slabs and will be softened with informal planting.

A free-standing, removable hot-tub will be screened with planting.

A lightweight pergola will be added towards the rear of the garden with a free-standing kitchen area on a wood deck, all items in this area will also be removable.

Due care and consideration will be given to the existing open and green landscaping. Additional informal planting will soften existing and new hard landscaping.

How Heritage Assets issues have been addressed

The setting of the heritage asset has changed over time and the surrounding properties do not resemble the original setting.

The garden has suffered negative impact from inappropriate past developments such as the sheds and unsympathetic paving slabs and the asset will be enhanced by the removal of these and replaced with more harmonious structures and materials.

The lost existing well will be revealed as a main feature.

The public views from the road and appreciation of the heritage asset will remain the same.

The proposed landscaping will allow the homeowners to appreciate the property, and improve their views. Enhancing the traditional features of the property with a private family space that they can use.



Photos

Original view from the road



Existing view from the road, this will remain unchanged





Existing tired sheds to be replaced with one black weatherboarded structure in keeping with the property and extension



Existing well will be enhanced by new surroundings and restored to a main feature

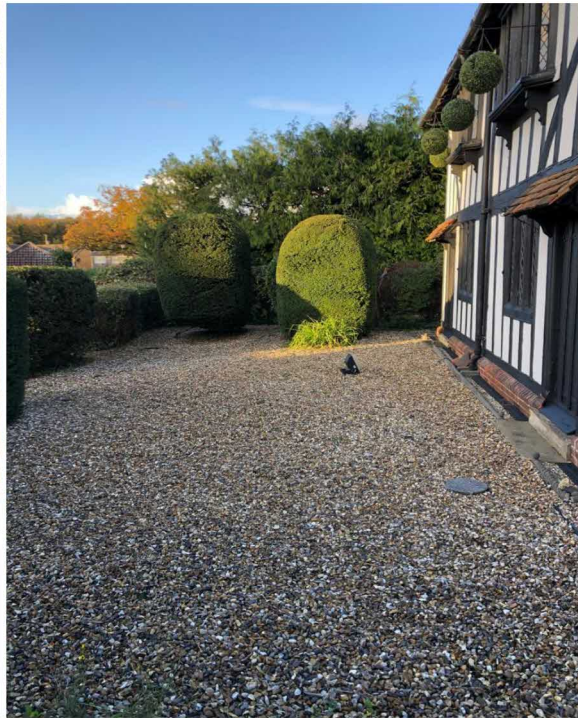


Existing views





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Existing garden office/summerhouse, with planning permission

