

Name:	O’Keeffe & Cosgrove	Date:	16/06/2022	Project No:	0336
Address:	Rose Garth, Brickhouse End, Berden, Bishops Stortford, Essex, CM23 1AZ				
Title:	Heritage and Design & Access Statement				

1.0 - PROPOSAL

A minor enlargement to the existing modern porch with no physical alteration to any historic building fabric.

2.0 - SETTING

Rose Garth is situated close to the hamlet of Brick House End on the outskirts of the village of Berden in Uttlesford District. The landscape here comprises part of the Berden & Farnham Chalk Upland and rises to almost 120 m (some 400 feet) and the wider landscape is historically and archaeologically interesting with numerous listed buildings, Scheduled Monuments and other historic buildings and structures

The property occupies a relatively remote position in a countryside setting, typical of the locality where dwellings are generally in isolated positions or amongst small groups of largely modernised traditional dwellings and barn conversions with an occasional inserted modern, architect designed property. Here there are stable buildings and tennis court to the north-west and a cluster of residential properties at the termination of the lane a short distance to the south.

3.0 - LIST DESCRIPTION

Rose Garth, Brickhouse End, Berden, Uttlesford, was listed Grade II on 22 February 1980. The statutory List description gives:

BERDEN BRICK HOUSE END

1.

5222

ROSE GARTH

TL 42 NE 21/81

II

2.

C17 timber-framed and plastered building. Restored. One storey and attics. Small casement windows with lattice leaded lights. Roof thatched, with one central stack and one external end stack at the south end. (H)ipped at the north end. (RCHM 16).

LISTING NGR: TL4688728561

4.0 - BUILDING DESCRIPTION

The principal, grade II listed building is of long, low, linear form set alongside the road. Dating from the 17th century it is timber-framed and plastered with a thatched roof and is in residential use. It comprises one storey with attics and has traditional small casement windows with lattice leaded lights; there is one central chimney stack and one external end stack at the south end. Essentially the original building fabric survives and largely any changes to the listed building over time have been carried out sympathetically and in traditional manner. It is a distinctive and attractive building and a good example of a thatched cottage dating from the 17th and 18th centuries.

At the north end of the building, a modern light-weight porch, sympathetically detailed with leaded flat roof and weather boarded facade, links to a modern timber-framed and weather-boarded two-storey structure with tiled roof. This is also traditionally detailed and comprises a service wing with additional living accommodation. The modern extension in vernacular barn form replaces an earlier untutored modern range erected prior to Listing. The extension with its set back footprint and contrasting materials has a subservient visual relationship to the principal listed building so that the pre-eminence of the original building within the setting remains clear.

Further north of the main building and set back from the road, is a modern but sympathetically designed detached double garage /outbuilding of masonry construction, timber weather boarding clad and with a tiled finish traditional roof.

5.0 - RELEVANT PLANNING HISTORY

Planning Permission (UTT/1305/93 FUL) and Listed Building Consent (UTT/1306/93/LB) to improve the appearance of the flat roofed extensions and internal alterations. Approved

Listed Building Consent (UTT/1072/94/LB) to demolish the flat roof utility rooms and erection of new extensions. Approved.

UTT/0639/96/FUL and UTT/0640/96/LB. Two-story linked side extension. Refused

UTT/0816/97FUL and UTT/0817/97LB for a two-storey side extension. Approved

Planning Permission UTT/2170/10/FUL and Listed Building Consent UTT/2171/10/LB convert the garage to a kitchen, insertion of windows and erection of a detached garage. Refused on 31 January 2011; the subsequent Appeals were dismissed on 12 September 2011.

The present owner obtained Listed Building Consent in 2012 (UTT/1442/12/LB) to improve non-compliant modern alterations (Building Regulations) in the principal listed building and to improve overall access and arrangement of the interior. This included the re-siting of the kitchen out of the principal listed building to reduce the pressure of modern services on the historic building fabric.

UTT/12/6032/LB, UTT/12/6033/HHF, UTT/12/6035/HHF, UTT/12/6036/LB, dormer addition and replacement windows, detached garage. Approved

UTT/22/1006/CLP Conversion of garage to garden room/home office/gym. Approved

6.0 KEY ELEMENTS OF THE BUILDING WHICH CONTRIBUTE TO ITS SIGNIFICANCE

The two key elements are the primary listed building, which is physically unaffected by the proposal, and the wider building setting, which is also unaffected by the modest nature of the proposal.

7.0 - STATEMENT OF SIGNIFICANCE

This statement follows the Essex Conservation Officers Forum guidance on preparing heritage statements and guidance on the assessment of significance from Historic England (English Heritage) Publication Conservation Principles Policies and guidance 2008 and the updated emerging version Conservation Principles for the Sustainable Management of the Historic Environment, which recommends making assessments under the following categories, in accordance with the NPPF terminology: Archaeological Interest (Evidential), Historic Interest and Architectural and Artistic Interest (Aesthetic and Communal). The relative contribution of the heritage values to the significance of the asset are graded as High, Medium, Low, Neutral or Negative significance where -

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High	Grade I / Grade II* Listed Buildings and Registered Parks & Gardens; Scheduled Monuments; World Heritage Sites; Registered Battlefields - High value buildings or structures, themes, features, spaces or other built elements that have national or international Importance.
Medium	Grade II Listed Buildings and Registered Parks & Gardens; Conservation Areas - Medium value buildings or structures, themes, features, spaces or other built elements that have regional importance.
Low	Local listed buildings or other assets; Non Designated Assets - Low value buildings or structures, themes, features, spaces or other built elements that have local importance.
Neutral	Buildings or structures, themes, features, spaces or other built elements that have little or no value to significance but do not detract from the character or appearance of the asset or site.
Negative	Buildings or structures, themes, features, spaces or other built elements which detract from the values of the asset or site and its significance.

7.1 - ARCHAEOLOGICAL INTEREST (EVIDENTIAL)

“The archaeological or evidential value of heritage assets is their potential for yielding worthwhile physical evidence about the substance and evolution of places, the people and cultures and their past human activities.”

Through its extant traditional building form and fabric, the primary building retains opportunity for evidence for changes brought about by alternate social and economic needs locally over time from its original use and through subsequent historic conversions for reuse. The primary building is therefore considered to be of **Medium** significance for its archaeological interest, while the modern extensions to the building are considered to be of **Neutral** significance.

7.2 - HISTORIC INTEREST

“Historic interest includes history, development and form and its value relates to the interaction and the ways in which people, events and aspects of life in the past can be connected through a place to the present.”

Rose Garth dates from the 17th century, likely built as a Poor House endowed by Thompson’s Charity (David Andrews). Following the Poor Law Amendment Act of 1834 Berden became part of the Bishops Stortford Union with local workhouses being closed. By the time of the 1841 Census a farmer and his family occupied Brick House Farm and all the remaining six properties at Brick House End were occupied by agricultural labouring families. By 1916 the building appears to have been converted to a dwelling comprising two units (RCHME, NW Essex volume 1916). The historic interest of the building as a whole lies in how it connects to the past use, needs and inhabitation over time as driven by the local economic and social needs. This narrative continues to evolve and as such the historic interest of the building is of **Medium** significance.

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7.3 - ARCHITECTURAL INTEREST AND ARTISTIC INTEREST – (AESTHETIC, COMMUNAL/CULTURAL)

“Architectural interest is about the properties of a place resulting from and revealing the art or science of the design, construction, craftsmanship and decoration of buildings and structures.”

“Artistic interest relates to the influence of human imagination and skill to convey meaning through all forms of creative expression on the physical properties of a place and its setting, or on their associations and appreciation.”

Architecturally, this historic building continues to play its part within the traditional pastoral landscape. It derives its Architectural interest as a piece of vernacular architecture where the building use and function are responsive to the changing economic and social needs of the inhabitants. Originally directly responsive to the pastoral landscape, the use has evolved over time and the building modified according to need.

Artistically, vernacular architecture is typically functionally driven however over time there is artistic value derived from the picturesque relationship between the principle listed building and its context within the wider historic landscape.

The Architectural and Artistic interest is therefore considered to be of **Medium** significance.

8.0 - NATIONAL AND LOCAL PLANNING POLICIES

8.1 National Legislation:

The National Planning Policy Framework (NPPF), as amended 2021, consolidates national planning policy and is a material consideration in determining applications.

8.2 Local Policy – Uttlesford LDP

Following the coming into force, of the NPPF, Uttlesford Local Plan 2005 is due to be superseded by the Council’s emerging Local Plan, which is anticipated to be in place by 2024. Some policies from the current Plan do not apply and as the emerging plan proceeds through the democratic process it’s policies are likely to have an increased bearing on the direction the Authority takes with respect to Applications. The Plan is well advanced and therefore policies are likely to carry commensurate weight.

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9.0 - DESIGN PRINCIPLES AND CONCEPT

9.1 - Assessment

The clients live and work at the property, since Covid this has increased pressure on the building, and also includes access to and from the stabling and menage in all weathers. The property is in need of a buffer space when entering from the stables particularly when weather is bad. This includes a space for boots, wet coats and a place to hold the family dogs. The optimal viable use of the building is as a family home and the client has invested considerably in the maintenance and upkeep of the principal listed building (repair, maintenance re-thatching etc.) as well as making improvements to reduce pressure on historic fabric (relocation of the kitchen function for example) and resolving previous modern interventions that were not Building Regulation compliant.

The balance of home working and living at the property is part of what has led to the sustainability and conservation of the building. This is an example of vernacular architecture responding to its inhabitants socio-economic needs evolving over time. This is a continuing process of conservation where an understanding of what is significant at the site can enable incisive interventions as appropriate in order to meet needs without harm to the asset.

9.2 - Involvement

Discussions have been had with officers at pre app to express the difficulties currently experienced in trying to live, work and manage the property in the light of recent changes to modern working practices. Proposals put forward were for a larger addition to the existing kitchen. The Authority were resistant to increased footprint and also the overall impact of the proposed additional volume.

9.3 - Evaluation

The clients have a genuine need, through working from home, along with stables and dogs, for a buffer space at an entrance to the building, ideally this would have been directly onto the kitchen. However at pre app the Authority were against this positioning. Proposals will therefore need to balance these factors to look for a solution that makes a minor intervention, without impacting the principle building whilst also allowing space to be optimised and reordered to meet the clients needs.

10.0 - DESIGN

The proposal seeks to extrude the existing link porch by a modest amount, retaining the existing detailing and design to ensure the listed building can continue as a family home in a form that will be sustainable and preserves the building into the future. All work proposed is with an emphasis on maximising the available space of the modern porch to provide a small combined boot room and entrance together with resiting the toilet accommodation to a central position which will also allow better access and free floor space in the current kitchen area.

10.1 - Use

The intervention is focused on the existing entrance space and involves a minor addition and reorganisation of the entrance area to provide a combined entrance and boot room space (affording an area for drying coats, boots and holding dogs) as well as a centralised WC provision.

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10.2 - Amount

The proposal is highly focused at just 2.9m² additional floor area making the smallest intervention to allow space to be reorganised to provide the functionality needed at the property.

10.3 - Layout

The central position of the proposal allows space to be maximised and the layout reorganised to provide the much needed buffer area at the entrance.

10.4 - Scale

The works proposed are of a minor scale and take their design cue from the existing entrance.

10.5 - Landscaping

The proposal does not involve any significant change to the existing landscape or setting of the property. The level approach to the front door of the house will be fundamentally the same.

10.6 - Appearance

As a simple, minimal extrusion of the existing entrance when viewed in perspective from the road the proposal will appear essentially as existing. All materials and detailing will be to match existing and as previously Approved.

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11.0 - Impact Assessment Terminology

The following terminology is used to consider the scale of the work, and its impact upon the asset/s, and balances this against the significance (as defined above) of the asset/s together with any mitigation to give an overall impact assessment:

Scale considers whether the type, size and proportion of the work is Major, Moderate, Minor or Negligible.

Impact, considers the degree to which the asset is affected by the proposed work.

High	Changes to key element/s that fundamentally alter the architectural or historic interest of the asset/s or its setting.
Medium	Changes to key element/s that moderately alter the architectural or historic interest of the asset/s or its setting.
Low	Changes to key element/s that slightly alter the architectural or historic interest of the asset/s or its setting.
Minimal	Changes to key element/s that hardly alter the architectural or historic interest of the asset/s or its setting.
No Change	The proposal does not alter the architectural or historic interest of the asset/s or its setting.

Overall Impact, takes into account the scale of the work proposed and its impact balanced with the significance of the asset that is affected and mitigation to give an overall impact assessment as follows:

High Beneficial	The proposals considerably: enhance the significance of the heritage asset and/or the setting; reduces or removes risk to the asset; secures optimal viable use for long term conservation.
Medium Beneficial	The proposals clearly: enhance the significance of the heritage asset and/or the setting; reduces or removes risk to the asset; contributes to securing the optimal viable use for long term conservation.
Low Beneficial	The proposals partially: enhance the significance of the heritage asset and/or the setting; reduces or removes risk to the asset; contributes to securing the optimal viable use for long term conservation.
Neutral	The proposals do not affect the significance of the heritage asset and/or the setting.
Low adverse	The proposals erode to a minor extent the significance of the heritage asset and/or the setting.
Medium adverse	The proposals clearly erode the significance of the heritage asset and/or the setting.
High Adverse	The proposals severely erode the significance of the heritage asset and/or the setting.

12.0 - IMPACT ASSESSMENT

12.1 - Scale and Impact

The proposal provides an additional floor area of just 2.9m², it is focused on an existing link entrance which is itself subservient to the listed building. The proposal matches the existing entrance height and detailing and is therefore considered to be **Minor in Scale**.

The proposal does not physically affect any of the key elements of the listed building, the intervention solely relates to a modern element of the building. The interior alterations similarly only affect the modern areas of the building. When considered in perspective from the street scene the alteration will be barely discernible when compared to the existing Approved arrangement. It is therefore considered that the **Impact** of the proposal is **Minimal - No Change**.

12.2 - Overall Impact Considering Significance and Mitigation

The proposed works consist of a minor enlargement to the existing entrance without materially altering the present appearance and height. As the addition is minor in scale and of matching design and detailing to the existing, impact is minimal and does not affect any key elements of the listed building. It does not alter the ability to reveal evidence of the past Archaeological or Historic interest of the building. Architectural interest is also unaffected as the principal listed building fabric remains unaltered, but this minor intervention does contribute to the long term viability of the building by ensuring that it continues to meet the needs of users which has been a key aspect in the evolution of the building over time. It remains a picturesque building within the wider landscape with Artistic interest unaffected.

The proposals are designed to help ease present problems in managing this country property with its horse stables and home working pressures whilst both maintaining the historic listed building fabric and low impact of modern services. The minor enlargement enables an improved layout with optimised functionality of this existing entrance area. It provides a much needed buffer space to help meet the needs of rural living particularly during inclement weather.

As a result, when balancing Scale, Impact and Mitigation the **Overall Impact** is considered to be **Low Beneficial** as the proposal enhances the residential use allowing a facility that reduces or removes risk to the asset and contributes to securing the optimal viable use. Albeit a minor piece of work it will play an important part in securing the long term conservation of the asset.

13.0 - ACCESS

Vehicular and pedestrian access to the site is unaffected and retained as existing.

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14.0 - CONCLUSION

The previous and current owners of Rose Garth have sought to repair insensitive works carried out to the listed building prior to Listing (22 Feb.1980). In seeking to continue maintaining a sustainable future for Rose Garth as a building of special architectural and historic interest and meet the current and continuing demands on the property, the proposed scheme maintains the special interest of the listed building and improves accessibility and usability with works that match the existing.

QUALIFIED PERSONS

Alan Smith
AA Dipl. RIBA
Director & Chartered Architect

Mrs S.J. Smith
Dip. T.P. MRTPI Dip.A.A. Bld. Cons. IHBC
Director & Conservation Planner

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Existing main entrance street view



Existing main entrance