

Heritage, Design and Access statement for the removal of an existing outbuilding and the construction of a two storey extension, a timber double cart lodge garage and a timber shed

The Cottage, Broad Green, Chrishall SG8 8QR

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This Heritage, Design and Access Statement accompanies a planning and listed buildings application for a two storey extension to The Cottage along with a double cart lodge garage (replacing an existing outbuilding) and a separate timber shed.

LOCATION

Chrishall is a village in the North West of Uttlesford District about seven miles north west of Saffron Walden with a population of about 750 persons. There is a church, a Primary school, a village hall and a public house (The Red Cow). Relatively isolated and with limited development, it has a long history dating back to the Norman period and beyond.

VILLAGE SETTING

Chrishall has no obvious centre but has developed in a ribbon form along the High Street, Church Road and Crawley End. Slightly separate areas of development are further along Crawley End and at Broad Green. The focal point of the village is at the crossroads where there is a very small green and pond located close to the public house. The village has no designated Conservation Area.

THE SITE

The Cottage is a Grade II Listed Building situated about 150m along Broad Green Lane. The Cottage is set back 15m from the lane.



Front of The Cottage as viewed from Broad Green Lane (repair work on-going)

At the front of the property close to the Lane is an existing dilapidated timber and asbestos clad outbuilding.



Outbuilding
viewed from
Broad Green Lane

To the front of the property there are large trees to both left and right hand sides of the garden. These provide some screening during the summer months. Directly opposite the cottage is an area of undeveloped woodland with many large trees. A short distance further up the lane on the opposite side is a large pond.

The cottage is a two storey thatched cottage of C17 origins. National Heritage List for England entry number 1112437. Identified as - cottage approximately 60 yards North East of Broadgreen Farmhouse.

Listing description:-

Small C17 timber-framed and plastered cottage. One storey and attics. Small casement windows. Roof thatched with an original central chimney stack with grouped diagonal shafts.

PLANNING HISTORY

In 2013 listed building consent was granted for major repairs to the cottage which had fallen into a state of near dereliction. UTT/13/1854/LB :-

Renovation of cottage including lowering of ground floor, removal of asbestos cladding replacement timbers and stabilisation of foundations. Replacement windows, repair of thatch and rebuilding of chimney.

All major structural repairs to the cottage have been completed. Outstanding work consists of fitting out the kitchen and bathroom, installation of heating and electrical equipment, refitting floor bricks to the ground floor, completing external lime rendering and thatch repair.

PROPOSED EXTENSION and OUTBUILDINGS DETAILS



Proposed extension site to the north of The Cottage viewed from Broad Green Lane

USE

The use of the site will remain as a single dwellinghouse.

DESIGN, MATERIALS and APPEARANCE

To ensure the subservience of the extension relative to the cottage the extension will be set back from the front face of the cottage by 1.6m and the ridge height of the extension will be approximately 1.2m below the ridge height of the cottage. The two storey section of the extension will be attached to the cottage north east gable via a single storey link. The link is designed to ensure that no part of the extension will make contact with the cottage thatched roof. This link will provide the main entrance hall for the enlarged building. Materials and features of the extension will be in keeping with the cottage and other local heritage buildings, for example brick plinth, stained weatherboarding, small white painted windows, clay plain roof tiles, red brick chimney.

The existing dilapidated outbuilding located at the north east corner of the site will be demolished and replaced with a two bay open cart lodge with small open lean to storage area for fire wood. The new cart lodge will have plain clay roof tiles and walls finished with timber weather boarding stained black.

A new timber shed will be built in the south west corner of the site. This will provide secure storage for garden equipment and bicycles. The roof will have clay pantiles and the walls will be finished with timber weather boarding stained black.

AMOUNT

Extension two storey section 5.0m wide by 10.5m deep.

Extension rear single storey lean-to 5.0m wide by 2.5m deep

Extension single storey link to cottage 3.0m wide by 4.2m deep

Cart lodge garage (north east corner of site) 6.0m wide by 6.0m deep with gable lean-to 4.0m wide by 1.5m deep

Cart lodge replaces existing dilapidated outbuilding of 5.0m x 3.0m

Shed (south west corner of site) 4.5m x 3.0m

LAYOUT

The layout of the extension is designed to minimise its impact on the cottage and to minimise the need for alterations to the cottage. The single storey link section of the extension will provide the new primary entrance to the enlarged building although the existing small cottage front entrance door will remain in use. From the link the cottage is accessed via a new doorway created in the cottage gable. This doorway can be formed without any alteration to the historic fabric of the cottage as only a relatively recently installed softwood stud put in as a repair needs to be removed. Inside the cottage a new inner hallway will be formed by installing a partition wall to divide the inner hall from the utility room. The partition wall will be constructed using softwood timber studs and finished with lime plaster. The existing small decayed window near the back of the cottage gable will be removed. In place a new small window to the rear elevation will be installed between studs. The remainder of the cottage will not require any further alterations.

On the ground floor the two storey section of the extension will provide sitting room, shower room and study. On the first floor two bedrooms and a bathroom. The lean-to section of the extension located to the rear is intended to provide space to create a large sitting/living room on the ground floor while not increasing the amount of first floor space. To avoid overlooking Camps Cottage to the north east the only first floor window on this side will be to the bathroom. This window will be fitted with obscure glazing.

ACCESS

The site has an existing vehicular entrance from Broad Green Lane. This entrance will continue to be used and will provide access to the gravelled parking area in front of the building. There will be space for four vehicles. Two inside the cart lodge and two outside. There will be adequate room for vehicles to enter and leave in forward gear. It is envisaged that vehicles using the cart lodge will enter the driveway in forward gear, then reverse into the cart lodge.

Access to the entire site will remain straightforward due to the level terrain. Access to the enlarged building will be primarily via the new larger entrance door. This will make access to the building easier and more convenient for all occupants and visitors. Inside the enlarged building the ground floor will have no changes in level.

Access for bicycles will also be straightforward with storage available in the proposed shed to the back of the site. The site is well located for access to local amenities by walking and cycling.