

Heritage Statement

2, Lower Cottages, Chelmsford Road, Dunmow. CM6 1RG

Proposed work: Internal Alterations, New Front Porch, Rear and Side Single Storey Extension and New Garden Store to a (Grade II Listed) Private Dwelling

**Prepared 03/12/2022
For Mrs & Mrs Staines**

Background of Application

The proposal is to create a new entrance porch to the front of the property, extend at single storey to the rear and side of the property to create an improved and enlarged kitchen/dining space. The existing side outhouse to be converted to living space and extended to create an attached but independent living space, which would aim to futureproof the owner's family needs.

Currently the family are looking to use the converted outbuilding and extension to the rear of it, to provide a living space for their elderly mother who is likely to need further care at their home in the near future. Their young son is also diagnosed as Autistic. He is expected to need ongoing support from the family going forward. They also view this space as a future option for him as a living area linked to the family home while offering a level of independence.

Currently the outbuilding is used for external storage. The proposals also included a new garden store to replace this need.

Listing Details

Grade II (Listed 13th June 1983) List Entry Number: 1111979

Address: Lower Cottages, 1 and 2, Chelmsford Road

County: Essex

District: Uttlesford (District Authority)

Parish: White Roothing

National Grid Reference: TL 55837 13638

House, now 2 cottages. C17 or earlier. Timber framed and roughcast rendered, with hipped red tiled roof. 2 storeys with various C20 casement windows and 2 C20 doors approached by flight of steps. 4 red brick chimney stacks 1630 carved on internal beam. Timber framing showing in several rooms.

History of Building

No. 1 & 2 Lower Cottages is shown in the listing as originally constructed as one dwelling, but as there are six staircases it maybe that the house was six dwellings. The property has subsequently been split into two semi-detached homes, with sections of 'flying freehold'.

The listing shows that the timber frame has notations dating back to 1630. The property is located in White Roding on the outskirts of the village, surrounded by agricultural land.

Planning history indicates, that following the property falling into disrepair and being uninhabitable, works to repair and refurbish were carried out ref approval: UTT/1982/04/LB Jan 2005

Adjoining No. 1 Lower Cottages has introduced a side porch and rear extension on the following applications: UTT/19/2781/LB Nov 2019 and UTT/14/2057/LB July 2014

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The proposals have been designed to be in keeping with the proposals already added to No.1.

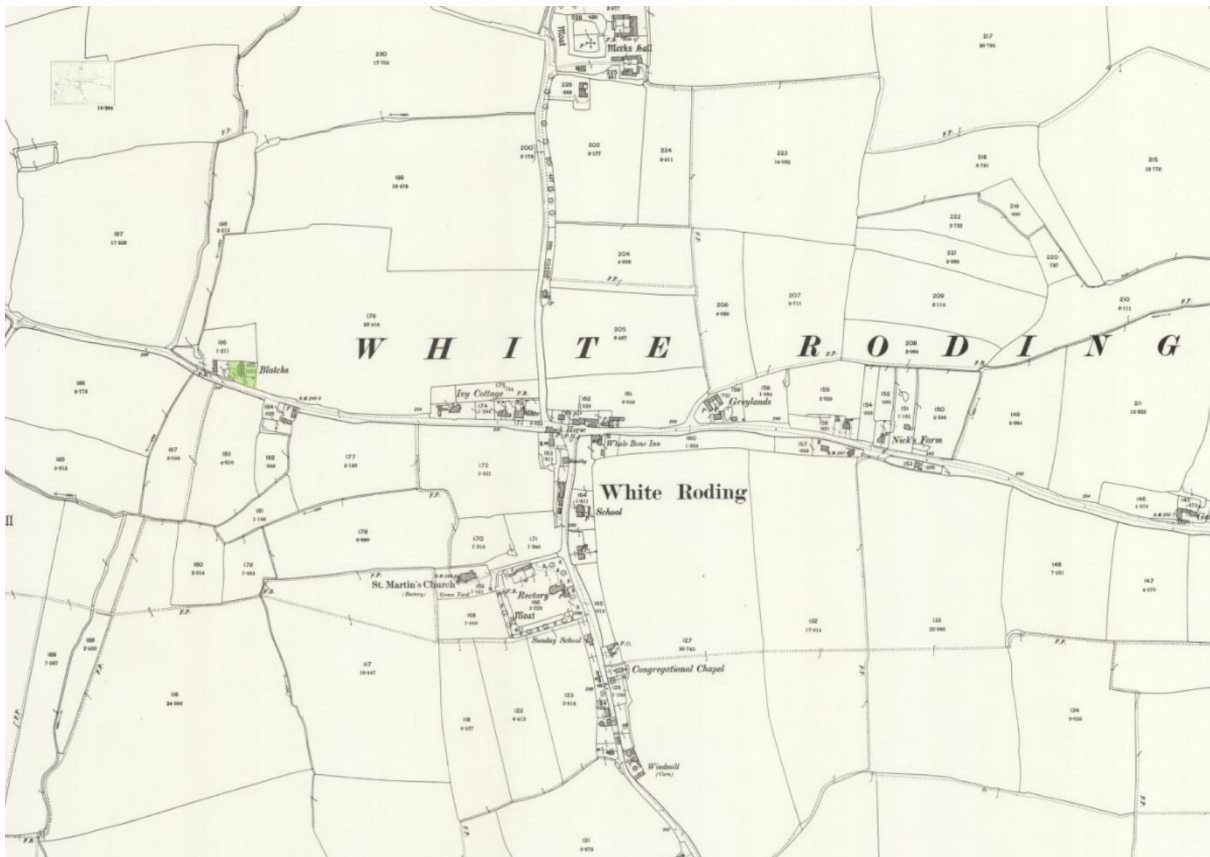


Fig . 1 os extract 1873. rev 1895



Fig. 2 Front Door



Fig. 3 Rear Elevation



Fig 4. Outbuilding

Key Elements of the property that will be affected by the proposal

Predominantly the main house internally remains unaltered by the proposals. The key areas of change are:

- The existing kitchen which was introduced during the works in 2005 to be converted to a utility/boot room. The existing external rear door is to be retained with access to the garden. A new opening between the kitchen/living created.
- The existing bedroom 4 converted to a snug. The wall is to be stripped of render, plaster etc. but retain the structural timber frame as a semi-division screen between living spaces.
- The existing outhouse to side of the property which is currently used as an external store to be converted to a kitchenette. The existing brick bakehouse oven is to be retained as part of the proposals. The rusted metal roof is to be replaced with a similar metal roof and altered to accommodate the modern door heights required.

Mitigation measures to limit the affect of the significant elements

The introduction of a new porch would be proposed as constructed in brick to match the bakehouse to cill level with an Oak framed structure above, clay plain tiles on the roof. This would compliment the already constructed porch at No.1. and the materials used in the original house.

The outhouse would be repaired, fully utilized, and highlight the historic bakehouse oven as a feature of the property.

Exposing the existing timber frame between the snug and the new living space is also designed in to show a clear reminded of the historic elements preserved within the building, as well as serving a practical purpose.

The rear extension roofscape is designed to read as a pair with the neighbouring property with hipped roofs and to continue the design of the main original roof.

Overall, the proposal aims to be subservient to the original house and retain the structure and character of the existing dwelling but provide improved living space for the needs of a modern family.

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Reference List

Historic England Listing. Available at: <https://historicengland.org.uk/listing/the-list/list-entry/1111979?section=official-list-entry>

National Library of Scotland. Map extracts available at: <https://maps.nls.uk/>

Uttlesford District Council. Planning Application information available at: <https://www.uttlesford.gov.uk/planning-applications>

Photos – Taken by Author 6th Sept 2022

