

# MP CHARTERED ARCHITECTS

*Architects and Designers*

## DESIGN AND ACCESS STATEMENT

for

**Extensions and Alterations and an outbuilding**

at

**4 Stondon Green,  
Stondon Massey  
Essex, CM15 0EN**

**22<sup>nd</sup> March 2023**

**MP/PB/2710**

## **DESIGN**

### Use

The existing house is a Grade II Listed Building and is a semi-detached dwelling, set back a substantial distance from the main road. It also has miscellaneous outbuildings, which consist of a garage and storage buildings, tight to the boundary, and these are part of the application to have these replaced.

### Amount

We had a pre-app meeting with the Planning Officer and the Listed Building Officer from Brentwood Borough Council and at that time the options for extending the Listed Building were considered as well as replacing the outbuilding. These consisted of various options, including two storey extensions to the existing dwelling. This is set out in the pre app response 22/06112/PHCL on 31/10/22.

At the time the Planning Officer has suggested that the site was in the Green Belt, but it has now been established that this is not within the Green Belt, and is within the village envelope, and therefore there is not a specific restriction on the size of extensions.

However the outcome of the pre-app was that there were various concerns about the effect of a two storey development on the existing Listed Building, and therefore this current proposal is a much simpler proposal, which does not affect the existing historic structure of the building, but provides modest single storey rear extensions to the dwelling, including improvements to the dwelling to enhance the Listed Building.

The second proposal is to remove the 1960's concrete garage buildings to the side of the site, which were accepted as being 'not worthy of retention'. The replacement of this with a single storey low linear building, to consist of an annex and a garage/storage room on a similar footprint.

This was supported at the pre-app stage as being an acceptable replacement.

In terms of the design on the existing house, an additional small flat roof extension is being placed to the rear, which links in and matches with the existing flat roof on the rear of the property. This does not detract from the existing Listed Building and follows the line of the existing flat roof rear extension.

This is a modest addition, to provide one additional bedroom, and internally there are some minor alterations, but only to the 1960's extension, which is all modern/contemporary construction, which is being altered. This ensures that 2 bedrooms can be used on the ground floor with a small shower room, and provides a larger kitchen for the main house. The main two storey historic building is retained, and the only changes to this are the removal of a small modern partition on the first floor, and installing sanitary ware for a bathroom off the main bedroom.

It is also proposed to remove the two existing bay windows off the living room, which are a 1960's addition, and replace these with two flush timber casements, in line with the existing property. This is an enhancement to the Listed Building.

We are also proposing to replace the existing windows of the single storey addition, with aluminium windows, to again show the difference of the 1960's extension to the main Listed Building.

We are also proposing to have a sedum roof on the flat roof, to provide an ecological improvement, and cladding the exterior with vertical larch timber, which will be a way of insulating the exterior extension, and also provide a visual separation between the existing listed historic part of the building to the 1960's addition.

This aesthetic treatment is also carried through to the outbuilding, so that the outbuilding and the single storey part will have a similar theme and distinguish them in a more contemporary way from the historic part of the building.

This is seen, together with the other minor improvements to the existing house as being an enhancement of the setting of the Listed Building and an enhancement of the Listed Building.

The annex will provide some additional accommodation for the owners due to the restrictions of the current dwelling.

### Layout

The existing outbuilding is almost the same footprint as the existing building that it replaces, and is therefore not an increase in area, and is in fact a minor reduction in footprint from the existing.

The extension to the main house is a relatively minor extension as well at ground floor level.

The layout therefore and setting stays largely the same as the current situation.

### Scale

The outbuilding is 13m x 5m on the plan, and it has an eaves height of 2.25m to the underside of the eaves, with a roof height of 3.6m. The extension to the rear, is 3.7m x 3.3m with a total height of 2.7m.

### Appearance

In terms of appearance, the outbuilding will have vertical large cladding timber boards, timber doors to the storage room, and the windows and glazing will be a coloured aluminium. The roof tiles will be a clay pantile.

For the extension, this will have the same larch vertical cladding boards, with a sedum flat roof and the windows will be aluminium frames.

The replacement windows on the historic building where we are replacing the bay windows, these will be replaced with flush timber casements.

### Landscaping

There will be an existing shed that will be removed from the garden, which is of no particular value, and the lawn will be retained. There will be a new small patio and footpath to access the property, where indicated on the drawings. This will be with a simulated flagstone paving.

There will be a small timber gate and picket fence providing access to the rear of the garden and rear house and annex doors, as indicated on the elevations.

There will be the removal of one tree as indicated on the boundary, but this is not of great quality.

### ACCESS

The property is within a village, but there is a need for cars to access local services and facilities. There is adequate space for parking of cars on the site, and a small car within the storage building if required.

The annex building will be accessed via a flush threshold to the rear of the building, and the flush threshold will also be provided for access to the kitchen of the main house.

**Martyn Pattie RIBA**