

**DESIGN, ACCESS AND HERITAGE STATEMENT FOR THE EXTENSION OF A CARTLODGE**

The Gatehouse  
Thaxted Road  
Debden CB11 3LS



Prepared on behalf of Mr and Mrs Redmile by



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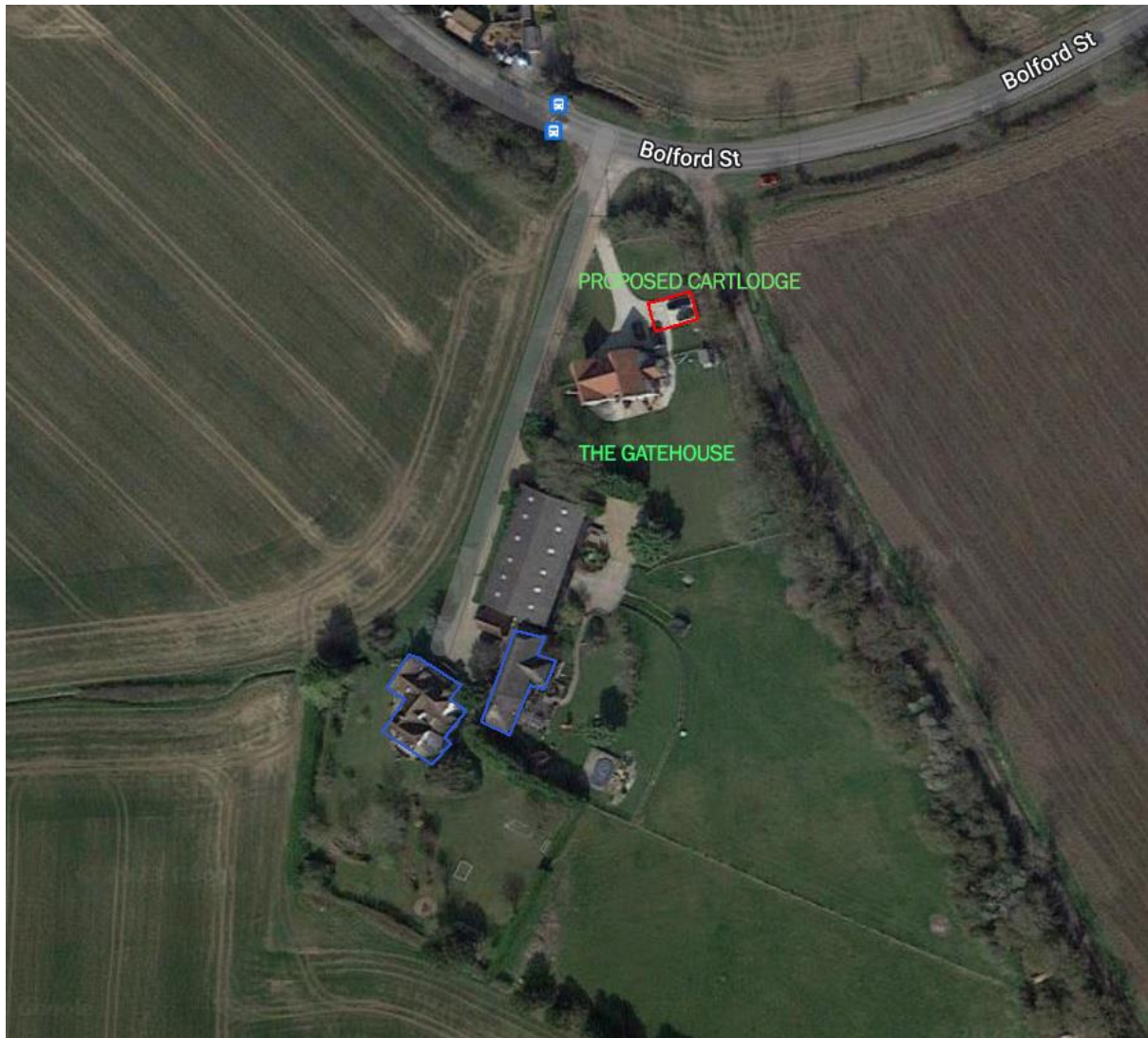
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## INTRODUCTION

This Heritage Statement is produced to accompany a Planning Application for the extension of the approved Cartlodge for the Gatehouse. (UTT/18/0744/DFO).

The subject of the Heritage Statement is the impact of the proposed extended Cartlodge on the adjacent Listed buildings.

## CONTEXT



The site is located on the Southern side of a sweeping bend between Thaxted Road and Bolford Street.

The village of Debden is less than half a mile to the West.

The plot hosts a new dwelling (UTT/18/0744/DFO) and there is an existing approval for the erection of a double cartlodge with a log store. The materials of the approved carport are timber cladding for walls and clay tiles for the roof. However the previously approved cartlodge has not been erected.

Two listed buildings, *Slough Farmhouse* and *Barn 5 metres northeast of Slough Farmhouse* are located approximately over 52m from the southern boundary of the site.

## **DEBDEN THAXTED ROAD 1. 5222**

### **TL 53 SE 18/217 Slough Farmhouse II**

*Farmhouse, now house. Late C14, remodeled in late C16/early C17 with later alterations. Render over timber frame; gabled old tile roof; late C16/early C17 brick ridge stack with diagonally-set flues; C19 brick lateral stack to right. Plan: hall house with service bay to left; first floor and cross wing added in late C16/early C17. One-storey and attic, two- window range to left of two-storey gable end of cross wing. Bracketed C20 gabled hood over C20 door; C20 windows; two gabled dormers. Extension of 1984/5 to rear. Interior: central truss (to left of centre) of open hall has heavy jowled posts and pointed arched bracing to chamfered tie beam; tension bracing to right-side wall of open hall, denoting former high end; roof noted as having smoke-blackened rafters and collar purlin. C20 lintel to open fireplace of inserted late C16/early C17 stack and roll-stopped chamfered beam to inserted floor of same date; dormer window to right has mortice holders for late C16/early C17 diamond-mullioned window. Goss wing noted as having collar-truss roof of slight scantling.*

### **Barn approx 5 TL 53 SE 18/1551 metres northeast of Slough Farmhouse**

*House, formerly Barn. Mid/late C16. Weatherboard over timber frame birch plinth hipped thatched roof. five-bay plan with central threshing floor and gabled midstrey to east, now glazed full height. Interior: exposed timber framing with side girths and halved wall framing; halved and bridled top plate scarf. Arch bracing from jowled posts to tie beams; crown-post roof, of thin scantling, with lateral bracing to collar purlin. Modern extension to south not of special interest.*

## **THE PROPOSED CARTLODGE**

This new proposal would occupy the same site as the previously approved cartlodge, re-using and enlarging the existing slab, with a rectangular footprint. The ridge will be higher than the one previously approved in order to use the loft space. Small windows are proposed on the gables facing west and east.

In terms of materials of construction, the external finishes are proposed to be timber weather boarding with a brick plinth in order to maintain the appearance of an agricultural outbuilding.

The existing access and driveway will be retained.

## **EVALUATION AND ASSESSMENT OF IMPACT**

The proposed cartlodge would be subservient in scale to the existing house and therefore not have an intrusive impact upon the openness of the locality.

It's proposed location, partially hidden by the existing house, would have a very minor effect upon on the heritage assets and overall character of the surrounding context.

In addition, the view of the listed buildings from/to Thaxted Road would remain unaffected by the proposal, especially due to it's distance set back from the street scene.

The significant existing screening to the southern boundary of the plot shields "the old barn" from view.

Additionally 'Slough Farmhouse@ is over 52m from the southern boundary of the Gatehouse and it is also screened by the existing hedging.

## **CONCLUSION**

The proposal is considered to be acceptable.