

**DESIGN and ACCESS STATEMENT**

**for**

**Additional Ground Floor Window to Eastcotts Barn**

**Site address:**

**Lakehouse Farm Barns,  
Finchingfield Road,  
Hempstead,  
Essex.  
CB10 2PR**

**Client:**

**Humphreys Homes Ltd.**

March 2023

## DESIGN AND ACCESS STATEMENT

### Introduction

This Design, Access and Heritage Statement has been prepared to accompany a Listed Building and Planning Consent application for the installation of a window to the rear elevation of Eastcotts Barn, Lakehouse Farm Barns, Finchingfield Road, Hempstead, Saffron Walden, Essex. CB10 2PR.

The NPPF requires an applicant to: *'describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'*.

The site comprises of 3 no. Grade II listed buildings set around a former farm yard. Eastcotts Barn sits parallel with and is set back from Finchingfield Road. The barns were once used to store crops harvested from the surrounding fields, storage of farm equipment, holding farm animals, etc. This use ended many years ago.



**Google Satellite extract showing Eastcotts Barn with red dot.**

All 3 redundant farm buildings have the benefit of both Listed Building and Planning consent for conversion to dwellings. The three barns are each named Eastcotts Barn, Hunters Barn and Grove Barn.

## **Project description**

The proposal is to install a new timber framed window to the rear west facing elevation of the ground floor of Eastcotts Barn.

This proposed window is an **oversight at the design stage** of the barn conversion. It has been found that the approved windows will not give a view out of the sitting room when occupants are in a seated and relaxed state. The approved windows are at high level and no view will be afforded to occupants of the sitting room.

This application is to rectify the oversight and is to give the occupants a view out from within the building.

The original design attempted to retain the external appearance of a barn but failed to give a view out.

This additional window is to be installed in the ground floor rear west facing elevation. It will not be seen from any position when viewed from Finchingfield Road or any other public access point along public footpaths or bridleways.

The construction will require the removal of 3 no. modern timber studs to form the opening in the external wall.

The proposed additional works will not alter the character of the existing building.

## **Use**

As previously stated the proposed window was an oversight at the design stage and this proposed new window is to provide valuable natural light and ventilation to a habitable room to meet current Building Regulations.

The actual use of the building as approved by both Listed Building and Planning consents will remain as residential use.

## **Design**

The window is to be timber framed construction with rebated flush fitting side hung opening sashes. There is to be a Pentice rain board running across the top of the window. Code 4 lead is to be dressed over the Pentice board and turned up behind the feather-edge board above.

The horizontal feather-edge cladding is to finish tight against a vertical sw timber lining to each side of the window opening.

## **Amount**

The window is to be 1150 x 1100mm high. It is to be directly below an existing approved window. The installation will involve the removal of no more than 3 no. existing timber studs.

The external walls are constructed in modern timber of regular sized 47 x 100mm studs and are at a consistent 400mm ctrs. The external walls of the barn were constructed using new timbers at the time when the barn was rebuilt in 1985 following a building collapse due to very high winds.

Details of how the proposed window is to be installed are detailed on the submitted drawings and within this supporting statement.

The window will meet current Building Regulation AD B (fire safety) volume 1: Dwellings, 2019 edition inc. 2020 and 2022 amendments for Means of Escape in case of emergency.

The proposed window is to have clear opening dimensions of 450 x 750mm with the lowest part of the opening to be between 800 and 1100mm above finished floor level.

All requirements of Part M of the Building Regulations will be fully met in respect of external access and use of this building.

### **Landscape and Enclosure**

No landscape changes are proposed with this application.

### **Access**

No access changes are proposed for this alteration.

### **Heritage Assessment**

This Heritage Assessment accompanies a householder planning application to Uttlesford District Council for the provision of two off-road car parking spaces and means of enclosure at No.2 Lake House Farm Cottages, Finchingfield Road, Hempstead, CB10 2PR

The NPPF Paragraph 189 states that... 'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

The proposals for this application include changes within the environs of listed buildings. The proposal will have no effect upon the setting of the listed buildings. With regard to Paragraph 189 of the NPPF, the level of detail supplied within this Assessment is considered to be proportionate to the potential impact of development.

No. 1, Lakehouse Farm Cottages is a semi-detached residential property and is listed Grade II. The listing description is set out below:

*1. 5222 - Hempstead, Finchingfield Road.  
Lakehouse Farm Cottages TL 63 NE 14/399  
Grade II*

*2. C16 – C17 timber framed and plastered house with cross wing at the north end. The south wing has been destroyed and there are some modern alterations and additions. One storey and attics. Casement windows (C20). Roof tiled with 2 gabled dormers to the main block and, at south end, an original cruciform chimney stack with shafts set diagonally on a square base. (RCHM 26).*

*Listing NGR. TL6617338068.*

### **Conclusion**

It is our opinion the provision of this new window will be a positive physical asset and will provide valuable light and ventilation to the already approved sitting room.

Also the provision of this window will provide a positive state of atmosphere to the room from both a health and mental frame of mind.

For all of these reasons, your positive comments and support for the proposed new window set out in this listed building consent and planning application are sought.

