

Design & Access and Heritage Statements

For extensions and alterations to a listed building and
extensions to an annexe in the grounds of a listed building

Archers Hall, Westmill

Ref: DAS/2103(a)

Alternative scheme to that approved under
3/21/2664/LBC



Archers Hall

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ON BEHALF OF [REDACTED]

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Introduction

This statement is to accompany a new listed building application which submits an alternative scheme to the one approved under 3/21/2664/LBC. The only change to the approved scheme is the repositioning of the replacement garden wall. The approved scheme used part of the existing garden wall footprint for the replacement wall. This retained a redundant gap between the existing two storey 1980s extension and the garden wall which the new single storey extension bridged with a section of rendered wall above a brick plinth. This gap meant that not all of the single storey extension facing the courtyard could be treated in the same way. The amendment brings the wall forwards so that it is in line with the end of the 1980's extension, meaning that the side elevation of the single storey extension facing the courtyard is now all brickwork below the upper band. It allows for a more cohesive arrangement of wall, extension and existing property.

A separate non-material amendment application has been submitted to cover the same alternative scheme under planning consent ref: 3/21/2663/HH.

The remainder of this document remains as originally submitted other than the 3D images of the proposed have been updated where necessary.

Archers Hall is a grade II listed property dating from the 17th Century, possibly earlier. An 18th Century extension was added to the east followed by a 19th Century porch addition. A western cross wing was subsequently built with exposed timbers to its front gable. The property is rendered with clay plain tile pitched roofs and two historic chimney stacks. To the east, a new two storey cross wing was built in 1982 to provide a side entrance lobby, utility room, wc and kitchen on the ground floor and a master bedroom suite on the first floor including dressing room and ensuite. The 1980's extension was built out of cavity blockwork. The first floor within the modern extension is accessed via a new staircase within the extension but does link to the historic wing at this level. The listing for the property is as follows:

Westmill village TL 3627 WESTMILL HIGH STREET (south side) 8/22 Archers Hall 22.2.67 GV II

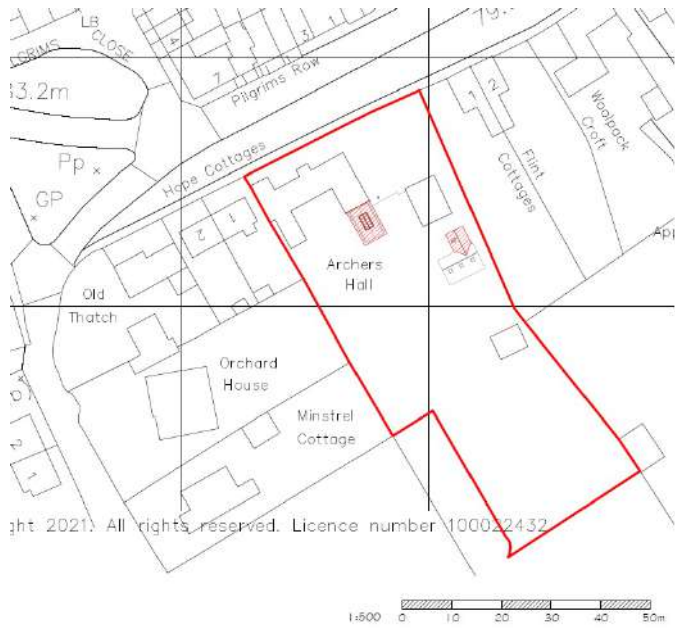
House. C17 or earlier, C18 E extension, C19 porch and W cross wing. Timber frame on stucco plinth, roughcast with steep old red tile roofs. 3-unit, central-chimney, lobby entry house facing N. 2-storeys and attic with 3 windows on each floor. Flush wooden casement windows with small panes. Large gabled half-timbered porch with half-glazed door in line with central chimney a third from E end. Single-storey gabled E extension with internal gable chimney and one window. Lean-to on E end. Single-storey projecting gabled cross wing on W with higher floor level but same eaves height. 4-light bow window on N end with half-timbered gable.

Listing NGR: TL3687527072

There are three outbuildings at the rear along the eastern boundary. A two-bay garage sits at the back of the driveway and beyond this is the original garage building that is now converted to an annexe and beyond that a garden summer house.

This application is for two proposals:

- 1) A single storey rear extension to the 1982 eastern cross wing.
- 2) A single storey extension to the existing annexe.



Two proposals shown in red



Two storey 1982 eastern cross wing extension at the rear



Existing annexe in foreground with 1982 garage beyond



Existing annexe was previously a three-bay garage

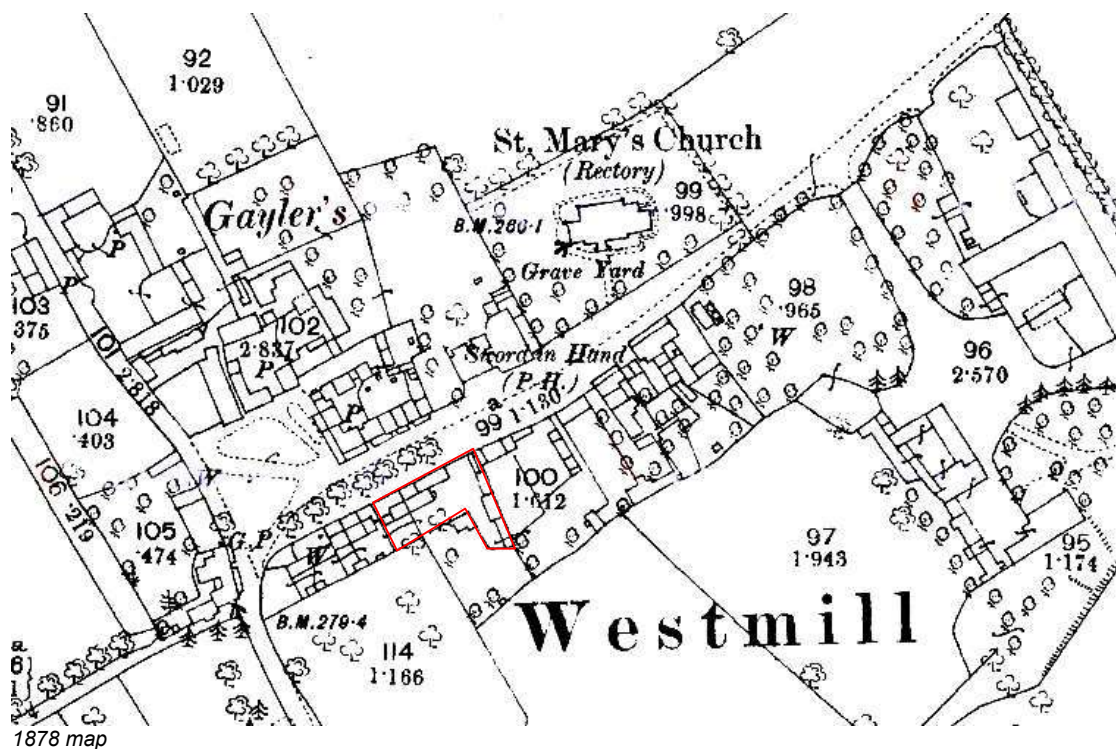
Context

Westmill is an historic village with its origins back in Roman Britain with Ermine Street (Roman road between London and York) passing close by. By the Medieval period Westmill was a tiny market town and by the 19th Century much of the village layout and its buildings had been established and can be recognised today. Archers Hall sits within the conservation area behind the line of lime trees which run along the road outside the property, reaching down towards the green. The conservation area appraisal document provides greater detail of the area in which Archers Hall sits but is described as being historically coherent containing a number of fine traditional buildings and groupings. Archers Hall appears not mentioned individually within the conservation area appraisal but the neighbouring Flint Cottages are highlighted for their contribution of fine original details that are presented to the street scene.

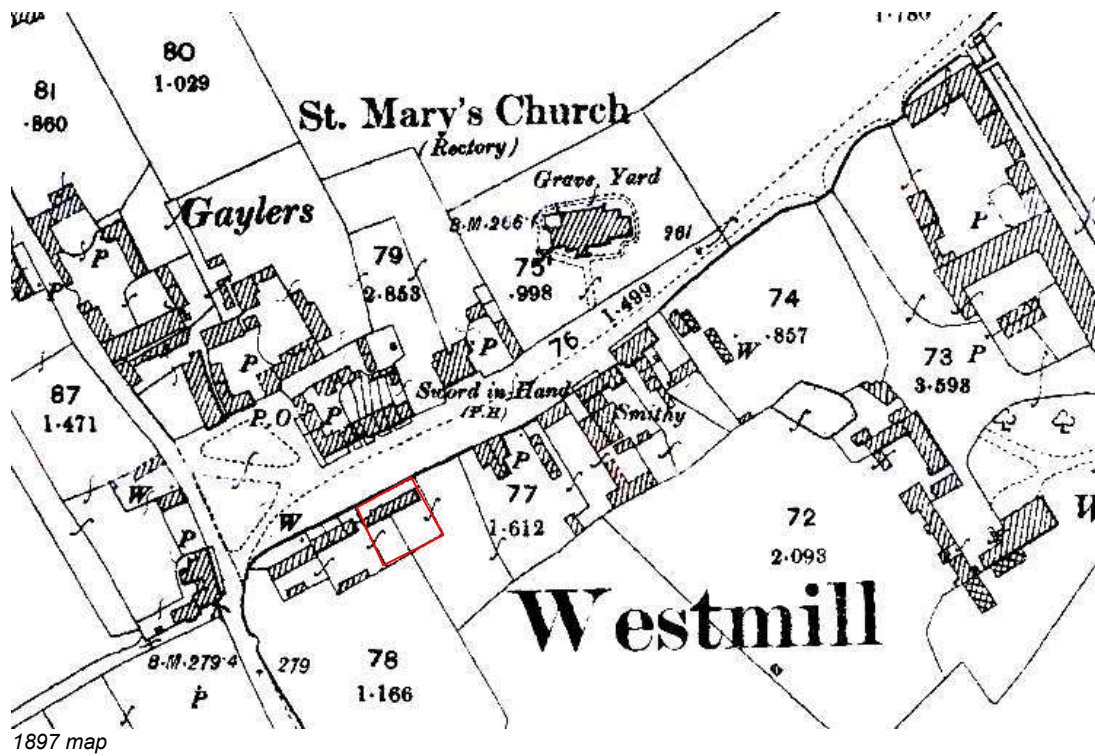


Street scene with Archers Hall on the left

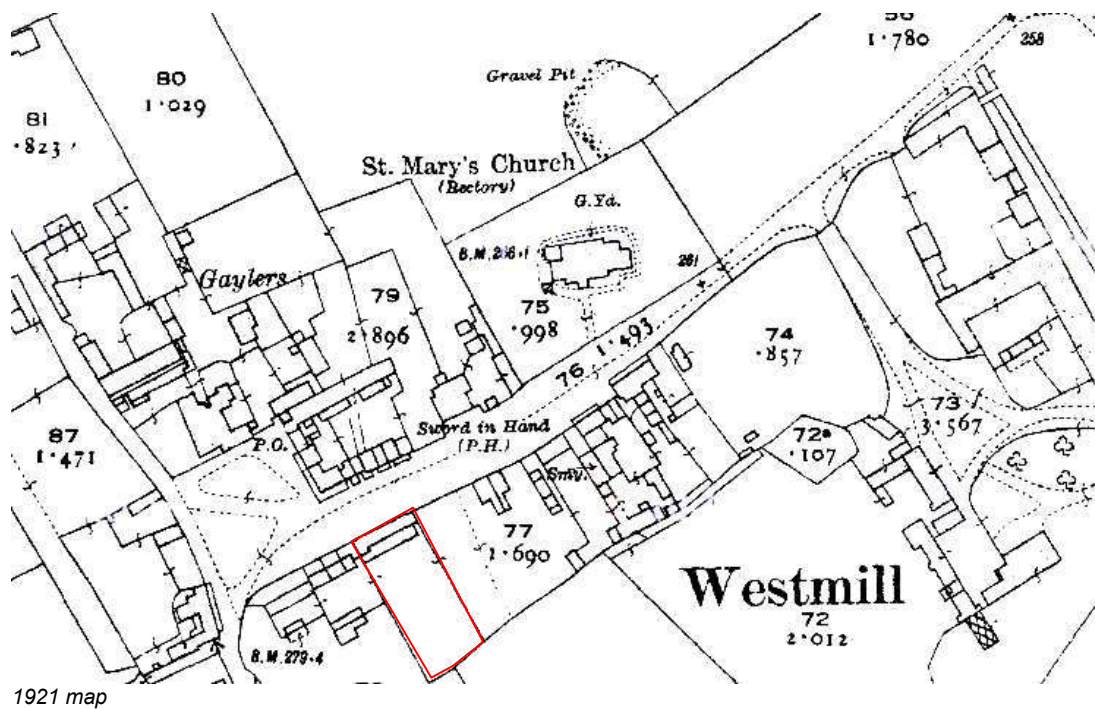
Historic maps indicate that Archers Hall was split into two cottages in the late 19th Century with a number of outbuildings being present along the eastern boundary in 1878 as well as a further outbuilding directly behind Archers Hall.



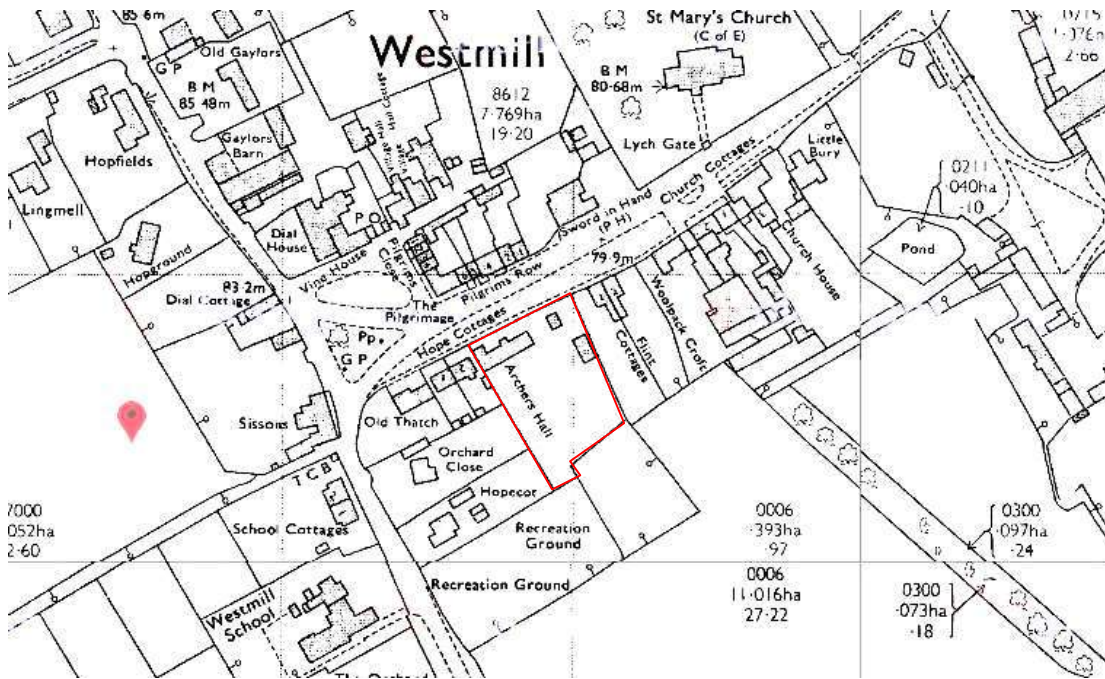
By 1897 the outbuildings have disappeared and the garden area of the eastern half of Archers Hall is shown reduced to a size consistent with the other properties to the west.



By 1921 Archers Hall the apparent two cottage arrangement had been merged to form one larger property with the garden areas combined and taken back to a line consistent with the properties to the east, more than doubling the size of the plot. The western cross wing is not shown on this map indicating its origins may be 1930's.

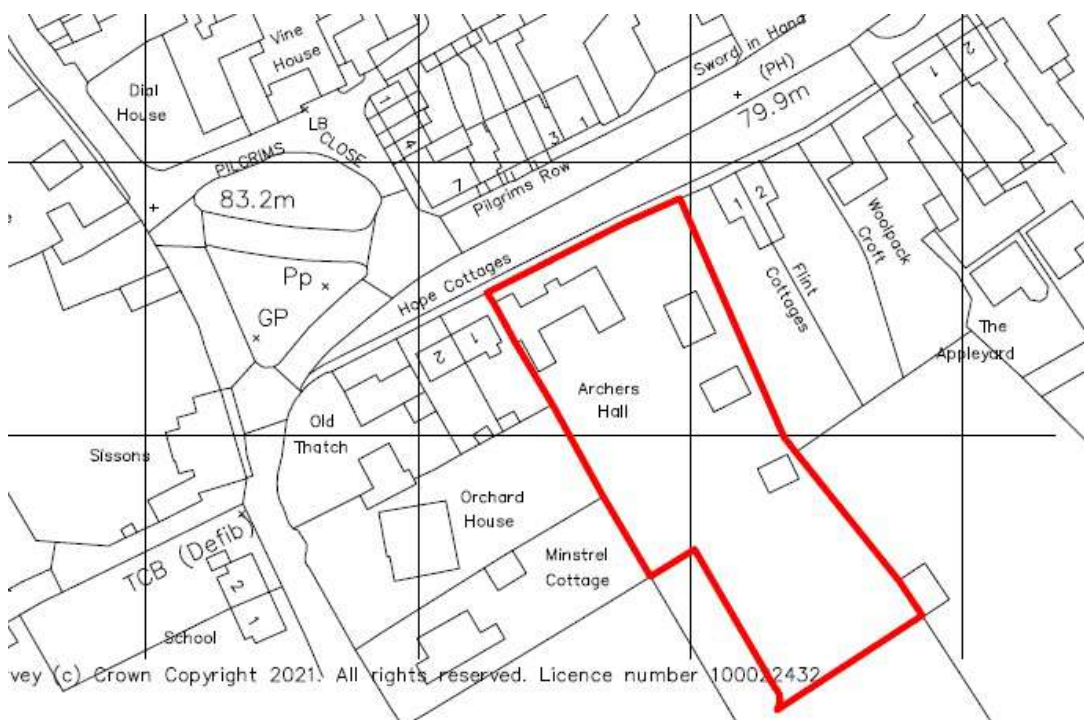


By 1975 the western cross wing is now shown along with the porch which the listing indicates as having been a 19th Century addition. The size of the plot has increased again with the strip of land between Archers Hall and Flint Cottages becoming garden land for Archers Hall. This change returns the eastern boundary to its position in 1878 and, as with all the outbuildings present along that boundary at that time, two new outbuildings have appeared close to this boundary.



1975 map

The current OS map shows the 1982 eastern cross wing/rear extension that was partially built on part of the eastern end of the original cottage. A further portion of land has been acquired at the rear and the three current outbuildings (garage, annexe and summer house) can be seen down the eastern boundary.



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2021 OS map

Planning history

Consent was granted in 1982 for the two-storey eastern cross wing (ref: 3/82/1003 & 3/82/0981) and at the same time consent was granted for the two-bay garage which sits to the east of the property at the back of the drive.



Garage is set at the back of the drive to the side of the 1982 eastern cross wing.



Garage sits to the side of the 1982 eastern cross wing.



1982 eastern cross wing and side entrance

In 2002 the previous small 3 bay garage gained listed building consent for converting it into habitable accommodation (ref:3/02/0877/LB). This provided a simple living space with shower room and a restricted height mezzanine level.



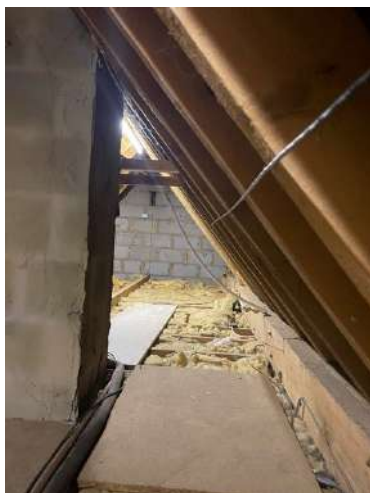
Living space with restricted height mezzanine above a shower room

Proposals & Design

Single storey rear extension to main house

It is proposed to extend at the rear of the 1982 eastern cross wing extension with a traditional orangery structure to provide a larger kitchen and dining area. The size of the kitchen provided by the 1982 extension is comparatively small and is not in proportion with the size of the rest of the six-bedroom property. A formal dining space is located in the historic part of the cottage, cannot be used conveniently on a regular basis and is better suited as an additional reception room. As a result, the regularly used dining table is located in the centre of the kitchen which creates a cramped arrangement and only provides seating for six when the property can comfortably sleep nine people. The house is well suited to a large family and the kitchen and dining arrangements need to better relate to this.

The 1982 extension is built with cavity blockwork which can clearly be seen from photographs taken in the loft. The photographs also show that the 1982 extension butted up to the historic part of the cottage where a link into the historic cottage roof space was provided as well as a first-floor link.



Gable facing garden



Gable facing road



Hatch link to historic roof space

The extension enlarges the kitchen by removing the two windows facing the garden and opening up the blockwork wall, leaving supporting piers either side. The extension width is deliberately kept narrower than the existing building. The new extension forms a courtyard garden with the existing garage and reuses the current brick garden wall arrangement as a reference for the new garden walls. This includes building off the new garden wall on the courtyard side of the extension.



Existing garden wall feel is referenced in the proposed design



Brick garden wall forms courtyard garden between extension and existing garage



View from driveway entrance

Single storey extension to annexe

The existing annexe was converted to habitable accommodation in the late 20th Century. Although there is a sleeping platform on a mezzanine above the shower room it has very restricted height (1.46m) and so the proposal is for a single storey pitched roof extension to provide a proper bedroom accessed off the existing living area. The proposed extension is modest in size with a pitched roof to match the existing. One of the existing pair of large, glazed doors is to be removed to allow for a new entrance door and an internal door to access the extension. Internally the extension has a vaulted ceiling to match the existing space with a conservation rooflight positioned in the vaulted ceiling facing the garden.

Use

The extensions will not affect the use of the buildings as a private dwelling and annexe.

Amount

The main house extension adds 32m² to the existing floor area. The total existing house floor area is in the region of 450m².

The annexe outbuilding extension adds 11m² to the existing floor area. The total existing annexe floor area is 41m²

Building form & scale

The form of the orangery is traditional with a simple timber moulded parapet with a roof light above the main space.

The form of the annexe extension is a simple pitched roof above an orthogonal plan.

Materials and appearance

The main house extension has smooth rendered walls above a brick plinth with timber doors and windows to match the existing house. The paintwork will also match the existing house.

The annexe outbuilding extension will have painted timber weather boarding above a painted brick plinth with clay pantiles to match existing on the roof.

Significance and impact on the listed building

Single storey rear extension to main house

The proposed extension links with the modern 20th Century blockwork extension and is over 5.5m away from the nearest part of the original historic building. Its planform sits within the width of the existing rear gable and so doesn't obscure any of the historic rear elevation when viewed from the garden. The existing first floor Juliette balcony arrangement in the end of the gable will remain unaltered as the extension roof will sit below this adjacent to the existing building.



Rear elevation

Although glimpses of the extension may be possible from the public realm, the nearest part of the extension is set back 15m from the path and over 24m from the road. Realistically, the existing historic lime trees by the road and the existing trees and shrubs at the front of Archers Hall (the trees are protected by virtue of being in the conservation area) will screen views of the extension. The proposed courtyard brick wall replicates the existing brick wall appearance within the entrance drive, but its new position will further screen the extension, with just the parapet of the extension being above the top of the wall.



Street scene 1, approaching from the east in winter



Street scene 2, approaching from the east in winter



Street scene 3, looking towards the entrance gate in winter

The impact on the listed building's fabric is limited but can be summarised as follows:

- **Removal of existing kitchen windows on the south facing gable.** The windows are single glazed but are consistent with the age of the part of the building in which they sit and so are late 20th Century windows and not of historic merit.
- **Removal of the south wall of the kitchen to open up into the extension.** The wall is cavity blockwork dating from the late 20th Century and is not of historic merit.
- **Removal of brick garden wall.** The existing brick garden wall is not technically listed as it is not attached to the listed building. It was built at the same time as the eastern cross wing extension and the double garage and separates a small parking space from the main garden. Although the appearance of the brick wall sits well within its surroundings, the spaces that it defines are both slightly awkward and do not make best use of the area between the garage and the house. By removing the walls and reinstating them as part of the extension, a courtyard kitchen garden is created that links directly with the kitchen. Walled kitchen gardens are a beneficial addition to any house and are often associated with older and listed properties, providing food for the household. This is seen as a positive addition to the setting of the listed building and makes better sense of the space between the house and the garage.

Single storey extension to annexe

The existing annex outbuilding is not listed, having been built after 1948. However, it is within the curtilage of the listed building and therefore, any change to its appearance must be assessed in terms of its impact on the setting of the listed building.

The proposed extension is on the northern side of the annexe and is directly behind the double garage. It is single storey and cannot be seen from the public realm. The annexe and its proposed extension are set to the east and the rear of the main house and so the extension would not adversely affect the setting of the listed building from the rear. The historic significance of the outbuilding is minimal and the impact of the proposed extension on the listed building is small and not considered to be harmful.



The existing annexe sits to the side of the listed building at the rear and the proposed extension is positioned next to the eastern boundary.

Policy

Policy BH10 (extensions or alterations to listed buildings) seeks to protect the fabric, character and the setting of listed buildings from development which would adversely affect them. Whilst the extension to the main house is clearly an addition that will affect the setting of the listed building at the rear, it is argued that the traditional appearance of the extension is compatible with the design and form of the existing property and that the historic legibility of the property can still be clearly understood. The proposal will greatly improve the way that the kitchen can function and will provide a proper relationship between kitchen and dining space that is proportionate to the number of occupants that the house can accommodate. None of the historic fabric of the building is lost as part of these proposals.

Access

Vehicular and pedestrian access to the house remain unchanged.