

DESIGN & ACCESS STATEMENT – Version 2

Material updates in bold italics

Elm Cottage, Gravesend, Albury SG11 2LW

INTRODUCTION

This Statement is being made in conjunction with an application for Listed Building Consent for the following: Single storey side extension.

REVISIONS TO PLANS

Further to EHC's refusal of Application Ref. 3/23/1030/HH, a number of revisions to the plans have been made to address their main concerns:

- 1) The footprint of the extension has been significantly reduced to 27 sq meters, now representing 16% of the total footprint of the house and respects the scale of the existing house in accordance with Policies HOU11, DES4, GBR2 and HA7 of East Herts District Plan, thereby causing no harm to the heritage asset (HA1).
- 2) The distance from the proposed south wall to the boundary with Longmead has increased by almost 1m, meaning the distance between said wall and the boundary will now be 3.5m (well in excess of the recommended 1m under Policy HOU11).
- 3) The two roof lights /velux windows have been removed (Policy HA1 no longer relevant);
- 4) The round window on the south wall has been removed and replaced with a rectangular window to correspond to those used in the rest of the proposed extension and the existing house (Policy HA1 no longer relevant);
- 5) Colour washed rendered walls have been replaced by black weatherboarding to match existing weatherboarding on the outbuilding and the north wall, as well as on the south and west walls, with the first two being clearly visible from the road. (We can revert back to matching render if this is EHC's preference). Black weatherboarding (and colour wash render) is (are) sympathetic to the character and materials of the house as well as the local area, and are therefore in line with Policies HOU11, DES4, GBR2, HA4 & HA7.
- 6) Regarding the roof design, this is now a gable design (rather than hipped) to mirror the existing south wall and roof.
- 7) Regarding the roof materials, rustic plain tiles to complement the existing garden room extension and outbuilding seem appropriate, particularly as many properties in the surrounding area comprise this combination of black weatherboarded walls and plain tiled roofs, meaning the roof materials are sympathetic to the character and materials of the house as well as the local area, and are therefore in line with Policies HOU11, DES4, GBR2, HA4 & HA7. You will find examples of nearby houses with mixed roof materials (thatch and tiles) in Exhibits A-F shown below.

Exhibit A – Penny Cottage, Patmore Heath:



Exhibit B –White Cottage, Patmore Heath:



Exhibit C – West View, Patmore Heath:



Exhibit D – Example of mixed roof materials on Mill Lane, Albury:



Exhibit E - Shepherds Cottage, Furneux Pelham:



Exhibit F – Lavengro, Furneux Pelham:



CONTEXT

Assessment

The house is a one and a half storey, **3 bedroom***, 1 bathroom, thatched Grade II listed building. It has been much altered and extended in modern times. This proposal seeks to sympathetically extend the building further in order to create a **fourth** ground floor bedroom and ensuite, **to accommodate this young and growing family**. As the building is listed, a separate Heritage Statement has been provided dealing with the impact on the listed building.

***The Delegated Officer Report incorrectly implied that the house currently has four bedrooms.**

Involvement

At the time of the initial application, no informal advice was sought from the local authority nor any neighbours consulted. The reason for this is that the proposal was, and continues to be, considered as non-contentious and to have no impact on others. **Nonetheless, neighbours at Longmead and Oakham have since been consulted and no objections were raised.**

THE DESIGN ELEMENT

Amount

The house currently has a footprint of approximately 133 sq m gross. The first floor comprises a further 97 sq m gross of floor space.

The proposed extension shall now have a **significantly reduced footprint of 27 sq m gross**, representing **16%** of the total floor area of the house, **thereby respecting the scale of the existing house in accordance with Policies HA4, HA7, DES4, GBR2 and HOU11.**

Layout

The house is oriented approximately north-south with its long, east facing elevation fronting the highway. There is private garden to the east, south and west. The extension will elongate the building to the south but will not come forward of the building line **and will therefore be sympathetic to established building lines in accordance with Policy HA4**. All bedroom accommodation is currently on the first floor, but the extension will provide for a new bedroom and a small second bathroom at ground floor level.

Scale

The extension has a ridge significantly lower than the ridge of the house (owing to it being only single storey) and its width is almost entirely contained within the width of the house. Its length will be modest in relation to the rest of the house. It will read clearly as a modest extension to a generously proportioned cottage style dwelling, **thereby respecting the scale of the existing house in accordance with Policies HA4, HA7, GBR2, DES4, and HOU11.**

Landscaping

The only landscaping proposed is to modestly extend an existing paved patio to serve the new extension on its west side at the rear.

Appearance

The walls will be in black weatherboarding to match the north, south and west walls of the house, as well as the outbuilding that runs adjacent to the driveway, but will contrast with the east wall of the house. It should be noted that the existing weatherboarding on the north wall and outbuilding are clearly visible from the road,

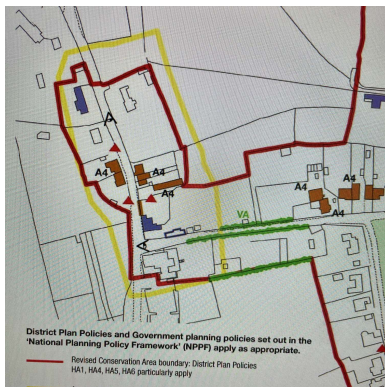
meaning the extension will complement the house from the view of the public highway. The roof will have a similar pitch and format to the existing garden room extension to the west. Windows will correspond to those in the rest of the house. ***The character and appearance of the extension will therefore be in line with Policies HA4, HA7, DES4, GBR2 and HOU11.***

Design

The choice of location for the single storey bedroom extension was made based on the following criteria:

1. Avoidance of any front projections, and *thereby sympathetic to existing building lines in accordance with Policy HA4;*
2. Avoidance of conflict with thatch which comes down low over the walls;
3. Avoidance of any impact on and thereby preserving the historic fabric at the centre of the house in accordance with Policy HA7;
4. Taking advantage of a little used and less visible part of the garden;
5. Traditional form and *thereby sympathetic to existing character/style of house in accordance with HA4, DES4, GBR2, HA7 & HOU11;*
6. ***No impact on the Important View identified in the Patmore Heath Conservation Area Management Plan. The view is clearly indicated on the Patmore Heath Conservation Area Appraisal and Management Plan Map as looking south down Albury Road away from Elm Cottage/Longmead boundary, hence there will be no impact on this view by the proposed extension to be built in the private grounds of Elm Cottage. See extract from said map below. (For the avoidance of doubt, there is no physical view looking west over the private gardens of Elm Cottage from the point indicated on said map as the grounds of the house are raised (circa 4 feet) above the ground level of said public highway, notwithstanding the 6ft evergreen hedgerow that grows along this flank – see photo below.) There will therefore be no harm caused to the heritage asset in this regard (Policy HA1).***

Extract from Patmore Heath Conservation Area Management Plan Map:



View from public highway from location identified in the above map looking West towards the grounds of Elm Cottage:



The design style generally means a choice between uncompromisingly modern, creating a contrast with the older structure, or traditional. In this case, it was decided to use a traditional style, borrowing heavily from what already exists *and is therefore sympathetic to dwellings in the surrounding local area in accordance with Policies HA4, HA7, DES4, GBR2 and HOU11.*

Sustainability

The proposal aims to construct the extension in timber framing. Timber framing has low carbon embodied energy and gives the best opportunity to accommodate high levels of insulation. Combined with timber windows double glazed and best practise in eliminating draught losses, this extension should represent a decrease in heat loss from the building as a whole.

Transport

The house lies to the north west of Bishops Stortford which has train stations and coach stations, besides providing all main shopping facilities. To the immediate east of the town, the M11 leads to London and on its east side lies the international airport, London Stansted. The house fronts Albury Road which has local and school bus routes. Transport links are therefore excellent for the whole family. Whilst it seems unlikely that anyone would live in a house like this without a car, it would be possible to do so.

THE ACCESS ELEMENT

The house will comply with the requirements of current Building Regulations for existing buildings.