

Design & Access and Heritage Statement

St Anne's, 17 Green End,
Braughing, Herts, SG11 2PG



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Introduction

This statement addresses the points required for the Design and Access and Heritage Statement and those set out in the National Planning Policy Framework (NPPF), July 2021.

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'*.

This statement sets out the works relating to the alterations to St Annes (17 Green End), which is a Grade II Listed property, comprising a mix of 2 shops and one dwelling, fully converted to a single dwelling around 1980, located within the Braughing Conservation Area.



This map extract from Historic England's website identifies the listed buildings on or in vicinity of the site. Those adjacent include:

- No. 15 Green End (Grade II C19 house and shop)
- The Golden Fleece PH (Grade II C17)
- Fleece House (Grade II C17 house)
- Bird in Hand (Grade II C17 PH, now 2 houses)
- The Old Barn at no. 19 (C17 Grade II barn, now a house)

Listing Description (24/01/1984)

'GVII

House. C17 or earlier altered in C18 and C19. Timber frame roughcast on brick plinth. Old red tile roof hipped at N end. A long 2-storeys building alongside the road, facing E. A hip-roofed 2-storeys weatherboarded rear wing with chimney at junction. Rear lateral chimney to N part. S end bay on different alignment is probably an addition. 4 windows to 1st floor. Flush box sashed with 8/8 panes and moulded surrounds. Similar windows on ground floor have C19 margin-light sashes. 6-panel fielded door up 3 steps has moulded frame and flat hood. Plastered N end lined as ashlar with flush box sash window with 8/8 panes on 1st floor and triple sash window below. Cased axial beam in N end.'

The site is situated on Green End (B1368), to the west of Braughing (and the conservation area), which is 6.5 miles to the west of Bishops Stortford, and 3.5 miles southeast of Buntingford.



Extract of the Conservation area from East Herts website.

The conservation area, which was first designated in 1968. This was reviewed in 1995 when a 'Character Statement' was published. This has been replaced by today's 'Character Appraisal'.

The site falls within the area described in the appraisal as Green End: West side (S-N), which includes the following properties.

- Milestone (50 metres to north of Griggs Bridge)
- Hill House
- 1, 3, 4 & 5 Green End
- 11 and 13 Green End
- 15 and raised pavement in front
- 17 Green End
- The Old Barn
- The Gables, 19 Green End

Planning History of St Annes

- Construction of rear conservatory
Ref. No: 3/90/0208/LB & 3/90/0210/FP | Status: Approved with Conditions
- Demolition of existing garage and replacement double garage
Ref. No: 3/84/0059/FP | Status: Approved with Conditions
- Retention of existing boundary walls
Ref. No: 3/84/1072/FP | Status: Approved
- change of use from shop to residential and alteration to shop front
Ref. No: 3/80/0894 | Status: Approved with conditions

The Site and its surroundings

The Google Earth images of 2022 (Figs 1 and 2) below show the site in context to Braughing and a view of the site and surrounding properties.

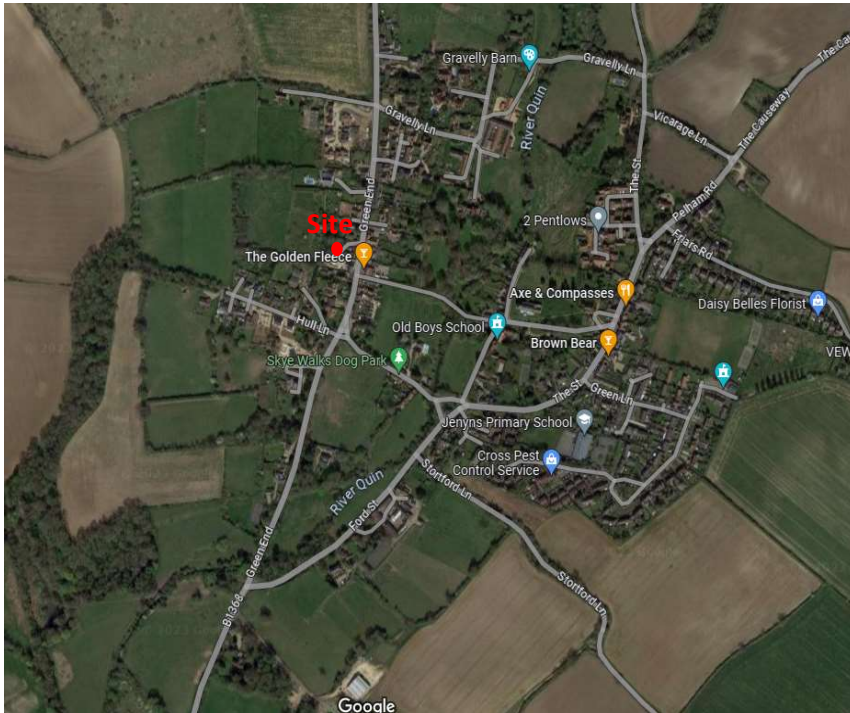


Fig 1 – Google Earth Image 2023 – showing the site in context with Braughing



Fig 2 – Google Earth Image 2023 – showing the site

The existing property dates back from the early C17, comprising 3 no. units. The central unit was a dwelling, but the units to the north and south of St Annes were originally shops.



Fig 3

Fig 3 photo dated 1900 show the original shop front the north of St Annes, with the lean-to to the rear.



Fig 4



Fig 5

Fig 4 photo dated 1920 also shows the shop to the south, which was once a thatch property joined to the side of St Annes. Unfortunately, it was devastated by fire in 1933 (see fig 5 photo, dated April 1933). Only half was thatched building was retained. It was re-built and knocked through to St Annes continuing a plain tile roof to match and forming part of the dwelling.

Around the time of the re-build in the early 1930's, a rear two-storey extension was also added to t St Annes, which currently accommodates the kitchen.



Fig 6



Fig 7

Fig 6 photo dated 1935, taken from the north of St Annes, shows the roof of the two-storey extension beyond the now demolished outbuildings. Fig 7 photo dated 1969 also show the two-storey extension with its original weather boarding, and the exposed modern infill brickwork and original slate roof to the single storey lean-to.



Fig 8

Fig 8 photo dated 1979 shows the shop front to the north of St Annes still in place. This was removed in the early 1980's following approval for change of use to residential. The conversion works also included complete renovation of St Annes.

The entire render and timber clad façades were stripped (refer to Fig 9 -11 below) and replaced with a modern, cement render finished with pargeting, which is still evident today. As the works were carried out prior to the properties listing in Jan 1984, it is uncertain how much historic fabric was lost during the renovation works, but the photos suggest modern stud to infill the shop front, and new stud partitions dividing the ground floor space to the front were among the alterations.



Fig 9



Fig 10



Fig 11

Fig 12 and 13 photos show the current external appearance of the property, with a all three units now combined to form a single large dwelling. There is now also the additional of a modern conservatory to the rear, which was approved and built in the 1990's.



Fig 12



Fig 13

Fig 14 plan below shows the approx. ages of the dwelling in plan form (ground floor).

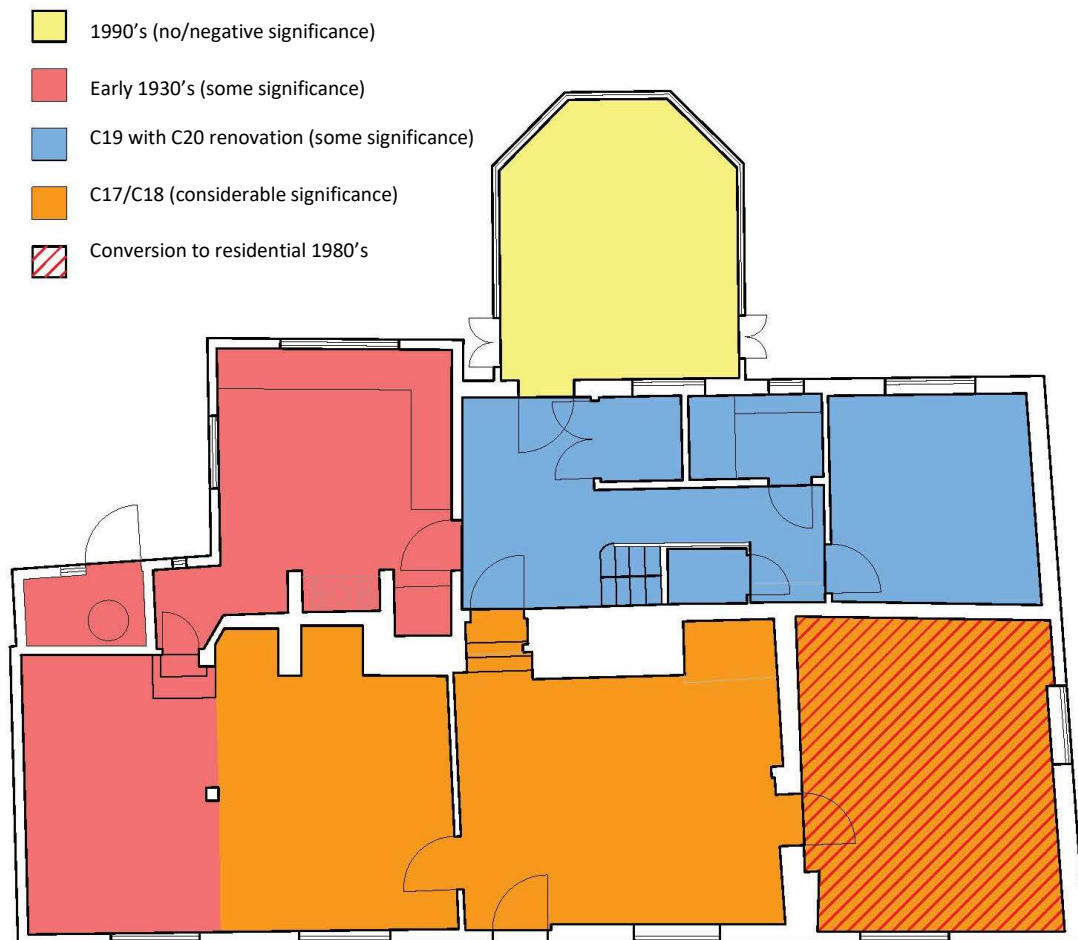


Fig 14 – Ground Floor Plan

The Proposals

The proposals allow for demolition of the 1990's conservatory with replacement oak frame garden room (Please refer to submitted drawing ref 28223.03A).

	Proposed works	Significance of the Historic fabric/area that will be affected:	The impact of the proposed work(s) on the historic fabric/area:
1.01	Demolition of existing conservatory.	It is considered the conservatory has no significance.	Removal of the conservatory will have a positive effect on the Listed Building.
1.02	Removal of existing C20 partitions	It is considered the area has some significance.	Although the footprint of the lean-to to the rear is circa C18, the photographs suggest much for the lean-to was renovated, with modern brickwork external walls (likely around the time of the rear extension was built in the early 1900's). The roof looks to have been replaced to allow for plain clay tiles during the renovations in the 1980's. The walls proposed for demolition appear to be modern C20 partitions, with little to no significance, and therefore the works will cause no harm to the Listed Building.
1.03	New oak frame garden room.	It is considered the area has some significance.	The new garden room will replace the conservatory but provide an aesthetic more in keeping with the existing building.

The Use

The application relates to the existing residential use.

Amount

The new garden room will sit over the footprint of the existing conservatory, with a slight ridge height increase of approx. 450mm to allow for the use of a plain clay tile roof to match existing.

Landscaping

There are minor modifications to the landscaping, including works to the existing C20 retaining wall. (Please refer to submitted drawing ref 28223.03A).

Access

Access to the site and dwelling is to remain as existing. Level access may be provided via the new oak garden room.

Conclusion

We aim to preserve the character of the listed property and I consider the proposals would not affect the character or setting of the listed building or the conservation area.

For all these reasons, your support for the proposed alterations set out in this application is sought.

Photographs



Front viewed from the north



View from North (showing re-pitched and tiled lean-to cut higher into the main roof)



Rear view



South view, from the garden



Modern partition to left of stairs to be removed. Kitchen wall to be removed.



Existing kitchen