

# **Design and Access Statement**

**for**

## **Toddlers Hall, Albury End**

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## INTRODUCTION

This statement supports applications for planning permission and listed building consent and should be read in conjunction with the drawings submitted for those applications Ref Nos:

- BRD/23/049/001 - Existing plans and elevations
- BRD/23/049/002 - Block and Location Plan
- BRD/23/049/003 - Proposed Block and Location Plan
- BRD/23/049/004 - Proposed Plans and Elevations

The applications are for the alterations and extension of an outbuilding within the setting of a Grade II listed building, Toddlers Hall, at Albury End, a small settlement northwest of Little Hadham.

The proposal seeks to add an additional room to an existing outbuilding by extending the east side of the building (Ref; BRD/23/049/001, & BRD/23/049/003). The applications also propose the addition of a double light casement window at ground floor level on the proposed front elevation and the relocation of an existing casement window at ground floor in the proposed East end elevation of the building in the Same location to match the fenestration of the existing East façade.

## CONTEXT

Toddlers Hall is a small two storey dwellinghouse on the eastern side of Albury End Road within a small hamlet of buildings that constitute the main settlement of Albury End.

The village is located approximately 1 kilometre to the north of the A120 Bishop's Stortford to Standon Road and is a modest settlement with little in the way of public facilities other than a village hall and irregular bus service.

Albury End is a typical rural agricultural settlement of very pleasant appearance. Most of the buildings are of traditional design and many are listed.

To the right hand side (south) of Toddlers Hall close to its southern wall there is another listed dwelling known as Horsemans. This property which is of a similar age to Toddlers Hall has in recent years been extended by being linked to an outbuilding which stands to the south of the original cottage. To the left hand side of Toddlers Hall (north), across the access to Flea Hall, is a pair of dwellings, Wychwood and Piggotts Cottage. Land to the rear of the application property is open grazing land. On the opposite side of the road are Kennel Farm and its outbuildings which are also listed. To the north of Kennel Farm is another listed complex of buildings comprising Piggotts farmhouse and barns.

Toddlers Hall is well screened to all its boundaries by outbuildings and/or mature planting such that the building's south and east elevations are not clearly visible from public viewpoints.

The cottage, as previously mentioned, is included within the Statutory List of Buildings as a Grade II building and has the following list description:-

*TL 42 SW Albury, Albury End (east side) 13/17 Toddlers Hall GV11  
C17 cottage, timber framed, lower floor clad in flint with red brick dressings, upper floor rendered, modern tiled roof, two storey and attics, casement windows. Modern extensions to side and rear.*

The current proposal seeks to extend an outbuilding located to the North-East of the main house at ground floor level in order to add a bedroom on the east side of the structure.

## **DESIGN**

The existing internals of the building are to be left unaltered bar the addition of a new internal door providing access to the new additional room. The additional element of the proposal relates to the existing footprint of the outbuilding meaning the section of roof will match the shape, direction and pitch of the current roof. The building of interest is the structure on site the furthest away from the listed building located adjacent to the North boundary which, as previously mentioned, is screened by mature planting meaning the alterations will not be visible from any public road, public footpath, bridleway nor will upset the setting of the listed building. The East elevation is unchanged in the proposal with the relocation of the existing casement window on the existing façade however the proposed South (Front) elevation contains a new double light casement window over the addition.

This application, therefore, now proposes to relocate the wide window on the existing East elevation to the proposed East elevation and a new double light window on the south elevation as mentioned previously for the new addition. The newly installed window complements the visual aesthetics of this elevation and upholds its symmetrical balance.

The frame profile would be to match all existing window frames and be fitted with double glazing.

It is considered that these works would not result in the damage or loss of features of special architectural or historic interest on the site and in fact result in the enhancement of the settlement's appearance and character.

## **ACCESS**

Access to Toddlers Hall would not be affected by the proposed amendments.

The outbuilding will be accessed in the same way as existing.

## **CONCLUSIONS**

The building of interest lies within a small rural settlement in the curtilage of a Grade II Listed building. No other property would be affected by the proposed amendments. This statement supports planning and listed building applications for minor alterations and single-story extensions to the building.

The changes proposed to the fenestration are minor and would not affect the character or appearance of the property in a detrimental way.

The extension of the ground floor is in the East end of the outbuilding and will not affect the fabric of the original structure in any way. It is also not considered to negatively impact the setting of the property as the extension is approximately 27m away from the Grade II listed building and obscured by the orientation of the existing outbuilding in subject.

In view of the above conclusions these applications deserve to be supported.