

DESIGN, HERITAGE AND ACCESS STATEMENT

In support of an application for Full Planning Permission for the removal of an existing garage and replacement with a new cartlodge at:

The Spread Eagle

Brook Street

Great Bromley

Colchester, Essex CO7 7HX

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Spread Eagle house approaching from the north

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1.0 Introduction

1.1 Application Overview

This application is for Full Planning Permission and Listed Building Consent for the demolition of an existing timber framed single garage and the erection of a new timber framed cartlodge to accommodate two cars. The new cartlodge location is proposed to be further to the rear of the site and built in sympathetic traditional materials to enhance the setting.

This statement is to be read in conjunction with the following drawings and documents:

Design, Heritage and Access Statement

002 Existing Block Plan

003 Existing Ground Plan

004 Existing Elevations

010 Proposed Block Plan

011 Proposed Ground Plan and Elevations

1.2 Planning History

Pre-Application advice was received in March 2023, Ref no 23/30014/PREAPP. The proposal at that time was for a three bay oak framed cartlodge to replace the existing single garage. The principle of development was deemed acceptable, and there is no objection to removing the existing modern single garage. Concerns were expressed about the scale and height of a three bay cartlodge, as well the potential for infilling the existing views across the site from the street, which have a historic precedent.

1.3 Current Application

The current application has taken the Planners' concerns on board, and the proposed design is for a two bay cartlodge, with the height the same as the existing outbuilding towards the front of the site, called the "Shed." The location of the new building is to the north west boundary and the doors are located on the south, preserving the views across the site.

The new cartlodge, located to the rear of the site will appear recessive to the Shed from the road. Materials are traditional, match the Shed and harmonise with the existing dwelling.

2.0 Site, Heritage and Context

2.1 The site

The site is located off the B1029 (Brook Street), Great Bromley, between the A120 and the village of Ardleigh to the north. It comprises of a Grade II Listed 18th Century two storey former pub, which has been converted to a dwelling. There are a number of existing outbuildings as well as a pond, stables and an established garden with mature trees to the rear of the site.

Brook Street is a 30mph road; there is a gentle curve where the site occurs.

The application site is in a rural context with arable fields as well as detached dwellings along the side of both sides of the road. The site is accessed via an existing driveway sloping down into the site, and the house and existing outbuilding are located very near the road, with the garden behind them.



Google Street view approaching from the north



Location Map

There are no protected trees on the site, and it is located within Flood Zone 1 with a low risk of flooding.

2.2 Heritage

Heritage England describes the Spread Eagle as an 18th century public house with sufficient architectural features to merit Listing as Grade II in March 1987.

Details

TM 02 NE GREAT BROMLEY BROOK STREET

3/59 The Spread Eagle

- II

Public house. C18 with later alterations and additions. Timber framed, painted brick faced. Red plain tiled roof. Off centre rear red brick chimney stack. Dentilled eaves cornice. One storey and attics. Single storey left lean-to extension with grey slate roof. 3 gabled dormers. 3 tripartite small paned vertically sliding sash windows, segmental heads; 2 light casements to lean-to and dormers. 4 panelled door to right, board door with top light and panelled door to left. Internal visible features include, through bracing to some walls, vertical boarding to some walls, vertically boarded doors with original ironmongery, C18/C19 wooden fire surround, C18 corner cupboard.

Listing NGR: TM0837325999



2.3 Use

The Spread Eagle public house was converted into a dwelling in 1987s and is occupied by the applicant and their family.

Existing Buildings : The Spread Eagle

The red brick walls have been painted pink, and extensions to the rear over the years include a black weatherboard clad outshot and a conservatory with a red brick plinth.



Rear view of Spread Eagle House



Front side view of Spread Eagle House



Front view of Spread Eagle House entrance showing existing garage behind the Shed.

Existing Buildings : The Shed



Front view of the Shed - which is behind tall hedging

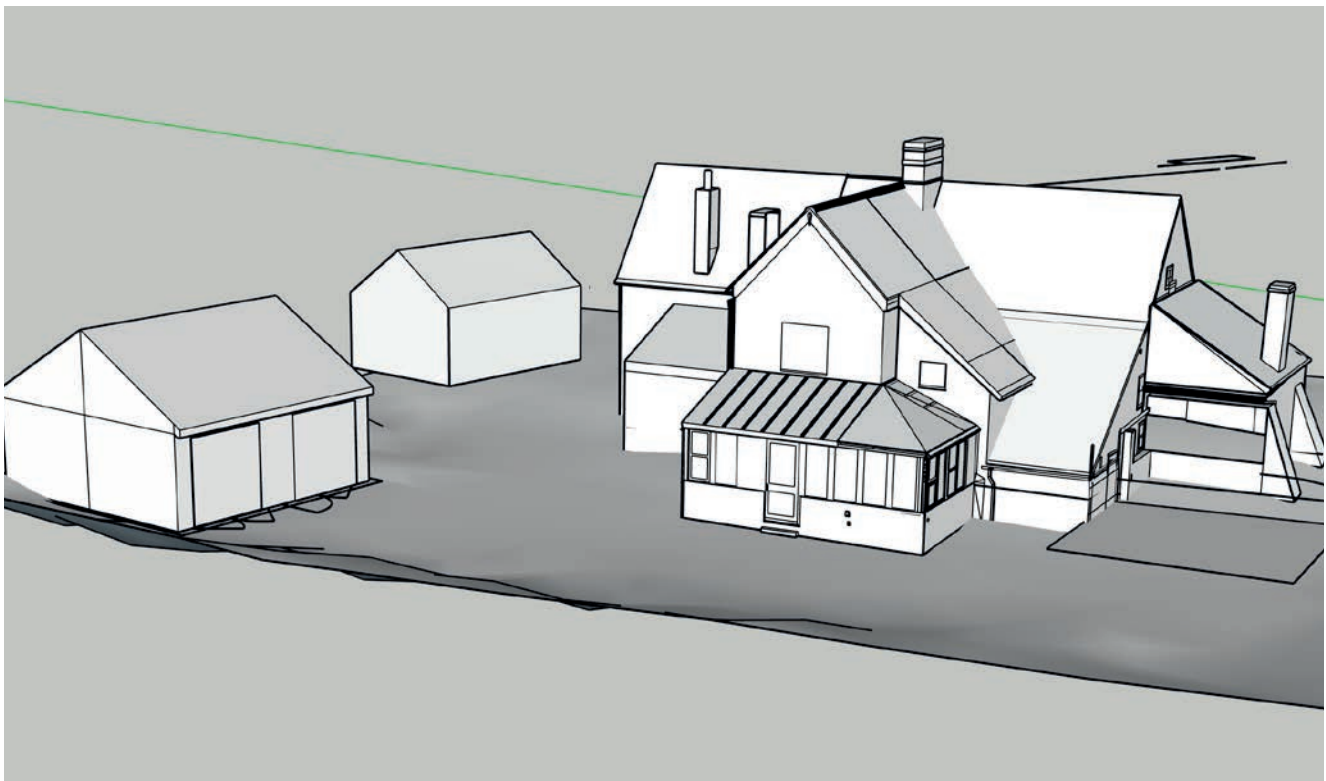


Side view of the Shed

Existing Buildings: The garage to be taken down.



Heritage Impact: The heritage of the site includes its form and the setting. The proposals should enhance the setting by removing a modern, very ordinary single car garage and replacing it with a higher quality more traditional outbuilding, without blocking the views into the site.



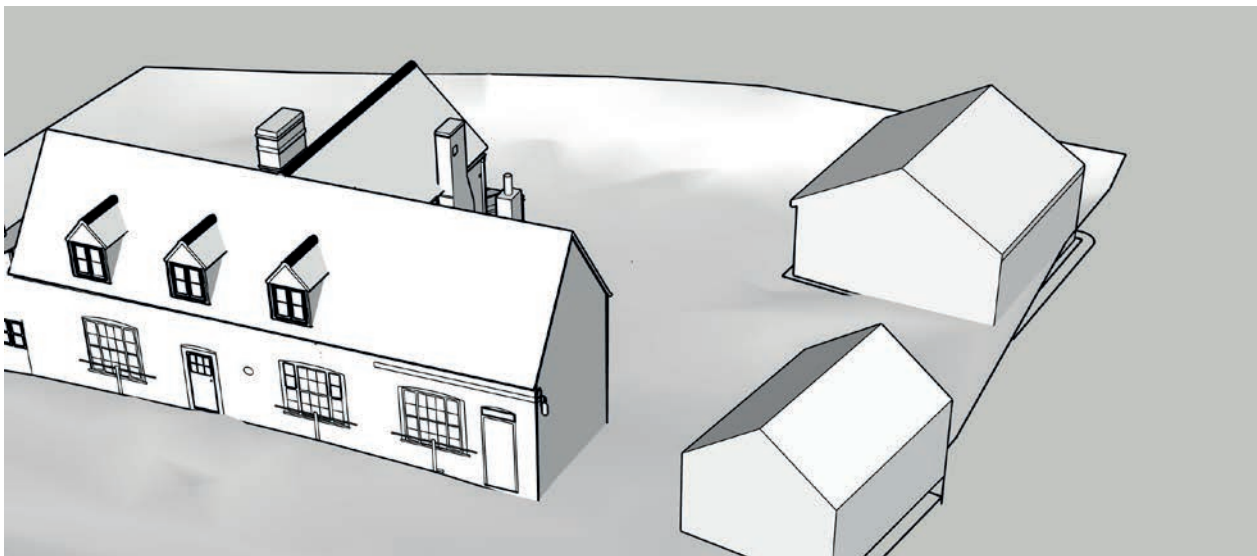
3D model showing the new cartlodge in relation to the rear of the site

3.0 Design

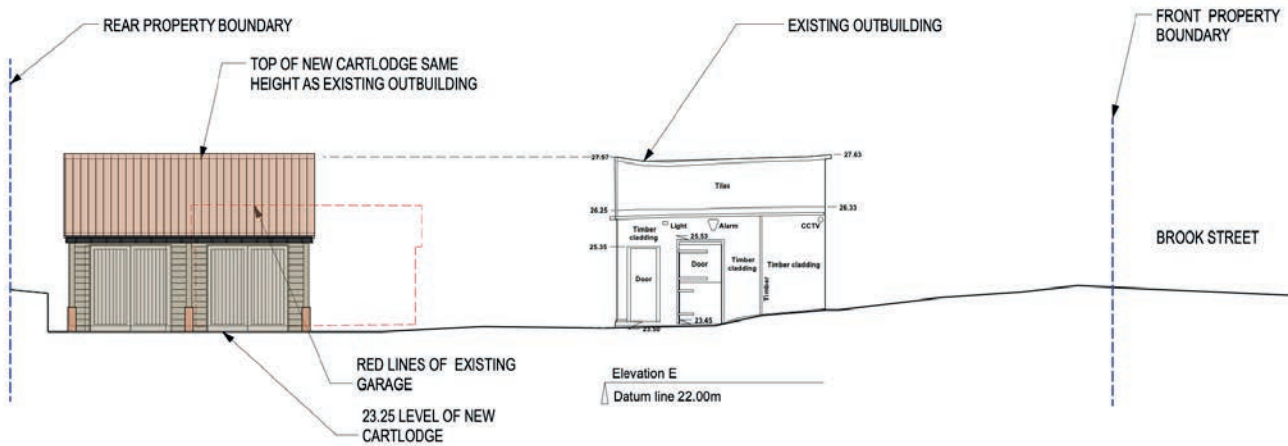
3.1 Site Layout



The new cartlodge has been located to preserve the view corridor as is illustrated in the proposed site plan above. The new position further back, high quality materials and a traditional roof slope of 30 degrees will enhance the setting.



3D visualisation of the site showing relationship of new building in the setting



3.2 Layout and Scale of the proposed Cartlodge

The cartlodge is proposed to be square, at 6.3m wide and 6.3m long externally, 6m square internally. This provides two parking places of 5.5m long x 2.9 m wide. There are more than two car parking places elsewhere on the site, avoiding the need for the internal depth to be more than 6m. There are two pairs of timber doors leading into the cartlodge, and two windows to the rear to provide daylight. These look onto a close boarded fence separating the site from a field to avoid any overlooking. The slope of the roof is 30 degrees, the minimum for the proposed pan tiled roof. The resultant height of the cartlodge is not higher than the existing Shed which is situated at the front of the site.

3.3 External finish materials

The cartlodge is to be made of timber framed walls on a red brick plinth, with horizontal timber boards cladding the walls and timber fascias and trims, all to be painted black. The front of the cartlodge will have exposed oak posts, natural timber cladding and vertically boarded pairs of doors. The roof will be clad in red clay pan tiles with black rainwater goods. Exposed rafter feet in natural finish add to the traditional feel of the building.



Example of exposed rafter feet, black weatherboards and brick plinth.



Timber boarded doors and strap hinges painted black



Recent view of Spread Eagle House from across the street. Note the hedge screens much of the existing Shed.



3D Model showing the same view as the photograph with the view through the site

3.4 Landscaping

Hard Landscaping - a concrete slab leading to and under the old garage will need to be removed. This will be replaced with gravel, to blend with the existing areas.

3.5 Ecology and Environmental Impact

An electrical charging point for vehicles will be included in the new garage.

Significant areas which are currently paved in concrete will have the concrete removed. These areas will be covered in gravel on a permeable base, increasing permeability for rainfall.

The existing small garage is not suitable for bat roosting, therefore taking it down will not detract from biodiversity on the site.

4.0 Access

4.1 Vehicles and car parking

There is ample car parking for the dwelling and visitors, as well as secure bicycle storage in the new Cartlodge.

5.2 Access

No barriers to access are included in the proposals, and the house remains unchanged.

5.3 Highways

No changes are proposed to the existing vehicle access.