

# CONNOR FERRIS

## ARCHITECTS

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30.10.2023

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**Re: HERITAGE STATEMENT TO MILLFIELD HOUSE, MILLFIELD, BARNSTON, CM6 1LH.**

To whom it may concern, please see below the heritage statement, for the construction of a single storey rear extension, an additional 1.5m to the existing old rear extension to Millfield House, Barnston.

### Site Name

Millfield House, Millfield, Barnston, CM6 1LH.

### Address

Millfield House, Millfield, Barnston, CM6 1LH. National Grid Reference TL 82690 18580.

### Schedule of works

The construction of a single storey rear extension, 1.5m to the rear of the existing rear extension. The total rear extension totals 4340mm from the existing rear wall. The design aims to be in keeping with the design of Millfield House, being sensitive to elevational appearances, where window design has been replicated in flank walls to be in keeping. The external materials are to keep the same as existing, with a light coloured white render finish, and brick plinth to the bottom. Roof tiles are to match the natural slate tiles existing, after comments from a Pre-Application meeting.

Note - The design has been amended after a refusal in the initial application UTT/23/1390/LB. Following comments from heritage that expressed some concern in certain aspects of the design. We have been in contact with the heritage officer since, and amended the design to gain a more acceptable design. The new design, implements a new additional balancing window on the north-east elevation. All rooflights have been omitted, and the width of the extension has decreased to not impact the existing building. The senior built heritage consultant, namely Caroline Sones, has since expressed that in balance she would now support the application.

### History of the heritage asset

Millfield House, Barnston is a Grade II Listed Building, with the list entry number of 1166324, and it was first listed with Historic England in 6<sup>th</sup> August 1984. Historic England details the description of the property as 'Cottage, C17 or earlier with attached C20 extensions to right and left. The cottage timber framed and plastered, thatched roof with 2 eyebrow dormers. 1 storey and attic. 3 range C20 leaded casements and doors to right and left, extensions 2 storey with grey slate roof, part plastered part weatherboarded. Jowled storey posts and stop chamfered beams in cottage.'

**THANK YOU FOR YOUR BUSINESS!**

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The property itself, sits on large plot that the north views overlook Chelmer Valley, with incredible views, which the proposal aims to maximise the views of the overlook from the internal design.

## How will the proposal impact on the heritage site and setting

The proposal will not look outstanding to any of the current constructions and compliment the feel of the historic timber property. The proposed 1.5m extension on top of the existing rear extension, will re construct to meet modern building regulations the existing rear extension, that is poorly constructed, and leaving leaks and damage to the existing property.

The proposal does not effect the original 17<sup>th</sup> century property, and will not damage any of the listed original elements.

The idea of a timber frame structure with rendered external finish to the proposed extension, is to match existing materials as close as possible. The extension benefits form roof lights to bring natural light into the new area, without impacting the elevational appearance. Proposed material details can be found on drawings - 003.Proposed Elevations.

There has been careful consideration, and multiple re-designs after a previous planning refusal, and Pre App meeting (UTT 23 0171 PA) comments on 31<sup>st</sup> March 2023, which concluded in support of the rear elevation, and would be acceptable. Written by Mark Sawyers.

## Previous Extensions / Planning Permissions

Erection of single storey rear extension Open for comment icon  
Millfield House Mill Field Barnston CM6 1LH

Ref. No: UTT/20/3334/HHF | Received: Wed 16 Dec 2020 | Validated: Wed 23 Dec 2020 | Status: Refused

Outline application for residential development of detached houses on 0.937ha and construction of a new access Open for comment icon  
Millfield House Mill Field Barnston Great Dunmow Dunmow Essex CM6 1LH

Ref. No: UTT/0928/85 | Received: Thu 08 Aug 1985 | Validated: Thu 08 Aug 1985 | Status: Refused

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## Images of heritage asset



1. Existing Dwelling, With rear extension



2. Millfield House, Flank elevation. Showing listed thatched elevation.



3. Millfield House, Flank elevation, showing connection between multiple existing extensions.

Kind Regards,

**Connor Smith** BArch(Hons) MArch(Hons) PgDip ARB RIBA  
Architect & Proprietor

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