

Project Information

Site Address Chequers, Little Bardfield, CM7 4TW

Applicant Stephen Noble

Project No 12301

Project Title Proposed New Dwelling

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Drawings and other supporting documents

DRAWNG NO	DRAWING TITLE
Drawing 01	Location and Block Plans
Drawing 02	Topographical Survey
Drawing 03	Barn 1—Existing Ground Floor Plan
Drawing 04	Barn 1—Existing First Floor Plan
Drawing 05	Barn 1—Existing Roof Plans
Drawing 06	Barn 1—Existing Elevations
Drawing 07	Barn 2—Existing Floor Plans
Drawing 08	Barn 2—Existing Elevations
Drawing 09	Existing Site Plan
Drawing 10	Proposed Ground Floor Plan
Drawing 11	Proposed First Floor Plan
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1.1 Introduction, The Client & The Project Brief

INTRODUCTION

This document has been prepared by Edward Parsley Associates Ltd (EPA) to outline the design process undertaken to establish the designs for a new dwelling at Chequers, Little Bardfield.

The application site lies in the curtilage of a grade II listed building which is recognised for its distinct and historic character so this document sets to gain an understanding of these to help steer the design proposals. Given the setting of the site and the adjacent listed buildings, any proposals will naturally cause a change in setting which will have an impact so this will be studied to understand whether or not any change will be harmful to the heritage assets.

Successful designs are achieved through a journey where this document will depict this from the beginning of the journey through to the end. The first phase is to understand the context and history of the site where following this, concept designs can be developed accordingly for assessment and critique. Part of this process involves early engagement with the local planning authority to establish and understand the planning and heritage position for the concepts where following this the proposals are developed further.

CLIENT BACKGROUND AND THE BRIEF

Mr and Mrs Noble have lived in Chequers for several years where this has been their family home. The grounds to the property are extensive and over the years have been used functionally to raise their family with the gardens for recreation and the area to the west of the site being used for stabling and a menage. Over the last few years, the area to the west of the site has not been used as a menage where this, the stable buildings and one of the barns are redundant so the applicant is seeking alternate use for the buildings and land.

One of the barns has been converted to residential use under application: UTT/17/2637/FUL where the stable buildings and the former menage remain redundant and disused. Amongst this cluster of buildings is also another barn on the north side of the site which is used as an annexe to Chequers.

The applicants have approached EPA with the view of exploring the potential for a new dwelling on the former disused menage to make efficient use of the land for them to occupy as their family home. Chequers would be maintained as a dwelling within its own right and the barns which are used as annexes to Chequers would also be their own individual units with a shared access.

Part of the idea behind the project is to improve the historical understanding of the site where the group of barns were historically associated with the adjacent farmhouse, Wainsfords Farm.



1.2 Heritage Assessment

HERITAGE ASSESMENT

The NPPF Paragraph 194 states that; ‘

In determining applications, local planning authorities should require 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.’

The proposals in this project have the potential to impact the heritage asset and the setting of the adjacent listed buildings. The level of detail supplied within this Assessment is considered to be proportionate to the potential impact of development in accordance with Paragraph 194 of the NPPF.

The significance of the setting of the heritage asset will be assessed in accordance with Section 16 of the NPPF and Historic England document, ‘*Conservation Principles: Policies and Guidance and The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Second Edition) 2017*’ (GPA3). This document advises that the following broad, 4 step approach is taken towards assessment, applied proportionately to the competitiveness of the case from straightforward to complex.

Step 1: Identify which heritage assets and their settings are affected

Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it.

Step 4: Explore ways to maximise enhancement and avoid or minimise harm

Step 5: Make and document the decision and monitor outcomes

The whole area surrounding the application site comprises of historic components that contribute to the make up of the setting. By sitting within the listed curtilage, the proposals could have an impact on its setting where the NPPF defines setting as;

‘The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.’

By understanding the importance of designing with intentions to preserve the historical setting, the NPPF document will drive the process to ensure a proposal derives which is in compliance with paragraph 197 and should take into account:

- a) *desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.*
- b) *Positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability*
- c) *Desirability of new development making a positive contribution to local character and distinctiveness*

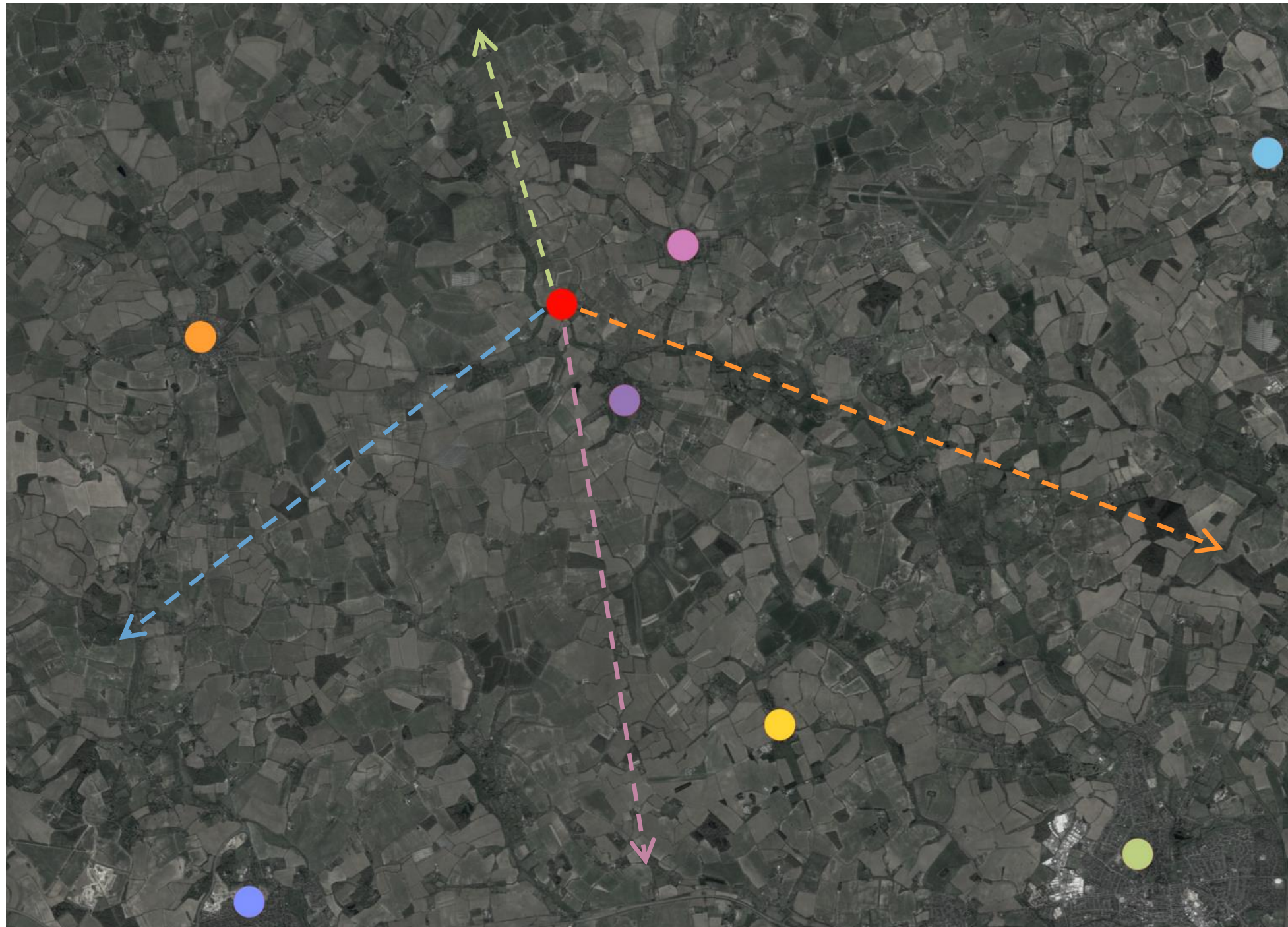
This document will help to understand the setting of the heritage asset and its setting where the proposals will be designed accordingly. The proposals will then be outlined in detail and then a final assessment made on them in relation to impact on the heritage asset.

METHODOLOGY

The outcome of a successful design requires an understanding of the site’s history and context. A look into the evolution of the location and its structures over time will help to identify the relationship of the builds within the setting and its opportunities and constraints for development.

The document follows a format which identifies the following strategy for the outcome of the final design:

1. Understand the property history through previous planning applications and the wider history of the location, identifying the listed buildings and understanding their significance
2. A site visit to understand the experience of the current setting, identifying constraints and opportunities
3. Identify the design principles and develop concept drawings responding to the site research
4. Arrange a pre-application advice meeting to discuss the designs and steer the development to form a positive contribution to the site
5. Develop the design and analyse in detail against its heritage impact and research. The design is to be developed accordingly to minimise any harm to the setting.



SITE LOCATION

The application site lies in the village of Little Bardfield located in the Uttlesford District of northwest Essex. Bardfield Road which is a minor road, runs through the village and connects Thaxted 3 miles to the west, and Great Bardfield 1 mile to the east.

The parish comprises of Little Bardfield and two hamlets; Hawkspur Green and Oxen End which are surrounded by farmland.

The town is 12 miles south of Haverhill, 20 miles west from the M11 motorway which provides links towards Cambridge and London, and 11 miles from Braintree where there is access to further public amenities.

- Application Site
- Great Bardfield
- Finchingfield
- Thaxted
- Sible Hedingham
- Great Saling
- Great Dunmow
- Braintree
- - - M11 and Stansted Airport Direction
- - - Colchester Direction
- - - Haverhill Direction
- - - Chelmsford Direction



SITE AMENITIES

The application site is located in an area predominantly made up of residential buildings towards the west and farmstead establishments spread out across the sparse landscape.

The location is simple in terms of infrastructure and its closest town, Great Bardfield accessed by Bell Lane which provides the public with living amenities, is located 1 mile away from the application site and has a walking distance of 20 minutes.

Regular bus services provide links to Wethersfield, Chelmsford City Centre, Great Notley and Braintree for further public amenities, making this location sustainable and ideal for a variety of people.

- Application Site
- Primary School
- Great Bardfield Town Hall
- Shops
- Restaurants
- Bus Stops
- Bell Lane—Main road into Great Bardfield
- Residential buildings

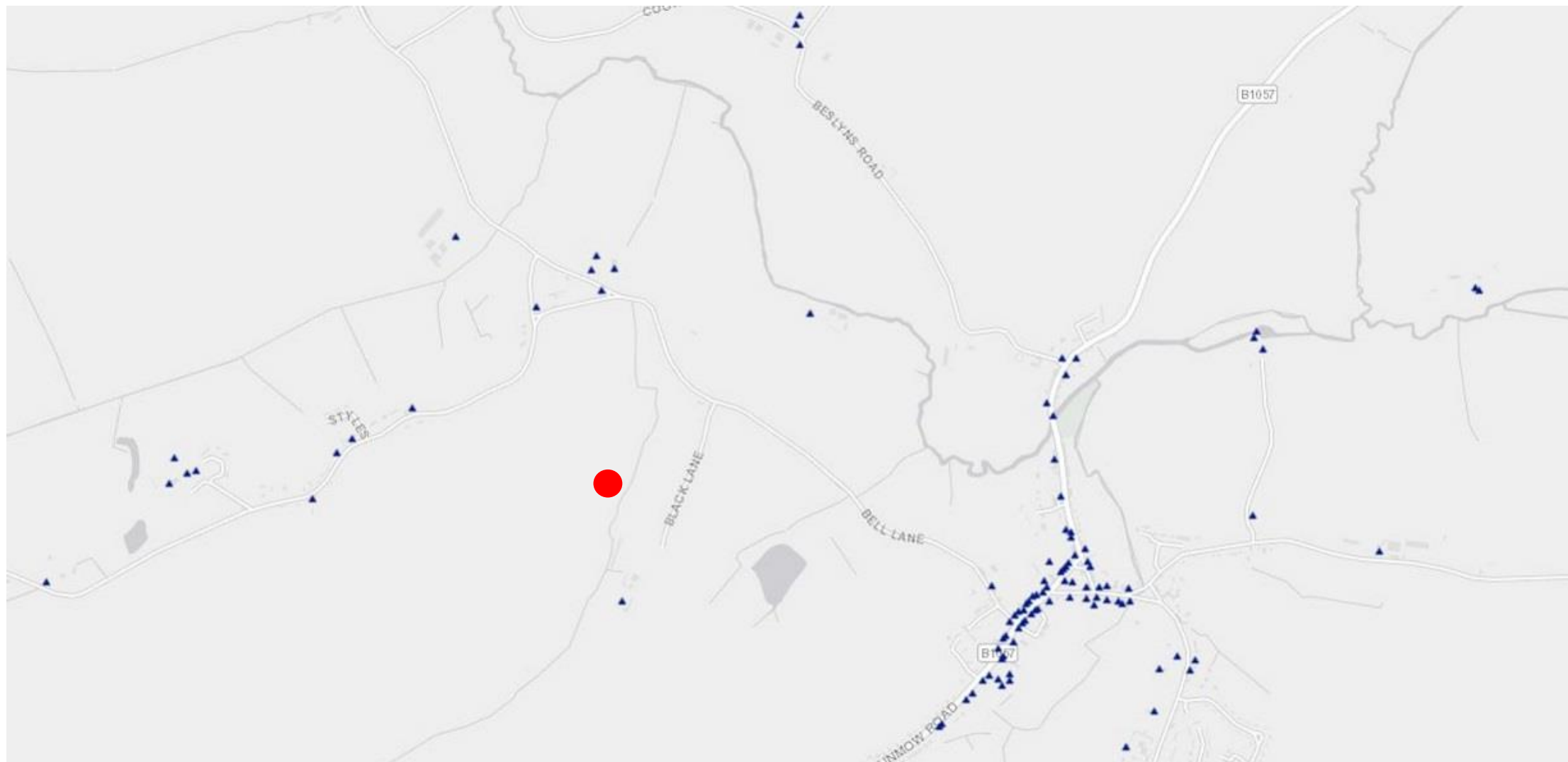
2.3 Heritage Map



Little Bardfield Parish is recorded in the Domesday Survey of 1086 and is a dispersed settlement with an array of building styles. The Parish is extensively farmland with a combination of residential uses.

The application site is emerged within an area accommodating many Listed Buildings as demonstrated by the map from the Historic England website, where 18 of them are Grade II Listed which is defined as a building or structure "of special interest, warranting every effort to preserve it."

One in the area holds the Grade I title where the building is "of exceptional interest." With only 2.5% of Listed Buildings falling under this designation, it is important to respect their significance and design with every intention to preserve this history.

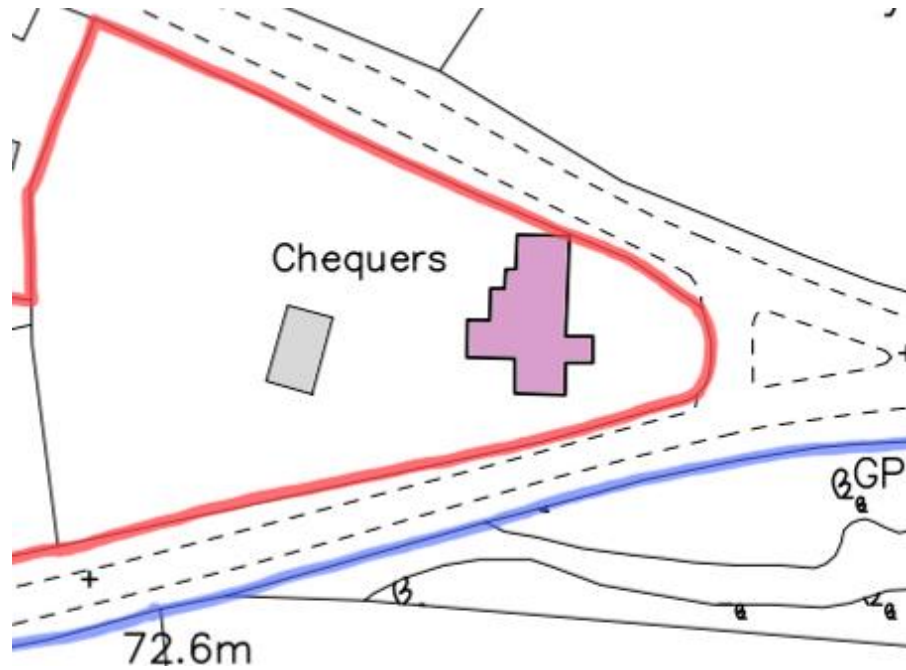


- Application Site
- ▲ Listed Buildings



- Application Site
- Ownership of Adjacent Land
- Grade II Listed

2.4 Listed Building



THE CHEQUERS, THE STREET—Listing Entry Number 1336983

Although not directly in correlation with the proposals submitted within this application, the Listed nature of the building on the application site is crucial to understand in order for a sensitive design to develop which remains harmonic with the existing setting of this historic asset. The Chequers building has the following listing description on the Historic England website:

TL 63 SW LITTLE BARDFIELD THE STREET (north side) 2/27 The Chequers 7.2.52

GV II

House. Early C17. Dated P-Anno Dom 1609 on porch bressumer. Plaster plaque dated 1602 but records state 1785. C19/C20 alterations. Timber framed and panel plastered tied plain tiled roof with gable to right. Jetty to right return. One storey and attics with 3 gabled dormers. Gabled and jettied full height porch. 1:1:3 window range of mainly 3 light casements with transoms probably C19. Nailed 3 board door with muntins and strap hinges, moulded oak surround. RCHM 5.

Listing NGR: TL6648631194

This house is situated 0.75 miles east of the Grade I Listed Church and was built around 1609. It consists of a modern addition at the rear.

According to the Little Bardfield Parish website, there is not much known history of the site during the 17th and 18th Century, except that it was owned by the Bowyer Family and it used to be a beer shop. Between 1807 and 1911, the house was owned by 4 different people; Humphrey Smith, Charles Wood, George Emmens and Dr Dawson.

Some background historic information revealed that in 1900, an architect called Mr Richard Creed owned the Little Bardfield Hall, and when he died in 1914, his widow and daughters continued to live at the Hall with their daughters who then moved to The Chequers in 1919. The structure on the application site has had many relations and associations with the residents of the village, demonstrating that it has impacted a range of people’s lives and is rich with history.



1900—The Chequers photo from the Little Bardfield Parish website



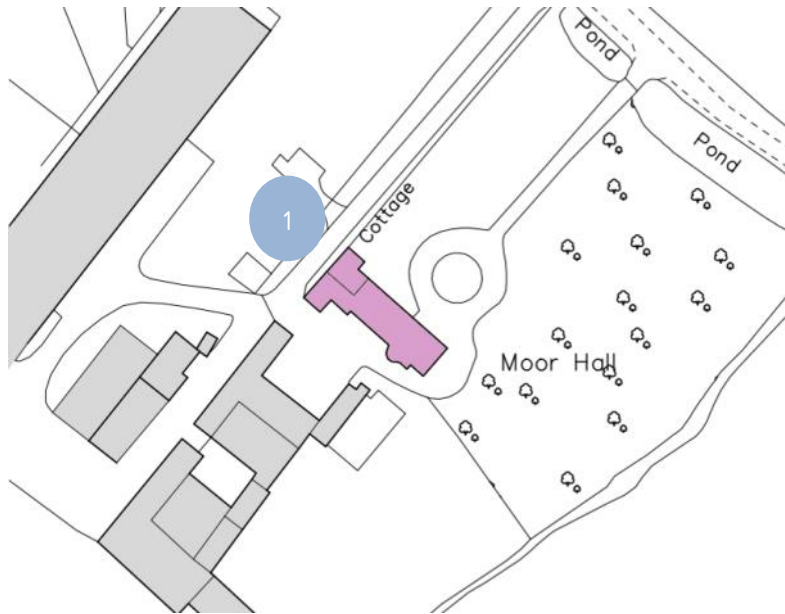
Inscriptions on timber reading 'Anno Dom 1609'



2006—The Chequers photo from the Little Bardfield Parish website

2.5 Nearby Listed Buildings

The buildings of historic significance in close proximity to the application site are important to acknowledge and understand in order for a successful design to derive with minimal harm upon the setting of the wider heritage assets.



1. MOOR HALL, HAWKSPUR GREEN ROAD – Listing Entry 1111838

TL 63 SE LITTLE BARDFIELD HAWKSPUR GREEN ROAD

2/6 Moor Hall - Grade II

House. C17/C18 or earlier right ranges with early and late C19 addition to right. Original build timber framed and panel pargetted. C19 red brick left ranges. Red plain tile and grey slate roofs. Right range with feature gable and right gable crosswing. 2 red brick chimney stacks, one storey and attics. 1:2 range of 3 light leaded windows the 2 right windows small paned horizontal sliding sashes. The left build of 3 forward bays and one bay attached to older range originally 2 storeys with an added storey circa 1900, this with right and left gables. 3:1 window range of small paned vertically sliding sashes, those to ground floor tripartite. 4 steps approach the central porch with panelled and moulded flat canopy supported by 2 fluted columns and 2 fluted pilaster columns, each with moulded capitals and bases. Panelled surround to 6 panelled door with panelled reveals. Traceried round headed light over. To the left return is a lean-to conservatory. Interior features include large hall with wreathed handrail to stick staircase. Reveal panels to panelled doors, moulded wainscots etc. Ceiling beams and stop chamfered bridging joists to original build.

Listing NGR: TL6614531307



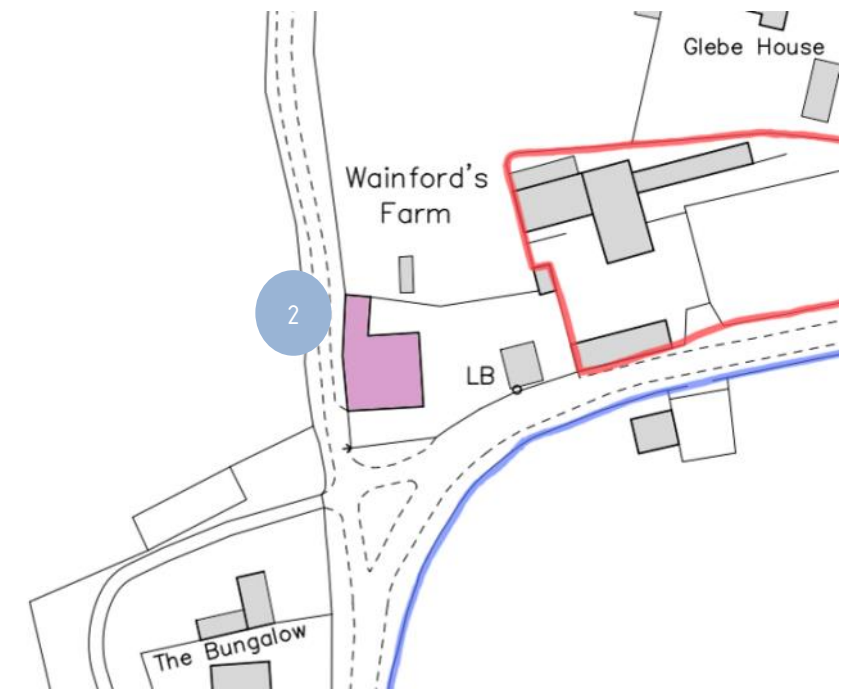
1920s photo of Moor Hall from the Little Bardfield Parish website



2006 photo of Moor Hall from the Little Bardfield Parish website



Moor Hall Painting by Edward Bawden, from Little Bardfield Parish website



2. WAINFORDS FARMHOUSE, THE STREET—Listing Entry 1111817

TL 63 SE LITTLE BARDFIELD THE STREET (north side) 2/26 Wainford' s Farmhouse 7.2.52 GV II

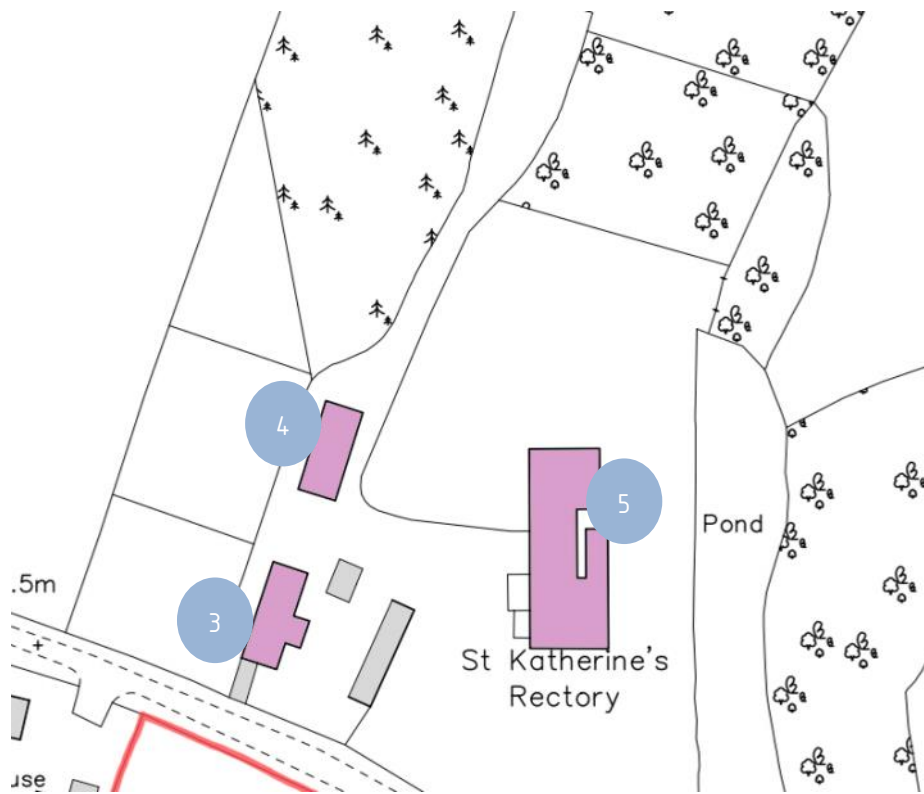
House. C16 or earlier with C17 and later alterations and additions. Timber framed, C19 painted brick facade, plastered return walls. Red plain tiled roofs. Central red brick chimney stack with attached diagonal shafts on rectangular base with moulded capping. Square stack to right return. Gabled to left and right with pierced bargeboards. Central band. 2 storeys. 2 window range of casements with glazing bars. Off centre right C20 plank and muntin door, moulded surround, flat canopy on brackets. Reputed to contain early C16 doorway with a 3 centred head and moulded ceiling beams.

Listing NGR: TL6633731153



2006 photo of Wainford Farm, from the Little Bardfield Parish website

2.5 Nearby Listed Buildings



3. BARN APPROXIMATELY 30M WEST OF THE OLD RECTORY, BELL LANE—Listing Entry 1111836

TL 63 SE LITTLE BARDFIELD BELL LANE

2/4 Barn approx. 30 metres west of The Old Rectory

GV II

Barn. C17/C18. Timber framed and weatherboarded with some plaster. Thatched roof. Gabled midstrey. 3 bays. Through bracing to walls. Side purlin roof with rafters pegged at ridge. Some arched braces and some hanging knees to tie beams. There is a small grey slate roofed outbuilding to left with stable door and casement window.

Listing NGR: TL6646131242

Situated at the junction of the Bardfield Road, Bell Lane and Little Sampford Road, this site holds history in relation to the Grade I listed Church of St Katherine where this Old Rectory was used as a Theological Training college for young priests between 1910 and 1940. It was known as the Brotherhood of St Paul.

At that time, the Misses Creed lived at Chequers and one of the brothers reports that it was "a measure of success as a student if you were invited to tea."

4. STABLES APPROXIMATELY 30M WEST OF THE OLD RECTORY, BELL LANE—Listing Entry 1111835

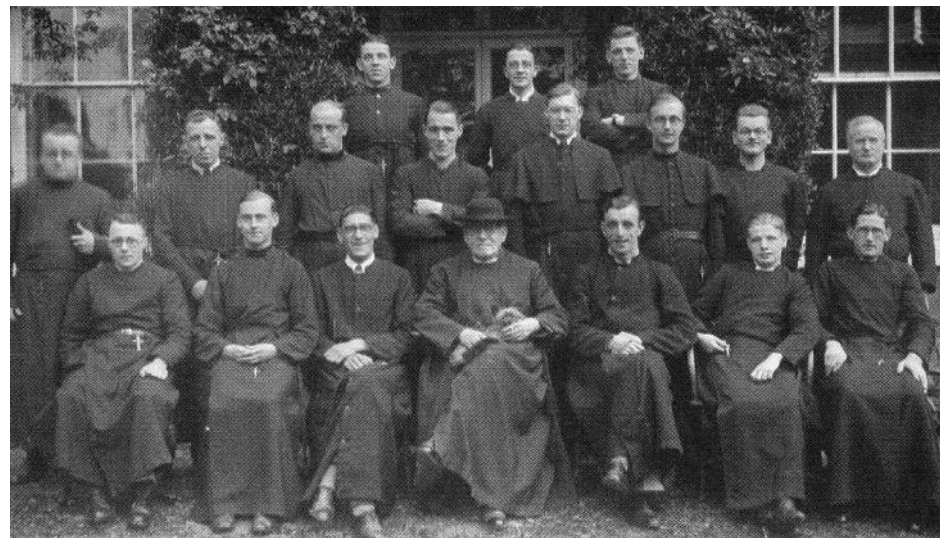
TL 63 SE LITTLE BARDFIELD BELL LANE

2/3 Stables approx. 30 metres west of The Old Rectory

GV II

Stables. C18/C19. Timber framed and plastered. Hipped grey slate roof. Garage door to left. Right vertically boarded door with beaded edging, moulded surround, light over. To right and left of this door a small paned vertically sliding sash window in moulded surround. Original stalls and doors with vertically boarded lower and iron rod upper panels. Moulded cast iron gutters and pipes leaning against outer wall.

Listing NGR: TL6647131274



Historic photo of practicing Priests at the Old Rectory



2006 photo of The Old Rectory, from the Little Bardfield Parish website

5. THE OLD RECTORY, BELL LANE—Listing Entry 1111834

TL 63 SE LITTLE BARDFIELD BELL LANE

2/2 The Old Rectory

GV II

House. Late C18/early C19. Red brick. Hipped red tiled roof with 3 segmental headed dormers. Left and right red brick chimney stacks. Dentilled eaves cornice. Later rear wings. 2 storeys and attics. 5 window range of small paned vertically sliding sashes with gauged brick arches. Central glazed double doors. Lead tent porch on metal supports. Round head arches to front and returns, trellising over and to front supports. Left return, 8 panelled double doors, moulded capitals and bases to fluted pilasters, moulded frieze, dentilled and moulded pediment. Right return with metal urns on stone plinth to stone patio angles. Internal panelled shutters. Adam style fireplace to left drawing room. 2 arcade columns with foliate capitals to right of door.

Listing NGR: TL6651431245

New Courts Repertorium mentions "a parsonage house which is a tenement in the yard with two rooms for necessary uses" and it is believed that this Parsonage constructed by Paul Kent was located either on Chequers or the Old Rectory given the outbuilding presence on both of these plots.

Moilman's History of Essex quotes "the Parsonage which stands about 0.75 miles from the Church is a handsome brick building entirely new built by the incumbent Thomas Bernard."



May 2006 from the Little Bardfield Parish website

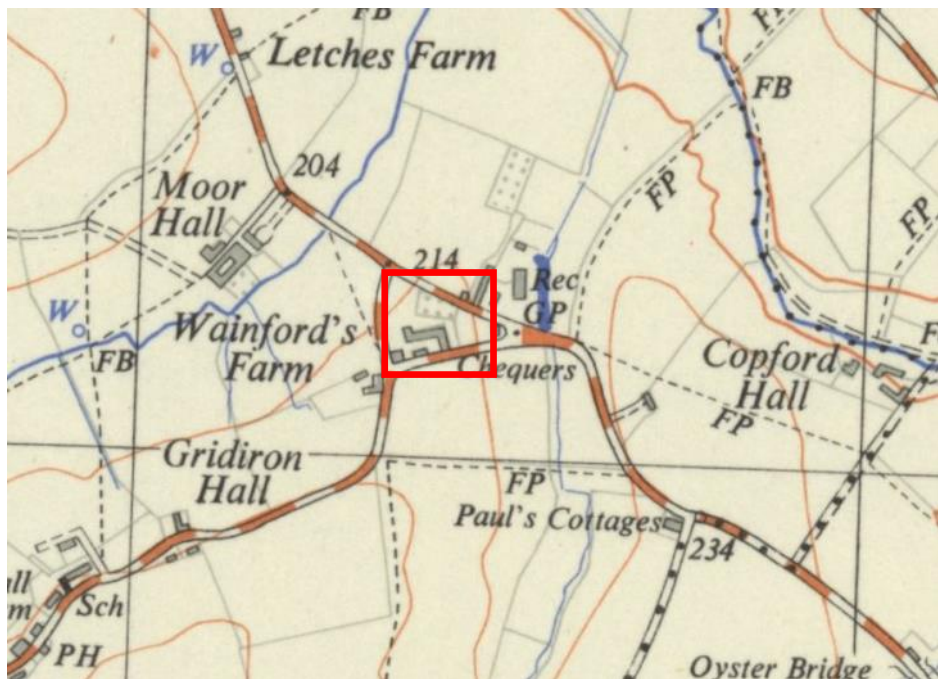
3.1 Historical Mapping



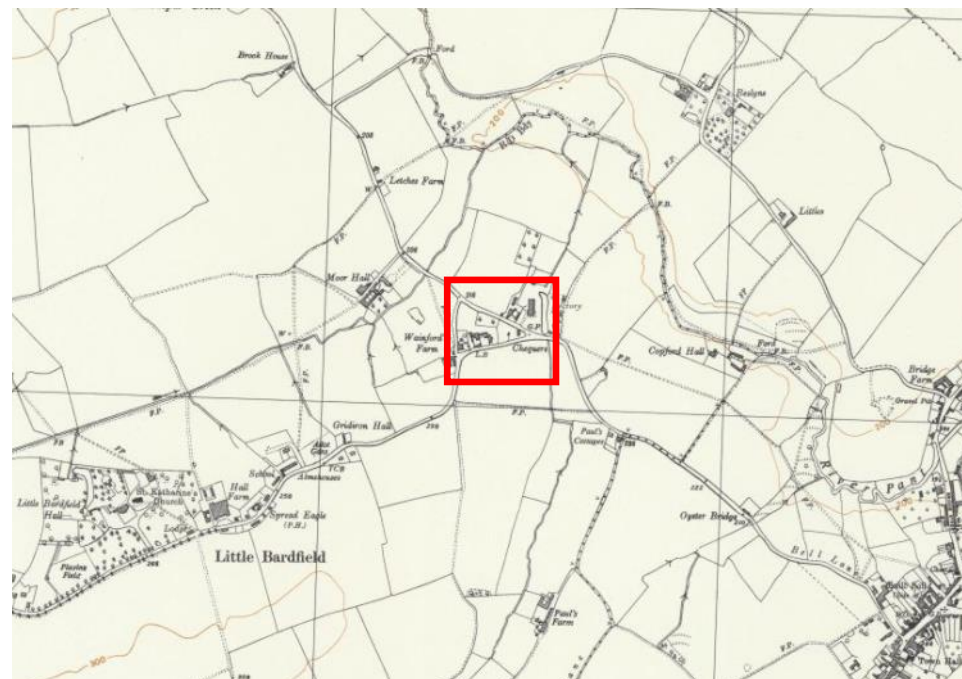
1777 Chapman and Andre Map



1892-1914



1937-1961



1949-1970

The 1777 Chapman and Andre map shows the early formation of the area which comprised of clusters of built structures situated around the highway boundary. The definitive triangular break in the main road is a prominent feature which as the map depicts, has been in existence for many years.

Little Bardfield is one of the smaller developments in the area where The Church of St Katherine lies at the heart of the village centre. Agricultural farmland surrounds Little Bardfield where the buildings in the landscape reflect this agricultural use comprising of farmhouses, agricultural farm buildings and farm workers cottages.

The early Champan and Andre maps show the smaller groups of farm buildings where over time as the demands of farming increased, the farmsteads and the number of buildings associated with them grew.

The area contained within the application site shows a clear farmstead arrangement with a courtyard of farm buildings to the east and the main farmhouse (Wainsfords) to the west. Chequers is located to the far east of the 'triangle' where there is a clear separation in land ownership / use between this and the farm buildings of Wainsfords.

The maps give a suggestion of the type of buildings on the site which appear as traditional Essex farm type structures of barns with threshing bays and a series of smaller buildings off of these, collectively forming the recognisable central courtyard. From the maps of 1842-1970, the structures appear to have mostly maintained their character although some buildings to the southern structure have been lost.

Over the years, demands in farming and changes to farming caused adaptations and changes to the agricultural buildings where in the 20th century many of the older timber structures became redundant. Advanced technologies and larger agricultural machinery meant that larger, open plan buildings were preferable to the smaller ones which exist on some of these historic farmsteads where those on the application site have since

3.2 Site Evolution



1892–1914



1937–1961



1949–1970



CURRENT

An analysis of the built composition on the site and its surrounding plots reveals that throughout history the narrative of the application site has been altered significantly.

Chequers Listed building at the east corner of the triangular plot remains in place with evidence of extensions and alterations shaping its structure throughout time.

There has been a relationship maintained between building facades sitting directly against the highway boundary, particularly towards the south road. Adaptations of the main stable/barn structures on the site shows a break in this pattern where the structures become less apparent along the street scene, somewhat eroding the historic aesthetic, where the current site now remains empty and disconnected as a whole.

The forms of the main barn and stable structures morphed in many ways, starting as a 'U' shaped with an enclosed courtyard composition

In terms of the internal system of the application site, there is evidence of a complex layout with introductions of new boundary lines in the later dates. This is reflective of the development around the site where boundary separations are demonstrated in the residential builds towards the south.

The changes within the site and its vicinity consisting of a residential nature implies that the addition of a new dwelling will fulfil the requirements of the area and better enhance the site while reintroducing the built forms from the past.

- Internal boundaries
- - - Buildings fronting the highway
- Built forms

3.3 Previous Planning

The site has undergone a series of previous planning applications, which accompany the evolution discovered through the historical mapping of the site. Further details can be found on the Uttlesford Council website, but some relevant applications are as follows:

UTT/0261/80/LB

Erection of conservatory at rear of dwelling, approved 10th April 1980 (no available documents)

UTT/0097/83/LB

New boundary wall, approved 7th April 1983 (no available documents)

UTT/0272184/LB

Proposed conservatory, approved 13th April 1984 (no available documents)

UTT/1053/00/FUL

Replacement conservatory. Alterations to barn to form games room/guest accommodation, approved 23rd November 2000

UTT/0920/01/FUL

Erection of garden room/structure, approved 20th August 2001

UTT/0990/01/FUL

Alterations and extensions to barn to form annex. Erection of replacement stables and stores, approved 14th September 2001

UTT/0366/02/FUL

Retrospective planning for construction of menage, approved 30th April 2002

UTT/0067/02/FUL

Erect boundary wall to part of site, approved 21st March 2002

UTT/18/1343/LB

Insertion of internal partitions, approved 25th July 2018. This structure has been converted to an annex some years ago and forms part of the curtilage with Chequers.



Photos of the site from application UTT/0366/02/FUL

UTT/17/2637/FUL

Conversion of existing outbuilding to residential dwelling, approved 21st November 2017.

This proposal was refused a number of times for insufficient info on the biodiversity impact, but overall was deemed successful in terms of the design and proposed use.

According to the information submitted with this application, the converted stable has never been used for horses, but only for storage. This previous farm yard setting has now adapted to be largely residential use and in terms of landscaping, has its own amenity space and parking.

In the officer's report for the approval of this application, it was acknowledged that the site lies beyond the Development Limits on land classed as countryside where policies are generally restricted. Notwithstanding this, paragraph 55 of the NPPF seeks to avoid isolated homes in the countryside unless there are special circumstances. *'While there is no published definition of 'isolated', it is considered that the PPG supports the view that housing sites should be within or adjacent existing settlements. The effect is to prevent sporadic development in the countryside, while supporting the growth of existing settlements of almost any size due to the associated economic and social benefits. As the application site abuts the built-up area of the village, it is considered that the location accords with paragraph 55.'*

3.4 Application Site



Neighbouring Glebe House

Barns/Outbuildings

Existing Site Access

Grade II Listed Wainsfords Farmhouse

Barn currently under conversion from outbuilding to residential dwelling - UTT/17/2637/FUL

Direction of Grade I Church of St Katherine

Grade II Listed St Katherine's Old Rectory

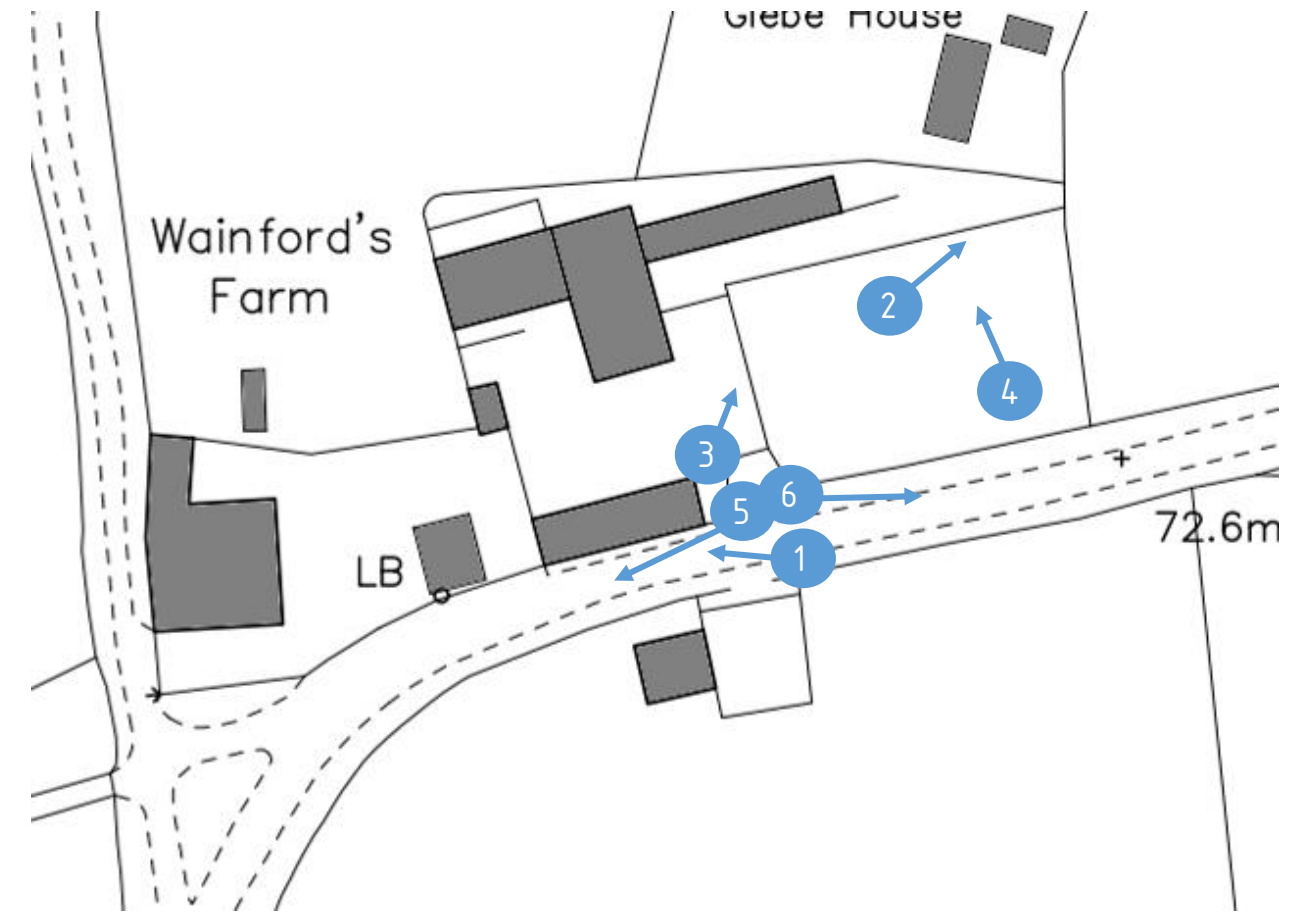
Grade II Listed Chequers

Unused Menage

Plot adjacent to the application site - remnants of the previous structure remain

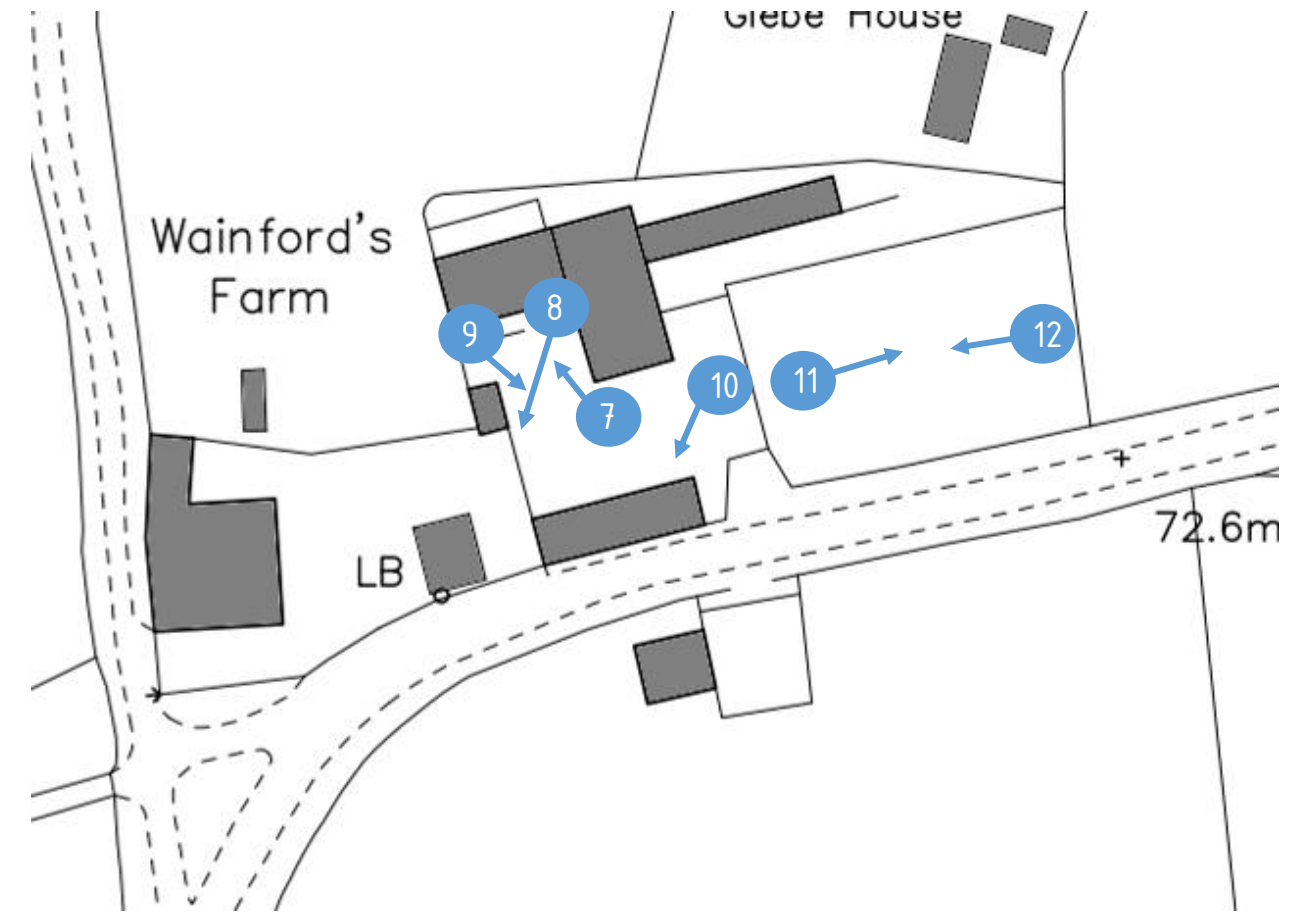


3.5 Site Photos



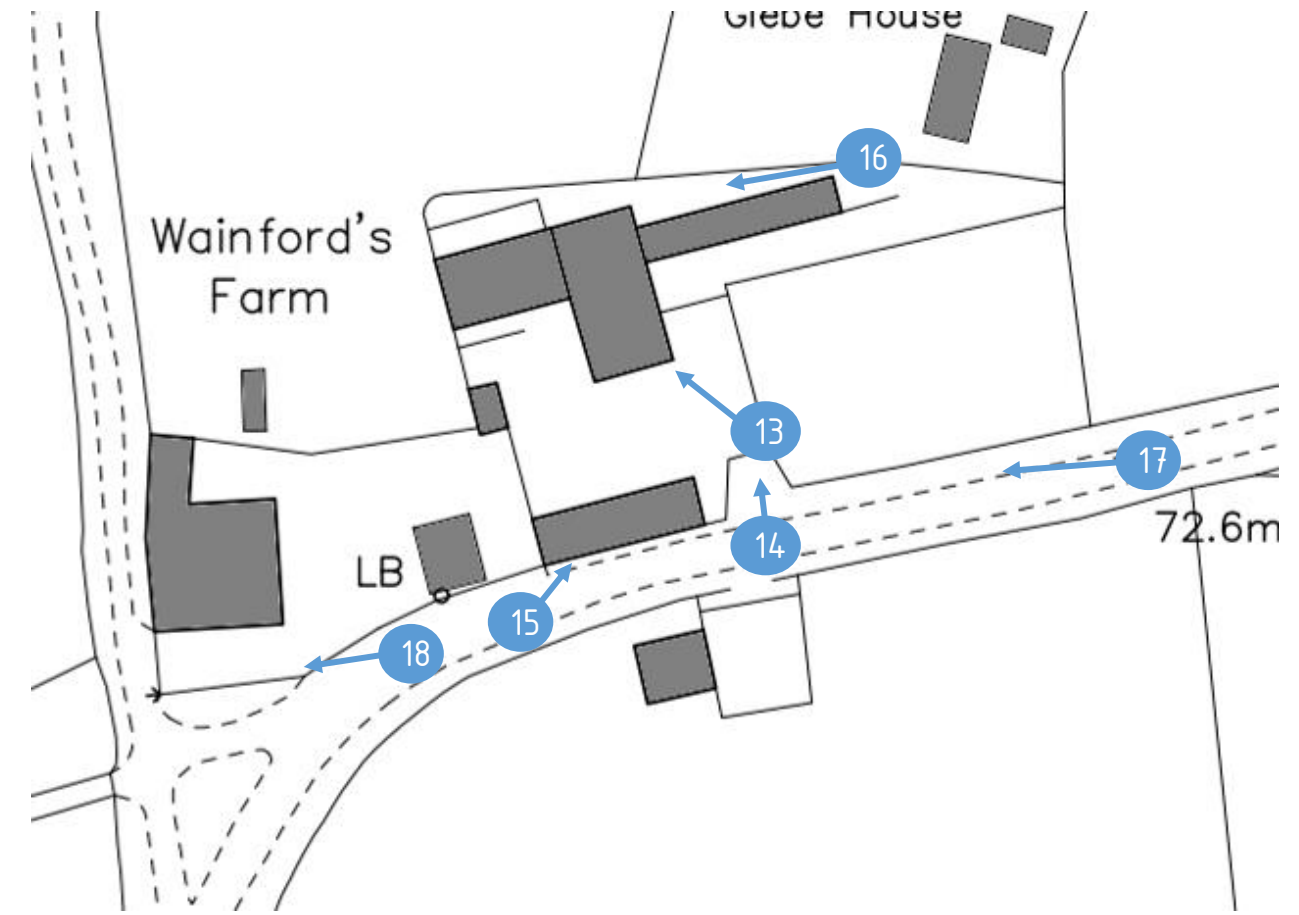
1. West approach into the site entrance—Barn currently under construction
2. Northeast view into the disused menage
3. Entrance into the site
4. North view from the disused menage
5. South east view from the site entrance
6. Southwest view from the site entrance

3.5 Site Photos



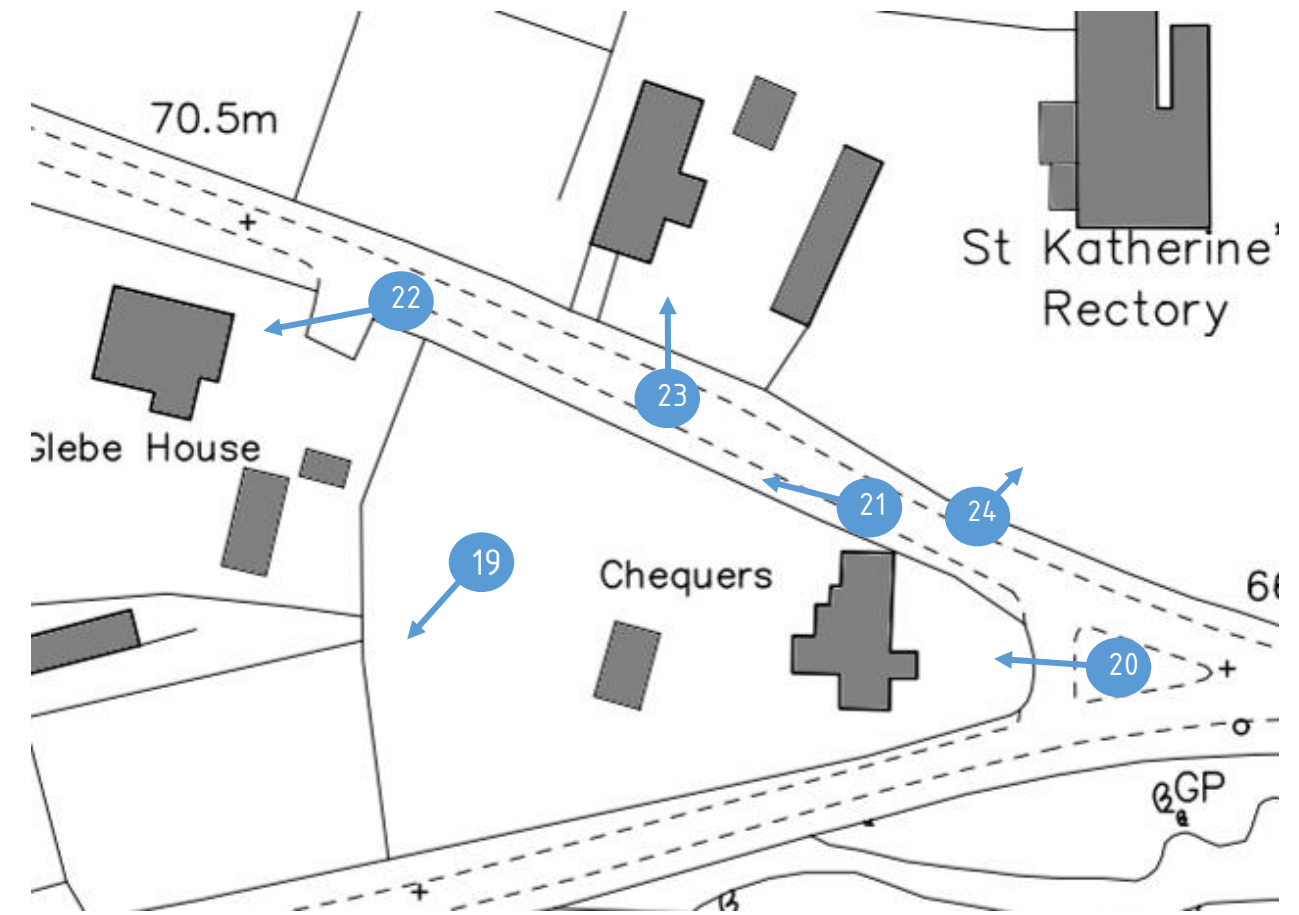
- 7. Northwest view onto barn
- 8. Southwest view overlooking the vehicular area
- 9. Southeast view overlooking the vehicular area
- 10. Southwest view from centre of driveway
- 11. East view of the disused menage
- 12. West view of the disused menage

3.5 Site Photos



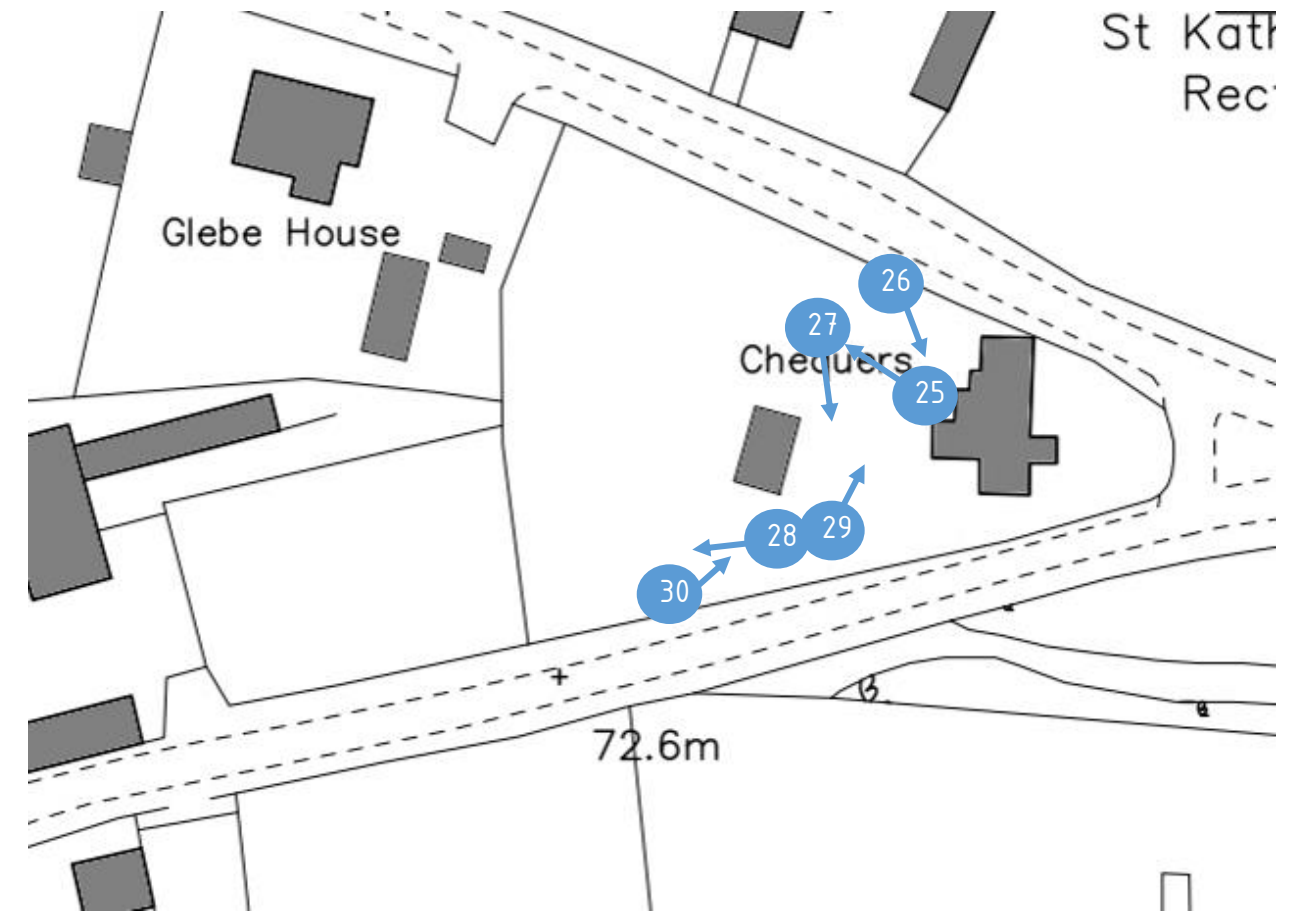
- 13. Northwest view into the courtyard
- 14. Site entrance
- 15. Northeast street view of the barn currently under construction
- 16. Side view of the barns north of the application site
- 17. West approach street view
- 18. West view onto Wainford's Farm

3.5 Site Photos

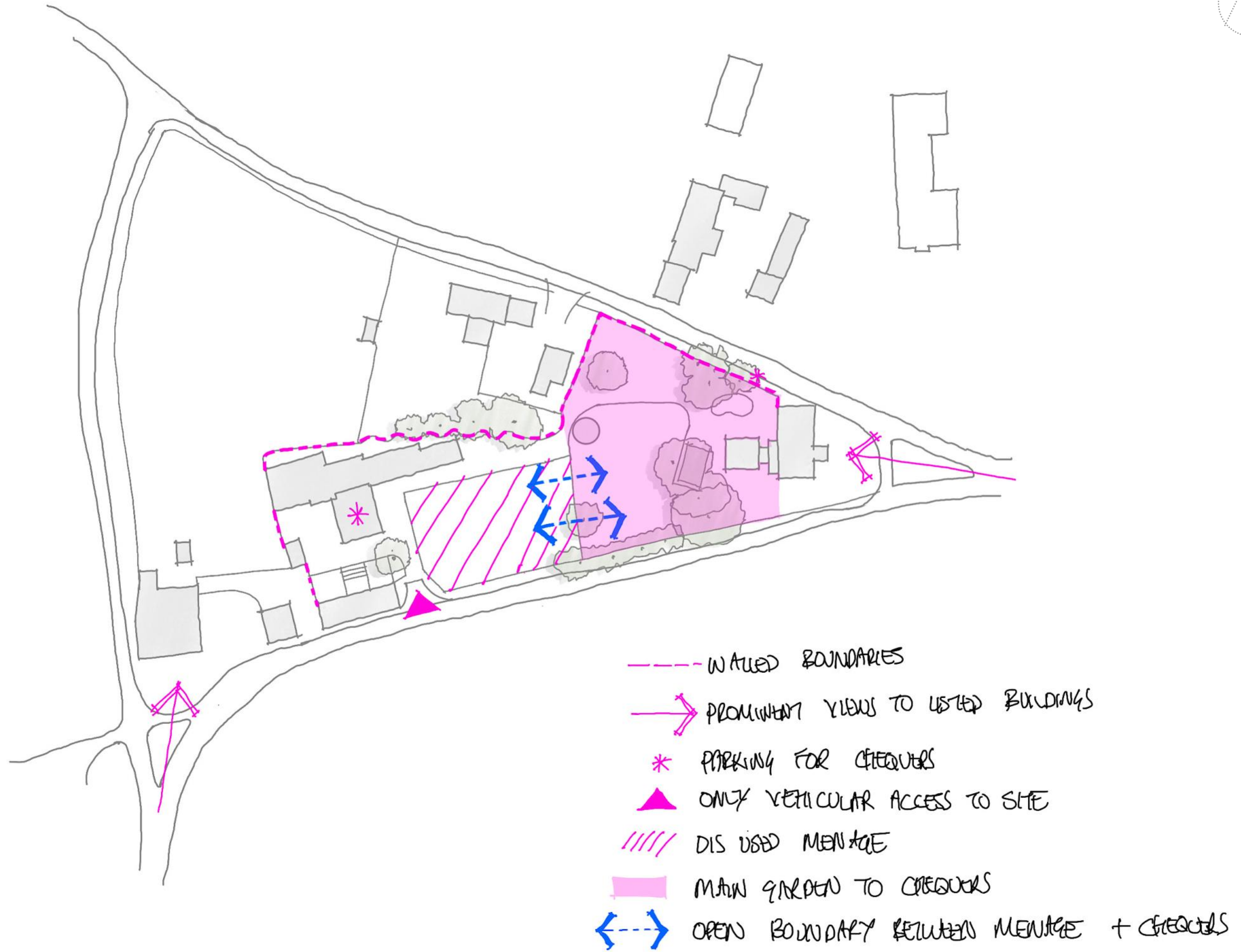


- 19. Southwest view from Chequers garden area
- 20. Front view Chequers
- 21. Western approach showing the boundary to Chequers
- 22. Glebe House
- 23. Building neighbouring St Katherine's Rectory
- 24. St Katherine's Rectory

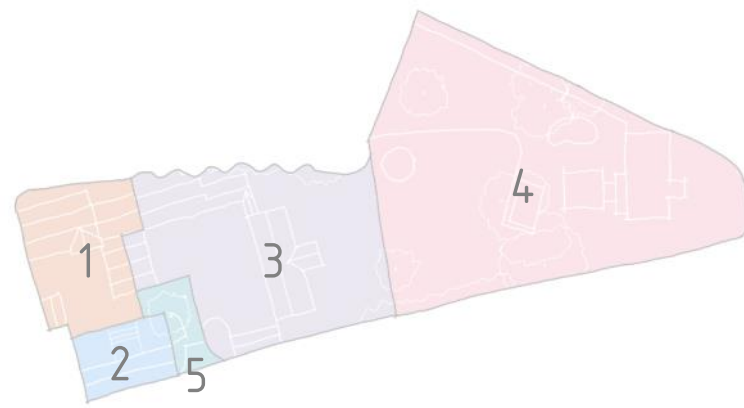
3.5 Site Photos



- 25. Northwest view of Chequers amenity space
- 26. South view of Chequers
- 27. Outbuilding and part of Chequers. Steps leading to the site amenity areas
- 28. West view onto disused menage
- 29. Northeast view onto Chequers
- 30. Northeast view from further back onto Chequers.



3.7 Concept Designs

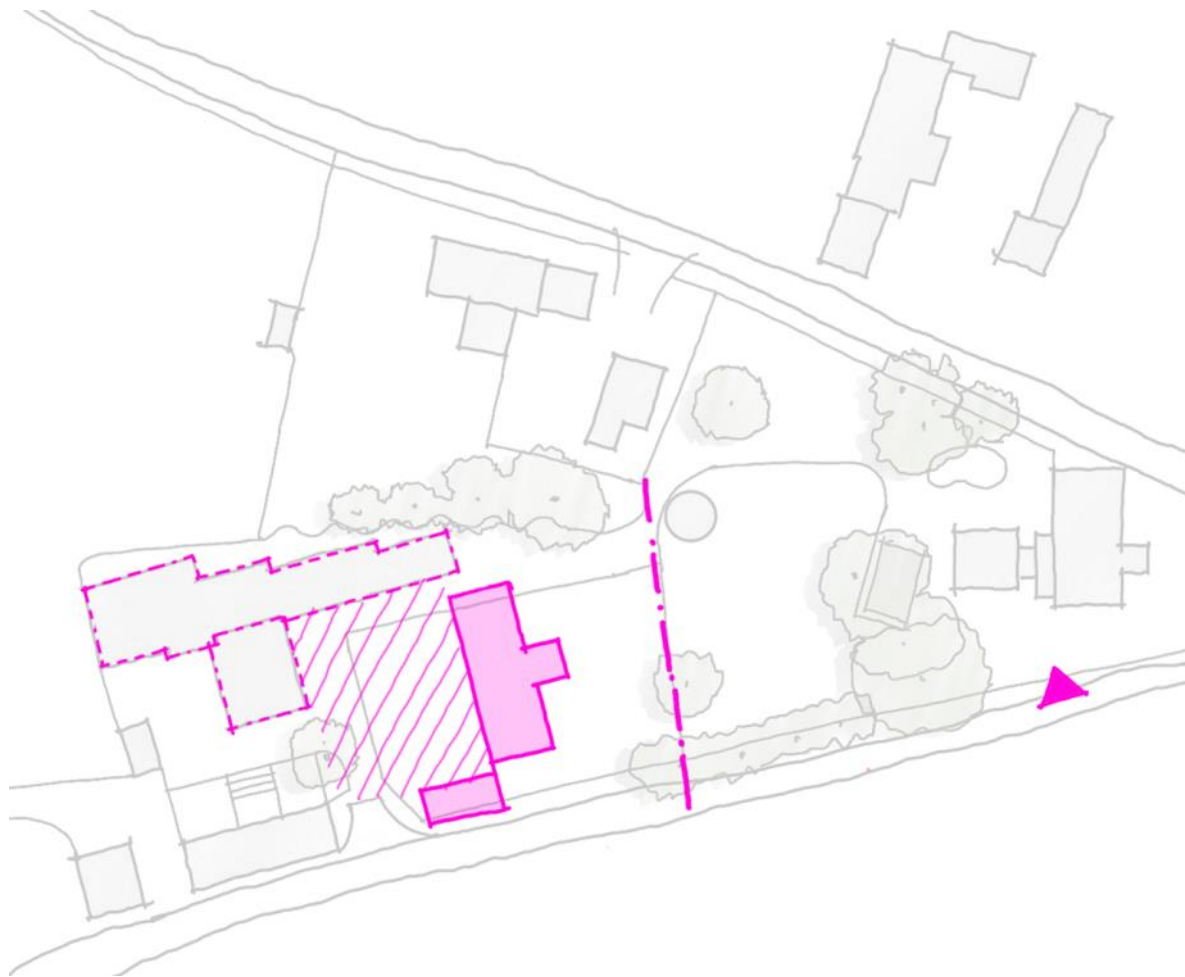







PLOT DISTRIBUTIONS

- Plot 1 - Existing annexe turned into a new dwelling
- Plot 2 - Existing barn under construction ref: UTT/17/2637/FUL
- Plot 3 - New dwelling
- Plot 4 - Chequers
- 5 - Shared access

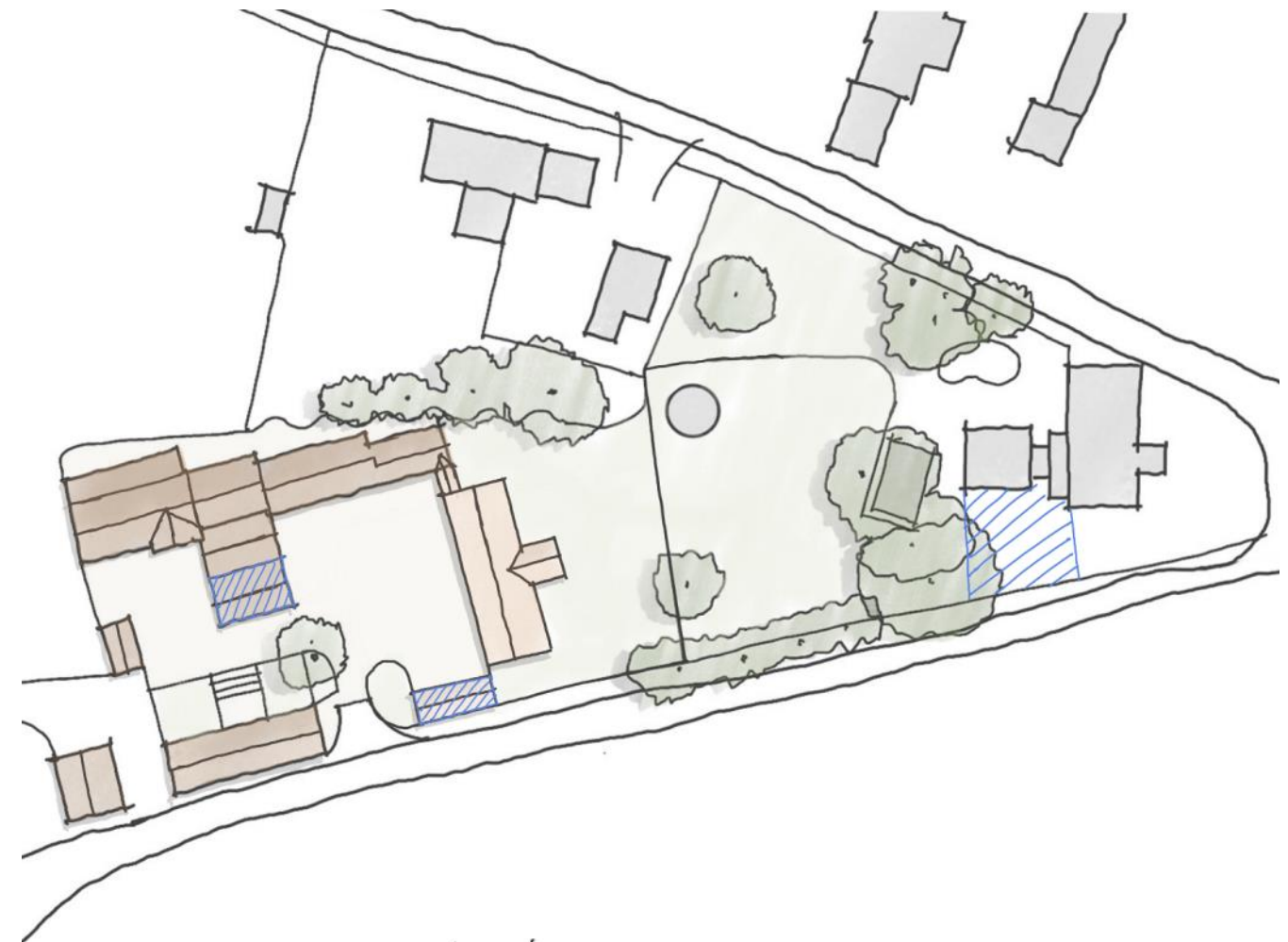


DESIGN PRINCIPLES



-  Existing barns to be re-designated to association with the new dwelling
-  Area to be re-landscaped
-  Former barns to be re-constructed
-  Site boundary to be re-instated
-  New vehicular access to Chequers

PROPOSED INDICATIVE SITE PLAN



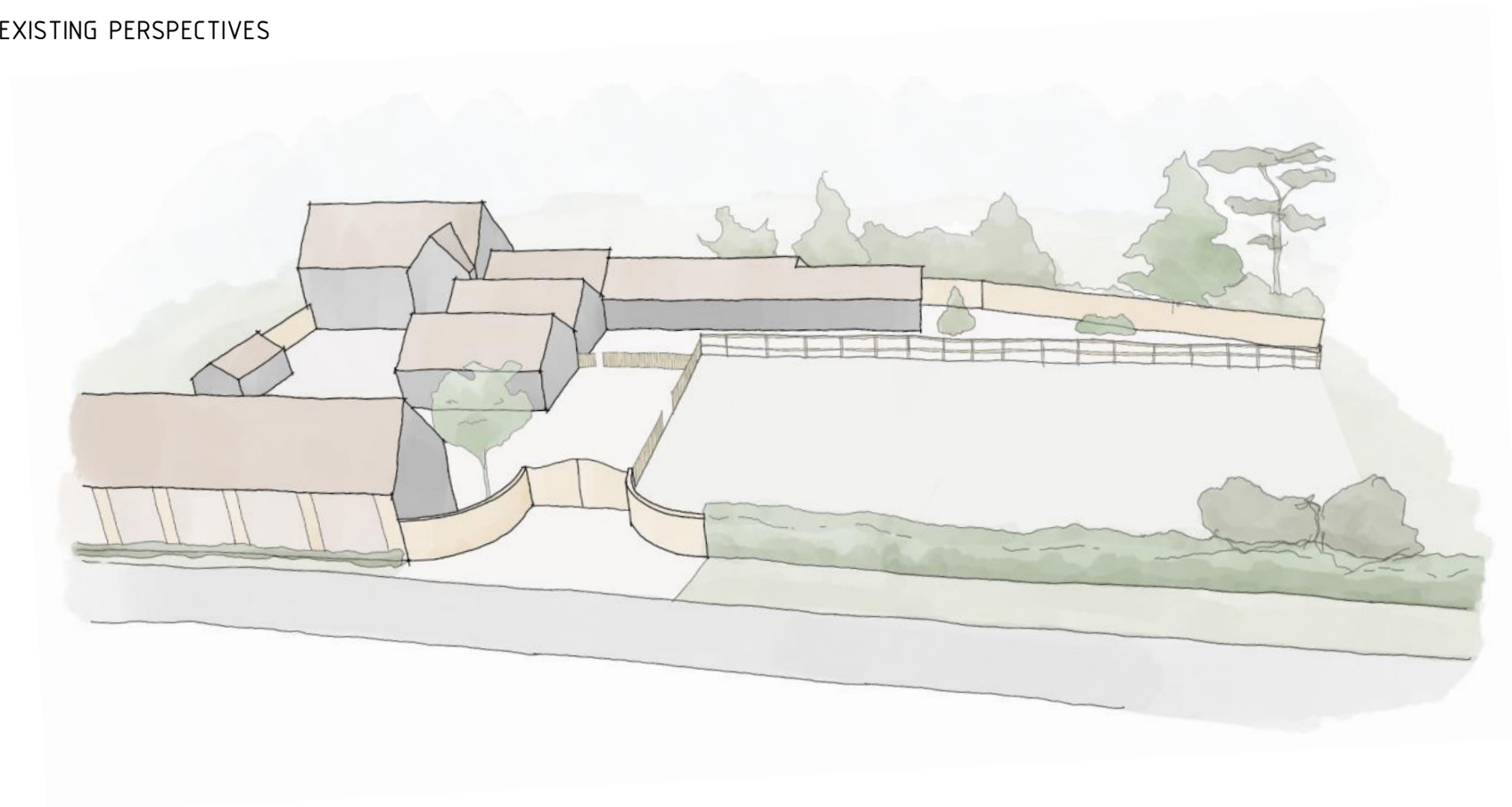
APPROX AMENITY AREAS

- Plot 1 - 612m²
- Plot 2 - 50m²
- Plot 3 - 564m²
- Plot 4 - 1875m²

-  Parking Areas

3.7 Concept Designs

EXISTING PERSPECTIVES



PROPOSED PERSPECTIVES



4.1 Pre-Application Response

A pre-application advice meeting was held on site in October 2022 with the Planning Officer and the Council's Heritage Officer, who established the main principles of the proposals. In summary, it is considered that the proposed development of the site may be acceptable in principle, subject to an appropriate designed scheme being submitted.

Given that the application site is within the curtilage of the Listed Building, it is considered that rear gardens in rural areas can be classified as previously developed land. The NPPF encourages the use of previously developed land for new development.

The pre-application response can be summarised as follows:

Sustainable Development

- There is a presumption in favour of sustainable development in the NPPF. In terms of an economic benefit, the addition of a dwelling would have a very limited economic benefit, but although limited this will be positive and is considered to accord with the economic dimension of the NPPF on sustainable development.
- Sensitive infilling of small gaps in a small group of houses outside the development limits but which are close to settlements will be acceptable, subject to the development being in character with the surroundings with limited impacts on the countryside.
- The addition of a dwelling addresses the Council's housing supply needs and is seen as a positive contribution.

The Countryside

- The application site is outside defined development limits and is therefore deemed to be in the countryside. The development should *'protect or enhance the particular character of the part of the countryside in which it is set.'* However the latest iteration of the NPPF has a less protectionist attitude towards developments in the countryside, and given the nature of this site, a scheme as proposed could be a successful addition.
- The site includes buildings which have already been converted for residential use, and are traditional in the external appearance. From the existing site layout and location of the new dwelling, it is considered as an infilling development.
- A carefully designed scheme on this site may be able to protect or enhance the character of the countryside while not significantly change or alter the rural landscape of the site, and may protect or enhance the character of the countryside.

Heritage

- There is no objection to the conversion of the existing barn to a single dwelling, subject to a considered conversion with a retained quantity of glazing which preserves the agricultural character of the site.
- No objection is raised in principle to the erection of a barn type dwelling.
- The height and potential intrusiveness of the new dwelling within the setting of Chequers is a key concern of the proposal, and so the design should consider a height that limits the potential impact to the setting of the adjacent heritage assets.
- The impact to the Chequers listed building would be minimal as it is already screened along the boundary by dense vegetation. However a detailed setting assessment shall be required to allow for a full understanding of the impacts and ways they can be mitigated.
- The open courtyard feature of the proposal is a positive and an unobtrusive way of indicating the plots. Parking can be realised through the limited use of sett paving.
- The use of high quality and traditional materials are the key to a successful scheme. The use of black weatherboarding, plain clay tiles and timber or aluminium windows would be considered acceptable.
- There is no objection to a contemporary approach however the agricultural character of the site should be preserved.

Planning Balance

- This scheme is deemed as an infill plot which is supported in the countryside away from settlements. As historically there was a structure on the plot, the proposals can be supported from a planning perspective.
- In previous appeals, policy S7 relating to the countryside has been given less weight in determination due to its age and partial compliance with the NPPF.

Conclusions & Recommendations

The introduction of the dwelling and conversion of the existing building to a dwelling at this location may be supported, subject to the details set out above.

In terms of the design, it is recommended that:

- Any glazing at first floor level facing Chequers is limited to avoid the intrusive nature of light spill.
- The proposal should be 1 1/2 storey to limit the impacts on the setting of the listed building.
- 3D indicative drawings to accompany the design and demonstrate the impact on views, and the height and massing.
- In terms of boundary treatments, although close boarded fencing might be used in some areas to maintain privacy, opt for native boundary treatments for a more sympathetic approach to the design.
- Utilise the Essex Design Guide to create a development that is in accordance with the Essex vernacular.

4.2 Concepts Developed Following Pre-App Response

Room Schedule:

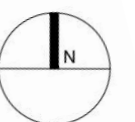
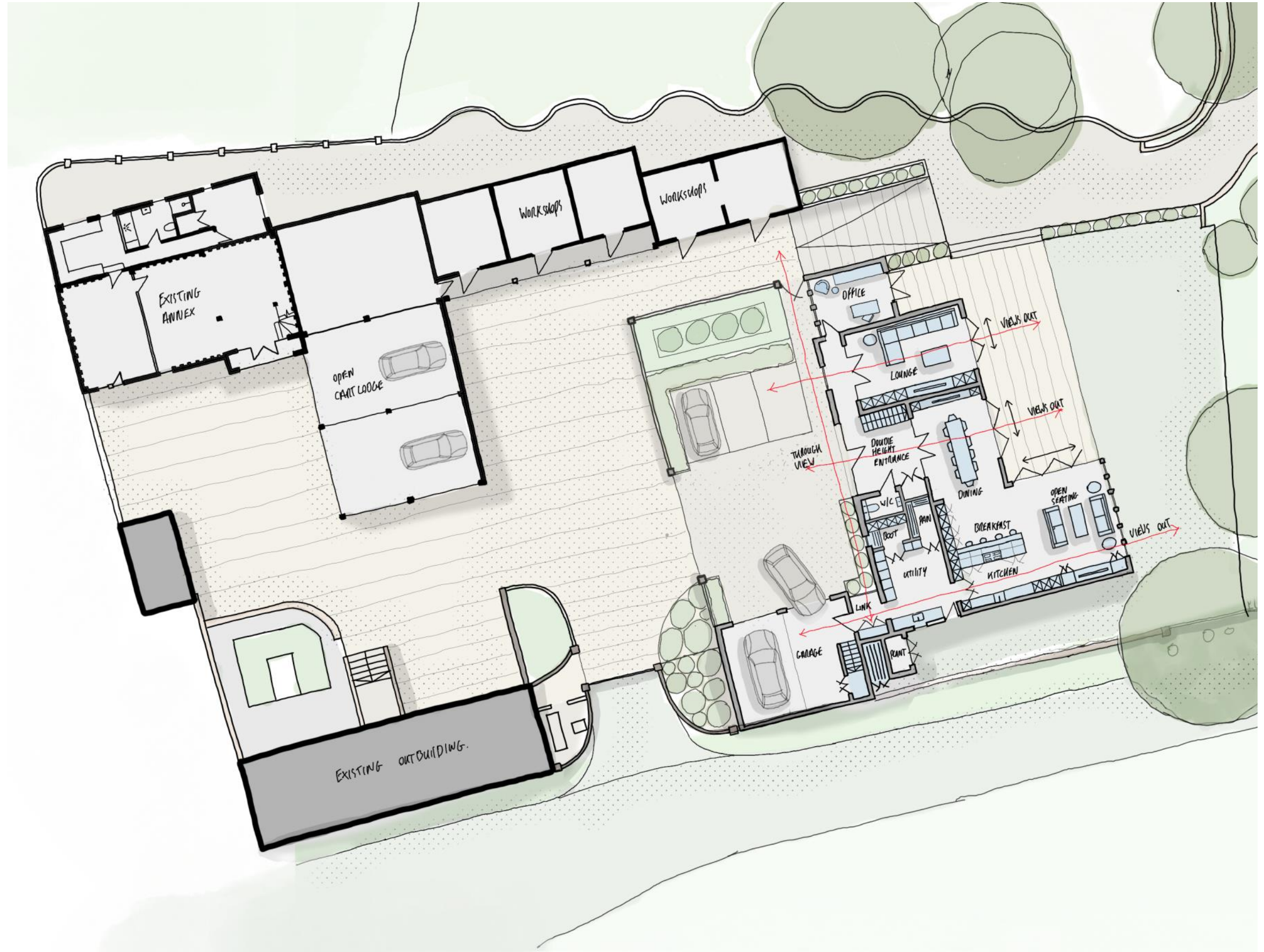
Plot 1—Existing Annexe maintained

Plot 2—Existing Converted
Outbuilding maintained

Plot 3 - New Build Dwelling

Ground floor plan

- Office
- Lounge
- Dining
- Kitchen / Breakfast
- Pantry
- Open seating area / Sun room
- Utility
- WC
- Boot room
- Plant
- Garage



4.2 Concepts Developed Following Pre-App Response

Room Schedule:

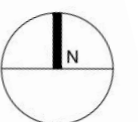
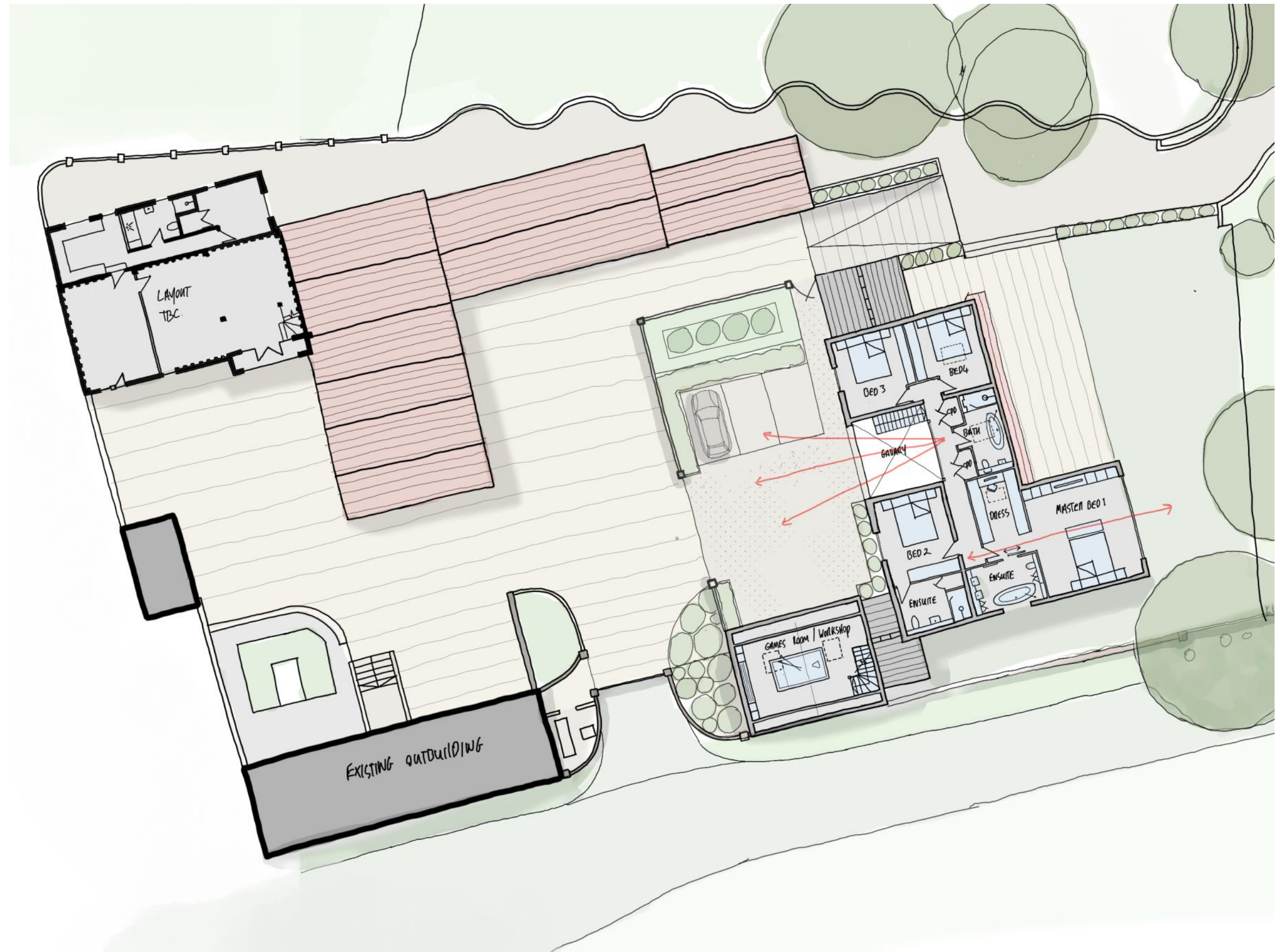
Plot 1—Existing Annexe maintained

Plot 2—Existing Converted
Outbuilding maintained

Plot 3 - New Build Dwelling

First floor plan

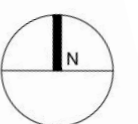
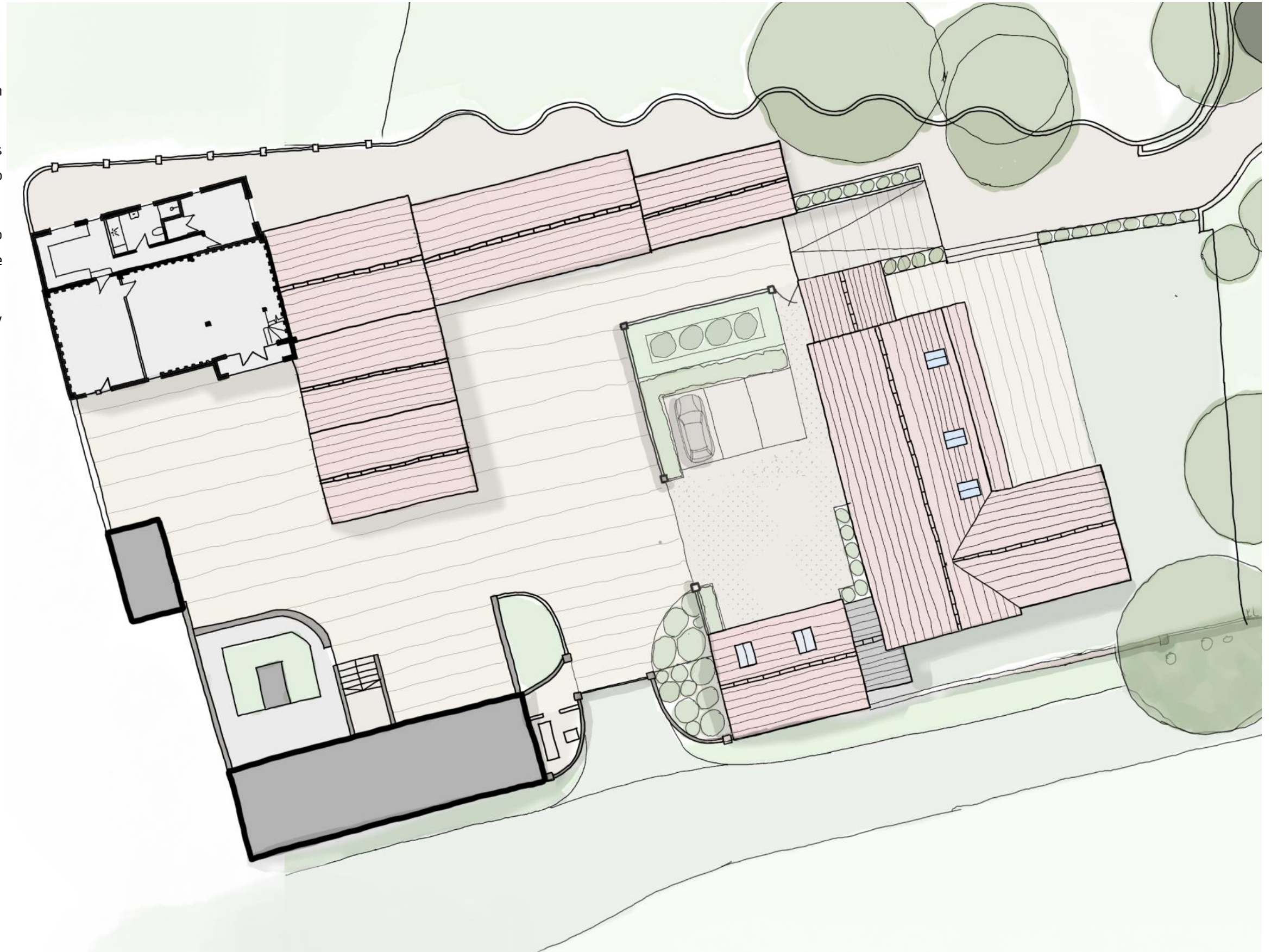
- 4 No. Bedrooms, all with Built in wardrobes and 2 with Ensuite.
- Cupboards
- Bathroom
- Double height feature gallery.
- Games room / workshop



Proposed Site plan

Design points:

- Landscaped courtyard area with adequate car parking spaces
- Open plan living with through views into the garden and fenestration to maximise natural daylighting.
- Maximum glazing to the frontage to allow natural light pierce through the building (South, West).
- Social BBQ / seating area for family and friends.



4.2 Concepts Developed Following Pre-App Response


Proposed Site plan


Proposals for New Vehicular Access & Parking to Existing Dwelling

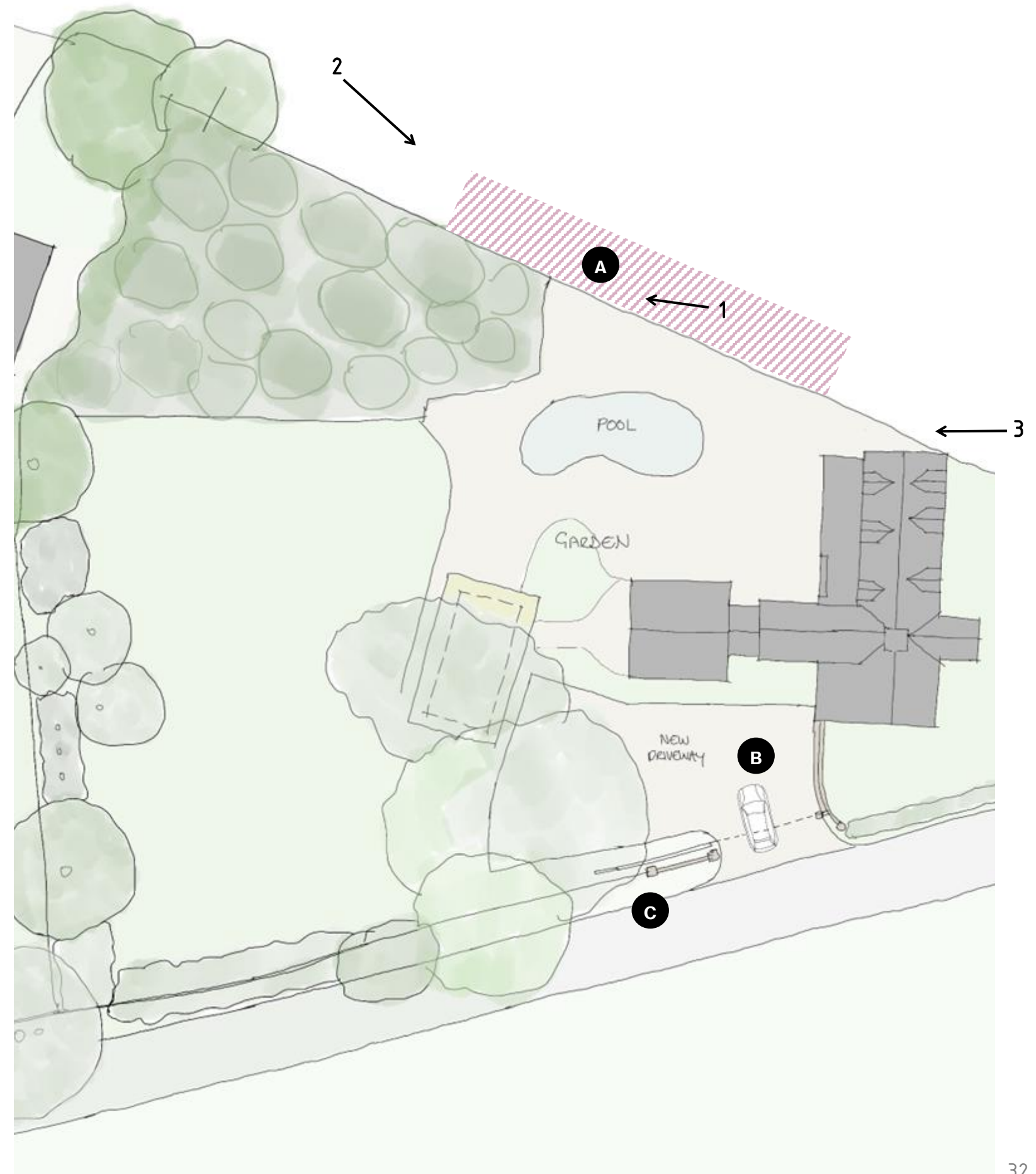
- A. Lack of parking to existing house within sensible and safe distance of the main entrance. The existing has a restricted parking area with no turning provision.
- B. New car parking to the South of the existing dwelling. New driveway area to provide parking for 4+ vehicles, off-street with turning and exit in a forward gear.
- C. Sight lines improved subject to Highways response.

Photos of existing parking



 Existing restricted parking area with no turning provision to the north boundary

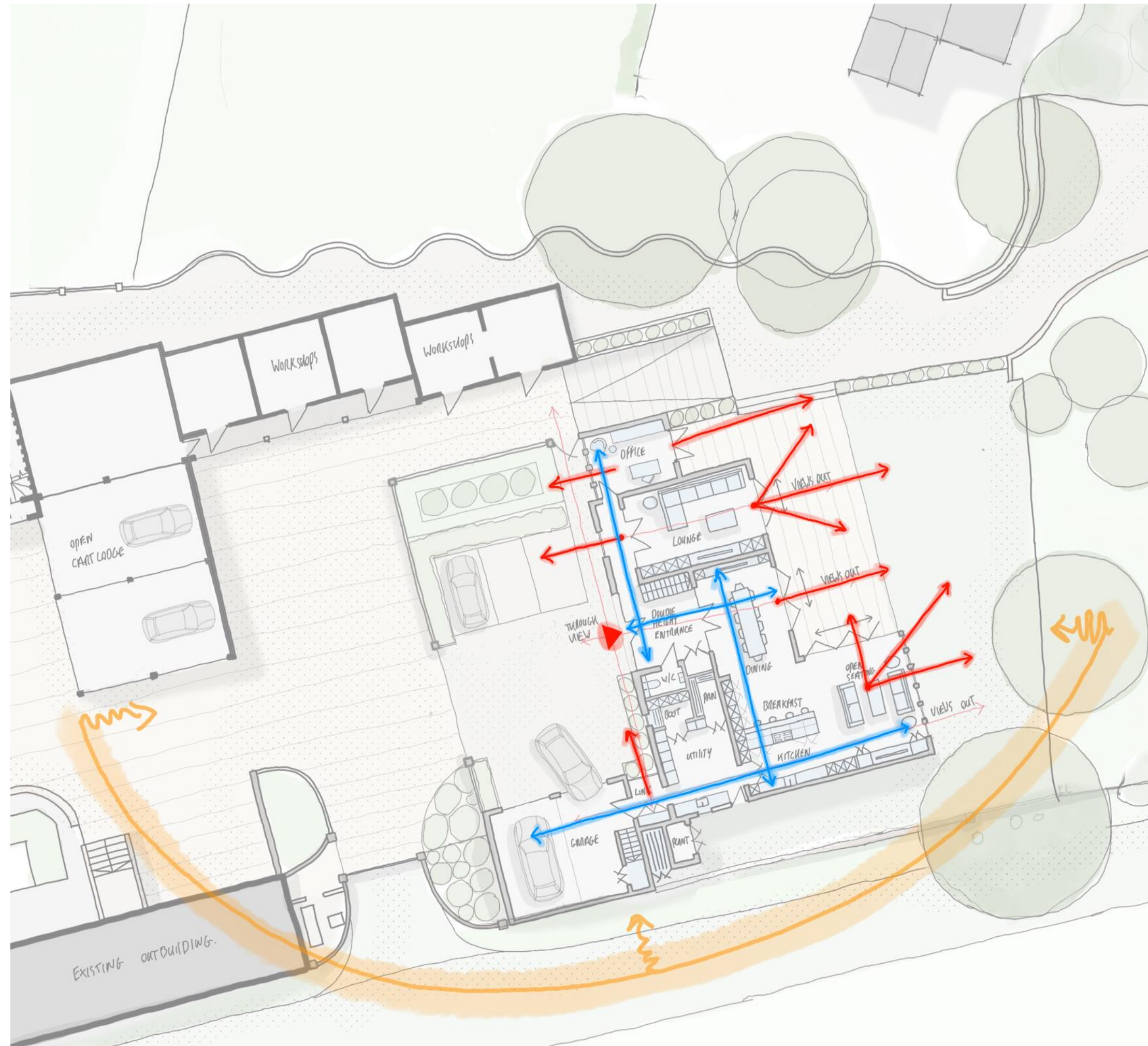
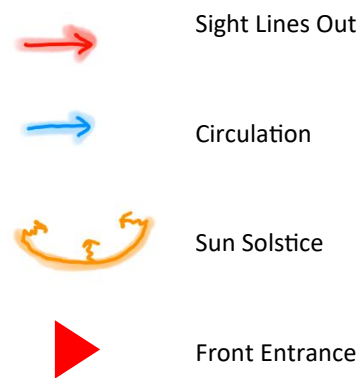
 Existing parking

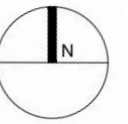


4.3 General Site Analysis

General site analysis

- Proposal gives sight lines out into the new private rear garden.
- The proposal allows for internal views throughout the building.
- The rear Sunroom allows for maximum light throughout the day.
- Feature entrance to building.
- Social / leisure space with potential to break the northern wind up in to an annex area.





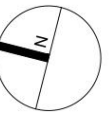
Layout

- The living and leisure spaces which typically have high levels of activity and everyday, prolonged uses are nestled into the site and away from the site entrance, highway and neighbouring boundaries for optimum enjoyment.
- Service related rooms are located towards the south boundary which fronts a highway for minimal impacts to the comfort of the main habitable rooms.
- The layout takes into consideration its surroundings and maintains a substantial separation from the boundary with Chequers for minimal impact on neighbouring structures.
- The proposed building sits on the line of the historical building footprint to reinstate the former structure and layout of the past formation.

-  Leisure
-  Ancillary to dwelling
-  Living
-  Service
-  Historic building line



5.1 Proposed Floor Plans



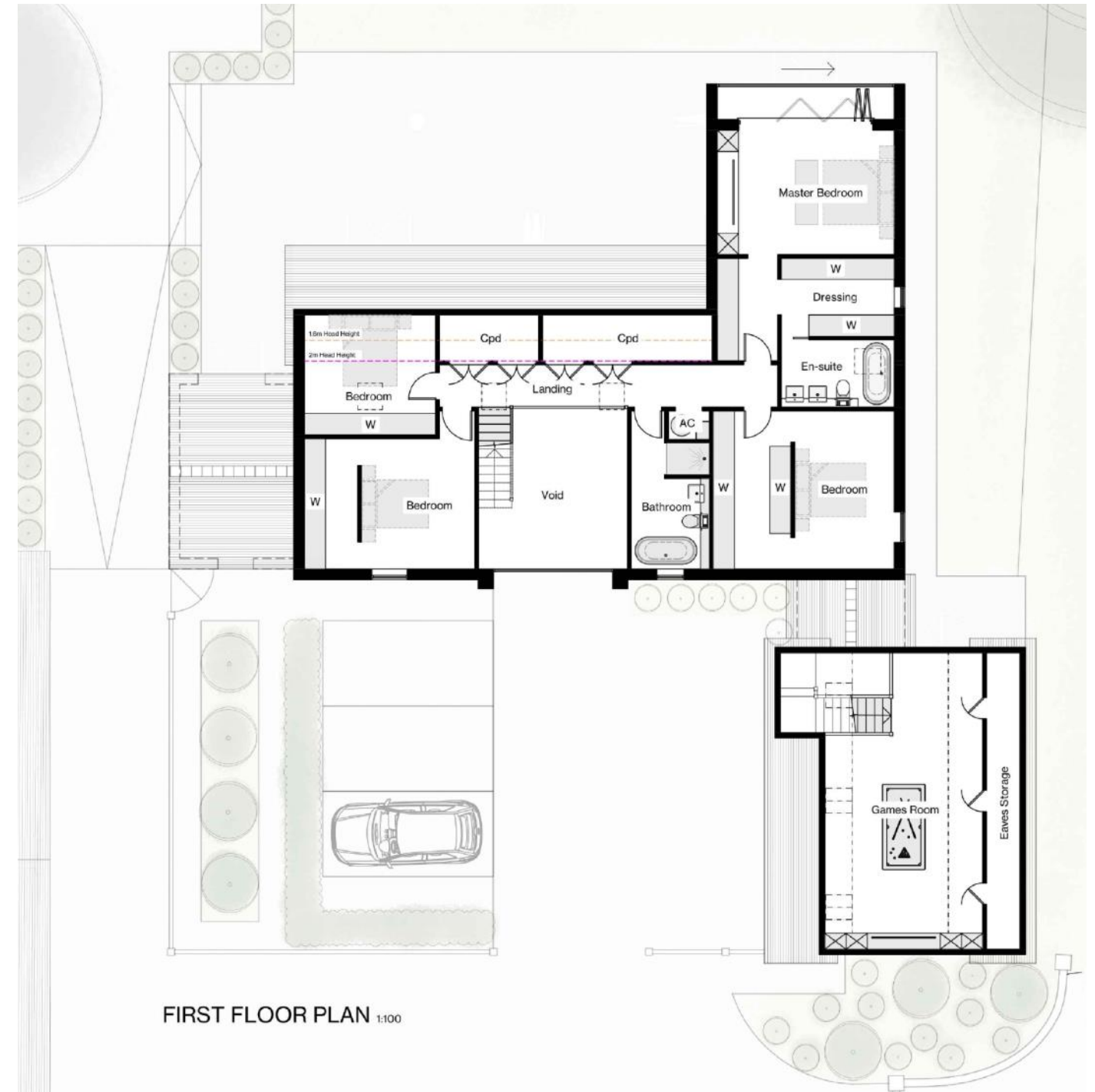
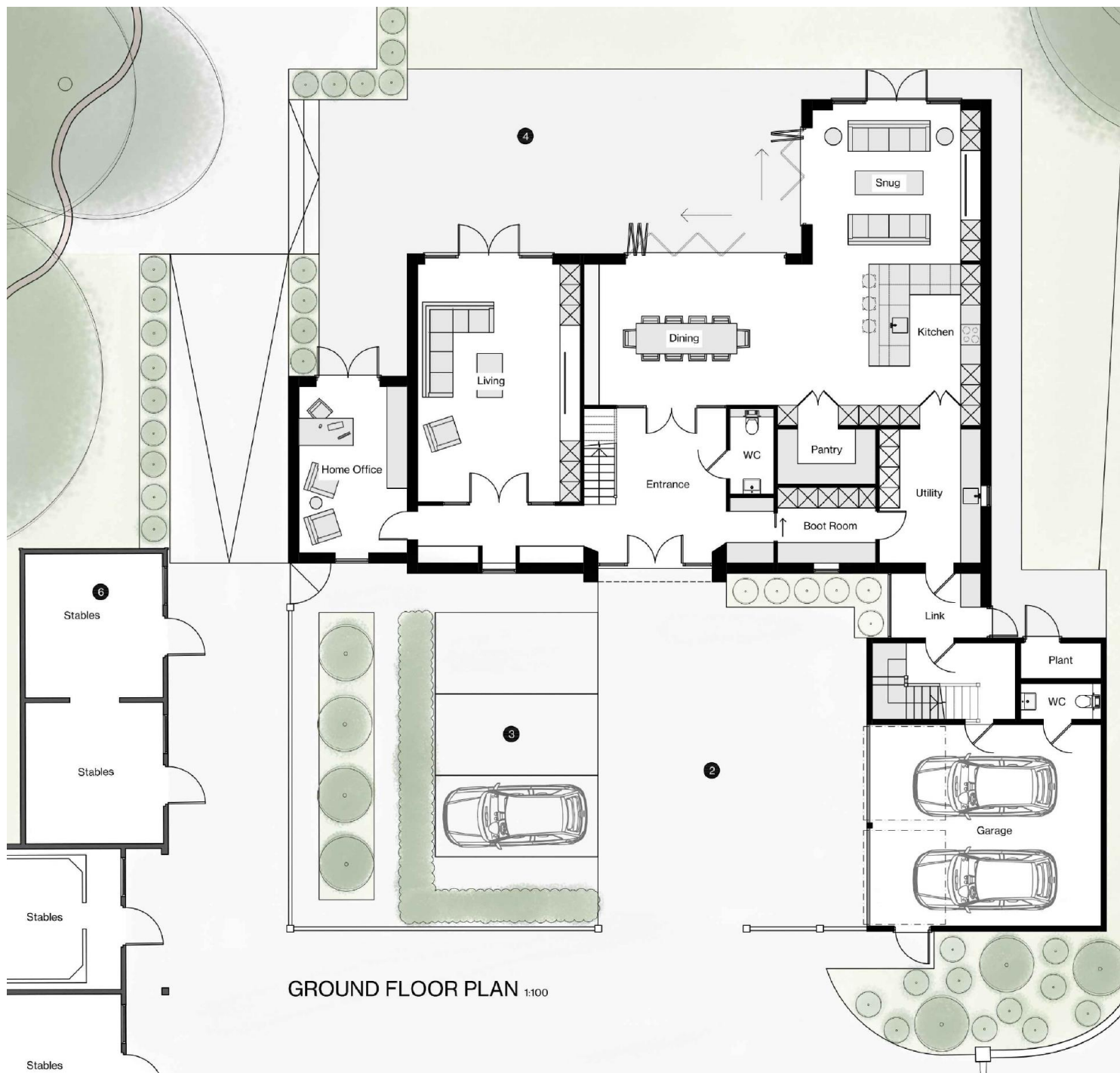
Drawing not to scale—please refer to the submitted planning drawings for the references

The concepts were presented to the applicant and feedback was obtained which steered the further developments of the design in line with their requirements as well as the pre-app response. The applicant generally liked the floor plan layout and felt that all the required spaces were included, however the ground floor was considered slightly too big.

This has been reviewed where the overall footprint of the new dwelling has been reduced to accommodate the client's needs in a more subordinate scale to the plot and surroundings.

The double height glazed gallery to the front was feature that the client liked and so has been maintained in the developed designs. The openings and fenestration are designed to be reflective of barn constructions but with contemporary detailing for a sympathetic addition to this parcel of land.

A total of 4 bedrooms is achieved on the first floor layout, with built in wardrobes and cupboard spaces for storage. The proposed amenity space is 325m² which is well in line with the requirements as set out in the Essex Design Guide for this sized dwelling. The pre-app response also recommended amenity of 100m² which has been achieved.



5.2 Proposed Elevations

Drawing not to scale—please refer to the submitted planning drawings for the references

The proposed elevations were developed with a material palette that complements the site and the surrounding vernacular. The aesthetic of this new dwelling adopts features that are typically found in buildings within the Essex countryside, and it has been noted during the pre-app response that the LPA and heritage officer are open to elements of contemporary design. This is reflected in the minimal detailing of the fenestration and overall external finishes, while the barn style appearance is maintained for coherence across the site.

MATERIALS



Timber weatherboarding



Handmade plain clay tiles



Aluminium roof windows



Vertically boarded door



Glazed gallery feature



Cast iron gutters



Front w Elevation 1:100



Rear E Elevation 1:100



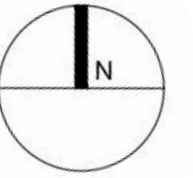
Side s Elevation 1:100



Side N Elevation 1:100

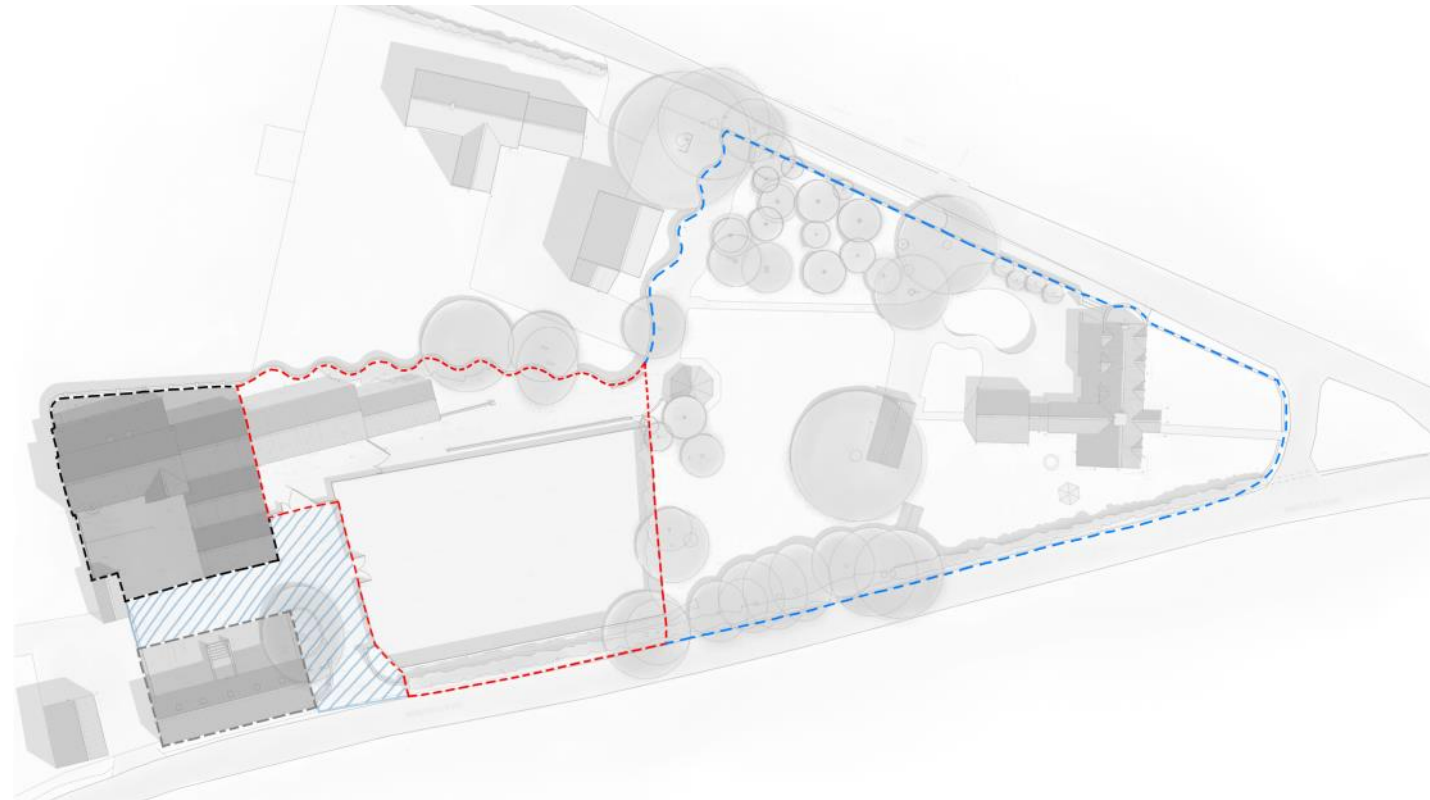
5.3 Proposed Site Plan

Drawing not to scale—please refer to the submitted planning drawings for the references

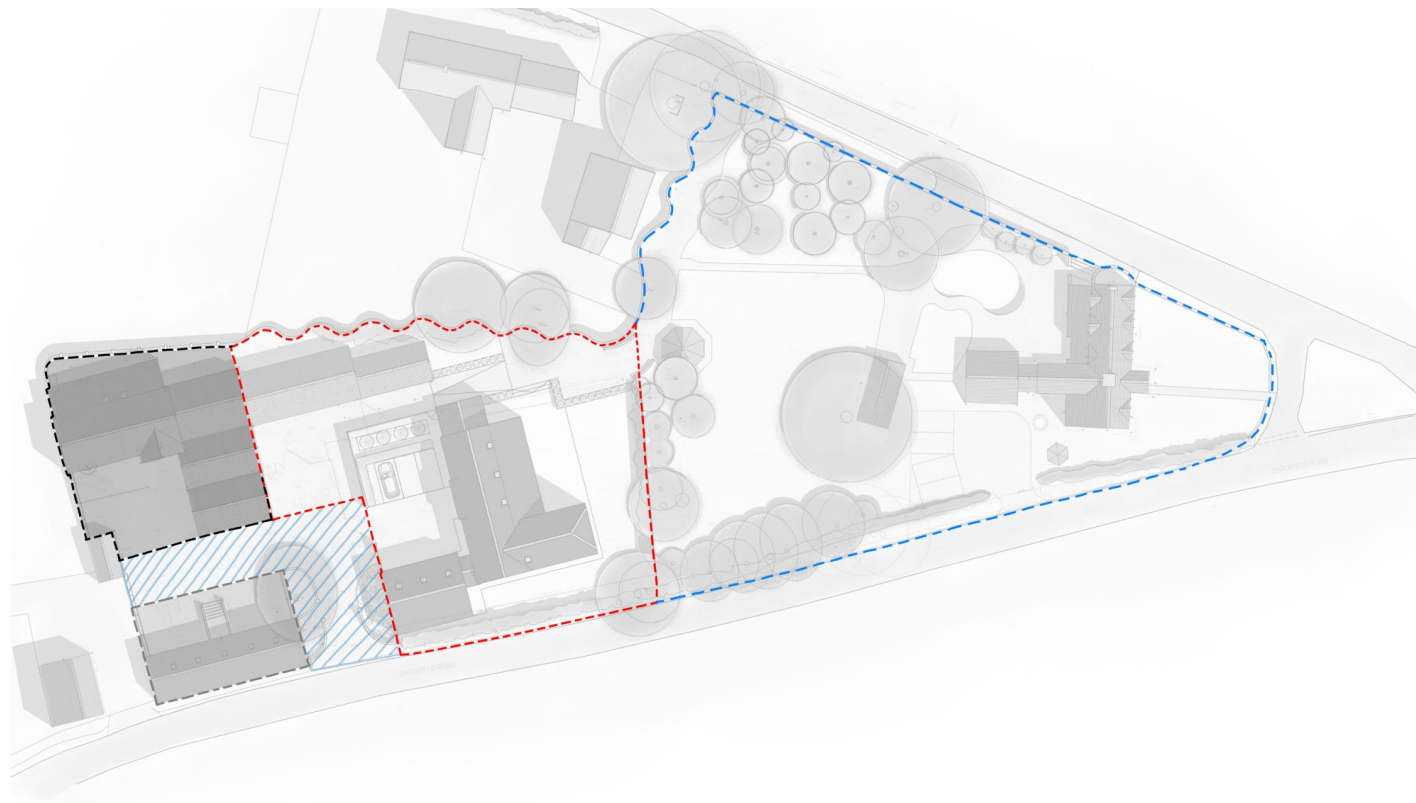



Plot Distributions

EXISTING



PROPOSED




 Plot 1 - Existing residential annexe to Chequers

 Plot 2 - Residential unit approved under application UTT/17/2637/FUL

 Plot 3 - New Plot

 Chequers

 Shared Access

The existing site consists of 3 residential units, plots 1 and 2 as referenced above and the listed building Chequers. The proposal seeks to create a new residential unit on the disused menage, which is to be reflective of the historic plot distributions while minimising any impacts on the Chequers listed building plot.

Plot 1 which is currently an annexe building to Chequers, is alienated from the listed building because of its substantial separation and fails to serve as an ancillary structure. The proposal seeks to establish this annexe as a separate residential unit, where given the currently distorted connection to the Chequers plot it will be an improvement to the overall understanding of the site.

With the building to the south of the annexe being approved and converted to a separate residential use, it would not be out of place to also separate the annexe as its own individual dwelling. The annexe is capable of functioning as a residential unit in its own right as it already reads as one with its own kitchen, living and double height space and therefore this separation would not be a harmful change. The vehicular access is to be maintained and shared with the existing residential units as part of this proposal.

These separations have been considered where the proposed plot divisions are more reflective of the historical setting. The historic mapping in the earlier analysis pages revealed that Chequers was once a stand alone dwelling, with the farm buildings being associated with the adjacent dwelling Little Wainsfords. This historic pattern of development has been reinstated by providing these structures with their own individual uses which in turn strengthens this heritage asset of the site.

6.1 Design Review

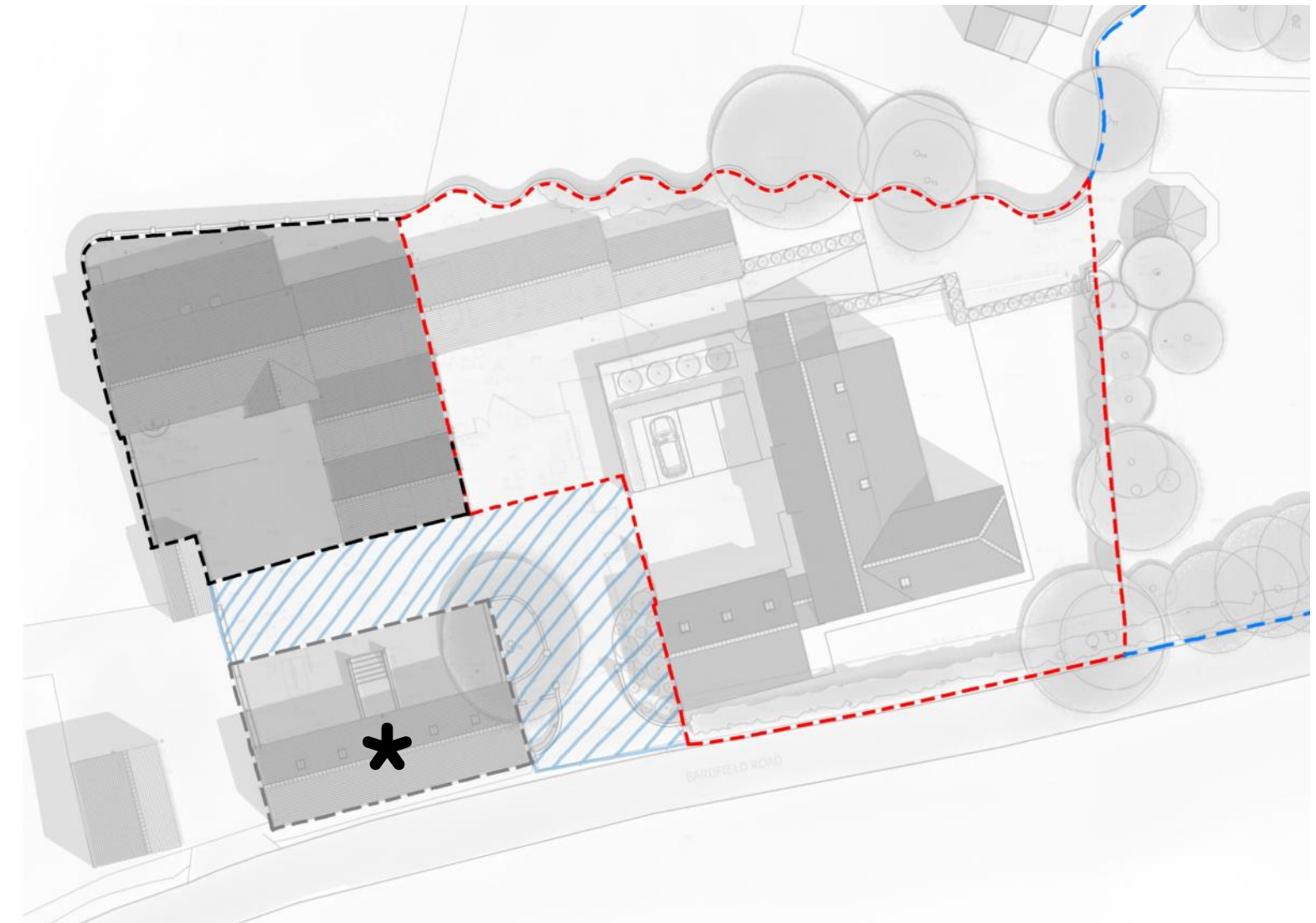
Plot 2—Residential unit approved under application UTT/17/2637/FUL

To further understand the plot distributions and assess the success of separating these buildings, the feedback from the officer's report on the approved residential annexe has been reviewed and compared to the pre-application advice.

Similar to the comments received during the pre-application meeting, the officer's report for the approved residential unit (UTT/17/2637/FUL) considered whether the proposed development is appropriate in this location with regards to Policy S7 and the NPPF. It reveals that applications for sustainable developments outside of the development limits should be favoured as they contribute to the housing supply needs while providing a sustainable balance economically, socially and environmentally. As revealed by the pre-app response, the proposal is also in accordance with this planning consideration.

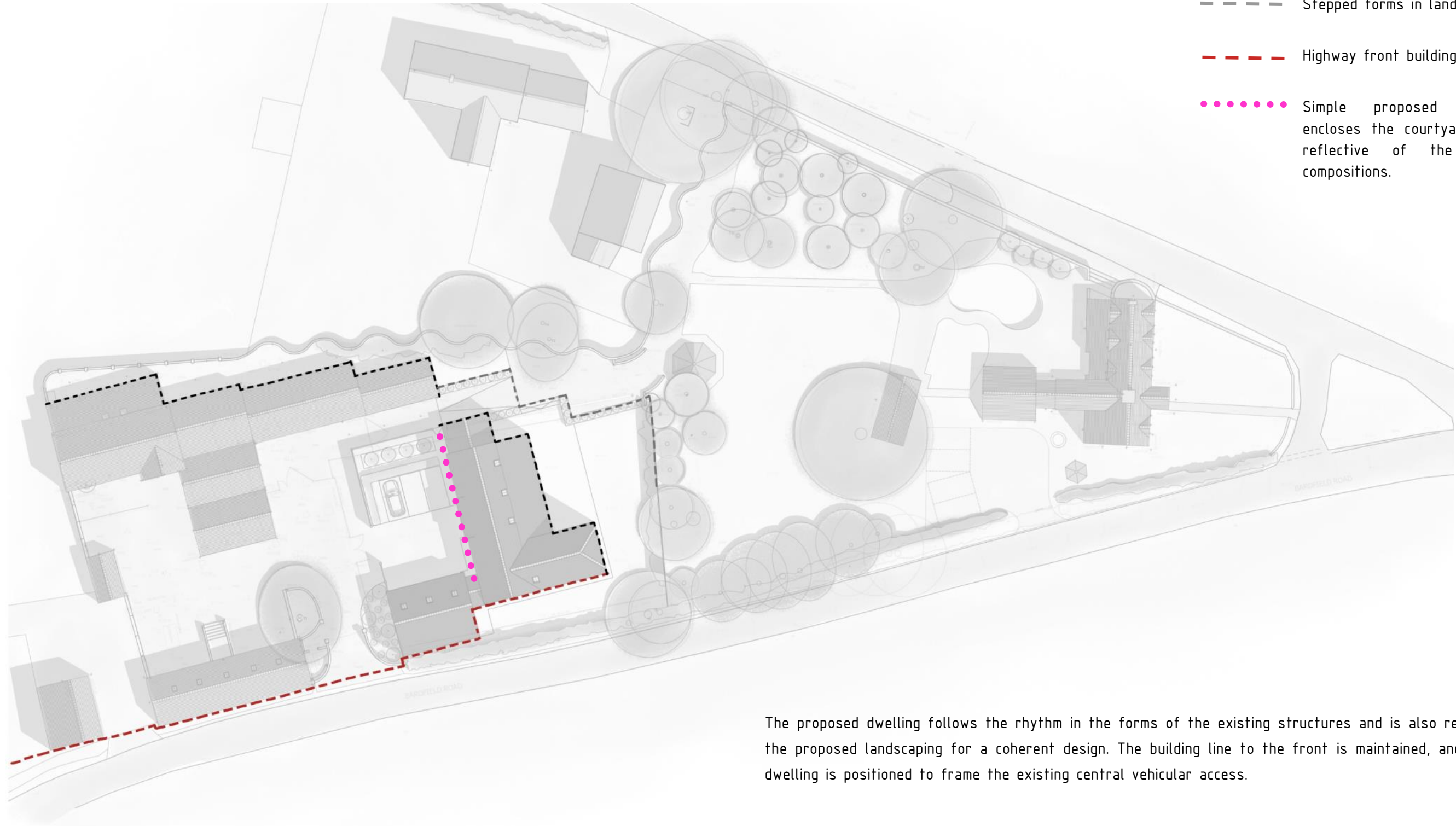
In terms of the conversion of rural buildings to residential use, it was identified that *'these types of rural buildings are of limited use and it is important to find an economically viable use for them so that their survival is assured.'* Although the proposals seek to introduce a new dwelling which reinstates its historic forms, and to separate the buildings as their own individual entities, this planning consideration still applies and is met successfully to ensure a long term survival of the existing buildings.

The proposed conversion was concluded to represent an acceptable form of sustainable development in terms of the countryside impact, design, layout, access and parking arrangements. With the residential principle of the approved barn conversion, it is evident that a residential use across the site would be an acceptable proposal. The feedback from the LPA in the approved conversion scheme is similar to the proactive advice received during the pre-application meeting, where the proposals submitted in this formal planning application have been developed to be sensitive to the heritage assets.



Building Lines

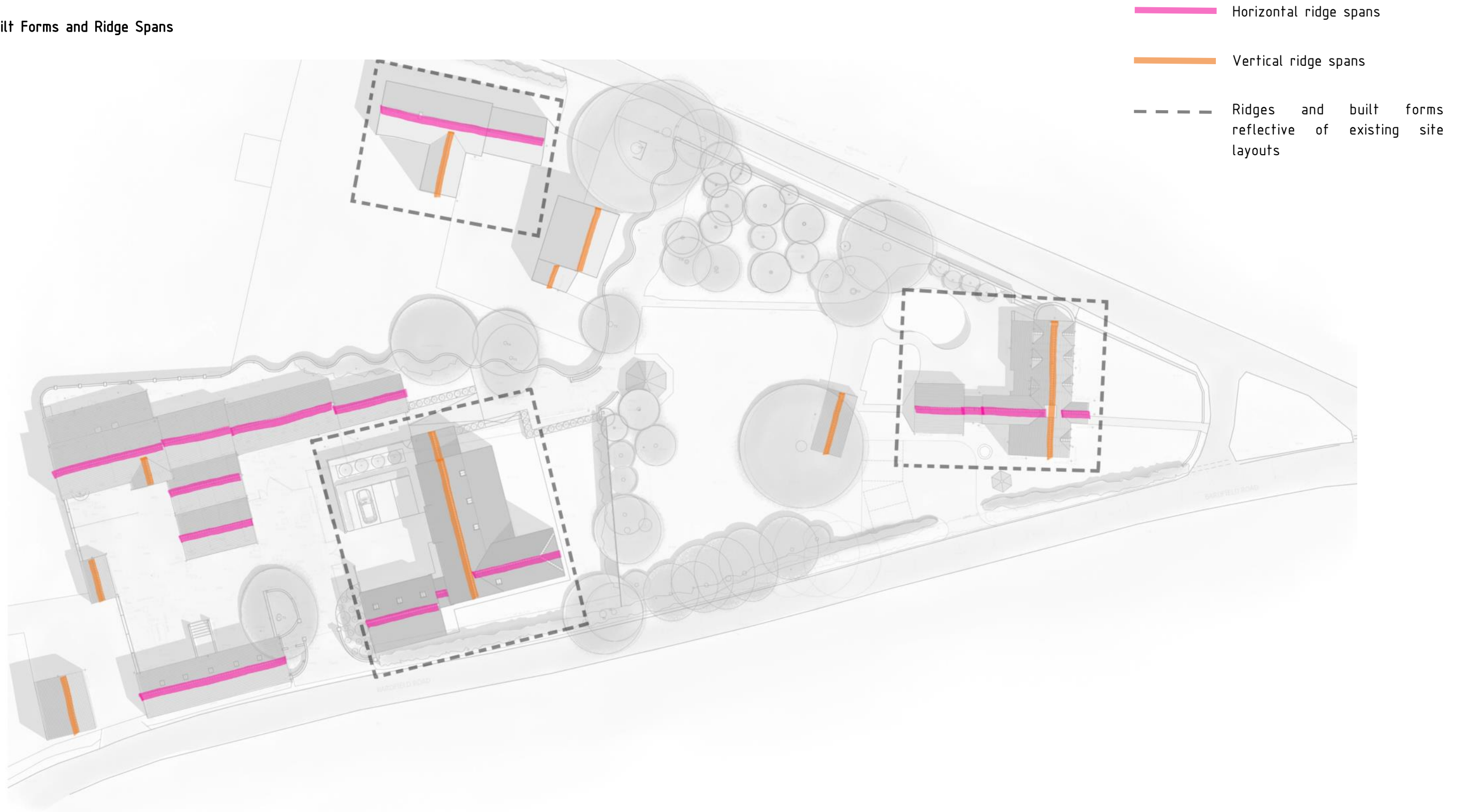
- — — — Stepped forms in buildings
- — — — Stepped forms in landscaping
- - - - Highway front building line
- • • • • Simple proposed frontage encloses the courtyard and is reflective of the historic compositions.



The proposed dwelling follows the rhythm in the forms of the existing structures and is also reflected in the proposed landscaping for a coherent design. The building line to the front is maintained, and the new dwelling is positioned to frame the existing central vehicular access.

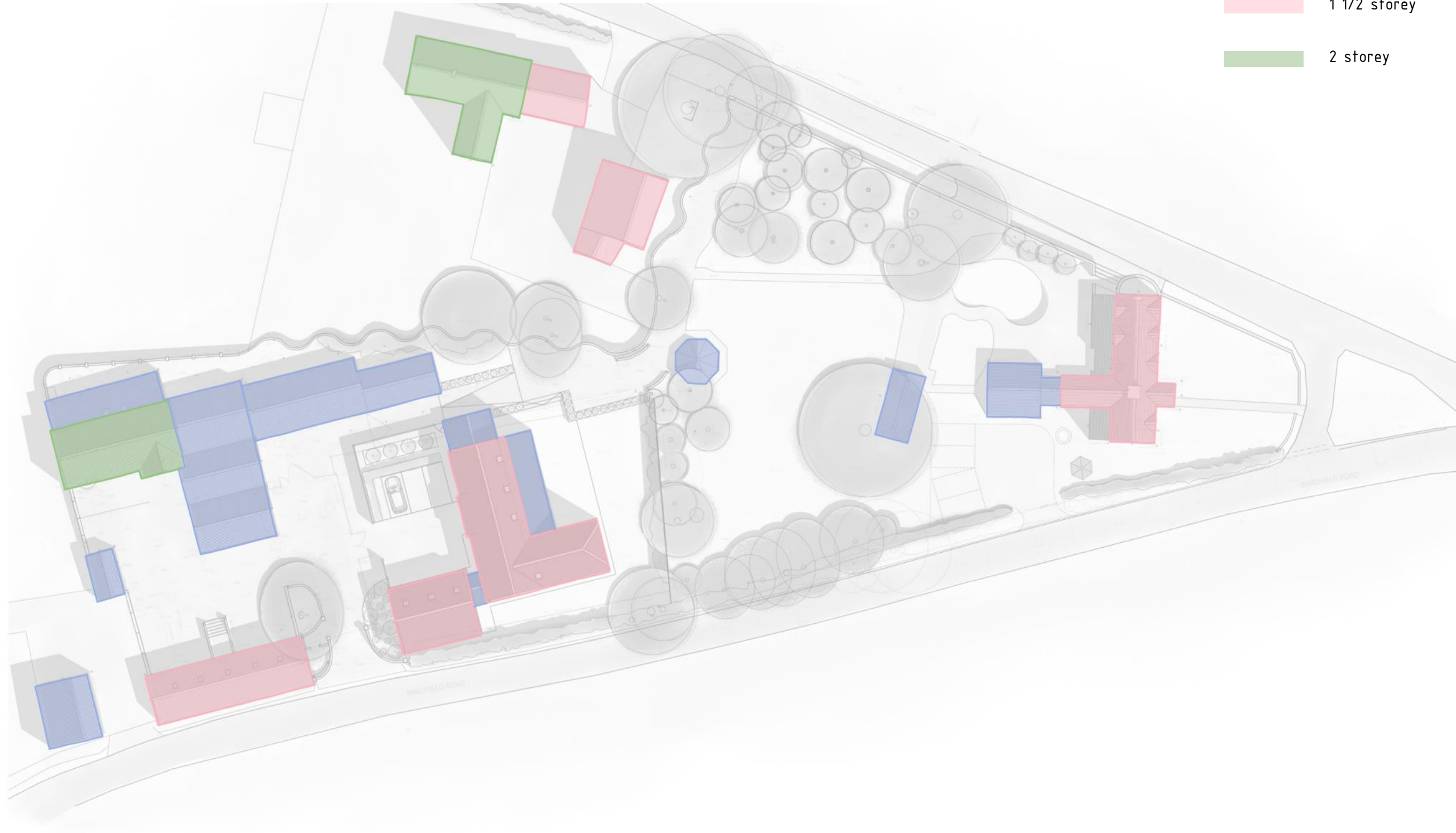
The simple frontage forms are important and enclose the courtyard as a whole. The position of the new dwelling completes this courtyard and echoes the historical setting for a sensitive and well considered proposal respecting this heritage asset.

Built Forms and Ridge Spans



In terms of massing, the proposed dwelling was inspired by the existing forms on site and within its vicinity. The adjacent buildings are dominant in gable end constructions and varying ridge spans which has been reflected in the form of the new dwelling.

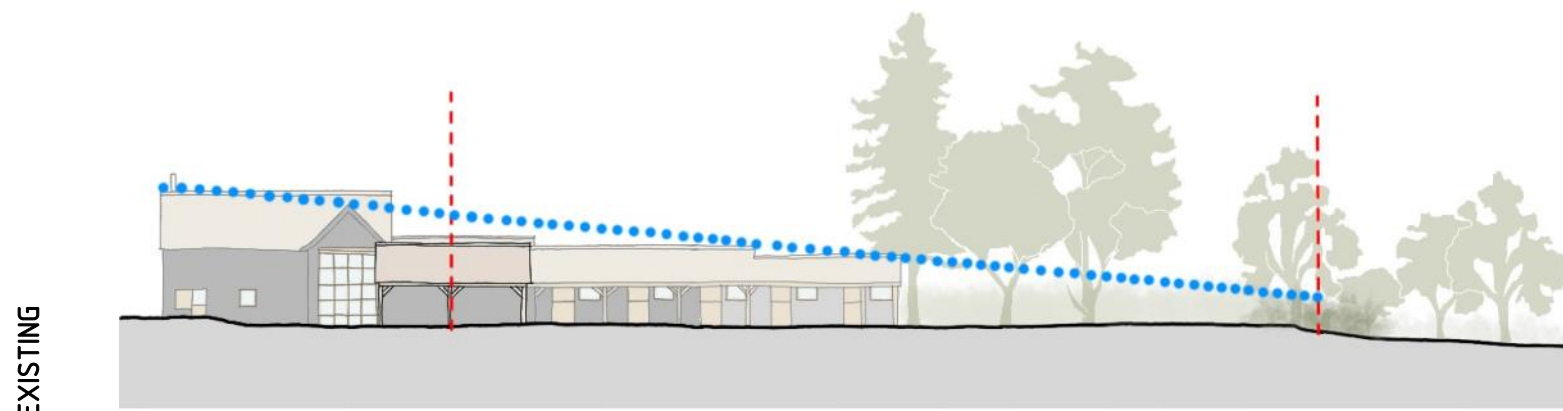
Building Heights and Scale



The existing structures on and around the application site consist of a range of heights from 1 to 2 storey structures. The proposed dwelling takes this context into consideration and adheres to a comparable scale. The design is in accordance with the guidance provided in the pre-application response, where it was advised that the dwelling should be a modest 1 1/2 storey height which maintains a subordinate scale in relation to the neighbouring structures. The proposed heights create a harmonious blend within the landscape to prevent any overbearing built presence.

6.1 Design Review

Building Heights and Scale



As demonstrated by the site section sketches, there is a significant decrease in the existing building line and ridge heights, which is disproportionate compared to the gradual slope of the ground leading to the Chequers listed building.

The proposal seeks to provide a balance in the overall building height levels and better complement the gradual drop in the site ground levels.

As shown in the overlay comparison, the proposal enhances the correlation between the built structures and the existing ground levels, resulting in a smoother and more aesthetically pleasing transition within the environment.

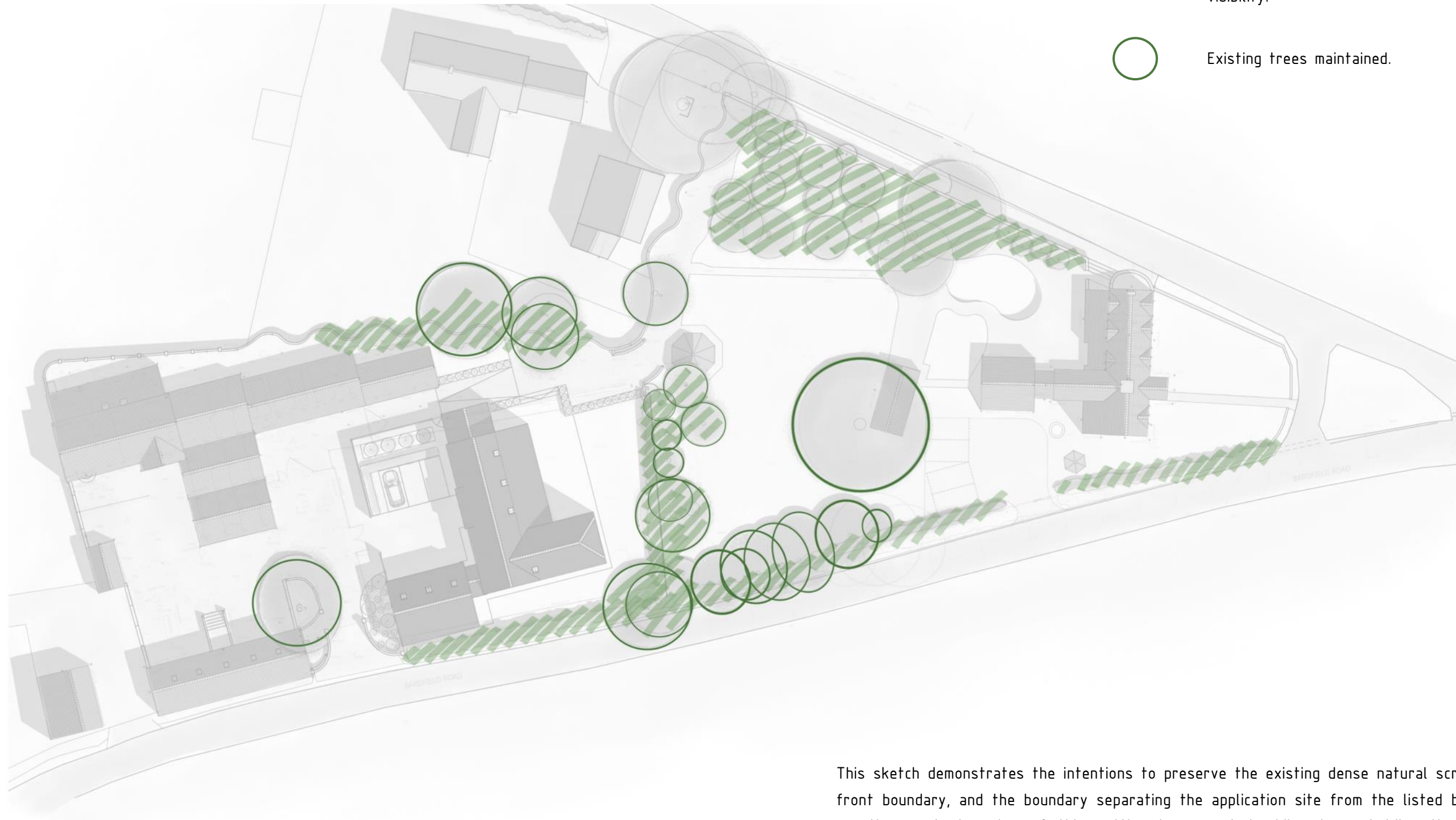
Existing Trees and Landscaping



Existing hedging along the boundaries maintained and modified where necessary to avoid obstructing visibility.



Existing trees maintained.

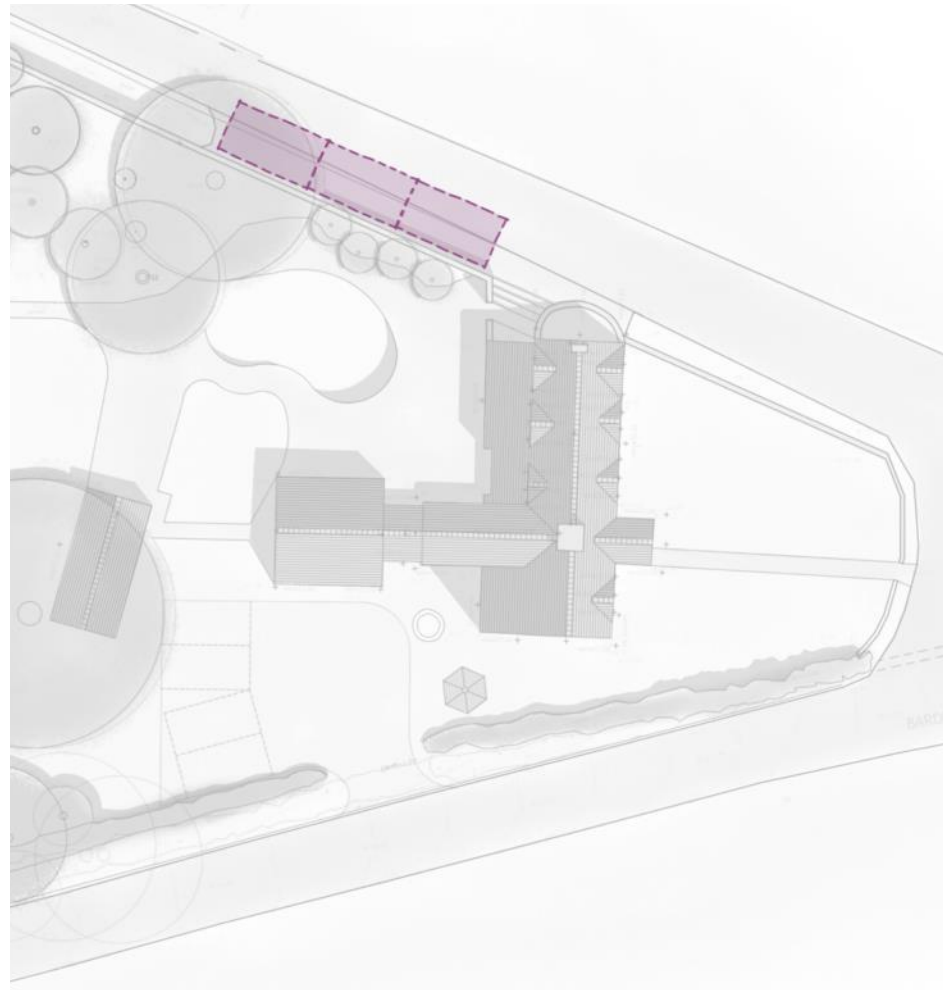


This sketch demonstrates the intentions to preserve the existing dense natural screening along the front boundary, and the boundary separating the application site from the listed building. By doing so, the rural character of this setting is respected while also upholding the privacy of the neighbouring listed building.

As recommended by the LPA during the pre-app meeting, close boarded fencing might be used in some areas to maintain privacy but it is advised to opt for native boundary treatments. This is respected and reflected in the design where the proposed boundary separations are to be maintained as dense hedging for a sympathetic approach.

Parking Analysis

EXISTING

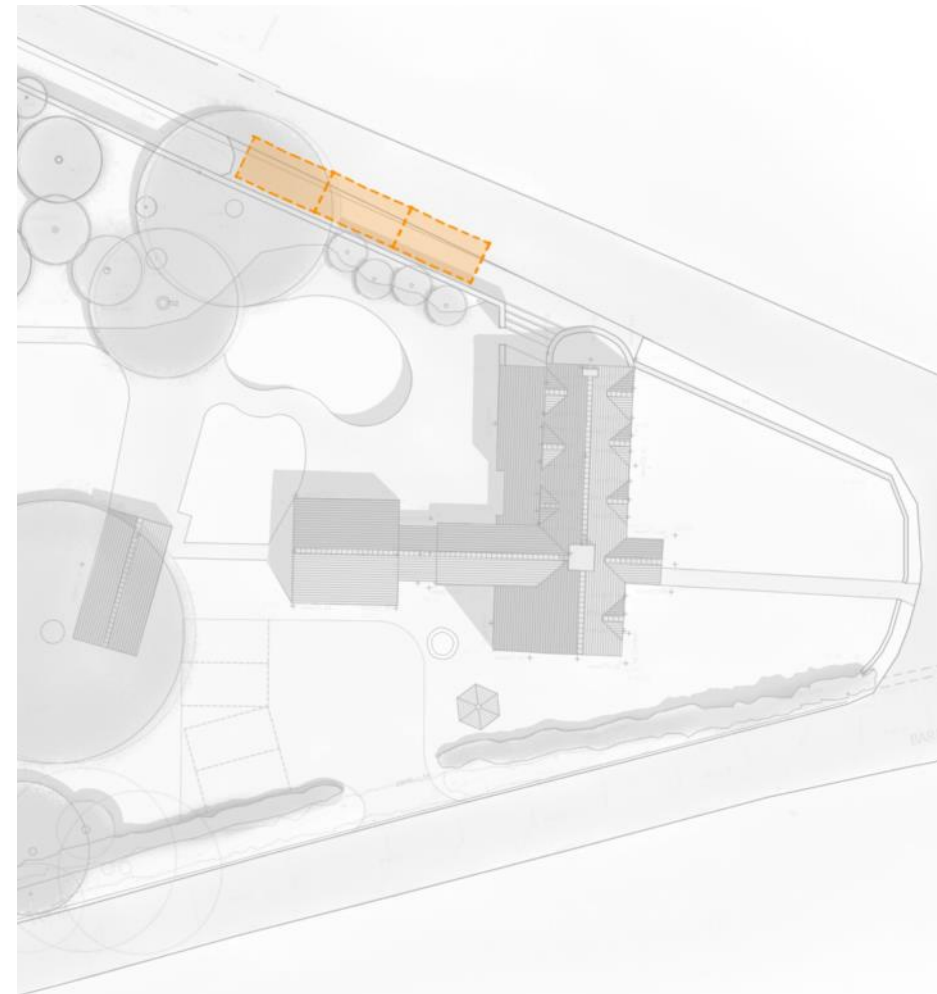


5.5m x 2.9m bay size

By referring to the design guidance documents on the Uttlesford Council website, the preferred bay sizes for parking are 5.5m x 2.9m, and a length of 6m is ideal for parallel parking bays.

This standard has been applied to the existing parking area for Chequers, which sits in an area outside of the site boundary so is within highways ownership, and shows that it does not accord with the requirements. The narrow strip along the north boundary, which is next to a 60mph country lane road, does not have sufficient space to accommodate a modern day car in a parallel park formation.

EXISTING

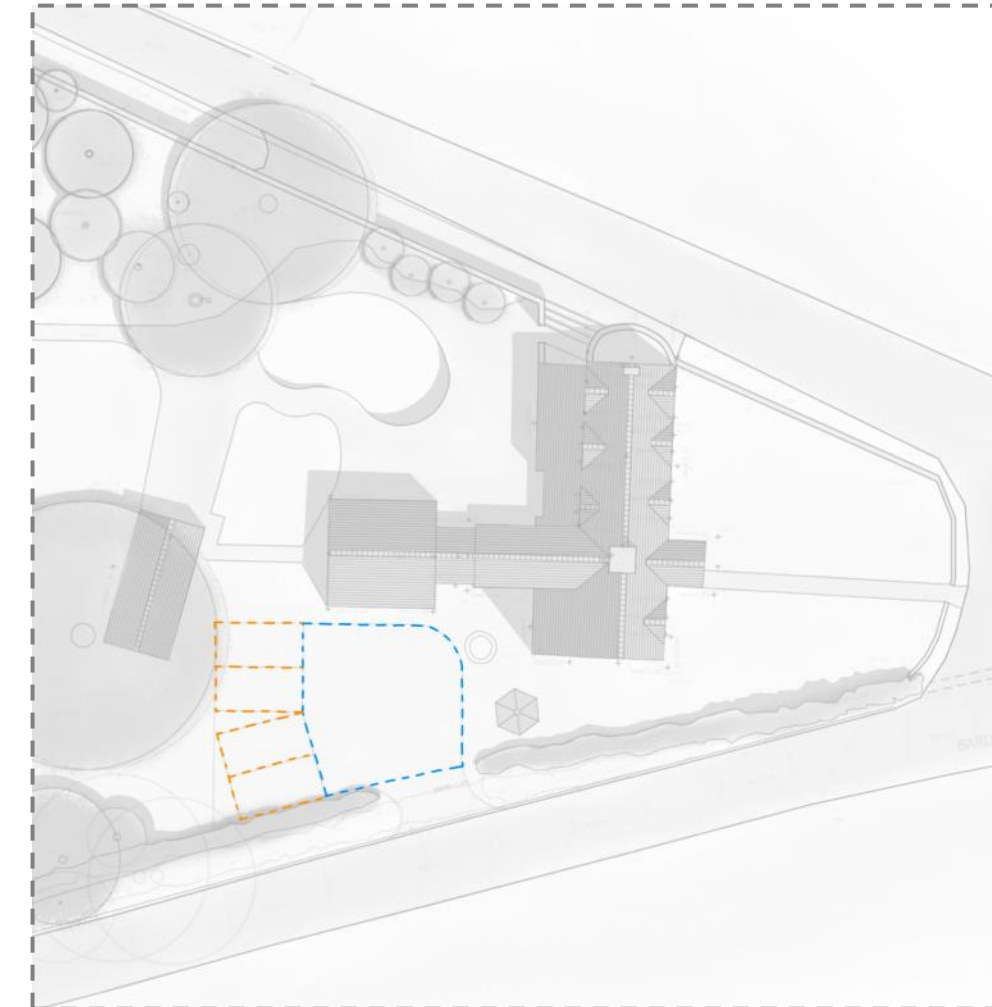


5.0m x 2.5m bay size

An alternate and reduced bay size of 5.0m x 2.5m, which is described in the Uttlesford parking standards document as '*minimum bay size (only used in exceptional circumstances)*' was also applied to the existing parking strip which shows it will still not accord with the minimum requirements.

This site plan analysis reveals that these ideal standards results in cars partly parked on the active highway. Not only does this visually cause detriment to the setting of the listed building, but it also causes hazards and puts drivers in danger when having to overtake the parked cars to pass along this road.

PROPOSED





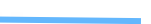
Proposed 5.0m x 2.5m bay size

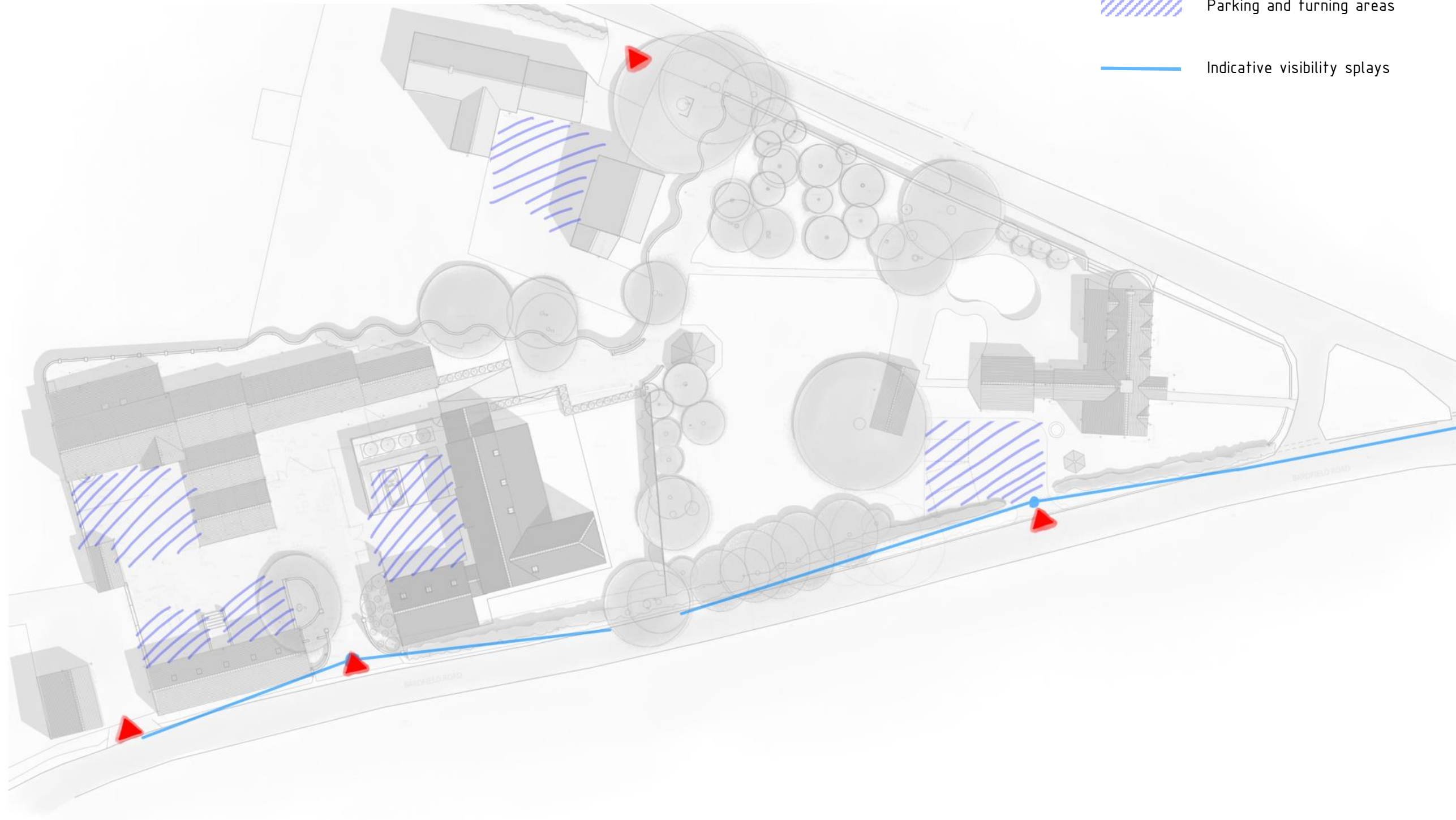
Proposed turning area

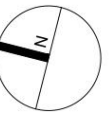
The proposal recognises the issues of the existing parking area strip and provides a solution to this problem by introducing an enclosed parking area to the south of the site. Although the boundary will be altered to provide a new entrance, this change improves the setting of the site by containing the parking within the plots, and is reflective of the neighbouring parking arrangements. A total of 3 parking spaces are proposed at the minimum bay size standard to allow for sufficient space for the applicant to accommodate his vehicles.

The minimal harm caused to the setting of this heritage asset is outweighed by improving the highway safety and ensuring that the parking is compliant with the standards as set out in the design guides.

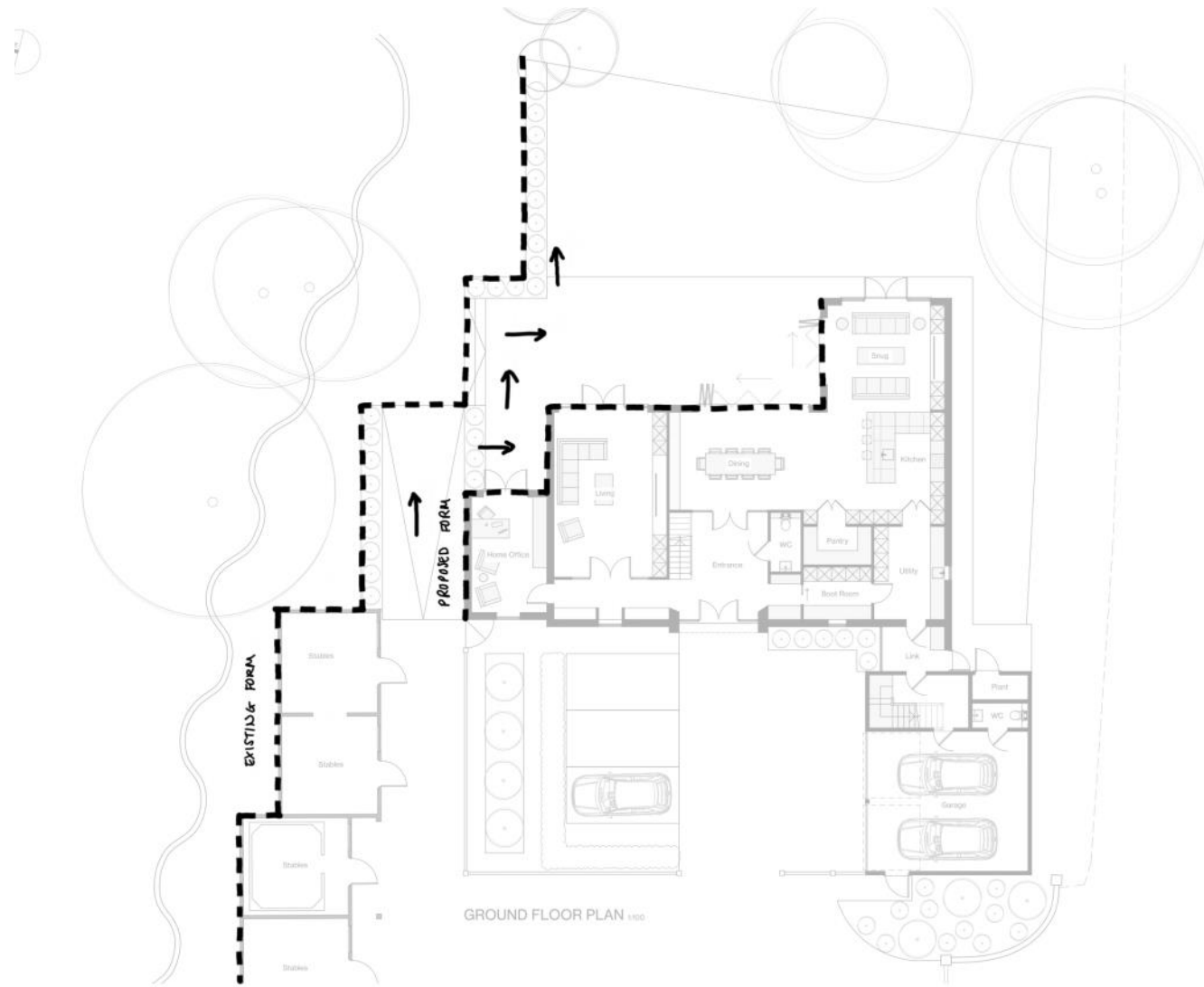
Access and Parking

-  Vehicular access points
-  Parking and turning areas
-  Indicative visibility splays





Built Form



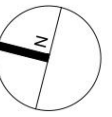
--- The built form on plan of the new dwelling follows the stepped forms of the existing barn buildings to the north. This rhythm is also incorporated in the landscaping and the rear amenity space to create a subtle and visual balance in the composition.

Existing Boundary

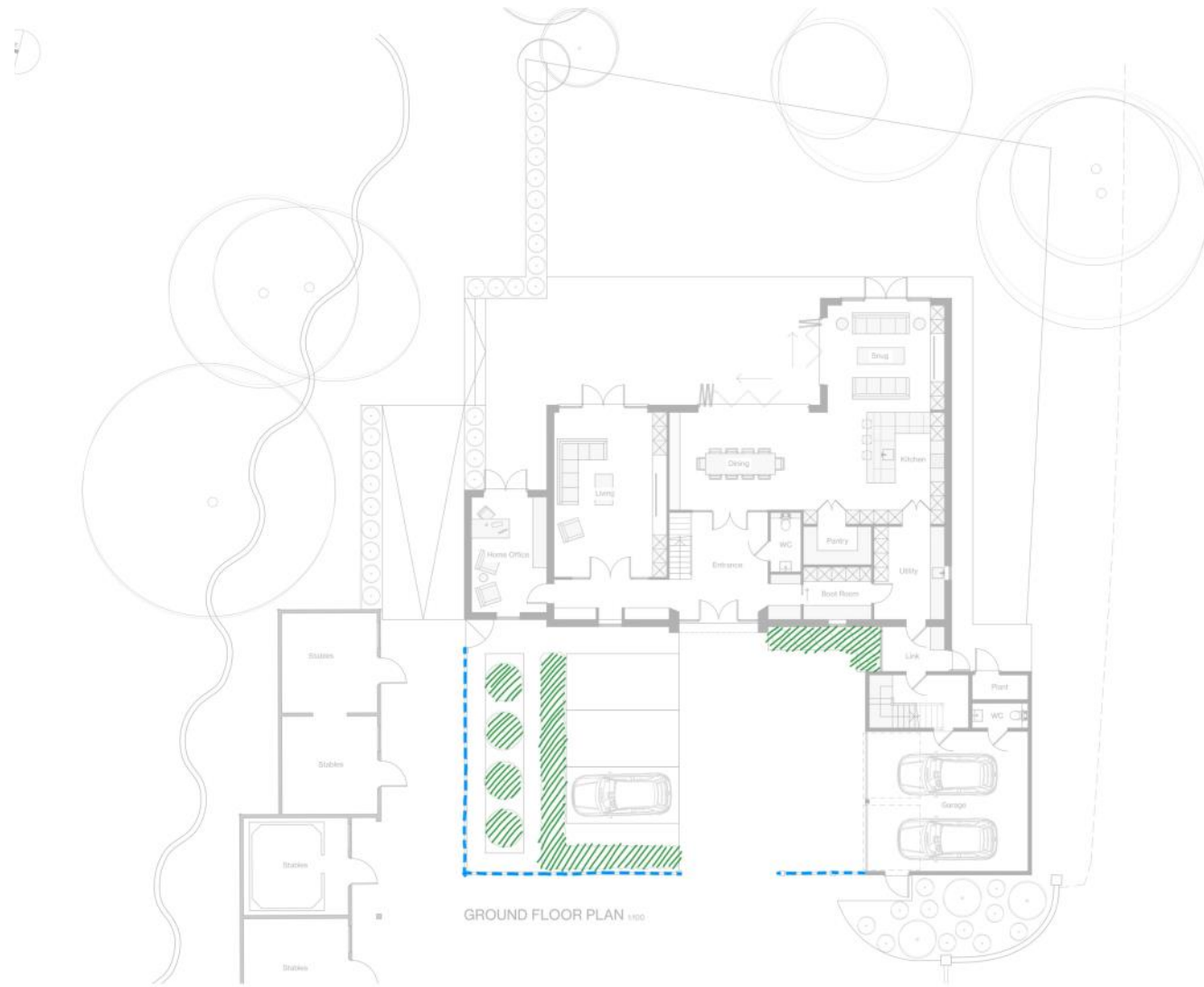


The existing boundary creates a buffer to the highway through mature and high level hedging, and provides natural screening which is to be maintained as part of the proposals.


The existing boundary to Chequers is also maintained and demonstrates that no change will occur to this historic boundary and the existing setting.



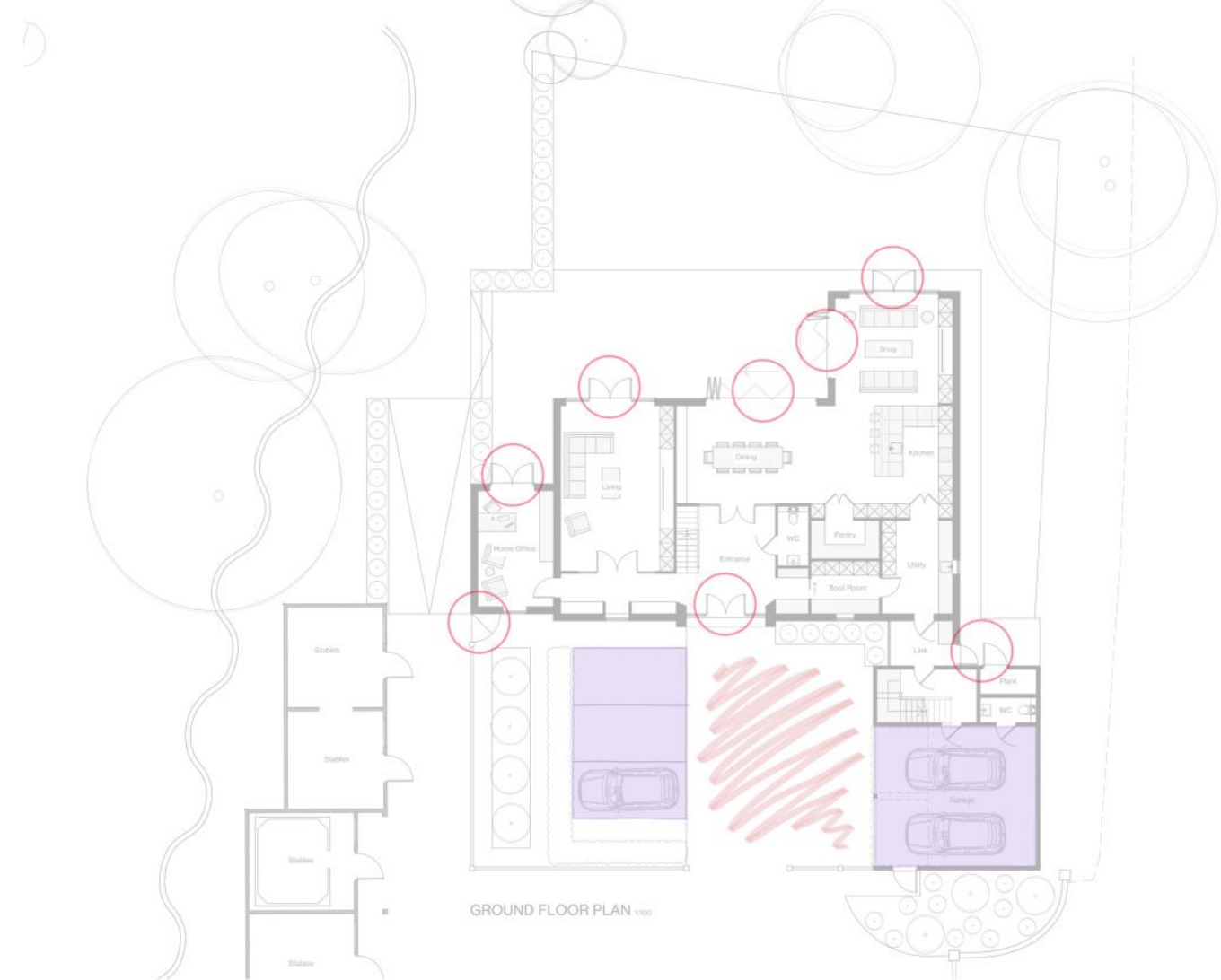
Front Landscaping

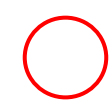



----- Proposed low level brick wall boundary enclosing the parking and vehicular area. This low level approach is a softer way of enclosing the area without domesticating the design.


 The frontage is softened with a hedge and planting, which contributes to the front boundary separation.

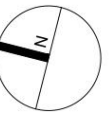
Access Points and Parking



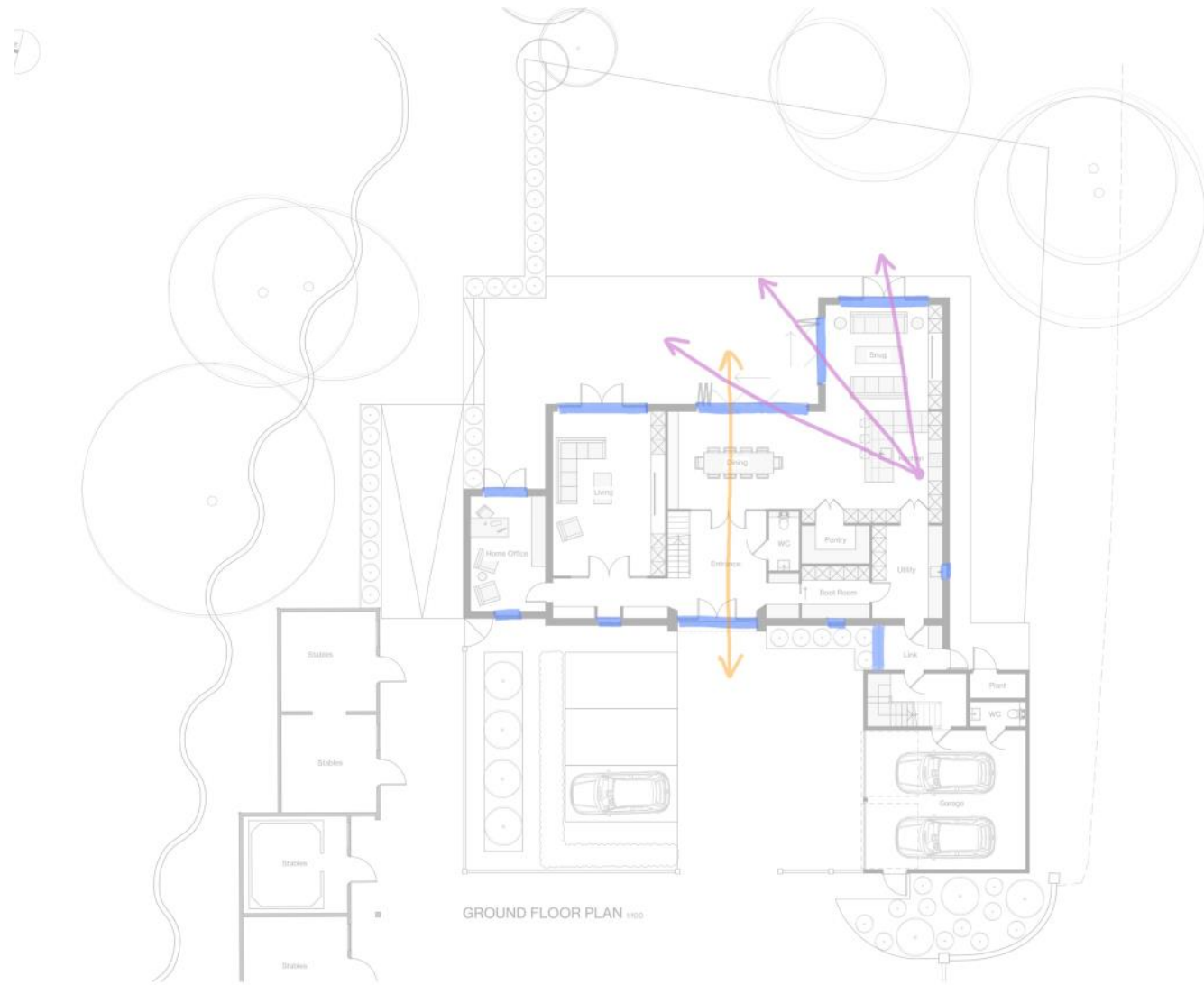
 The proposed dwelling can be accessed from multiple openings which improves the overall circulation and contributes to the open nature of a barn style structure. The main entrance is clear and central to the dwelling for easy access upon approach.

 Proposed parking meets the requirements and standards as set out in the design guide.

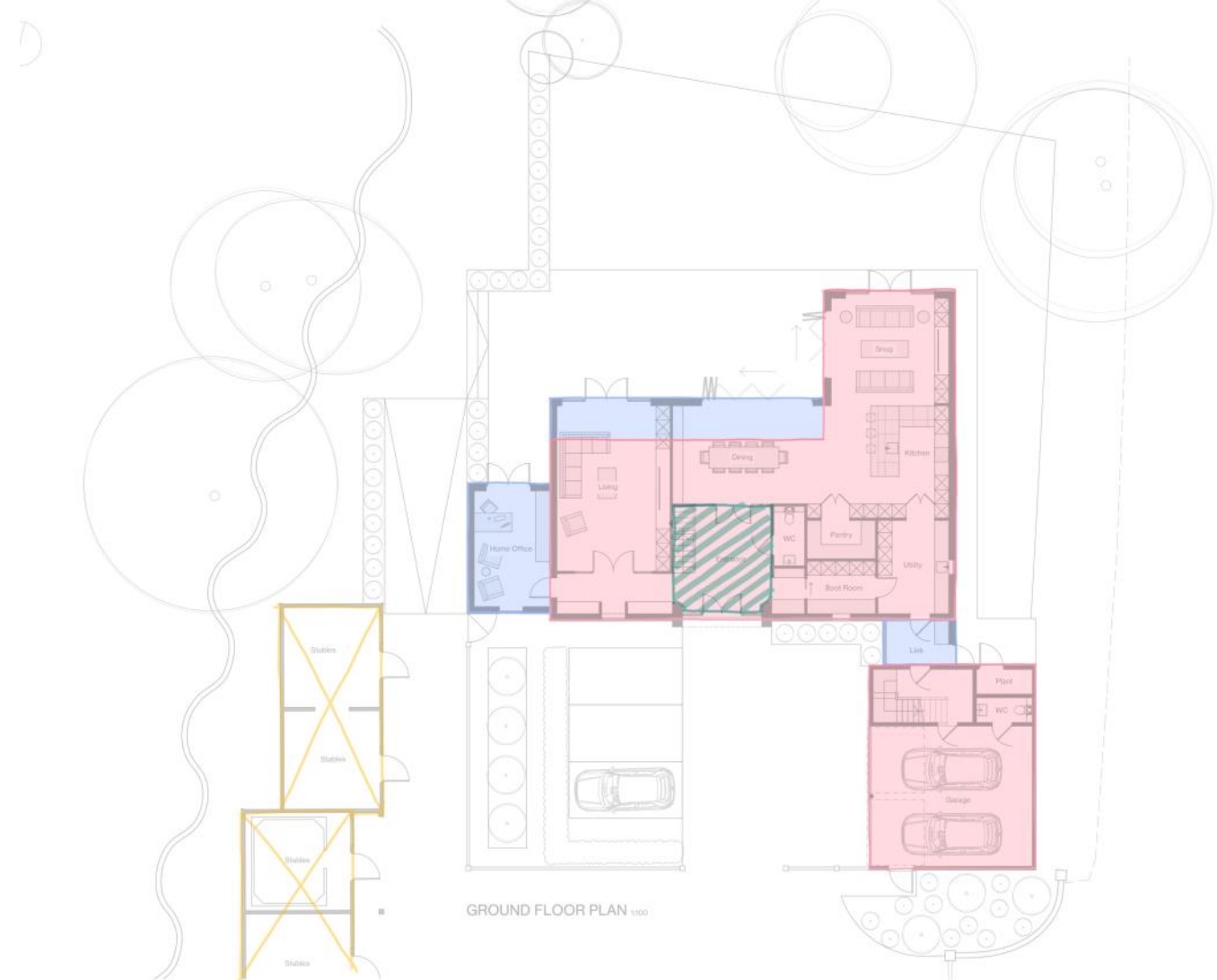
 Vehicular turning area



Openings and Views







Building Heights

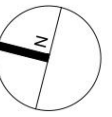


— The openings to the front are simple with proportions reflective of barns. The proportions are maintained throughout, with larger openings to the rear for maximum utilisation of natural lighting and the amenity views.

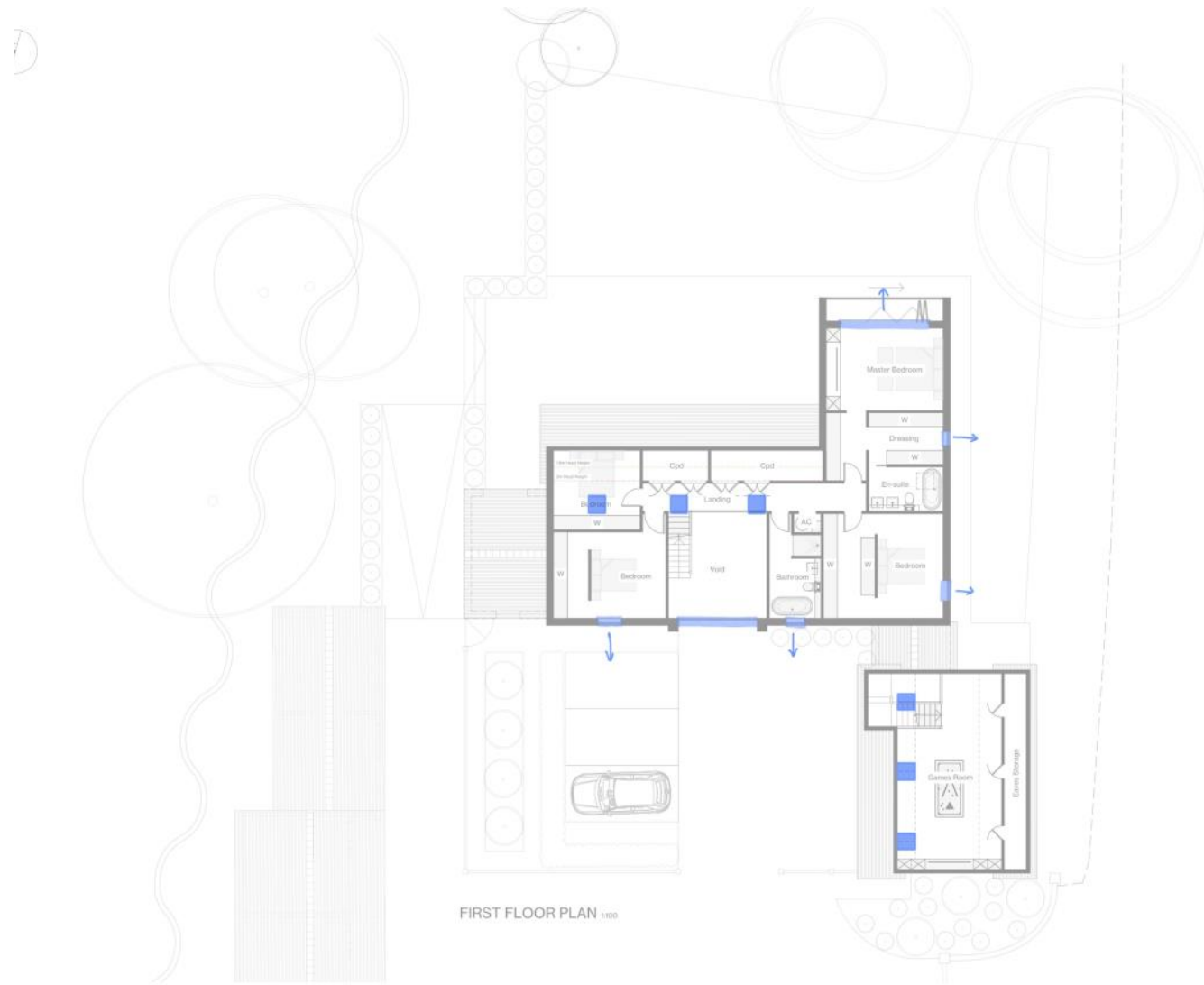
↔ An open feel is created through glazing at both ends which creates a continuous view. This allows plenty of natural light to flood the habitable areas, while also being reflective of barn type constructions.

→ The outlook from the open kitchen living and dining provides glimpses of the amenity and the openness adds to the barn like feel.

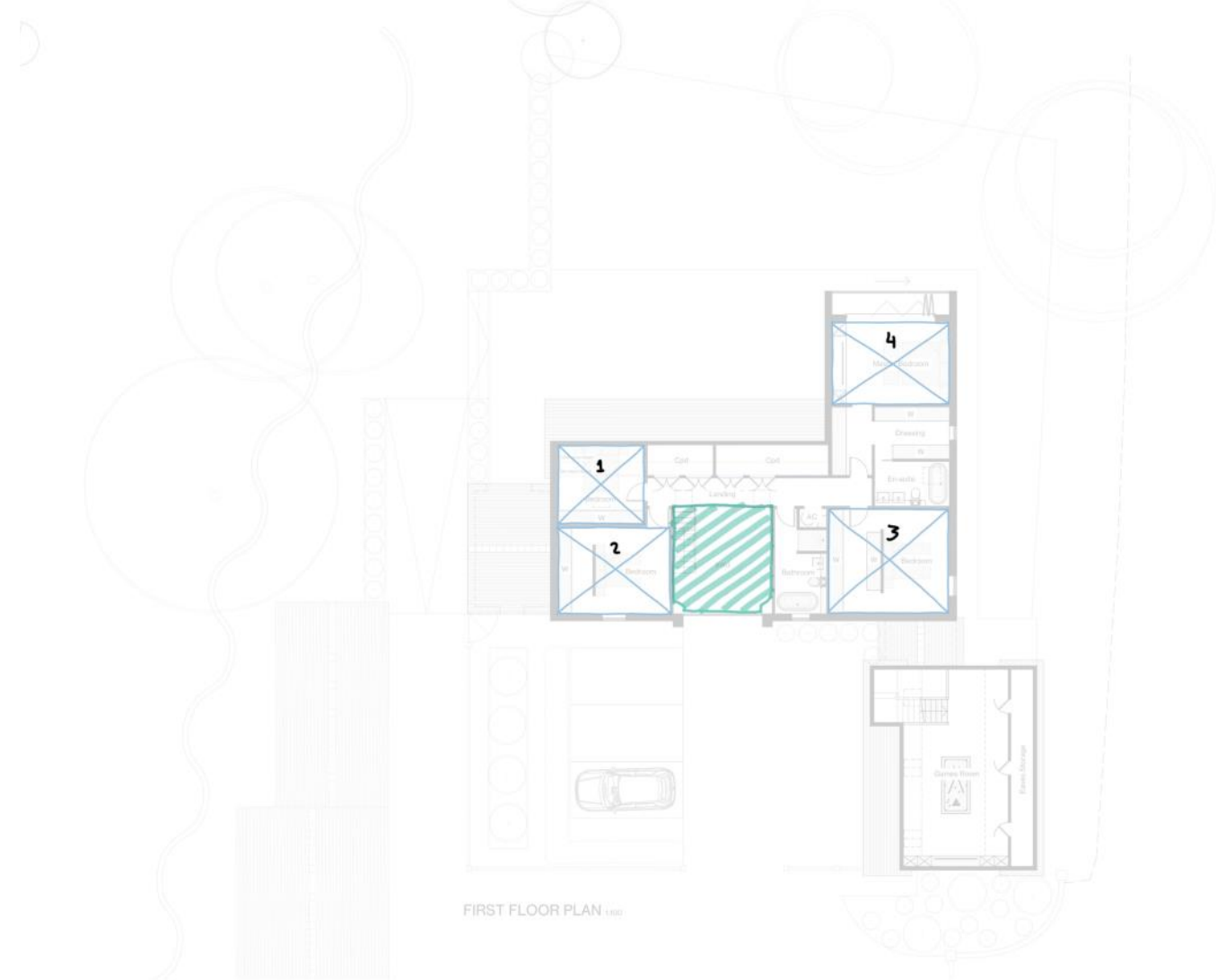
-  Existing single storey buildings to be ancillary to the new dwelling.
-  Single storey
-  1 1/2 storey
-  Double height space



Openings and Views



Internal Spaces



As recommended during the pre-application advice meeting, the glazing at first floor facing Chequers is limited to avoid intrusive light spill. High level roof windows allow for natural light to flood the spaces without harming the privacy of the neighbouring plots. Overlooking is mitigated.



Window openings are focused to the front and side of the dwelling and overlooks the internal courtyard. The proportions are reflective of the ground floor openings and maintains a barn aesthetic.



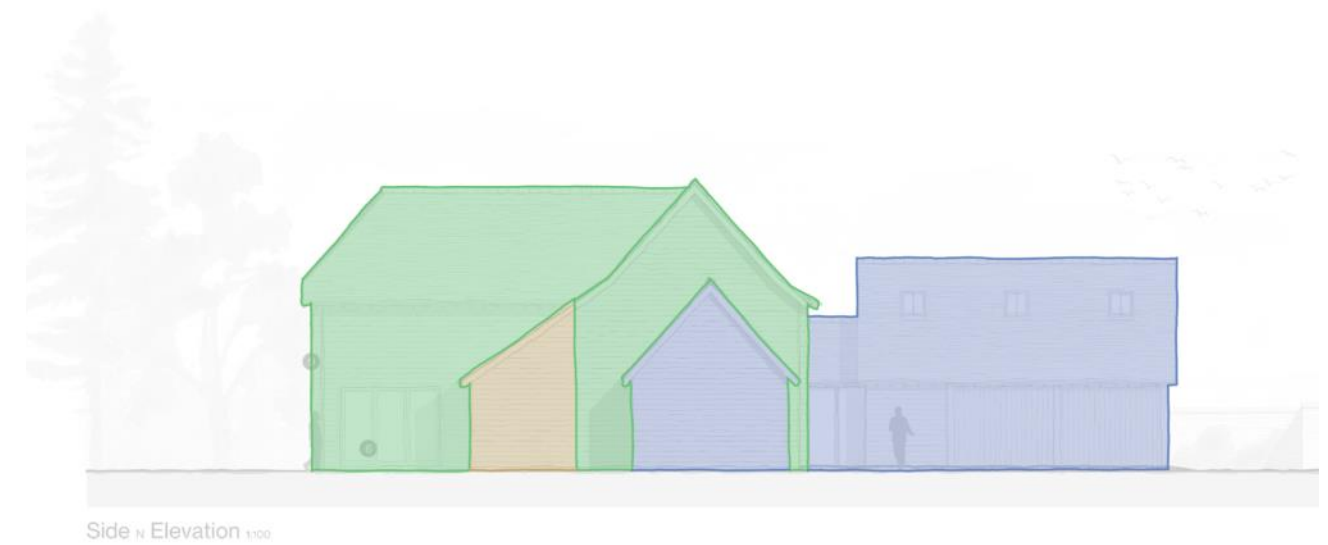
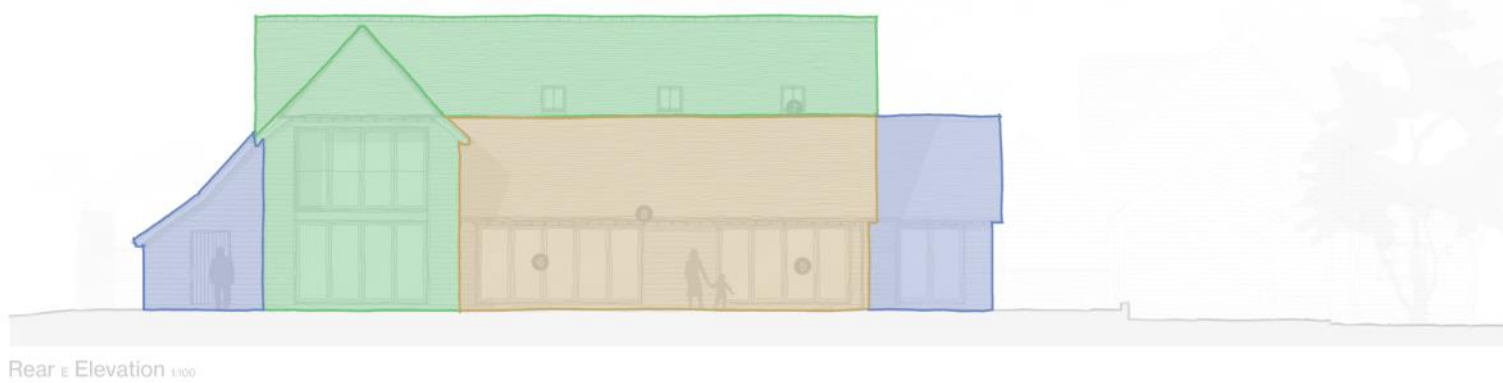
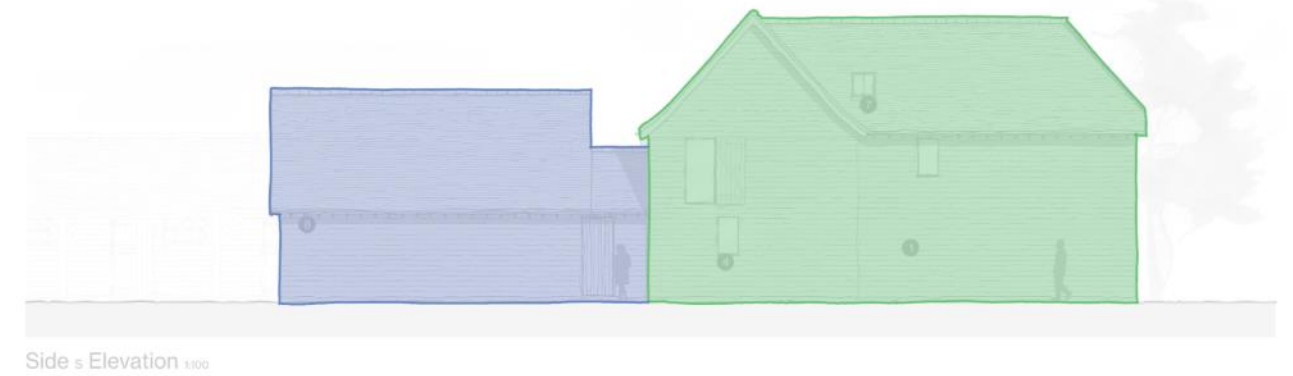
4No. Proposed bedrooms compliant with NDSS standards






Double height space

6.4 Elevational Analysis

Massing





-  The principle barn form is recognised in the front elevation. The rural characteristic is immediately identified upon approach to the proposed dwelling.
-  The bulk of the main form is simplified by introducing a catslide form of construction to the rear at ground floor, which is reflective of the forms in the nearby buildings. This architectural element is typically found in agricultural constructions and softens the rear elevation as it transitions into the landscape.
-  Stepped down structures which branch off of the main built form contributes to softening the massing of the new dwelling.

6.4 Elevational Analysis

Forms

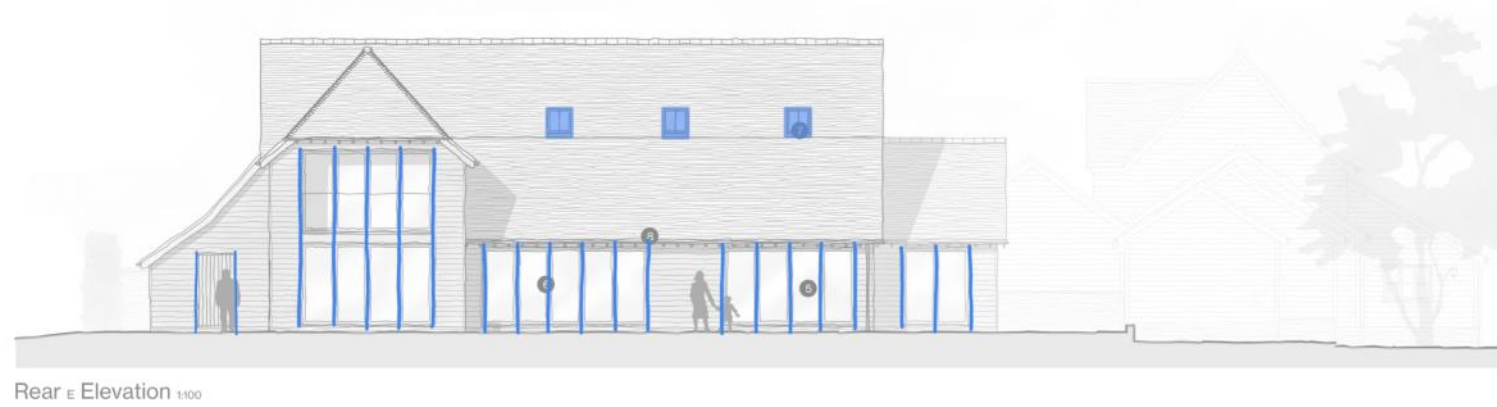



 Pitched and hipped roof is reflective of the main forms on the surrounding buildings, and is also in keeping with the Essex Design vernacular.


 Variations in the ridge heights adds visual interest and breaks up the elevations whilst reflecting the forms of the surrounding structures.

6.4 Elevational Analysis

Openings



 Openings are proportionate to barn style constructions and the glazing is focused along the ground floor at the rear.

 Minimal window openings to this elevation and high level roof lights to allow natural light in without having any detrimental impacts on the neighbouring amenity.

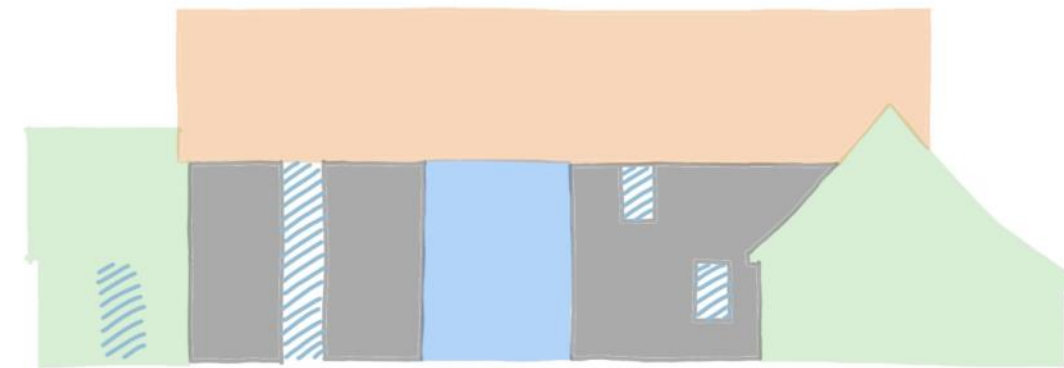
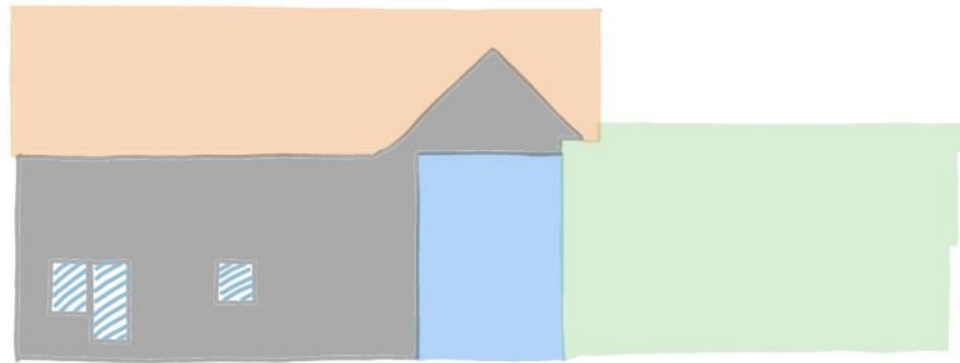
6.5 Elevational Analysis—Existing vs Proposed

EXISTING



Front s Elevation 1:100

PROPOSED



- Similar roof proportions
- Predominant black weatherboarding material
- Large glazing feature
- Simple façade through minimal openings
- Single storey elements

The front façade was inspired by design elements found in the existing barn to the northwest of the site, and echoes a similar form for a coherent barn appearance throughout. The abstract depictions shows the similarities in the built proportions, with the large glazing feature proposed centrally to the new dwelling and overall enhanced by minimally framed glazing panels.

The scale in the storeys is reflected in the proposals, and the predominant black weatherboarding material creates the simplistic front façade.

6.5 Elevational Analysis—Existing vs Proposed

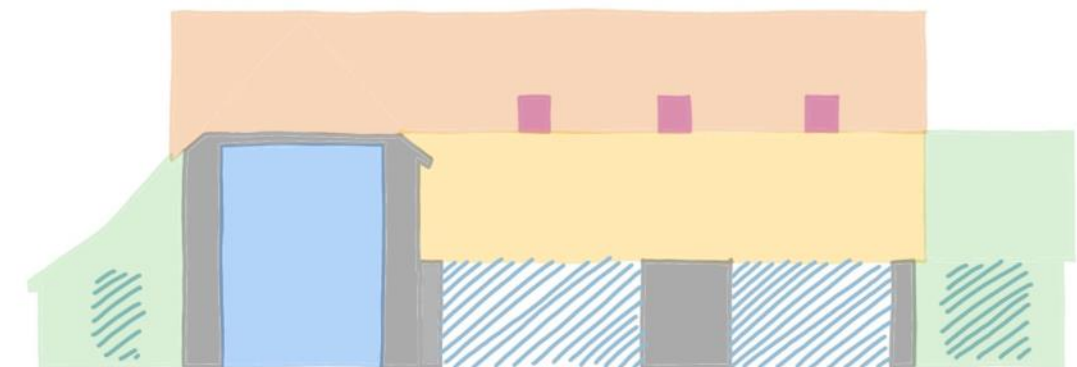
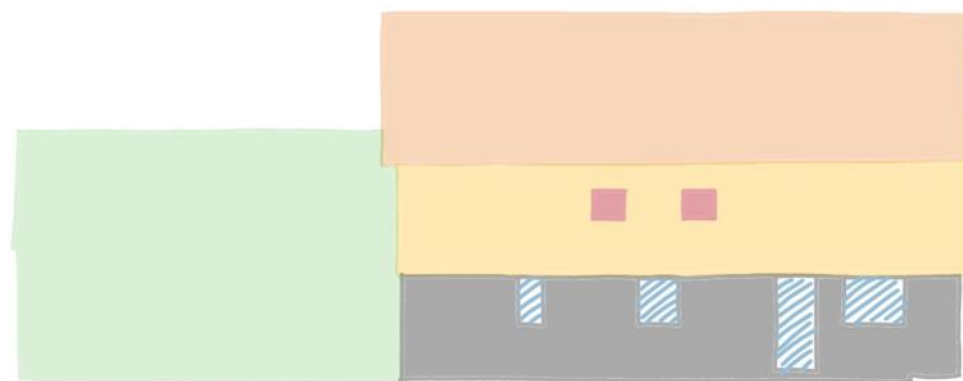
EXISTING



PROPOSED



Rear E Elevation 1:100



- Similar roof proportions
- Predominant black weatherboarding material
- Large glazing feature
- Simple façade through minimal openings
- Single storey elements
- Cat slide roof slope
- Rooflight openings

The proposed rear elevation echoes elements from the existing, particularly in the cat-slide roof slope and the first floor roof light openings.


Minimal openings are maintained on the existing elevation making it predominately black weatherboard and roof tile materials. The proposed glazing on the rear however, is enhanced to make use of the existing views into the garden area. This also allows more natural light in while maintaining the visual proportions in the design.

Although not present on the existing rear elevation, there was an opportunity to also echo the double glazed feature in the proposal to the rear where the site parameters and dense natural screening along the rear boundary ensure that amenity privacy is maintained.

6.6 Impact on views—Photo Analysis

Further to the LPA’s comments during the pre-application regarding the proposed impacts to the amenity of Chequers, an additional site visit was held to take photographs of the boundary separation between the application site and the listed building. The photographs clearly demonstrates the substantial separation between the proposed development and the existing heritage asset, with dense vegetation screening this boundary and forming a buffer along the original boundary line between Chequers and the farm. This is to be maintained for minimal impacts to the setting of Chequers.

 Indicative position of Chequers listed building behind the dense natural screened boundary.

 Indicative position of the proposed dwelling behind the dense natural screened boundary.

Views from the application site looking towards the listed Chequers building



Views from Chequers amenity looking towards the application site



6.7 Impact on views—3D Sketches

EXISTING PERSPECTIVES



View from the listed building swimming pool area

PROPOSED PERSPECTIVES



View from the listed swimming pool area with the outline of proposed dwelling indicated behind the natural screened boundary which is to remain.



View from the application site.



View from the application site with the listed building indicated behind the natural screened boundary.

Given the existing dense screening along the boundary separating the application site from the listed building, it is considered that the proposals will not have any harm on the significance of the heritage asset.

The comparison sketches showing the existing and proposed, as requested by the LPA in the pre-app response, demonstrates the relationship between the new and existing dwellings and the surroundings. The trees around the site provides substantial screening to allow each plot to be read as individual settings.



3D sketch of the proposal on the site which is clearly screened by the dense boundary and has a minimal impact on the setting of the listed building.

7.1 Summary

The application site and its surrounding context is rich in history and has been recognised by several building listing titles. A historic overview of the location has revealed the significance of the structures on and around the site to steer the design proposal in a direction which aims to preserve their heritage assets with minimal harm on the setting of the listed curtilage.

The proposal identifies the opportunities of the site and introduces a new dwelling on the disused menage which reinstates the use of this land and is recognised as a heritage benefit. This was seen as a positive approach from a planning perspective and was supported by the LPA in the pre-application advice meeting.

The proposals consist of reconstructing the former barns that once abutted the now disused menage, a reinstatement of the site boundary separating the amenity of the Chequers listed building and the edge of the menage. The proposals do not impact the prominent existing dwelling to the east of the site and creates new plots that harmonise with its previous agricultural function for a sympathetic response to the history of the site.

Proposals which preserve the positive elements of the setting and its asset, or which better reveal their significance, should be treated favourably.

In accordance with the paragraph 189 of the NPPF, 'In determining applications, local planning authorities should require 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.'

Consideration of the existing Listed Buildings within the vicinity of the application site ensures that the proposal will not add more material harm to their setting than the existing building. However, as a consequence of this proposal, it is recognised that potential harm may occur, but every intention is to overall enhance the location for a coherent development.

