

Harpers
Shooters Hatch Road, High Easter, Chelmsford Essex CM3 1HU

Proposed single storey rear extension and alterations

Design & Access Statement

Design

The Property

Harpers is located in Shooters Hatch Road with Woodfield Farm to the south-east and Barnfield to the north-west all as shown on drawing number 446/01. The property sits within a site of 0.64 Ha (1.6 acres) and includes outbuildings comprising a barn, garage and storage as shown in more detail on the site/block plan drawing number 446/02.

The property comprises the original 16th century section of mainly 2 storeys with a single storey section to the rear. The floor area of this part of the property amounts to 97.2m² (1046 sq.ft.). The property was extended much later in 1964 with a central link and gabled cross wing reflecting the style of the original house but without the half hipped roof. The 1964 extension added a further 174.6m² resulting in a total floor area of 271.8m² (2995 sq.ft.) as existing today. The 1964 extension is also mainly 2 storeys with a single storey section to the rear (north-west). Plans and elevations as existing are shown on drawing numbers 446/03A and 446/04 respectively.

Existing accommodation comprises hall, 3 reception rooms, kitchen, utility and shower room to the ground floor with 5 bedrooms and 2 bathrooms to the first floor.

The Listing

Harpers is a grade II listed property, the date of listing being the 20th September 1985. The list entry number is 1112531 and the description reads as follows:

House. Late C16. Timber framed and plastered, but with framing exposed on front elevation. Half hipped peg tile roof with single storey extension bat at west end with hipped cat-slide roof. Of 2 storeys with large rear C20 extension. Central ridgeline stack with rectangular base and 2 rebuilt diagonal shafts. Windows are C20 leaded light casements. Jowled joints, internal cranked wall bracing on corners, "hall" section has C16 floor with soffit tennons with diminished haunches. Roof is side purlin type with arched wind bracing. C17 rebuilt window in front wall with moulded mullions. Moated site. RCHM 19.

Planning History

There are 3 records on the Uttlesford planning website as follows:

DUN/0202/64 Alterations and improvements – unconditional approval.

DUN/0062/68 Use of barn for storage – approved with conditions.

UTT/18/1216/PAP3Q Prior notification of change of use of agricultural building to 1 no dwelling – refused.

The development proposal

Plans and elevations as proposed are shown on drawing numbers 446/05D and 06E.

The scheme proposal comprises internal alterations, mainly to the C20 section of the dwelling and an extension to the single storey section to the rear.

The single storey extension to the rear of the C20 part comprises demolition of the existing pitched roof and extending with a new flat roof. This is the only proposed extension and will result in the total floor area to increase from 271.8m² to 282m², an increase of 10.2m² (110 sq.ft.)

Accommodation to the C16 section of the property will remain mainly as existing with only minor alterations to the cupboards off the bedrooms. It is also proposed to provide an internal lining to the external walls with insulation to improve the thermal performance of the property.

Proposed alterations to the C20 section of the property are as follows:

- Demolish existing single storey section as described above to provide new ground floor toilet and cloaks area and new utility room.
- Remove existing staircase, replace with new staircase and cupboard to the hall.
- Remove fireplace and boiler room to the ground floor of the north-east wing and create new kitchen and dining room.
- Carry out alterations to bathroom off landing to form new shower room.
- Form partition to landing with double doors to enter new master bedroom and ensuite facilities to first floor of the north-east wing.
- New internal lining to the external walls with insulation to improve the thermal performance of the property.

External alterations / doors and windows:

(See drawing number 446/06E)

- South-west elevation:
Replacement timber cottage style windows, remove existing single first floor window to the central link and replace with 2 windows, provide new porch
- North-west elevation:
Replacement timber cottage style windows, 2 windows to ground floor replaced with single window.
- North-east elevation:
Replacement timber cottage style windows, alterations to windows to central link, Existing windows removed to ground and first floor of north-east wing, new french doors to first floor and new sliding folding doors to ground floor of north-east wing.
- South-east elevation:
Replacement timber cottage style windows.
- South-east elevation b-b:
Replacement timber cottage style windows, existing French doors to ground floor removed and replaced with single window.
- North-west elevation a –a:
Replacement timber cottage style window to first floor.

Other external alterations:

Currently, the elevations other than the south-east elevation of the original C16 section are rendered with a mix of pargeting styles. It is proposed to re-render all elevations of the property with a smooth lime render finish on lath battens.

It is proposed to replace the existing septic tank with a new treatment plant with an outlet drainage system comprising perforated pipes.

Landscaping

To the north-east of the site lies Crow's Wood which contains protected trees.

Within the application site itself, there are mature protected trees to the south-east and north-west all of which will remain as existing.

Access

Access to the site is via an existing entrance off Scooters Hatch Road. This will be maintained with a driveway to the front of the property being the south-west elevation. There is parking for a number of vehicles and the existing garage is also retained.

There is parking provision in excess of policy standards and vehicles are able to turn and exit the site in forward gear from the driveway.