

A D P

Architecture - Design - Planning

# Heritage, Design and Access Statement

**Demolition of existing outbuildings and  
replacement with a new garage and ancillary  
outbuilding**

Witchtree Farm, Witchtree Lane, Hempstead, CB10 2PN



# Contents

<b>1. Introduction</b>	<b>1</b>
<b>2. Heritage</b>	<b>2</b>
Stage 1. Background of the Heritage Asset	2
Stage 2: Impact Assessment	7
Stage 3. Justification	9
<b>3. Planning Balance</b>	<b>11</b>
<b>Appendix A: Historic Maps</b>	<b>12</b>

# 1. Introduction

- 1.1. This Heritage, Design and Access Statement has been prepared on behalf of the applicant, Mr R Cook, in support of a householder planning application for the demolition of the existing garage and outbuilding and their replacement with a new garage and ancillary outbuilding.
- 1.2. The Applicant has recently taken ownership of the property and now seeks to provide additional space to allow this building to function as a modern family home.
- 1.3. This application has been prepared in consideration of the adopted Local Plan policies, namely:
  - Policy ENV2, which considers development affecting Listed Buildings. This policy seeks to development to be in keeping with the scale, character and surroundings of the Listed Building.
  - Policy GEN2, which considers design also requires design to: be compatible with the scale, form, layout, appearance and materials of surrounding buildings; safeguard important environmental features in its setting; to meet the reasonable needs of all potential users.
- 1.4. This application is also supported by an Arboricultural Impact Assessment that found that the site has no high-value trees.
- 1.5. This statement will introduce the proposed scheme and the key planning and heritage considerations.

## 2. Heritage

- 2.1. This Heritage, Design and Access Statement has been prepared in line with the guidance set out in Paragraph 194 of the National Planning Policy Framework (NPPF), which states:

*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 (NPPF 2021).*

### **Stage 1. Background of the Heritage Asset**

- 2.2. Witchtree Farm, Hempstead is a Grade II Listed Building (1230676).
- 2.3. The farm is located in an isolated position along the lane, and is set within extensive grounds.
- 2.4. The farmhouse is a simple vernacular building of 16th century origin, but with significant alterations in the 19<sup>th</sup> century. It is characterised by the use of render, irregular opening placements and asymmetrical roof. Two chimney stacks project from the roof line and are likely to be a later a later 19th century addition as these were rarely seen on vernacular buildings prior to this.



**Image 1: Front Elevation**

- Rendered exterior
- Single storey lean-to, added in the 1980s.
- Asymmetrical roof shape



**Images 2: Side and Rear Elevation**

- Rendered exterior
- Two chimney stacks
- Undated 20<sup>th</sup> century single-storey rear extension
- Asymmetrical roof shape

- Property set within extensive grounds
- Telegraph pole and cable crosses the site
- Extensive landscaping



**Images 3&4: Outbuilding**

- 1950s outbuilding.
- Predominantly brick walls with roof sheeting and some cladding.



Image 5: Outbuilding: Internal



Image 6: Existing Double Garage

- 20<sup>th</sup> century construction
- Vegetation has grown around it



2.5. The Listing entry states:

*Timber-framed and plastered house of C16 origin but much altered in the C19 and later. Two storeys. Part of the upper storey is jettied on the north-east front, with original moulded bressummer. The windows are mostly modern casements. Roof slate. The interior has exposed timber-framing, ceiling beams and joists. (RCHM 34).*

*Listing NGR: TL6386538927*

2.6. Witchtree Farm has architectural and historic value as a vernacular building of the 16th and 19th century. The extensive setting adds to the interest, albeit the wider curtilage includes 20<sup>th</sup> century outbuildings and a telegraph pole and line that dissects the site.



- 2.7. The earliest map consulted for this study was the OS Six Inch Map of 1880 together with maps from 1951 and 1956 (NLS, 2023), see Appendix A. The site can be clearly identified in detail.
- 2.8. The square shape of the listed building is shown surrounded by a number of scattered outbuildings. It is evident that the location of the outbuildings has changed and been replaced over the years.
- 2.9. The existing outbuilding is only identifiable for the first in 1956, not having been shown in the 1951 map. The existing garage is not shown in any of these maps.
- 2.10. Other outbuildings appear to have been demolished since 1880, 1951 and 1956.

## Stage 2: Impact Assessment

- 2.11. The characteristics of the proposed replacement garage and replacement outbuilding are as follows:

### Outbuilding

- Removal of existing 20<sup>th</sup> century outbuilding.
- Erection of replacement single-storey outbuilding.
- **Size** - Existing outbuilding has a footprint of 135 sq m. New outbuilding has a footprint of 100 sqm – a 26% proposed reduction in footprint.
- **Appearance** – To reflect the existing outbuilding, the replacement would be timber clad, with shutter doors.
- **Materials** – To reflect the original outbuilding, the replacement would

have timber clad walls and metal roofing.

#### Garage

- Demolition of existing 2-bay garage, currently characterised by rendered walls, partially weatherboarding and metal roof.
- Replacement garage would be 3-bay – 2-bay for parking and 1-bay as a workshop.
- **Materials** – The replacement garage would be timber-clad, with a slate roof.
- **Location** - The garage would be set a little deeper into the plot, and away from the listed building, and alongside the proposed outbuilding.

#### Direct Impacts

- 2.12. The proposed extension will not have a direct impact onto the fabric of the listed building.
- 2.13. The proposals will also remove the undated late 20<sup>th</sup> century outbuildings and will replace these with new buildings of a similar form and appearance.
- 2.14. These outbuildings would be over 30 metres from listed Building and would be partially screened by existing landscaping. The existing telegraph poles and line dissect the site and separates the outbuildings from the listed building.

#### Indirect Impacts

- 2.15. The location of the proposed outbuildings means that the principal and most significant

elevation at the front of the house will remain unaffected.

- 2.16. In terms of design and materials, the proposal has sought to be subordinate to the listed building, whilst at the same time reflecting its values.
- 2.17. The listed building has historically always had outbuildings around in it in various locations. These buildings have come and gone through the ages.

### **Stage 3. Justification**

- 2.18. The proposed development's justification is to be able to ensure enough space to enable it to function as a family home, thereby securing its long-term future and preservation.

#### Risk Assessment

- 2.19. Witchtree Farm represents an isolated post-Medieval farm surrounded by agricultural land. The use as an agricultural farm has long ceased and that functional link has now passed. The simple farmhouse is set into its own separate plot and now demonstrates a clear distinction to the surrounding agricultural land.
- 2.20. The current proposals will not impact the historic fabric of the listed building.
- 2.21. The listed building has historically always had outbuildings around in it in various locations. These buildings have come and gone through the ages. The late 20<sup>th</sup> Century outbuildings will be demolished and replaced with buildings in a comparable location, of a comparable form, and a comparable appearance.
- 2.22. The proposed outbuildings would have a subordinate appearance and will not alter the



historic value.

- 2.23. The proposed outbuildings would therefore preserve the character and significance of the listed building.



## 3. Planning Balance

- 3.1. This Heritage, Design and Access Statement has demonstrated that the proposed outbuildings would be compliant with the NPPF and the adopted Uttlesford Local Plan. Therefore, in accordance with the presumption in favour of sustainable development in the NPPF, it is requested that planning permission is granted.

# Appendix A: Historic Maps



Reproduced with the permission of the National Library of Scotland  
Ordnance Survey - Essex Sheet X  
Surveyed: 1876 to 1877, Published: 1880



Reproduced with the permission of the National Library of Scotland  
Ordnance Survey - Cambridgeshire Sheet LXIII.NW  
Revised: 1946 to 1949, Published 1951



Reproduced with the permission of the National Library of Scotland  
Ordnance Survey - TL63 - B  
Publication date: 1956