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## DESIGN & ACCESS & HERITAGE STATEMENT

IN SUPPORT OF:

APPLICATION FOR AN EXTENSION ON AN EXISTING OUTBUILDING AT  
NORTH LEYS,  
HIGH STREET,  
MUCH HADHAM,  
HERTFORDSHIRE,  
SG10 6DB



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## THE DESIGN PROPOSAL:

### AMOUNT:

- The proposed development is a small extension to an existing outbuilding in the curtilage of North Leys, Much Hadham.
- The outbuilding is used as storage for the site.
- The proposed extension is approximately 20m<sup>2</sup>.

### LAYOUT:

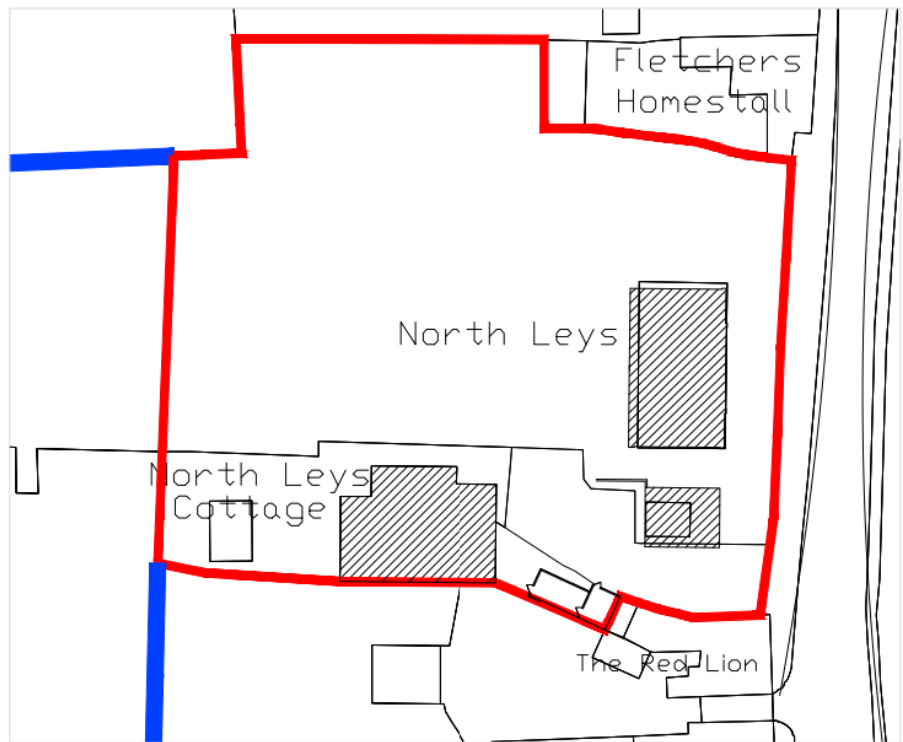


Fig. Proposed Site Plan

- The proposed extension will be fully compatible with the site and surrounding properties.
- This proposal will not affect the parking or accessways to the site.

## LANDSCAPING, ECOLOGY & BIODIVERSITY:

- The site is contained within the curtilage of North Leys and its associated outbuildings. The proposed extension will be obscured from the highway.
- There is an existing hedge that will be retained and additional hedging can be planted to enhance the biodiversity of the site.

## SCALE:

- The detailed floor plans and visuals demonstrate how the development can be accommodated in a compatible form within its setting.

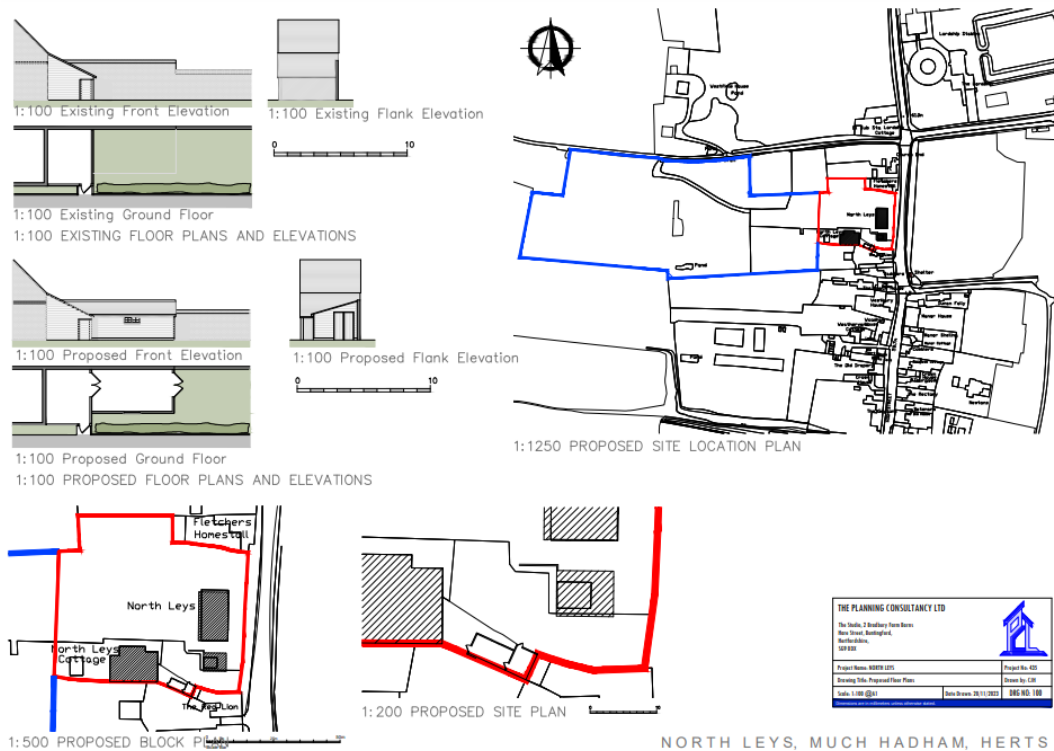


Fig. Proposed Floor Plan and Elevations

- The proposed extension would be sympathetic to its surroundings.
- The existing outbuilding is tucked away into a corner of the site and the proposed extension would not be seen from the street.

#### APPEARANCE:

- The proposed extension will be undertaken using traditional building methods and materials.
- The use of weather-board cladding, timber windows and doors along with Clay/slate tiles will ensure the structures are comparable to that currently in the immediate location whilst also respecting the character and appearance of the existing outbuilding.
- The extension's design would be wholly compatible with the setting.
- The extension will retain the existing hedge to this area of the site with additional hedges to enhance the ecology.

#### ACCESS:

- Much Hadham is a village in Hertfordshire with a shop and post office, village hall, primary school, a public house, a church and fire station.
- The site is within close proximity to the settlements of Bishops Stortford and Ware.
- These settlements have shops and post offices, and other facilities including employment hubs, village halls, public house/restaurants, Churches, Schools and general stores.
- The village is well served by public transport, with a regular bus service which links the short distance to railway stations at Bishops Stortford, Ware and Hertford. As well as a bus service to the local Secondary Schools in Bishop's Stortford and Hertford Regional College in Ware and Hertford.
- The settlements also have ready access to Stansted Airport.

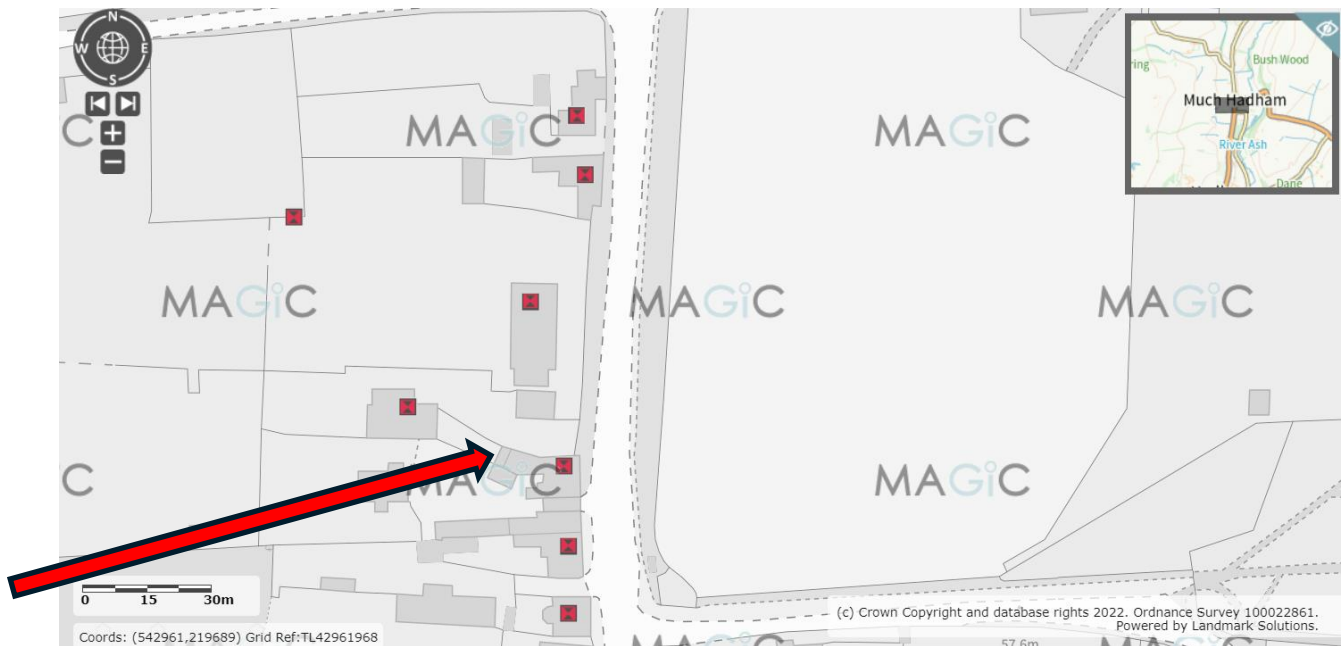
### Vehicular Access:

- This proposal will not affect the accessway to the site. Existing accessways will be used.

### Pedestrian Access:

- The external access routes around the building would be level where possible for ease of use for people with restricted mobility.
- The land is reasonably level and access to the outbuilding and proposed extension would meet the needs of all sectors of the community.

### Listed Buildings:



- The site is in the curtilage of a Grade II Listed Building, North Leys.
- There are three entries for the site, including the main house of North Leys, the entrance gate, railings and garden wall and the cottage within the grounds.

### List Entry Name: NORTH LEYS

#### Grade: II

#### List Entry Number: 1289217

#### Description:

*House. Circa 1720 and later. Red brick. Low slate roof, old tiled on N. 2 storeys, 7 windows. Original house a 5 window symmetrical centre of chequered brick with end pilasters, floor band and stepped eaves cornice. Central, early C19, half-glazed door with Adam style fan and original flat hood on leaf-carved consoles. 1st and 2nd floor, 6/6, flush sash windows with rubbed brick lintels. 1824, 1 window addition on N (architectural drawing in house) in plain brick with similar pilasters, band and cornice, recessed Ground floor triple-hung sash and 1st floor 6/6 sash with fluted keystone. Early C20, 1 window addition on S in chequered brick and matching details, but Ground and 1st floor triple-hung sashes are flush, with horns. Rear elevation has late C18 central porch with segmental arch openings and 'Chinese Chippendale' latticework frames. Triple-hung sashes to N and S on Ground floor. Good c.1720 panelled interior and central staircase in rectangular well.*

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List Entry Name: ENTRANCE GATE, RAILINGS AND GARDEN WALL AT NORTH LEYS

**Grade:** II

**List Entry Number:** 1213185

**Description:**

*Entrance gate, railings and garden wall. Circa 1720, contemporary with house. Wrought iron railings and double gate over half height brick wall. Scrolled panels and cresting to gates and panels at intervals on railings. Red brick wall has flanking square piers with stone ball finials. Circa 1824 continuation on N boundary of garden, taller with a square angle pier and stone ball finial.*

List Entry Name: NORTH LEYS COTTAGE

**Grade:** II

**List Entry Number:** 1213175

**Description:**

*House and barn adjacent. Both Mid-late C19 weatherboarded in single, gable-ended range behind North Leys. Old, pantile roof. Two and a half storeys. White painted gable end with lean-to extension on S has various flush casement windows: a pair N of gabled porch, a pair of small pane casements above these, a triad left of porch. Included for group value.*

- The proposed single storey extension to the existing outbuilding is positioned as such that it will not have a detrimental effect on the listed properties in its vicinity.

## CONCLUSION

- The design and appearance are considered to be in keeping with the local vernacular.
- The Size, Scale and Visual Mass have been set to ensure minimal impact to the surrounding area.
- The development would have no adverse impact on residential amenity, or any other material planning consideration.
- The proposed building works will have no adverse impact on its setting and will preserve the character and appearance of the area.
- In conclusion, the proposed works are of a high-quality design and the grant of planning permission is anticipated.