

Proposed Works to Yew Cottage, Chickney Road, Henham, CM22 6BD



Design and Access Statement (A)

Jan 2024

Contents

1.0 Site Analysis and Evaluation

- Site Analysis
- Site Photographs

2.0 Planning History

- Planning History

3.0 Proposals

- Proposals
- Demolition
- Design Principles
- Historic England's Approach
- Parking
- Refuse Collection
- Flood Risk

4.0 Access Statement

5.0 Conclusion

1.0 Site Analysis and Evaluation



1.1 Site Analysis

- The site is formed by this detached period cottage and its curtilage.
- The cottage faces directly onto Chickney Road, the main access road through the village of Henham.
- Henham is a village approximately 6 miles north-east of Bishop's Stortford.
- The site is in the heart of this established residential area.
- Henham benefits from a community run village shop, and a public house.
- A primary school is located in the village on School Lane and secondary school education is available at the nearby village of Stansted Mountfitchet.
- Local bus services run through the village and the nearest train station is at Elsenham, approximately 2m away.
- This all goes to demonstrate that although a village, the location is within a sustainable and desirable location, well served by local public transport and local amenities.
- The dwelling itself is a historic property, originally dating from the 18th century.
- It is grade II listed, with the description '*C18 timber framed and plastered building. Partly 2 storeys and partly one storey and attics. Built on an L shaped plan. Casement windows, Roof, thatched, with 2 gabled dormers and the south side*' Listing NGR: TL5525328570.
- The original element of the house faces directly onto the street, and is a two storey structure, with the first floor partly within the roof space, with low eaves.

- The external walls are constructed from timber frame, with infill rendered panels. The outer face is completely rendered, in a light yellow colour, but internally, the timber frame is exposed to the ground floor, with infill white render.
- As well as the ground floor walls, the ground floor ceiling has exposed structural timbers beams and joists, with 2no. large brick chimneys.
- The first floor is partly within the roof space, with skelting walls up to a height of approximately 1.3m, with sloping upper ceilings following the pitch of the roof.
- The roof is thatched, with a decorative ridge and large gable ends. There are two thatched dormer windows to bedroom 3 and the central dressing area.
- Other first floor windows are within the rendered gable ends.
- The two brick chimneys extend out from the thatch, to the front and rear of the property.
- It is believed the dwelling was once two smaller cottages, but, the date to which the cottages were combined is not known, and prior to its listing.
- Generally, the windows to the original element of the house are a mix of styles and materials, from timber casement, timber sliding sash, fixed glass in a timber frame, and timber casement windows with leadlights.
- Additional elements have been added to the original two storey house and these include:
 - A single storey side enclosed porch to the front east side elevation, and provides a front entrance lobby, with a door, window, internal door and lean-to clay tiled roof.
 - A single storey structure housing the ground floor shower room, positioned to the west side elevation, behind bedroom 1. The walls are of a matching render with a low pitched lean-to clay tiled roof, tucked under the thatched eaves. It is not certain this is not part of the original cottage, or within the footprint of the cottage, but, the inner face of the exposed wall to the side gable has an inner skin of blockwork.
 - A small single storey bay to the west side elevation of the rear lounge. The structure is timber with a double patio door and full height side glazing, and a pitched clay tiled roof.
 - A single storey flat roofed structure to the side east elevation, originally a single width garage, but, converted into a playroom and plant/ utility room in 1991. The structure has matching rendered external walls with timber casement windows and a flat felt roof.
 - To the rear of the original house (facing south) is the most recent element, dating from 1997 and containing a large bathroom and kitchen. The walls of this structure are matching render, with a twin set of pitched roofs and central lead valley gutter. The kitchen area has a flat ceiling with loft storage, a side timber patio door with sidelights and a casement window, both with timber beadings. The bathroom has a timber casement window to the rear elevation and two rooflights in the open vaulted ceiling.

- To the front of the property is an area of block paving to provide two off street parking spaces. This area is enclosed by a brick wall with a parapet detail of clay creasing tiles and bricks on edge.
- A black metal gate gives access to the side garden, with a block paved path leading to a concrete paver patio that runs round the side and back of the house.
- A small rose tree (Medlar) is location adjacent to bedroom 1 and is surrounded by planting beds.
- To the west of the house is a sunken garden surrounded by low brick and stone affect concrete walls and steps. This area may have been the location of a swimming pool, but, is now covered by artificial grass.
- There are other stone affect walls and low beds around the patio.
- The rest of the garden is lawn with mature beds edging the boundary and a rockery to the south-east corner.
- To the north-east side of the house, facing the public highway, is another area of hardstanding, leading to the front entrance door and what was previously the single garage. This area is now used to accommodate a timber refuse store and other refuse and recycling boxes.

Location

Statutory Address: **YEW TREE COTTAGE, CHICKNEY ROAD**

The building or site itself may lie within the boundary of more than one authority.

County: **Essex**

District: **Uttlesford (District Authority)**

Parish: **Henham**

National Grid Reference: **TL 55253 28570**

Details

HENHAM CHICKNEY ROAD 1. 5222 Yew Tree Cottage TL 5528 44/430

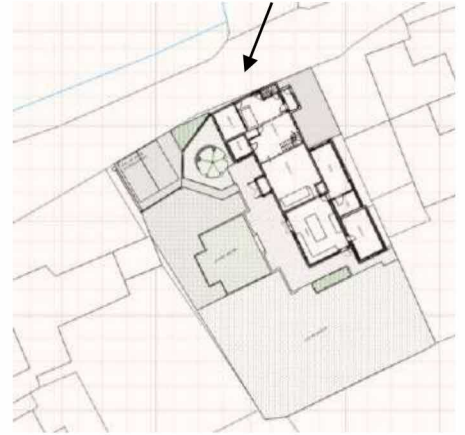
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2. C18 timber-framed and plastered building. Partly 2 storeys and partly one storey and attics. Built on an L shaped plan. Casement windows. Roof, thatched, with 2 gabled dormers on the south wing.

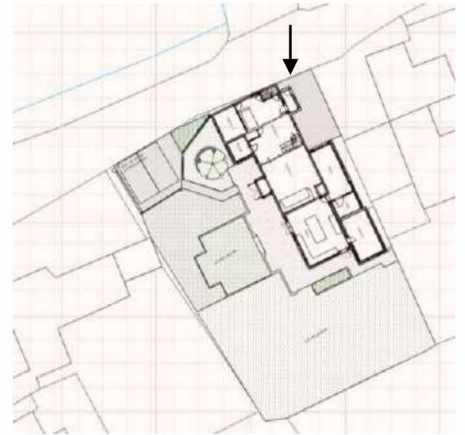
Listing NGR: TL5525328570

Historic England's listing for the dwelling

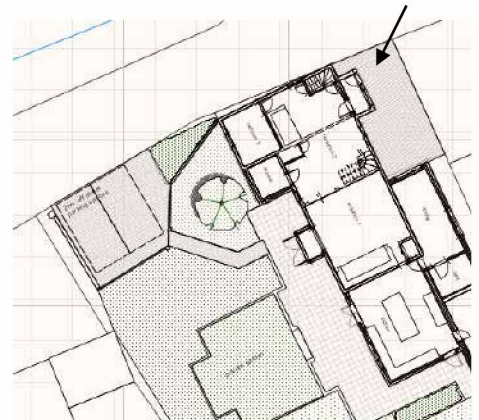
1.2 Site Photographs



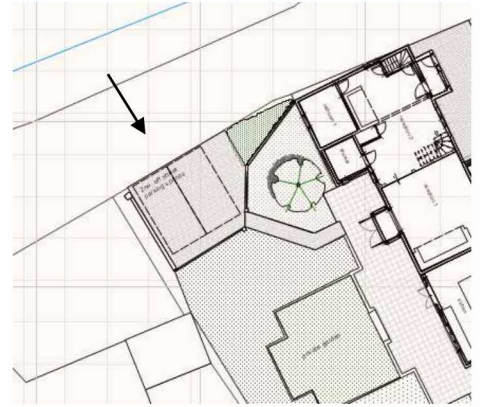
View of front elevation from the street



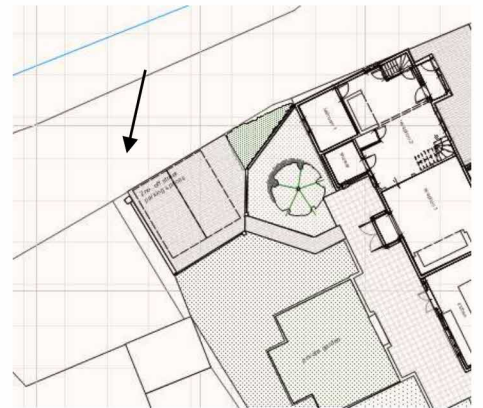
View of the front entrance door and hardstanding from the street



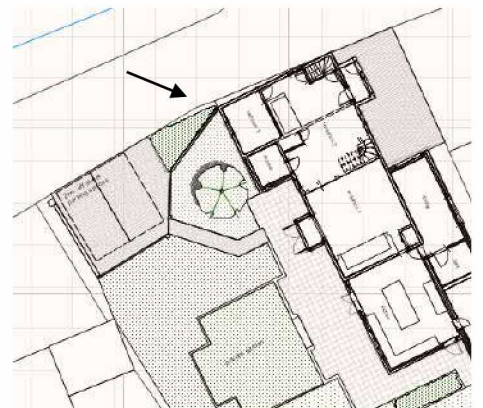
View of the front entrance door from the street



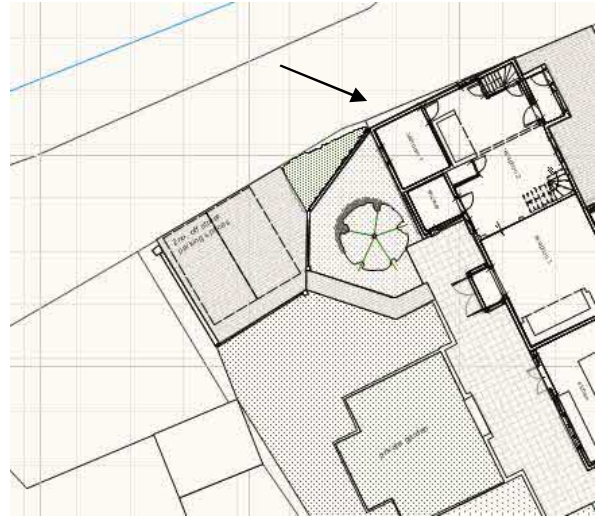
View of front parking area from the street



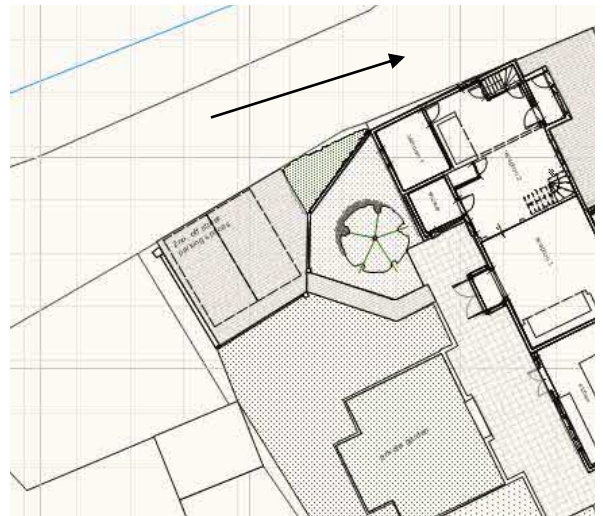
View of front parking area and the parking to the neighbouring dwelling from the street



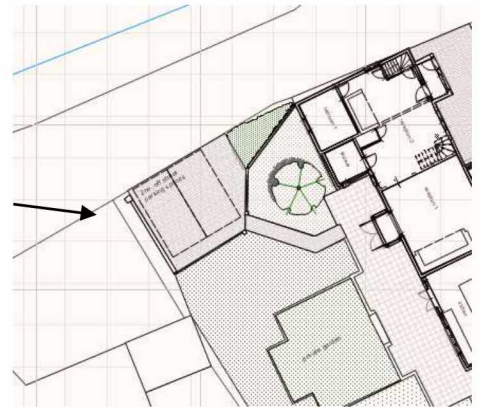
View of side elevation, off street parking and front wall from the street



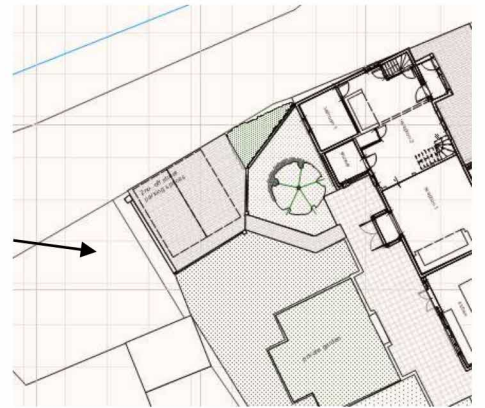
View of side elevation, off street parking and front wall from the street



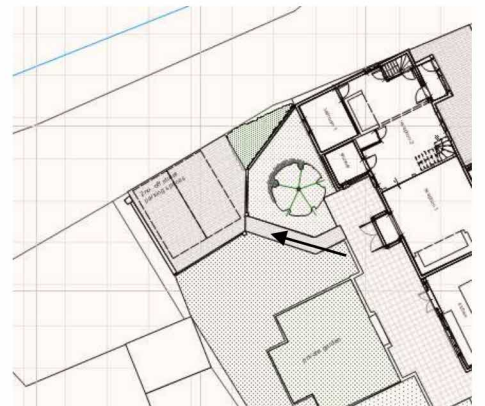
View down the street taking in the front elevation



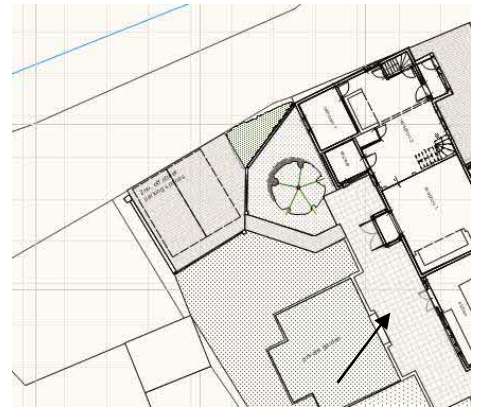
View of front parking area from the front of the neighbour's parking access. Showing the side boundary wall and the side elevation of the site



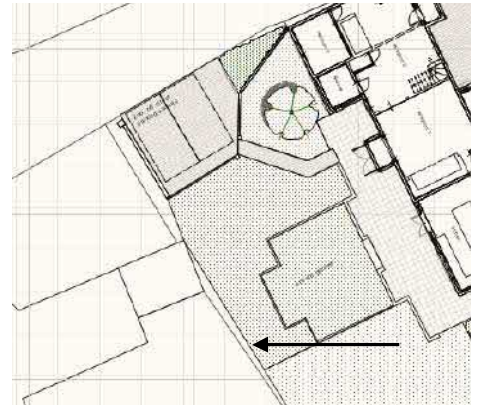
View of front parking area from the front of the neighbour's parking access. Showing the side boundary wall and the single storey element of the neighbouring property



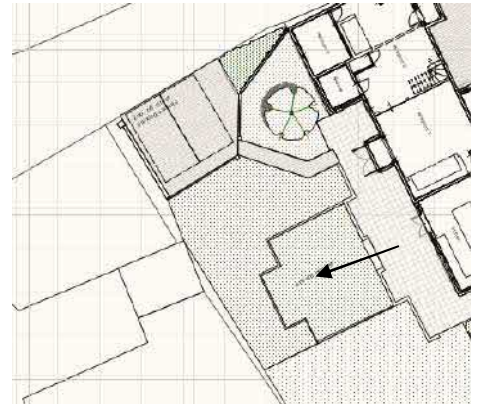
View of garden wall to the parking area taken from the access path within the garden



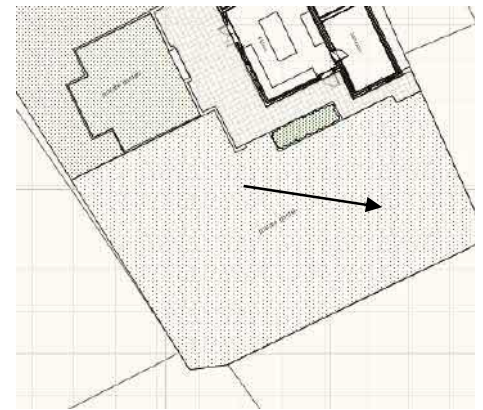
View of the side elevation taken from the sunken artificial lawn



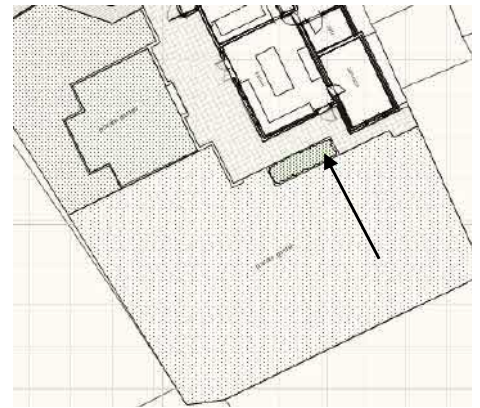
View of the neighbouring dwelling taken from the rear garden



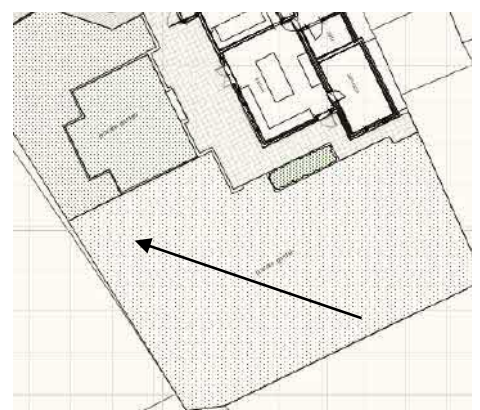
View of the neighbouring dwelling and boundary treatment taken from the sunken artificial lawn



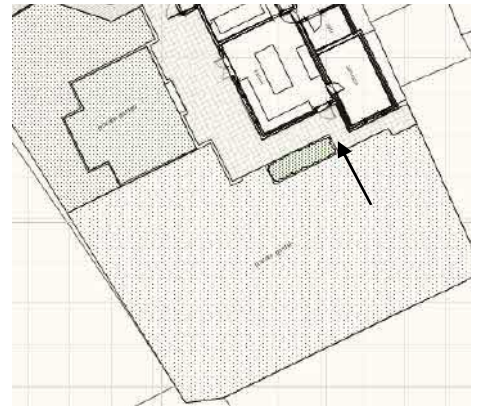
View of the rear corner of the private garden, taken from the centre of the lawn



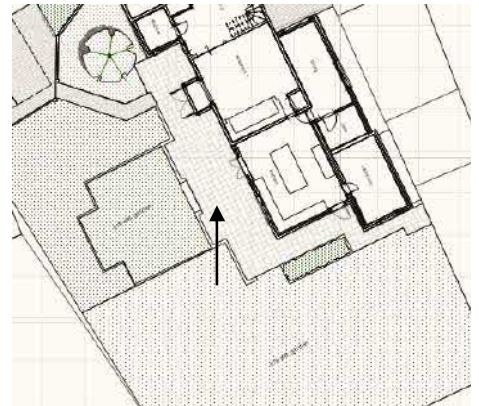
View of the rear elevation taken from the rear garden



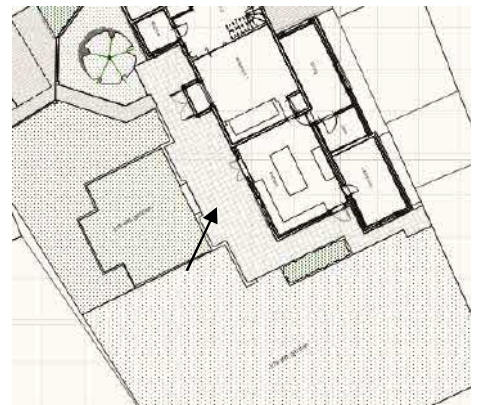
View of the rear garden and rear and side boundary and distance view of the neighbouring dwellings to the west of the site



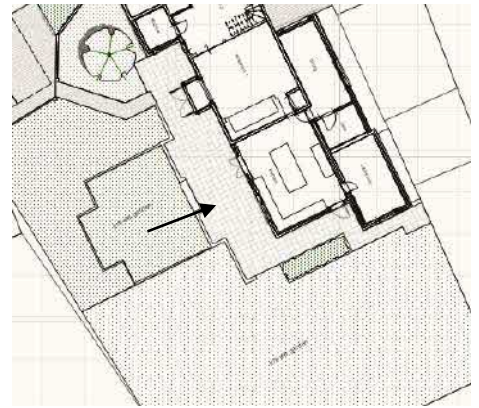
Closer view of the rear elevation taken from the rear garden



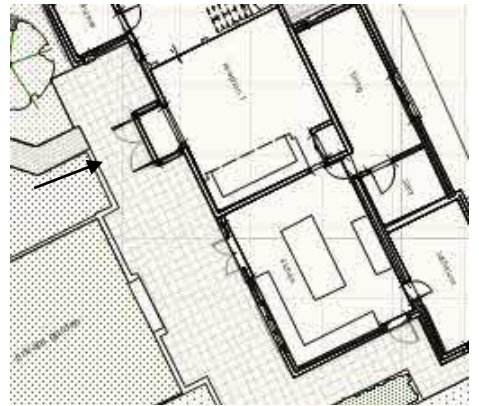
Closer view of the side elevation taken from the side garden



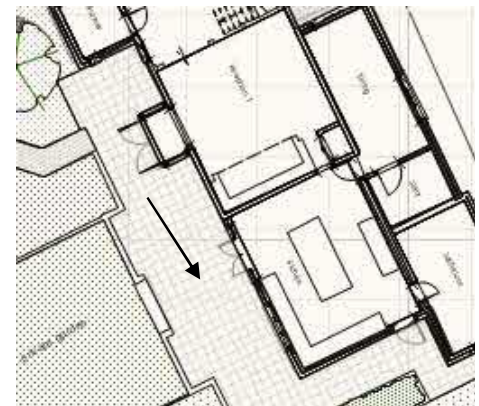
Closer view of the single storey rear element of the rear of the house and its relationship with the original house.



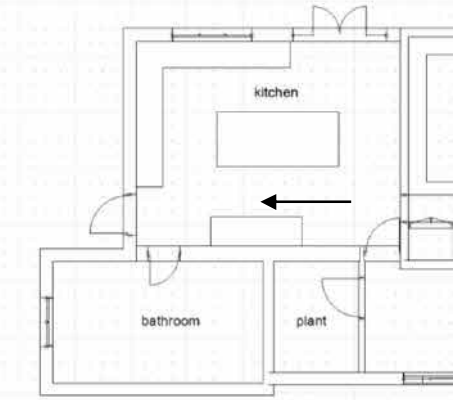
Closer view of the single storey rear element of the rear of the house, taken from the sunken artificial lawn.



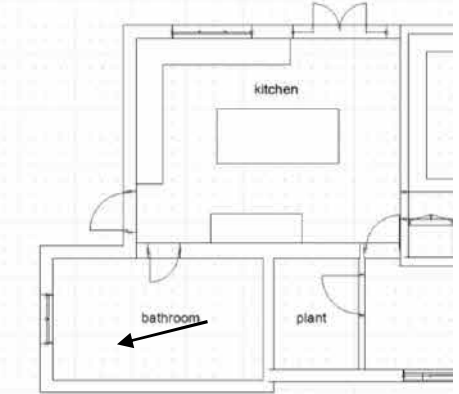
Closer view of the single storey side bay, with double patio doors



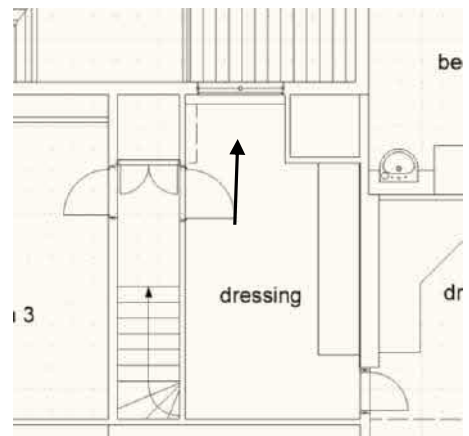
Closer view of the side patio area looking towards the back garden



Internal view of the kitchen looking towards the back garden



Internal view of the rear ground floor bathroom



Internal view the first floor dressing room, looking out of the dormer window towards to single storey roof over the ground floor shower room

2.0 Planning History

2.1 Previous Applications

SWR/0342/64 - 22nd October 1963 – Addition alterations and construction of septic tank drainage scheme – Approved

SWR/0560/72 – 12th October 1972 – Extension to form garage loose box and store – Approved

UTT/1299/91/LB – 4th November 1991 – Alterations to garage to form playroom and utility room – Approved

UTT/0630/95/LB – 5th May 1995 - Erection of brick wall attached to listed building – Approved

UTT/0629/95/FUL – Construction of access to highway and erection of 1.6m brick wall - Approved

UTT/0048/97/LB – 17th January 1997 - demolition of shed and erection of single storey extension – Approved

UTT/0047/97/FUL – 17th January 1997 – Single storey extension – Approved

UTT/1834/06/TPO – 7th November 2006 – To pollard no.1 Yew tree – Approved

UTT/15/1134/TPO – 15th April 2015 - Application to fell Yew tree – refused

UTT/21/2239/TPO – 8th July 2021 – Application to fell Yew tree to ground level – Approved

UTT/23/3226/CLLB – 22nd December 2023 – Additional Bathroom facility within a bedroom – Lawful Development Application awaiting decision at time of report

3.0 Proposals and Design

3.1 Proposals

- The proposals are to:
 - convert the existing rear ground floor bathroom into a dining area by: removing the sanitaryware and finishes; removing the inner door and widening the opening; and removing the window and installing a patio door, with sidelights to match that of the kitchen.
 - Extend the kitchen element of the dwelling to create a new utility room. The inner flanking wall will remain, and the new side external wall will follow the line of the existing kitchen, with the roof doing the same by extending out over the new structure. The existing window from the bathroom will be reused in the utility room. A new rear door will provide access to the rear patio and will be covered by the extended roof to form an open covered porch.
 - The external wall finish will match the existing house and the new roof will be of matching clay tiles.
 - Replace the existing clay tiles, felt and battens to the single storey roof over the ground floor shower room with natural slates, a breathable membrane and timber battens.
 - Conversion of the first floor central dressing room into a shared bathroom for the two first floor bedrooms. Permission for this work has been applied for under a Lawful Development Application, but, at the time of this report no decision has been given, therefore the works are also included in this application.
 - New external works include removing some rear patio pavers and raised beds and extending the patio to the rear, using matching materials



Rear Elevation - within site context

3.2 Demolition

The proposals involve minor demolition/ removal of some existing structures to the existing dwelling, but, no removal of external walls are proposed. The removal works include:

- Removal of the rear ground floor bathroom timber casement window, but retain for reuse
- Removal of rear kitchen door.
- Removal of some external low brick/ stone walls to allow the works and the extended rear patio.
- Removal of the internal ground floor bathroom door and the widening of the opening
- Removal of the rear hardstanding and low patio wall to the rear of the garden adjacent to the new extension.
- Removal of the clay tiles over the ground floor shower room.
- Removal of modern fitted wardrobe in the first floor dressing room.

3.3 Design Principles

Utility Room Extension:

The works aim to improve the living standards of the existing property by making better use of the existing internal space and creating a new utility space.

The works are solely to the new (circa 1997) part of the dwelling and will not affect the historic original cottage.

The works keep to the same design principles and aesthetics of the existing kitchen extension by retaining and extending the same roof form and ensuring the new side external wall follows the line of the existing building to form a seamless and harmonic new structure that will provide a useful utility room.

New external materials will match those of the existing extension, with matching render and clay tiles.

The existing timber casement window to the existing bathroom will be reused within the utility room.



Photographs of the existing bathroom window to be carefully removed and reused in the new extension

The bathroom will be converted into a dining room, with easy access from the kitchen providing a better internal room arrangement.

Apart from the removal of the sanitaryware and wall tiles, the only work involved will be the introduction of a new rear patio door and the removal of the internal door and the widening of the opening to form a better relationship with the kitchen.

To allow the removal of the ground floor bathroom the first floor dressing room will be converted into a bathroom.

Externally, the existing rear paving will be extended to form a small patio from the new dining area and to allow this the low garden walls will be removed.

This area of the garden is not overlooked by any near neighbour and will not cause any additional loss of privacy, with the area well screened by existing fencing and mature vegetation



Photograph of the rear of the kitchen where the extension is to extend out in the same line and roof pitch.



Photograph of the existing patio door to the kitchen to be replicated to the back of the new dining area.

Utility Room Extension and bathroom conversion into a dining area:

The new first floor bathroom will better serve the two first floor bedrooms, with the existing two doors remaining to give access from both sides of the house.

No structural alterations are needed to this existing space, with only the modern fitted cupboards being removed.

The wc and basin will be installed within a vanity unit to prevent direct fixing into existing walls

Where the shower and bathroom are proposed, a protective timber stud wall will be installed in front of the existing internal wall. Moisture resistant plasterboard will be used to protect this area.

New drainage is required in this area, but this will cause minimal disruption to the existing structure. The floor will be unaffected, and all pipe runs will be above the existing floor. Wastes do need to be taken through existing internal walls, but this will be minimal, once through the old external wall now covered by the roof to the shower room, and once through the dormer cheek and the internal wall. The waste pipe will run within the roof void above the ground floor shower room and connect internally to the existing svp serving the shower room. No pipework will be exposed externally or be visible internally.

Hot and cold water pipes will be taken from the shower room and run again in the roof void to the new sanitaryware.

A new mechanical extract fan will be installed into the internal wall to the side of the dormer, and this will again run in the roof void and vent through an existing air vent, as shown below. This air vent was venting the roof void, but, would have been ineffective as no cross ventilation is possible, ie to drag air across the void. With the proposed works to this roof, replacing the old felt with a breathable membrane, its use is no longer required and can be utilised for the new extract fan.



All foul drainage pipes and extract ductwork to be enclosed within roof void

Air vent to be connected to the new mechanical extract duct

Photograph of the side wall to the ground floor shower room showing the existing extract grill for the shower room and the air vent to be utilised to serve the new extract for the first floor bathroom



Internal photograph showing the dressing room. The fitted wardrobes to the right will be removed. A vanity unit will be fitted within the dormer window to locate the wc and basin.



Internal photograph showing window bay to the dressing room to be converted to a bathroom. Waste pipework will be taken through the side cheek of the dormer and the internal wall.

← Waste from bath and shower will be taken at low level through the wall. All work will be hidden

← Waste from new vanity unit taken through side cheek of dormer. All work will be concealed

Replacement of clay roof to the single storey shower room:

The existing roof of this single storey element is a lean-to form tucked under the eaves of the first floor thatch.

The pitch of the roof is approximately 20 degrees and there is no opportunity to raise the pitch without clashing with the existing thatch.

The roof is currently leaking and this is partly because natural clay tiles should only be laid at a minimum pitch of 30-35 degrees.

In order to rectify this issue it is proposed to replace the clay tiles with natural slate tiles that can be laid to 20 degrees, if fully clipped.

A breathable membrane will replace the old felt and this will allow the roof to 'breathe' to dissipate any condensation within the roof void and protect the existing timbers from rot. New battens will also be installed.

This will rectify this construction issue by using a similar natural roofing material.



Photograph showing the roof covered in protective plastic to prevent further water damage

Leaking clay tile roof to be replaced with natural slate tiles



3.4 Historic England's Approach

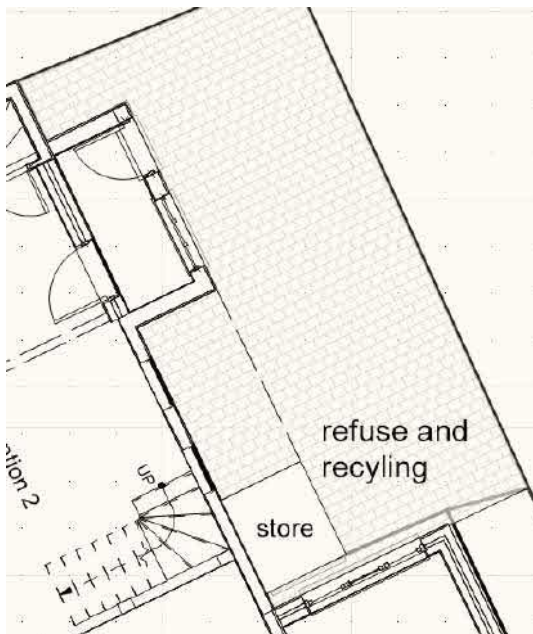
- The conservation movement has progressed in recent years towards an idea of not preventing change but helping everyone to manage it.
- This more thoughtful approach is now adopted to look at the real value of the individual building to assess what is historically significant.
- From English Heritage's (now adopted by Historic England) Conservation Principles: Policies and Guidance document we assess the proposals in relation to section 138 New Work and Alteration:
 - a - *'there is sufficient information comprehensively to understand the impact of the proposal on the significance of the place'*
 - The original dwelling is formed of the two storey element and faces the public street. This gives it a prominent setting in the village, set within a line of several period cottages. The proposed extension works do not affect the original dwelling, and the rear extension is only to the modern rear extension.
 - The works to create the new first floor bathroom are internal only and will not affect the external appearance of the listed building.
 - The proposed works to the single storey roof over the shower room are a construction necessity to protect the interior from surface water damage created by the existing roof being laid at a pitch not suitable for clay tiles. The proposals replace the clay tiles with another natural material, slates, which are common to historic properties and will protect the building from future damage as they can be laid at a lower pitch. A new breathable membrane will replace the old felt to ensure the roof void is ventilated to extract any condensation and avoid rot to the existing timbers
 - b – *'the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed'*
 - The extension is to the far rear of the property and will be well screened by the existing dwelling. The new works will not be seen from the public domain, therefore not affecting the existing listed building's setting.
 - The shower room is tucked behind the two storey elements of the original house and is not part of the original dwelling. Its location means it will be partly screened from view from the street and will not be prominent or detrimental to the original dwelling and its setting on the street.
 - c- *'the proposals aspire to a quality of design and execution which may be valued now and in the future'*
 - The rear extension is modest in size and retains the same aesthetic by using a matching form and matching facing materials of render and clay tile. It is proposed to reuse the existing bathroom window in the new extension to further embed the extension into the existing dwelling.

- d – ‘the long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future’
- The works to the first floor bathroom are benign and will not affect any existing structure, making the works reversible, if required in the future. Works have been proposed to protect the existing internal walls, and routes for foul drainage and mechanical extract have been proposed to limit any disruption to a minimum and ensure no impact on the external appearance of the dwelling.
- The rear extension is to the modern element of the house, far away from the original historic dwelling. However, the works retain the existing gable end walls and therefore could be reversed if required in the future.
- The works to the shower room roof are a construction requirement, but could easily be reverse back to clay tiles, if required, however, this would lead to problems with water egress reoccurring.

3.5 Parking

- The property currently has two off street parking spaces. The proposed do not involve the increase in bedroom numbers and will not increase the need for additional parking.

3.6 Refuse and Cycling Collection



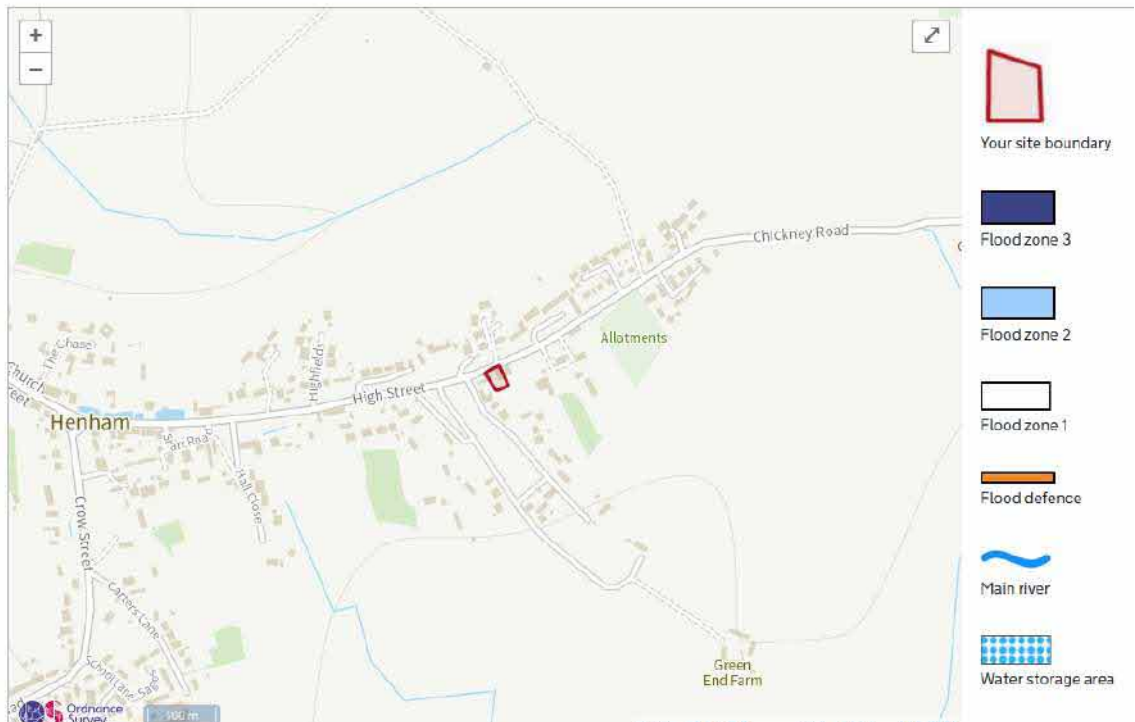
- The area is served by weekly local authority refuse and recycling collections.
- Refuse and recycling bins are currently left for collection on the area of hardstanding adjacent to the front entrance door to the east of the dwelling.

3.7 Flood Risk

- The site is outside of the flood risk area, as shown below on the extract from the Environmental Agency's website.

Flood map showing the flood zone your site is in

The map shows the flood risk to your site and the surrounding area.



4.0 Access Statement

- In line with Building Regulations Part M, the proposals will not reduce the existing accessibility of the dwelling.

5.0 Conclusion

Current legislation, the Planning (Listed Buildings and Conservation Areas) Act 1990 require consent to be sought for “any works [to a listed building] which would affect its character as a building of special architectural or historic interest.” We believe the proposals will not be detrimental to the “special interest” and character of the property. The proposals are subservient, and the design and materials will be sympathetic and will enhance the appearance and desirability of the existing dwelling.