



T o m C r o s s

A r c h i t e c t u r a l d e s i g n & l a n d s c a p e

October 2023

Design & Access Statement

to support

Proposed conversion of existing Nissen hut to two bedroom dwelling house, demolition of existing garaging and erection of new garaging to public house The Bull, Langley Lower Green, Saffron Walden, CB11 4SF.

on behalf of

Mr & Mrs J. Harvey

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Introduction

This document has been prepared by Tom Cross, Tom Cross Architectural Design and Landscape, on behalf of Mr & Mrs Harvey in support of a new full planning application at The Bull, Lower Langley Green, Saffron Walden, CB11 4SF.

To be read in conjunction with Planning Statement prepared by Charmian Hawkins of Brighter Planning.

The application is submitted in full with all matters to be considered.

Planning History -

UTT/1396/01/FUL & UTT/1397/01LB – Erection of two-storey side and rear extension, alteration of rear elevation window and erection of detached single-storey extension to provide overnight accommodation. Granted permission 26th November 2002.

UTT/17/2948/ACV – Application to list The Bull PH as an Asset of Community Value.

UTT/23/0376/FUL – Full Planning application for demolition of existing garaging, erection of new dwelling and garaging and revised parking and associated landscaping – withdrawn.

Listing Information -

Grade ii listed building

List entry number - 1278273 (listed 22th Feb 1980)

Listing details - Mid-late C19 red brick building. Two storeys. Three window range of iron ornamental lattice casements. Central doorway. Roof slate, hipped, with end chimney stacks. Included for group value.

For additional heritage information see supporting planning and heritage statement prepared by Brighter Planning.

Consultations -

No consultation with Uttlesford District Council has not been sought prior to submission of this application.

Notices -

The serving of *Notice Under Article 6 of Application for Planning Permission* has been made on the current tenant landlord at The Bull public house. A notice has also been published with in the local press.

Design

The site -

Site Grid reference

TL 43717 34556

The application site is located in Langley Lower Green adjacent the junction of Bull Lane and Park Lane, approximately 7 miles west-southwest of Saffron Walden, Essex and 6 miles southeast of Royston, Hertfordshire.

The application site is bounded to the northeast beyond existing hedge and tree planting by an unmanaged grassland area, to the southeast beyond an established boundary hedge line by managed paddocks (north) and

a large meadow (south), to the northwest by Bull Lane and agricultural land beyond and to the southwest by a village green at the junction of Bull Lane and Park Lane and by existing dwellings southwest of Park Lane.

The proposal site is comprised of two distinct areas 1). an area to the southwest associated with The Bull public house containing much of the proposal sites existing development, comprising the public house itself, garaging associated with the public house, private and customer parking areas and the public house' private living accommodation amenity area and 'pub garden' 2). A more open and less developed area to the northeast comprising established evergreen tree planting and a substantial Nissen hut. The area has for the past few years been used as a site works yard for a local landscape company and as such currently has little amenity value.

Existing built development on the proposal site comprises a two-storey Victorian brick public house, a flat roof three bay concrete garage and a substantial Nissen hut out-building. The Nissen hut was formally used a vehicle workshop but is now primarily used as domestic storage. The public house has square plan form and a symmetrical frontage, with single-storey side and rear mixed lean-to and flat roof extensions. The public house incorporates first floor living accommodation for tenant/landlord..

The original form of the listed heritage asset, 'The Bull' public house, is considered to be the only on site development worthy of note with all other existing structures thought incongruous and inappropriate to the curtilage and setting of a listed heritage asset.

The site is well screened along the southeast boundary by existing established tree and hedge planting, by thick tree and hedge planting along the northeast boundary and by established hedge planting to the northwestern edge of the adjacent highway known as 'Bull Lane'.

Demolitions –

Proposals include removal from site of the following:

- Three bay flat roof concrete garage
- Shed out-buildings
- Hard landscaping (rear of public house)
- Established evergreen tree planting
- Spoil heaps and scrap

The above listed items are considered inappropriate and incongruous within the curtilage and setting of a listed heritage asset and removal is proposed to facilitate new development more appropriate to the locale.

Scheme Proposals –

Conversion of existing Nissen hut into single-storey two bedroom dwelling house –

The Nissen hut's existing metal frame structure has been assessed as being in sound condition and suitable for conversion (see supporting documents).

It is proposed to encapsulate the Nissen hut's existing metal structure with rolled profile SIPS panels and for the panels to be weatherproofed with new corrugated metal sheeting to match the existing Nissen hut's current external finish. The SIPS panels will be primarily self-supporting with the existing metal frame - exposed internally – providing additional structural support and stability.

New dormer structures with cat-slide roofs are proposed to all new door and window openings along the Nissen hut's flank walls, in a style typical of the hut's original military heritage.

New dwelling proposals have been designed to meet the requirements of optional PartM4(2) of the Building Regulations as well as the 'Technical housing standards - nationally described space standards' document, March 2015. To this end, externally a new porch is proposed to the front elevation over the conversion proposal's principle entrance.

Proposals provide an opportunity to add one additional self-build two bedroom dwelling to existing housing stock in an area otherwise dominated by properties of three or more bedrooms.

New garaging to public house –

New double bay garage to be constructed from soft red masonry with plinth detail, with white cement mortar and hipped roof finished in natural slate to echo the roof of the public house.

Amount -

Area of land in applicant ownership – 2255 sqm / 0.23 ha

Proposal site area (including proposed parking area) – 2400 sqm / 0.24 ha

New dwelling site area – 1325 sqm / 0.13 ha

Net habitable area of new dwelling – 75 sqm / 810 sqft

Layout –

The existing Nissen hut is located against and perpendicular to the northeast site boundary. Living areas are located to the southern end of the existing structure, with two bedrooms - sleeping accommodation - located to the north.

New garaging to the public house (heritage asset) are proposed mid-site, the positioning in combination with proposed new landscaping, hedge and tree planting considered to screen the new dwelling from the heritage asset and in doing so lessen impact and harm to it.

Existing built development remains largely unaltered and parking arrangements adjacent new garage proposals remain broadly similar to existing provision.

The rear half of the existing pub garden to be designated as private amenity area for first floor living accommodation at the public house with new boundaries implemented as timber post and metal wire fencing with native species hedge planting.

Scale –

Dwelling - critical dimensions

Apex height – 3.8 m

Width – 6.1m

Length – 14.2m

New dwelling conversion proposals are considered to represent negligible increase to the sites existing built development with proposals leaving the form and scale of the existing Nissen hut largely unaltered. New dormer structures are considered to be historically accurate additions and therefore of a size and scale appropriate to the existing Nissen hut structure.

Garaging - critical dimensions

Ridge – 4.0 m

Eaves – 2.3m

Width – 6.2m

Length – 5.9m

Garage proposals are considered in-keeping with the scale of other similar out-buildings in the locality.

Hard Landscaping -

Location of access to new dwelling site to remain unchanged from an existing vehicular site entrance however, existing close-boarded gates and fencing to be removed and replaced by a new open field gate with reinstated boundaries to receive timber post and metal wire fencing planted with native species hedging. New driveway area to new dwelling to receive gravel topping.

The existing broken highway edge (west) forward of existing and revised tenant/landlord parking area to receive concrete drop-kerb with parking area surface to be made good to match existing finish with road plainings.

New and revised bin storage areas as indicated (see site/roof/block plan).

All new boundaries to be formed with softwood timber post and rail fencing and planted with mixed native hedge species.

New patio areas to be formed with natural stone paving.

New wall adjacent tenant/landlord parking area to be red brick masonry (1.8m) with white cement bonding.

See accompanying landscaping and bio-diversity enhancement proposals, prepared by A. R. Arbon MBC, Consultant Ecologist, for details of new tree and hedge planting proposals.

Appearance –

The appearance and character of the converted Nissen hut is considered to remain largely unaltered. New windows and doors to be slim profile metal framed 'Crittall' type.

In-keeping with the locality, proposed garage materials are considered vernacular type and therefore appropriate to the setting.

Converted Nissen hut –

Roof and walls – corrugated metal sheeting (to match existing) painted dark green.

Proposed garaging –

Walls – soft red brick masonry with plinth detail all laid with white cement bonding.

Roof – natural slate and lead flashed hips

Eaves – exposed softwood rafter feet painted black

Rainwater goods – metal painted black

Sustainability –

Designed-in measures proposed to limit the proposed dwelling's carbon footprint, principally by reducing its annual power consumption through provision and promotion of occupant comfort, high thermal efficiency and passive regulation of internal temperatures.

- SIPS construction method manufactured off site to promote reduced wastage, high thermal performance and timely construction practice leading to reduced disturbance to neighbours and ecology.
- Specification of high U-values to surpass current Building Control requirements.
- Maximised natural lighting through addition of apex rooflights to reduce dependency on artificial lighting.
- Optimized glazing ratios to limit over-heating.
- Specification of mechanical ventilation and heat recovery (MVHR).
- Heating and hot water provision by Air Source Heat Pump (ASHP).
- Promotion of cross-ventilation and passive-stack natural ventilation.
- Inclusion of electric car charging point.

Contamination -

Phase 1 and 2 environmental surveys to be commissioned to identify potential site contamination. Appropriate remediation proposals to be prepared as required (subject to condition).

Access

Site Access –

Location of existing vehicular access to Nissen hut proposals site and adjacent parking arrangements to remain largely unaltered. Creation of new and revised public house parking provision and revised highway layout proposals all to the approval of Essex Highways.

Building Regulations -

New dwelling proposals have been prepared to meet the requirements of optional PartM4(2) of the Building Regulations. In line with these requirements:

- Disabled parking provision – 1 no. parking space of dimensions 3.3m x 5.5m - to be located within close proximity of the new dwelling's principal entrance.
- 1.5m x 1.5m level surface leading to level threshold access proposed forward of the dwelling's principal entrance.
- Front entrance has covered area of min. dimensions 0.9m deep x 1.2m wide.
- All external pathways have min. width 1.2m.
- All external entrance doors to have level thresholds.
- All external access points to have min. opening width of 850mm.

Parking -

New dwelling – proposal includes three new off-street parking spaces of dimensions according to both local authority and Essex Highways current adopted standards. Sufficient new driveway area to provide additional parking provision as required.

Public house – proposals ensure retention of existing private tenant/landlord provision.

