



**Heritage, Design and Access Statement for
2322 Wayside, Church Hill, Hempstead
December 2023**



Property Address:

Wayside
Church Hill
Hempstead
Essex
CB10 2PA

Agent

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**Green
REGISTER**
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ARCHITECT ACCREDITED IN BUILDING CONSERVATION

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1. Introduction

This Heritage, Design and Access Report is written in support of an application for Planning Permission and Listed Building Consent for the demolition of a C.20th lean-to porch side extension, formation of an external porch and side extension to a C20th part of the Grade II Listed cottage, Wayside, Hempstead, Saffron Walden. Proposals also include internal alteration at ground and first floor to form a WC and first floor bathroom, as well as replacement of C20th windows to the rear of the property and formation of French doors within a C20th window opening.

These works are proposed to improve the use and amenity of this family home, which will keep it in its optimum viable use. The works will also improve the condition of the historic timber frame, preserving it for future generations.

A full list of the proposals is contained within this report, and they are illustrated on the accompanying submission drawings.

2. Understanding Wayside and Understanding the evolution of the Site.

The house lies to the North of Church Hill, on the East edge of the village of Hempstead within Uttlesford District Council, located just outside the Conservation Area which includes a variety of Grade II Listed buildings and the Grade II* Listed Church of St Andrew.

The range, running east-west and parallel to the road, is now two dwellings. Little Orchard to the East is under separate ownership. It has a small lean-to on the east elevation and two thatched dormers with a C20 single storey extension to the rear.

Wayside is a C17th oak framed semi-detached thatched cottage with a C20th rear two storey extension wing and a smaller C20th rear lean-to to the east that lines through with the neighbours as well as a further bay lean-to on the west side of the C20th rear wing. There is also a C20th lean-to on the side forming an enclosed porch. The exterior walls of the original cottage are cement rendered with cement render applied to the C20th extensions.

Historic maps show the cottages as a single range on the plot of land with an orchard positioned to the east of the building. OS maps post 1951 begin to show extension to the footprint of the single range.

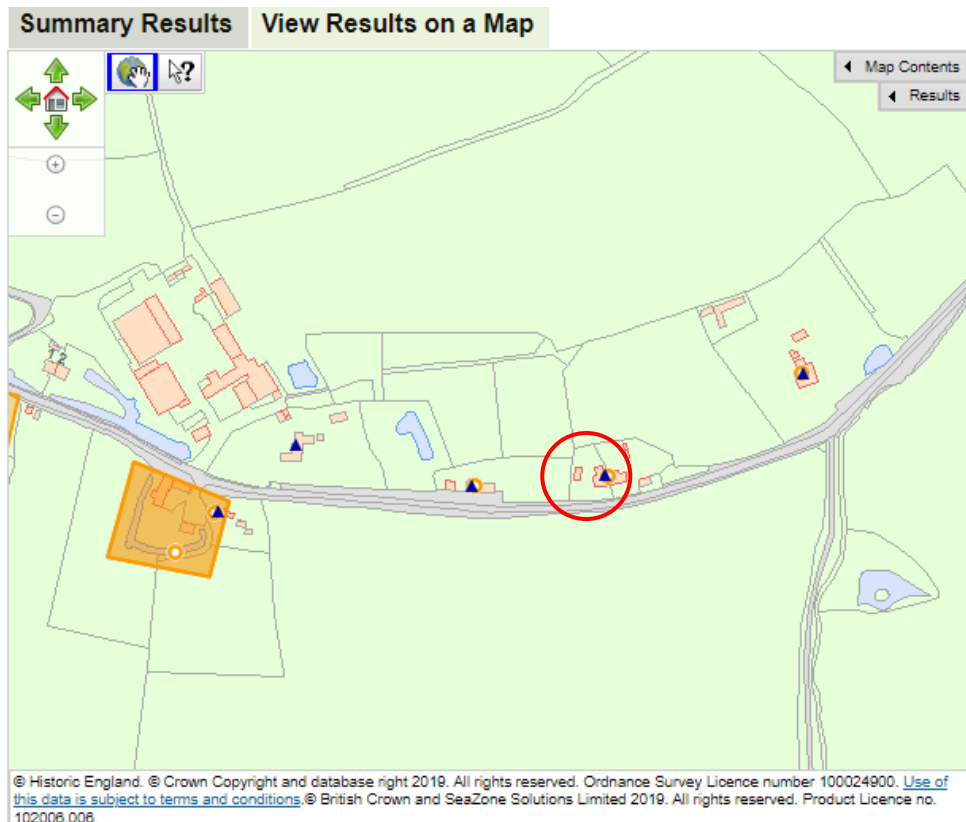
To the west of the dwelling, there are a number of outbuildings and sheds.

Designations

Wayside, formerly known as South View, was Grade II listed on 22 February 1980. The Listing reads: -
 “Formerly a range of C18-C19 timber-framed and plastered cottages, now 2 tenements. One storey and attics. Casement windows (C20). Roof thatched, with 4 dormers and a central square chimney stack.”

Heritage Environment Record

Heritage Gateway confirms that there are 6 heritage assets within 250m of the site. All heritage assets located on Church Hill are shown for their group value and are Grade II Listed.



Legend

- | | |
|---|---|
| ▲ Listed Building (NHLE) | ■ Scheduled Monument (centre point) |
| ■ EH PastScape | ■ Registered Park/Garden (centre point) |
| ○ Local HER record points | ■ Registered Battlefield (centre point) |
| ▲ Local HER record polygons | ■ Protected Wreck Site (centre point) |
| ○ National Trust HBSMR | ■ World Heritage Site |
| ■ Building Preservation Notice | ■ Certificate of Immunity |
| ◆ Designation Decision Records De-listed | ✱ Designation Decision Records Non-designated |
| ● Parks and Gardens (Non Statutory Data) | ■ Expired Certificate Of Immunity |
| ✚ Church Heritage Record (Non Statutory Data) | ✚ NMR Excavation Index |

Figure 1. Heritage Gateway map showing Wayside (circled) and neighbouring heritage assets/local Historic Environment Record, record points.

Essex Local Historic Environment Record confirms that there are 7 records within 250m of the Site

HE Research Results confirms that there are 3 records within 250m of the site:

Resource Summary Results



Historic England research records



This includes records about archaeological sites, historic buildings, historic aircraft crash sites and marine heritage recorded by Historic England. Records appear here until they are transferred to the relevant local authority Historic Environment Record (HER), after which they will be retrieved as part of the HER's search results.

Viewing results 1 to 3 of 3

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Results Page: **1**

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Title	Location	Description
Church Farmhouse	Essex	17th Century timber framed and plastered farmhouse, with additions and alterations in 18th Century, ...
Pollards Cross	Essex	Mid to Late 16th Century timber framed and plastered farmhouse, built on an L-shaped plan, with the ...
Sturmer Hall	Essex	Late 16th Century manor house, much altered circa 1600 and again in 20th Century. It is of two stor...

National Trust HBSMR confirms that there are no records within 250m of the site.

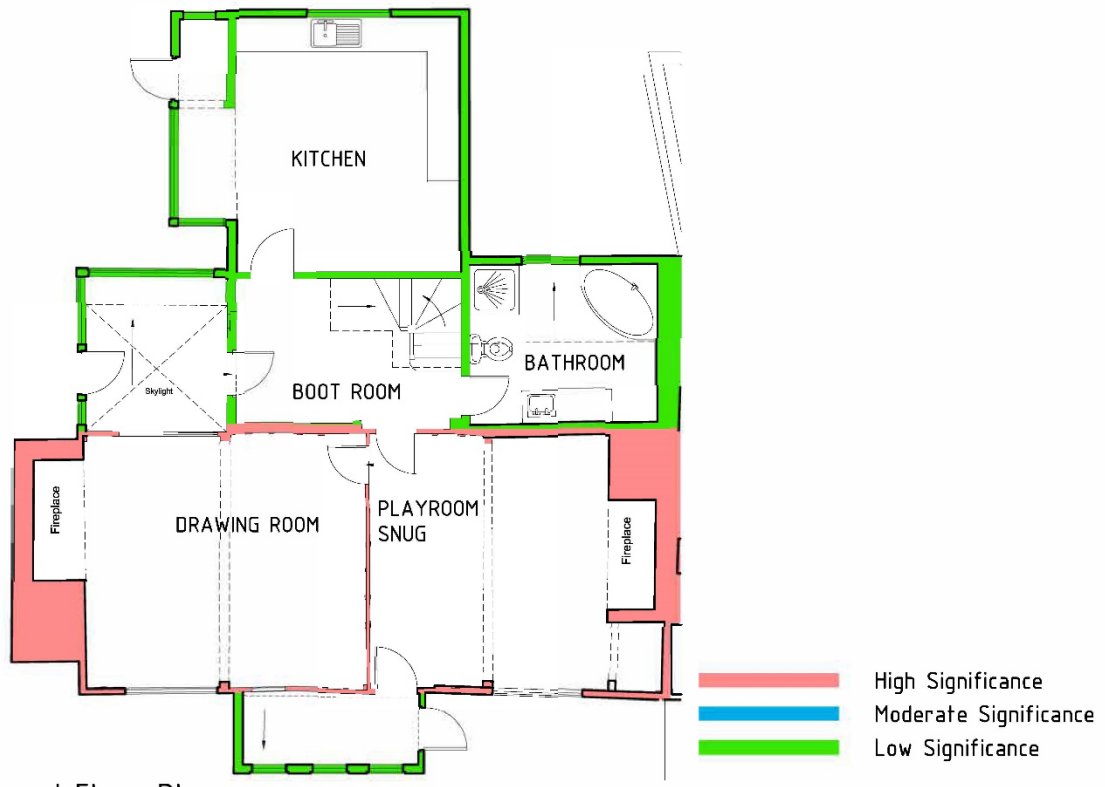
The Cottage is not in the conservation area.

The site is in Flood zone 1, with a low probability of flooding.

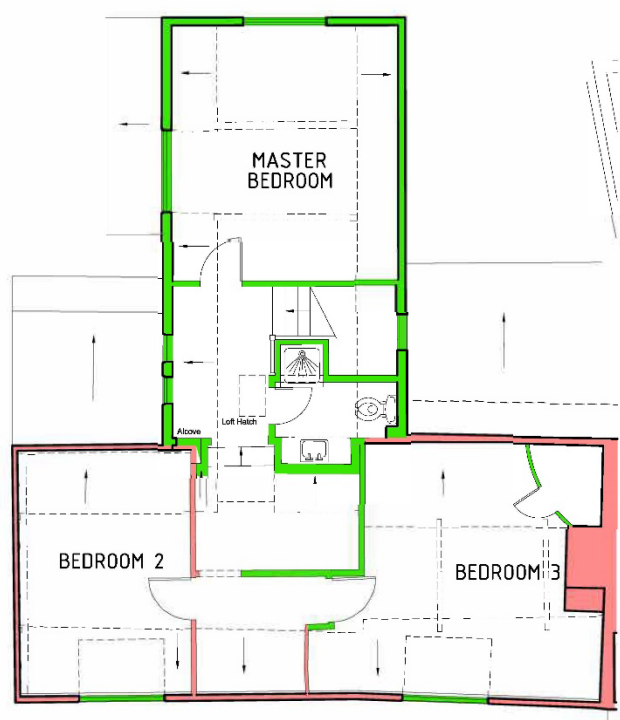
Evolution of Wayside

As the heritage significance of the building relates to its originality, that of the historic core is **high significance**.

The late C20th extensions and alterations demonstrate the social evolution of the building but they obscure the understanding and significance of the earlier building. As a result, they have **neutral significance**.



Ground Floor Plan



First Floor Plan

Figure 2. Heritage Significance Plan.

3. Summary of Proposals

Side Porch

1. Removal of the C20th single storey lean-to side porch. Repairs to the existing rear wall of the cottage as required. Formation of an external porch.

Rear Side Extension

2. Extension C20th single storey lean-to bay to form slightly wider lean-to.

Ground and First Floor Internal Alteration

3. Formation of internal timber stud partition to form a ground floor WC and first floor bathroom at that can connect to the existing SVP and services.

Generally

4. Removal of the cement external render and application of a traditional insulated lime render. Painting of exterior rendered walls in off-white shade to match existing.
5. Replacement of C20th windows with timber casements with narrow double glazing. Formation of French doors within existing C20th window opening.

Design and Justification for the works

Overall, the alterations to the Cottage are intended to enhance the existing heritage asset, improve its functionality to allow it to achieve its optimal use as a family home.

The proposed extensions only affect the areas of neutral significance within the building which do not contribute to the reason the house was listed. The improvements will benefit the heritage asset, providing an opportunity for creating an environment that protects the historic fabric.

4. Planning History

The house was last extended in the late C20th. Replacement of historic windows as well as installation of the cement rendering are all likely to have been carried out at the same time when the house was renovated.

Planning History

REF: UTT/0728/82/LB	Proposed rear extension including demolition of part of existing extension.	DECISION: Conditional Approval 27/09/1982
REF: UTT/0933/78	Erection of small extension.	DECISION: Conditional Approval 01/11/1978
REF: SWR/0062/65	Site for two detached dwellings.	DECISION: Refused 18/03/1965
REF: SWR/0063/55	Proposed alterations addition and construction of septic tank drainage scheme.	DECISION: Conditional Approval 10/05/1955

Pre-application advice

Pre-application advice has been sought for these proposals in June and July of 2023 (UTT/23/1459/PA) and Sibyl Thomas of KPT Architects, met with Thomas Muston, Heritage Officer, and the Planning Officer, James Hoskins, at the cottage in July 2023 to discuss the proposals. Written response was never issued due to the heritage officer leaving Uttlesford however it was agreed in principle at the meeting that the demolition of the side porch would bring more benefit to the heritage asset and the associated proposals were also acceptable.

5. Photographs, as existing:



Figure 3. View looking east towards C20th side lean-to porch with two storey C20th extension in background. Porch to be removed and replaced with smaller external porch, distanced away from walls of original cottage.



Figure 4. View looking south showing the gable wall of the rear C20th extension and the cottage. Small lean-to on left to be extended as part of the proposals.



Figure 5. View of East elevation of the rear C20th extension and bay that is to be extended. C20th porch to be demolished is visible on the right.



Figure 6. Chimney on West elevation to have repointing repair work using lime mortar.



Figure 7. View within existing kitchen and C20th part of cottage where internal partition is to be removed as part of works and the existing glazed lean-to extended.



Figure 8. Existing study space at first floor that forms part of corridor. The ceiling and partitions are all C20th formed when the rear extension was added to the cottage. Some of the 'original' rafters have been retained. A new timber stud partition is proposed to form a separate first floor bathroom off the landing.

6. Table of Effects

	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
1.	Removal of the C20th single storey lean-to side porch. Repairs to the existing rear wall of the cottage as required. Formation of an external porch.	Neutral – late C20	Low Impact Benefit	<p>The existing lean-to is constructed poorly and the positioning of the porch acts as an infill, abutting directly onto the rear wall of the 'original' cottage unsympathetically.</p> <p>The proposed external porch is positioned further north away from the west face of the cottage and is stepped back significantly in a subordinate manner. Opening up the wall of the cottage shall allow for any repair work however the main benefit shall be visual. Materials shall be simple with slate to the roof to match the adjacent to lean-to and front porch and low level brick wall with oak posts.</p>
2.	Extension C20th single storey lean-to bay to form slightly wider lean-to.	Neutral – late C20	Low Impact Benefit	<p>The new extension uses the existing footprint of the C20 lean-to extension which sits West of the larger two storey extension rear wing. Widening this lean-to, lining it up with the west wall of the front room to the cottage allows for an improved internal layout, compliments the relationship with the 'original' form of the cottage a the newer C20 extensions whilst still remaining subordinate within the setting. The proposals improves the overall relationship and setting in appearance.</p>
3.	Formation of internal timber stud partition to form a ground floor WC and first floor bathroom at that can connect to the existing SVP and services.	Neutral C20 – Setting of listed Cottages	Neutral Benefit	<p>The internal alterations are to C20 areas within the cottage that do not carry any historic significance. At ground floor, partitions below the stair discreetly form a WC with shower.</p> <p>The bathroom at first floor is positioned within a space formed when the rear two storey extension was connected to the back of the existing roof. The surrounding fabric is new C20 however there are some 'original' timber rafter sections that are visible and it is proposed that these shall remain as a feature.</p> <p>All new internal partitions shall be lightweight timber studs fully filled with sheepswool insulation and lined with plasterboard and skim.</p> <p>The services can connect to the existing due to the positioning adjacent to the existing WC.</p>

4.	Removal of the external cement render and application of a traditional insulated lime render.	Neutral – C20	Benefit and Enhancement	The external cement render is likely to have been applied in the late C20 (1980's) when little was known on the impact of installing cement renders on traditional timber framed buildings. Removal of the cement shall allow the condition of the frame to be recorded, drying out and any necessary repairs to be proposed. The proposed lime render is capillary active allowing moisture to evaporate from the frame preventing further damage to the historic timbers.
5.	Replacement of C20th windows with timber casements with narrow double glazing. Formation of French doors within existing C20th window opening.	Neutral – C20	Benefit and Enhancement	The windows shown to be replaced are all late C20 and positioned in the modern extensions to the rear and side of the cottage. The materials shall be of a high quality with timber windows and doors, with integral glazing bars and narrow double glazing.

7. Planning Policy

7.1. Statutory context

The Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 requires a local planning authority to pay special attention to the desirability of preserving or enhancing the character or appearance of a Conservation Area (Section 72) and a Listed Building or its setting (Section 66).

7.2. National Policies

Relevant National Policies and Guidance referred to include:

- National Planning Policy Framework (NPPF4) 2021
 - Section 12: Achieving well-designed places
 - Section 16: Conserving and enhancing the historic environment
- National Planning Policy Guidance for Historic Environment (2019)

NPPF

These proposals have been informed by the relevant policy considerations in the NPPF as set out below: -

Proposals affecting heritage assets NPPF (2021) 194.

“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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”

This Heritage Report describes the significance of the heritage asset in detail and has been written by a practice that specialises in Conservation Architecture.

NPPF 197.

“In determining applications, local planning authorities should take account of:

- (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- (b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- (c) the desirability of new development making a positive contribution to local character and distinctiveness.”*

The proposal provides improved accommodation at ground floor and first floor with addition of a WC and first floor bathroom that are not contained within the 'original' dwelling and provide a practical arrangement that complements the existing accommodation of the listed building. The design ensures no loss or disturbance to the historic fabric and secures the longevity of the building for the community and future generations.

These proposals will ensure the cottage is retained as a viable family home and looked after in years to come without change to historic fabric.

NPPF Considering potential impacts 199.

"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance."

The attached table describes in detail the impact of all the proposals.

The proposals are modest in scale and avoid change (and therefore harm) to the pre-C20 elements of the cottage. The changes affect the late C20 extensions and other late C20 alterations which do not contribute to the significance of the listed building.

NPPF 200.

"Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- (a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- (b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional."

There is no harm or loss and therefore the tests under NPPF 200 are not applicable.

NPPF 202

"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."

There is no harm.

The extension and the proposals alter C20th areas of the building, ensuring the listed building is protected, which is in the public interest, securing it for its group value as well as an individual heritage asset.

7.3 Local Policy – Uttlesford Local Plan 2005

Policy GEN2 – Design

"Development will not be permitted unless its design meets all the following criteria and has regard to adopted Supplementary Design Guidance and Supplementary Planning Documents.

- a) It is compatible with the scale, form, layout, appearance and materials of surrounding buildings;*
- b) It safeguards important environmental features in its setting, enabling their retention and helping to reduce the visual impact of new buildings or structures where appropriate;*
- c) It provides an environment, which meets the reasonable needs of all potential users.*
- d) It helps to reduce the potential for crime;*
- e) It helps to minimise water and energy consumption;*
- f) It has regard to guidance on layout and design adopted as supplementary planning guidance to the development plan.*
- g) It helps to reduce waste production and encourages recycling*

and reuse.

h) It minimises the environmental impact on neighbouring properties by appropriate mitigating measures.

i) It would not have a materially adverse effect on the reasonable occupation and enjoyment of a residential or other sensitive property, as a result of loss of privacy, loss of daylight, overbearing impact or overshadowing.”

The design meets all of the above requirements outlined in GEN2.

Policy GEN7 – Nature Conservation

“Development that would have a harmful effect on wildlife or geological features will not be permitted unless the need for the development outweighs the importance of the feature to nature conservation. Where the site includes protected species or habitats suitable for protected species, a nature conservation survey will be required. Measures to mitigate and/or compensate for the potential impacts of development, secured by planning obligation or condition, will be required. The enhancement of biodiversity through the creation of appropriate new habitats will be sought.”

A completed householder and listed building consent biodiversity validation checklist has been submitted along with an Ecological Survey and Assessment with recommendations.

Policy S7 – The Countryside

“The countryside to which this policy applies is defined as all those parts of the Plan area beyond the Green Belt that are not within the settlement or other site boundaries. In the countryside, which will be protected for its own sake, planning permission will only be given for development that needs to take place there, or is appropriate to a rural area. This will include infilling in accordance with paragraph 6.13 of the Housing Chapter of the Plan. There will be strict control on new building. Development will only be permitted if its appearance protects or enhances the particular character of the part of the countryside within which it is set or there are special reasons why the development in the form proposed needs to be there.”

The proposals involve replacement of existing structures and no new building. The design and quality of materials enhance the group value of the buildings on Church Hill.

Policy ENV2- Development affecting Listed Buildings

“Development affecting a listed building should be in keeping with its scale, character and surroundings. Demolition of a listed building, or development proposals that adversely affect the setting, and alterations that impair the special characteristics of a listed building will not be permitted. In cases where planning permission might not normally be granted for the conversion of listed buildings to alternative uses, favourable consideration may be accorded to schemes which incorporate works that represent the most practical way of preserving the building and its architectural and historic characteristics and its setting”

The proposals are in keeping with the scale, character, and surroundings. The proposals preserve the special characteristics of the building and the surrounding area.

Policy ENV4 Ancient Monuments and Sites of Archaeological Importance.

“Where nationally important archaeological remains, whether scheduled or not, and their settings, are affected by proposed development there will be a presumption in favour of their physical preservation in situ. The preservation in situ of locally important archaeological remains will be sought unless the need for the development outweighs the importance of the archaeology. In situations where there are grounds for believing that sites, monuments or their settings would be affected developers will be required to arrange for an archaeological field assessment to be carried out before the planning application can be determined thus enabling an informed and reasonable planning decision to be made. In circumstances where preservation is not possible or feasible, then development will not be permitted until satisfactory provision has been made for a programme of archaeological investigation and recording prior to commencement of the development.”

The Heritage Environment Record does not indicate that there would be archaeological remains affected by the proposed development.

Policy H8 – Home Extensions

“Extensions will be permitted if all the following criteria apply:

- a) Their scale, design and external materials respect those of the original building;*
- b) There would be no material overlooking or overshadowing of nearby properties;*
- c) Development would not have an overbearing effect on neighbouring properties;”*

The proposed extension and external porch are modest and the scale, design, form, and massing are subservient to the historic building. The extension will not affect historic fabric and the materials are of a high quality that respect the original building. There shall be no overlooking or overshadowing of the neighbouring Cottage and the extensions are subordinate to the group value of the building and the neighbouring property.

SPD – Home Extensions

The proposals follow the guidance outlined within the Supplementary Planning Document, Home Extensions.

8. Access and Ecology

No alteration to the access or parking are proposed.

Please refer to the Ecological Survey and Assessment by Essex Mammal Surveys.

9. Summary

These proposals will be beneficial to the longevity and optimal viable use of the building as a house, and have been designed to reflect its size, proportions, and character as well as its surroundings.

The proposed side extension and external porch are subservient and retain the original fabric of the building only affecting the neutral C20th phases of the building.

The proposals preserve and reinforce the longevity, interest, value use and significance of the Grade II listed building, and preserve the settings of the historic building group on Church Hill.

The proposals are therefore consistent with the direction of conservation policy and 1990 Planning Act to identify, preserve or enhance the character of the listed building and heritage assets.