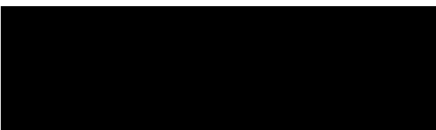


Design & Access Statement

Calmesden, Gallows Green,
Dunmow, CM6 3QS



Ian Abrams Architect Ltd
5 The Maltings
Station Road
Newport
Saffron Walden
Essex. CB11 3RN



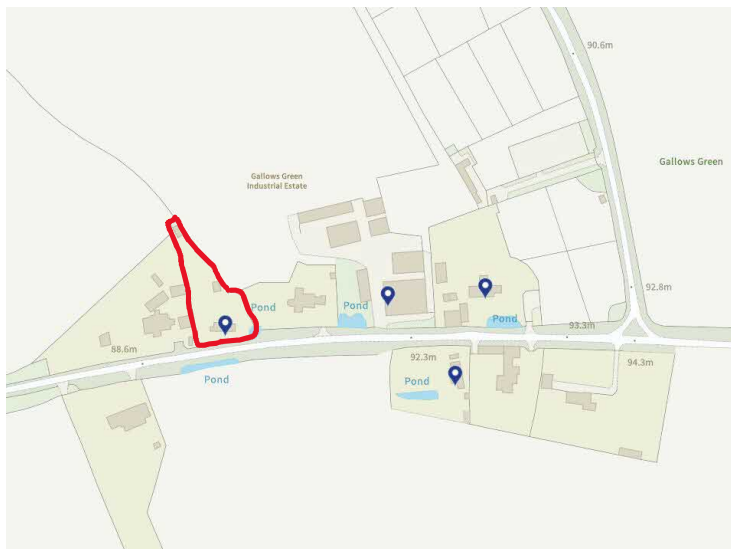
January 2024
Ref: 129323

Introduction

This statement addresses the points required for the Design and Access and Heritage Statement and those set out in the National Planning Policy Framework (NPPF), July 2021.

The NPPF requires 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'.

This statement sets out the works relating to the alterations to Calmesden, which is a Grade II Listed property, comprising a single dwelling.



This map extract from Historic England's website identifies the listed buildings on or in vicinity of the site. Those adjacent include:

-Barn 30m west of Hyde Farmhouse (Grade II C16)

-Hyde Farmhouse (Grade II C17 house)

-Hyde Cottage (Grade II C16/C17 house)

Listing Description (28/06/1983)

'GVII

Cottage, late C16, one storey and attics, timber framed and plastered. Gabled, thatched roof with 2 eyebrow dormers. Old iron casements with rectangular leaded lights and off centre door. 2 gable end red brick stacks and peg tile roofed lean-to on W end. Interior reveals remnants of very small, open hall house, of 2 bays with arched compression braces.'

The site is situated in the small hamlet of Gallows Green, approx. 6 miles south of Thaxted and 7 miles north of Great Dunmow.

Planning History of Calmesden

Erection of conservatory.

Ref. No: UTT/0244/01/LB | Status: Approve with Conditions

Erection of conservatory.

Ref. No: UTT/0243/01/FUL | Status: Approve with Conditions

Single storey rear extension and associated works

Ref. No: UTT/1429/00/LB | Status: Withdrawn

Single storey rear extension

Ref. No: UTT/1428/00/FUL | Status: Withdrawn

Erection of a one and a half storey side extension

Ref. No: UTT/1619/08/LB | Status: Approve with Conditions

Erection of a one and a half storey side extension

Ref. No: UTT/1618/08/FUL | Status: Approve with Conditions

Erection of a one and a half storey and single storey side extension; removal of existing single storey extension and porch; Internal alterations.

Ref. No: UTT/1230/12/LB | Status: Approve with Conditions

Erection of a one and a half storey with single storey side extension

Ref. No: UTT/1229/12/FUL | Status: Approve with Conditions

Erection of a one and a half storey rear extensions

Ref. No: UTT/23/2468/HHF | Status: Refused

Erection of a one and a half storey rear extensions

Ref. No: UTT/23/2469/LB | Status: Refused

The Site and its surroundings

The Google Earth images of 2023 (Figs 1 and 2) below show the site in context to Great Easton and a view of the site and surrounding properties.

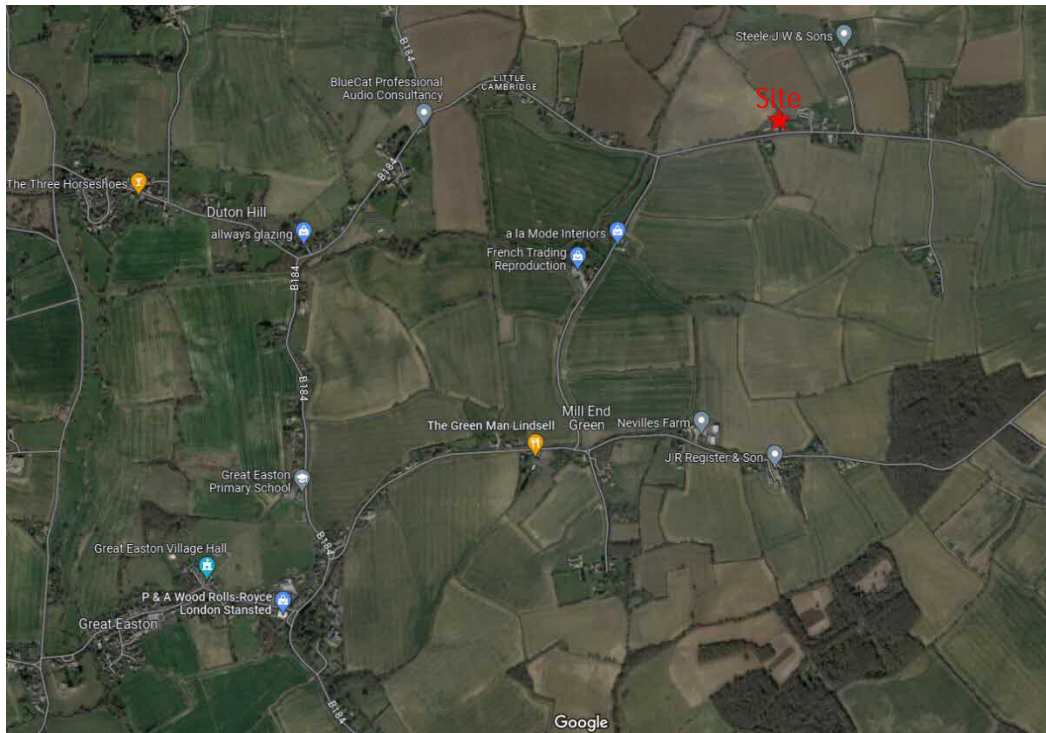


Fig 1 – Google Earth Image 2023 – showing the site in context with Great Easton



Fig 2 – Google Earth Image 2023 – showing the site

The existing C16 listed property, comprising a small 1 ½ storey cottage.

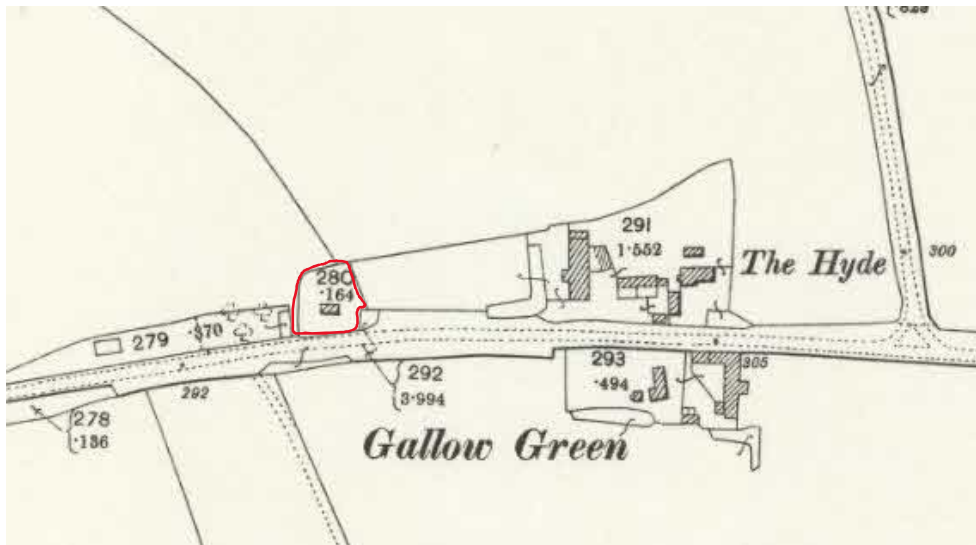


Fig 3

Fig 3 is OS extract dated 1898, illustrated the footprint of the C16 thatched cottage.

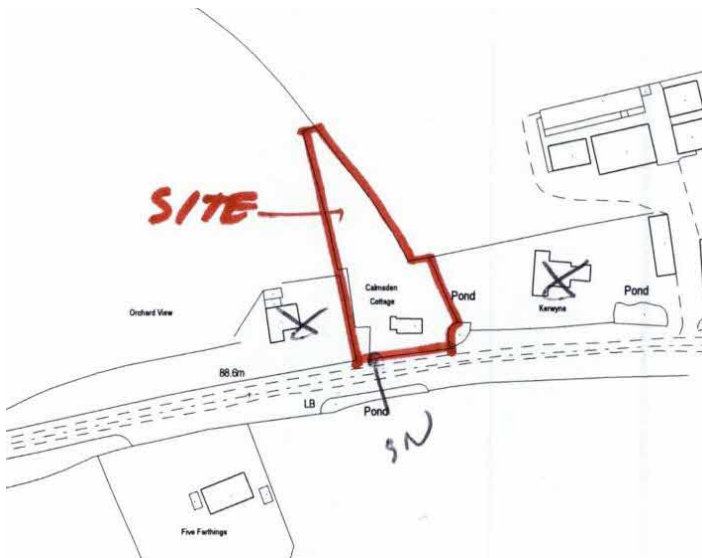


Fig 4



Fig 5 (Google Image capture 2009)

Fig 4 is an OS extract dated 2001. This corresponds with the photographic evidence (Fig 5) that shows a small lean-to extension, that was erected sometime in the mid C20. The porch was likely also added at this time.

The lean-to was later demolished following approval of a 1 ½ storey side extension in 2012.

Fig 6 and 7 photos show the current external appearance of the rear of the property today, with the C21 1 ½ storey side addition, which comprises an entrance hall with stairs to ensuite bedroom, a GF shower room and kitchen/diner.



Fig 6



Fig 7

The Proposals

The proposals allow for a single storey extension to the rear of the existing C21 addition and internal alterations. Please refer to submitted drawing ref 129323.02A for details of the layout and external materials

The Use

The application relates to the existing residential use.

Amount

The extension will project to the rear (north) of the existing C21 side extension, with a ridge height lower than the existing C21 addition. This will continue to be subservient to the historic C16 thatched cottage.

The depth of the overall C21 extensions (existing and proposed combined) will be no more than the width of the C16 thatched cottage to retain the historic structure's prominence.

Landscaping

There are no landscaping works included within the proposals.

Access

Access to the site and dwelling is to remain as existing.

Conclusion

We aim to preserve the character of the listed property and I consider the proposals would not affect the character or setting of the listed building.

For all these reasons, your support for the proposed alterations set out in this application is sought.

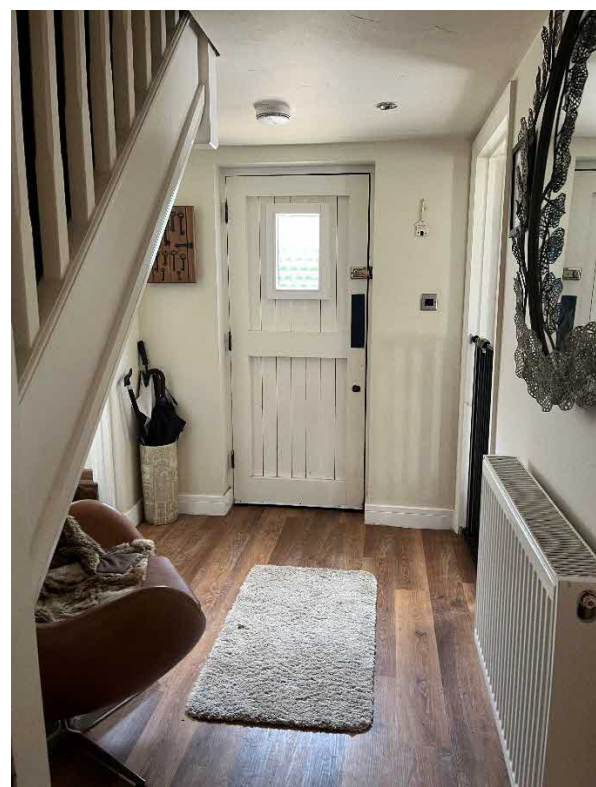
Photographs



Rear of existing C21 addition



Existing C21 kitchen and entrance hall





Existing living room and inglenook fireplace (part of the early Hall house), to the east of the existing C16 cottage.