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RIBA 

Chartered Practice



**Planning and Heritage Statement
(inc. Design & Access)**

to support

**Proposal to extend existing summerhouse to create new
Annexe accommodation** subservient to

**Pear Tree Cottage (Grade II listed)
Clacton Road
Thorrington
CO7 8EY**

Project Ref: 3691

Document Ref: PA-PHS

Revision: -

Date: January 2024

Written by: CR

DIRECTORS

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Images.

All photographs taken December 2023.



Above: rear elevation of Pear Tree Cottage. Five distinct volumes comprising (left to right) 1. Timber-framed orangery in front of 2. Pitched roof 1.5 storey extension with gable glazing; 3. Principal volume/main house white weatherboarding with pitched roof in plain clay tile; 4. Smaller single-storey pitched roof extension, white render and clay tiled roof, linked to main house, and 5. Black weatherboarded detached cartlodge with slated and pitched roof.

Below: existing summerhouse – black-painted weatherboarding with plain clay tiled roof, cropped to echo the Garden Room’s roof form.



Composite image: rear elevation of Pear Tree Cottage, with the existing summerhouse to the right.



Introduction.

This statement has been prepared to look at the impact of the application proposal on the setting of this Grade II listed building, and to determine the level of harm that might be caused by extending the summerhouse as proposed.

The proposal is for the creation of additional annexe accommodation in the garden by extending an existing summerhouse.

01. Site & Location

Pear Tree Cottage sits on the southern side of Clacton Road, which itself is on the southern edge of the small village of Thorrington.

The property lies within a row of similar properties: almost plot-width detached dwellings on narrow, long plots, with parking and garages to front and along sides, a broad mix of architectural styles, single or double-storey, finished in coloured render, red or buff brick

This Google Earth aerial image of the site and its immediate surroundings shows that many of the gardens of this stretch of properties contain one or more outbuildings, and that this is characteristic of the neighbourhood.

The site is bounded to the rear by open arable land, and is significantly longer than most of its neighbours.



02. Heritage and Planning.

Pear Tree Cottage is Grade II listed. These are the listing details:

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1235266

Date first listed:

10-Apr-1987

List Entry Name:

PEAR TREE COTTAGE

Statutory Address 1:

PEAR TREE COTTAGE, CLACTON ROAD

THORRINGTON CLACTON ROAD TM 10 NE 6/143 Pear Tree Cottage

- II

Cottage. C16 or earlier with later alterations and additions. Timber framed, part plastered, part weatherboarded with central drip board. Red plain tiled roof outshot at rear. Central red brick chimney stack. One storey and attics. 2 C20 small paned casements, central vertically boarded door. Gable to road with ground floor and attic windows. Front single storey red tiled extension. Back to back inglenook fireplace. Part of the frame is exposed. Inserted ceiling with stop chamfered bridging and ceiling joists. Heavy widely spaced wall studs, halved and bridled top plate scarf. One storey post with mortice for a large arched brace which was possibly removed when the ceiling and chimney were inserted. Arched bracing to front wall. Combed pargetting to original rear wall. Some damage was sustained during the late C19 earthquake.

Listing NGR: TM0971319919

Image: Historic England's map for Pear Tree Cottage.

| | |
|---------------------------|---------|
| Heritage Category: | Listing |
| List Entry No : | 1235266 |
| Grade: | II |

| | |
|------------------|-------------|
| County: | Essex |
| District: | Tending |
| Parish: | Thorrington |

For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

| | |
|------------------------|----------------|
| List Entry NGR: | TM 09713 19919 |
| Map Scale: | 1:2500 |
| Print Date: | 4 January 2024 |

Modern Ordnance Survey mapping: © Crown Copyright and database right 2018. All rights reserved. Ordnance Survey Licence number 100024900.

This is an A4 sized map and should be printed full size at A4 with no page scaling set.

Name: PEAR TREE COTTAGE

HistoricEngland.org.uk

03. Planning History

for Pear Tree Cottage describing significant alteration and extension over the last 20 years:

Construction of new garden room. Ref. No: 04/01692/FUL | Status: Approval – Full

Construction of new garden room. Ref. No: 04/01693/LBC | Status: Approval - Listed Building Consent

Proposed single storey side extension, side porch extension, detached double car port, garden walls, gate & driveway. (Following demolition of existing side extensions & garage). Ref. No: 13/00230/FUL | Status: Approval – Full

Proposed single storey side extension, side porch extension, detached double car port, garden walls, gate & driveway. (Following demolition of existing side extensions & garage). Ref. No: 13/00232/LBC | Status: Approval - Listed Building Consent

Discharge of condition 2 (details of the gates, wall and hardstanding area), 3 (on site parking facility for construction workers) and 4 (wheel and underbody cleaning facility) of planning permission 13/00230/FUL - FOR INFORMATION ONLY. Ref. No: 13/00547/DISCON | Status: Split - Discharge of Condition

Discharge of condition 2 (details of all new windows) of listed building consent 13/00232/LBC - FOR INFORMATION ONLY.

Ref. No: 13/00548/DISCON | Status: Approval - Discharge of Condition

Erection of single storey outbuilding. Ref. No: 17/00497/FUL | Status: Approval – Full

To remove large windows from garden room and replace with smaller windows and rendered timber frame infill.

Ref. No: 17/01525/LBC | Status: Approval - Listed Building Consent

Proposed rear extension. Ref. No: 19/01494/FUL | Status: Approval – Full

Proposed rear extension. Ref. No: 19/01511/LBC | Status: Approval - Listed Building Consent

Discharge of condition 02 (materials) and 03 (surface treatments) of planning permission 19/01511/LBC.

Ref. No: 19/01847/DISCON | Status: Approval - Discharge of Condition

Proposed erection of a summer house with veranda and landscaping. Ref. No: 20/01443/FUL | Status: Approval – Full

Proposed erection of a summer house with veranda and landscaping. Ref. No: 20/01444/LBC | Status: Approval - Listed Building Consent

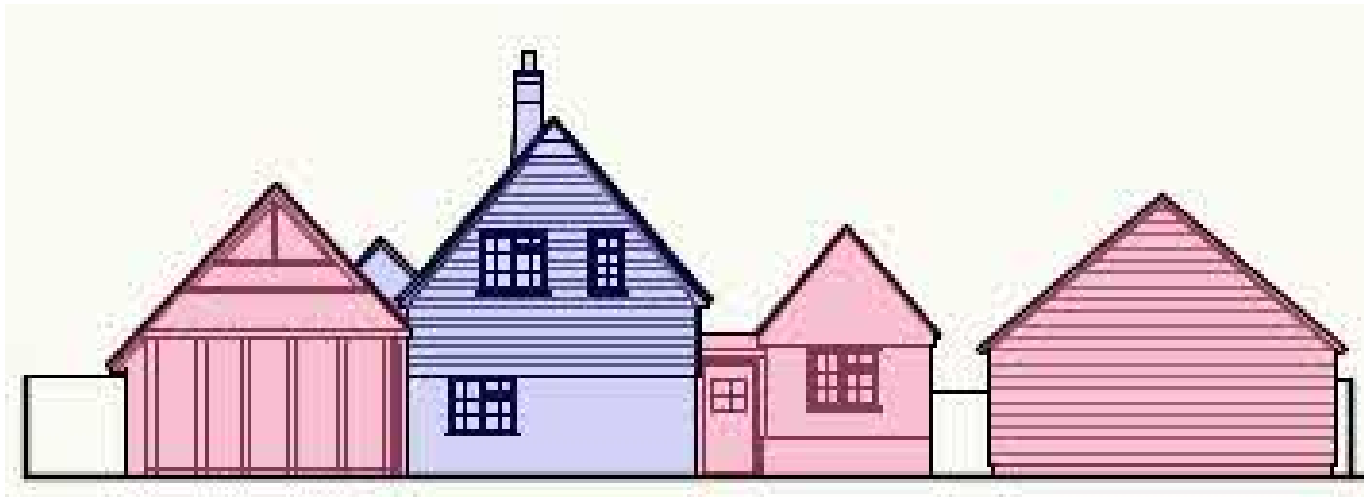
04. Existing rear elevation Pear Tree Cottage

This application proposal has no impact at all on the principal elevation of Pear Tree Cottage, and therefore the focus of this statement is entirely on potential harmful impact to the rear elevation.

The garden (south) elevation has undergone a greater level of change than the principal elevation. All alterations have been well-designed and well-built, and the property as a whole is very well-maintained and in good order.

The rear elevation appears as a pleasing and proportionate composition, and when seen from halfway down the garden appears as an assembly of pitched roofs, of different heights but all oriented the same way, and all but the cartlodge set at the same pitch.

The house is finished in white-painted render and white-painted boarding with a plain tiled roof. The most recent garden room extension has a cropped hip roof, allowing it to sit snugly against the host building. The cartlodge building on the right of the composition is a simple pitched roof form, with the pitch set slightly lower than the roofs of the house, and clad in dark horizontal timber boarding. Fenestration across the site is not consistent – there are pebble grey, RAL 7032, timber casements on the older parts of the building whereas the later additions show larger areas of glazing fitted between structural timbers.



Thumbnail drawing of existing rear elevation. The original part of the house as described in the Listing Details is shaded blue. Additions and extensions constructed within the last 20 years are shown shaded pink.

05. Existing Summerhouse.

The summerhouse that is the subject of this application refers visually most closely to the most recent additions to the property – the black horizontal boarding of the cartlodge, which clearly differentiates between 'principal dwelling' and 'subservient volume', and the cropped hipped roof detail used on the garden room.

The summerhouse is set one and a half metres in from the eastern boundary, which is planted with mature hedging and shrubs averaging 2.5 metres in height.

The summerhouse sits on the eastern boundary, where the southern boundary of the neighbouring property 'Melita' abuts the application site.

A second detached outbuilding – a workshop – is located on the opposite side of the site to the summerhouse, and is a similar size.

The drawing (3691-PA-15) that has been prepared as an aid to assess the visual impact of the proposal on the setting of the host dwelling is set up as viewed from the north face of this workshop.

Views of the rear elevation are realistically only available from within the application site, because its boundaries are screened with planting.

The geometry of the site is such that the proposed extension does not occlude any view of the rear elevation of the main house.

The summerhouse as existing does sit in front of the rear elevation of the cartlodge, and once extended, it will obscure a clear view of the cartlodge to a slightly greater degree.

However, the proposed new annexe will be significantly lower than the cartlodge, and, clad in the same boarding, is to be visually associated with the most subservient element of the composition as a whole.

06. Proposed.

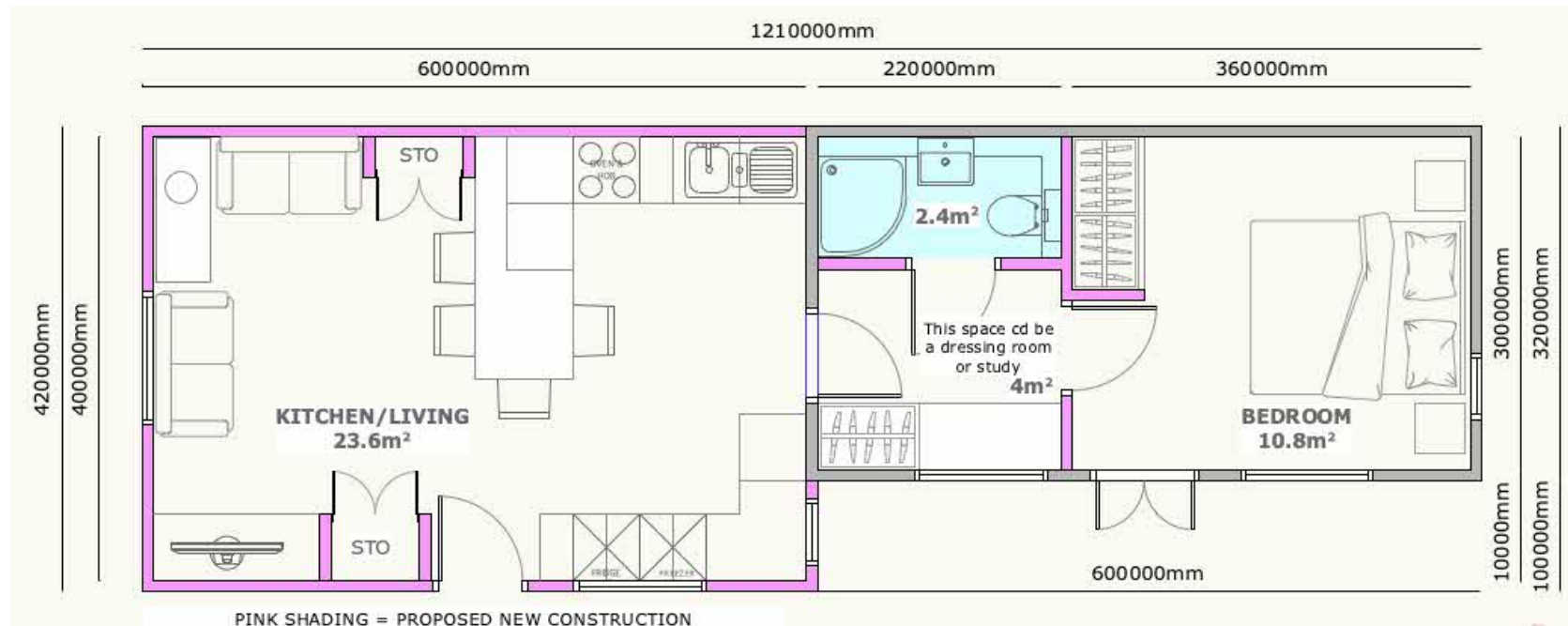
The summerhouse is to be extended by a volume of 6 metres x 4.2 metres – to create a single modest dwelling of 40m², which has been set just above Tendring’s adopted minimum space standards for a 1 bed 2 person dwelling.

The accommodation is modest – an open-plan combined kitchen/dining/living room, a double bedroom and a tiny shower room.

The new annexe is for the use of the applicants’ adult child, who will continue to use the existing access and parking at the front of Pear Tree Cottage, and use the laundry, kitchen and bathroom facilities in the main house.

The annexe has been designed as an accessible space so that, once vacated by the adult child, it can offer independent but sheltered accommodation to the applicants elderly parents, should this become necessary.

In summary, the proposed extension is to provide flexible and useful accommodation for the family now and in the future.



07. Heritage Assessment of the rear elevation of Pear Tree Cottage.

Pear Tree Cottage has been sympathetically but considerably extended and modified over the last 20 years.

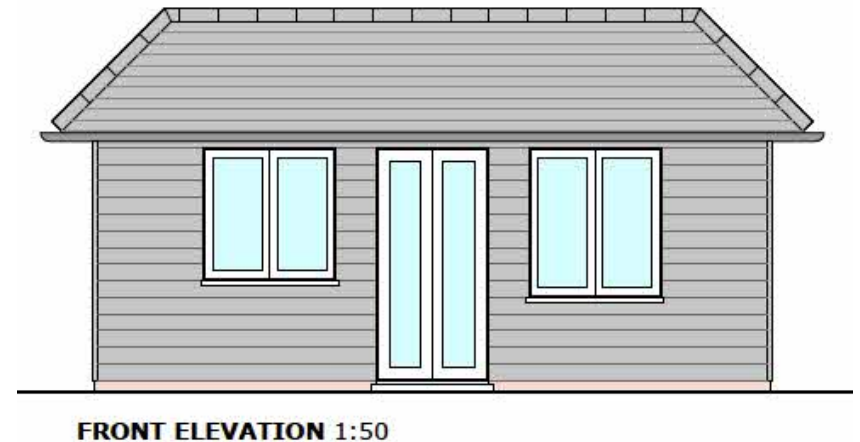
Most of these additions and alterations are on the rear elevation and only visible from the property's garden.

The newer elements are visually distinguished by the use of differing materials and subservient volumes - reading left to right on the drawing below:

1. Garden Room Extension – largely glazed; natural timber frame. Roof cropped to sit within the existing planes of one of PTC's pitched gable roofs.
2. Original building – white-painted weatherboarding, plain tile roof.
3. Single-storey pitched roof extension with small link – external finish materials to match existing. Low flat roof to the link allows this volume to be clearly read as a later addition to the main house. Plain clay tile roof and pitch are related to the main volume, and the render finish is painted white, to match the main house's white boarding throughout.
4. Detached Cartlodge – Horizontal weatherboarding to echo that on main house, but painted black to differentiate from main house. Roof pitch same as that of main house.



Existing Summerhouse – black-painted boarded finish references the cartlodge and establishes this building as subservient. The cropped gable roof form echoes that of the garden room – a further indication of subservience, while also referencing the pitches and finish of the main house roofscape.



Heritage Value

Overall, the rear elevation is a pleasing assembly of 5 clearly legible volumes: – the main volume being flanked on either side by lower volumes with the same pitched roof – and with the detached cartlodge, with its sympathetically pitched roof forming a tidy termination point. The fifth volume is the largely glazed garden room, extending from the left-hand second pitched-roof volume. The smaller pitched roof entrance porch is just visible on the elevation drawing, but of course is not actually seen from the garden.

The principal composition of three pitched roofs with the glazed garden room is given visual unity by the use of common roof pitch and of plain clay roof tiles. Boarding and render finishes are white. The visual 'busyness' of this elevation is underlined by window placement – openings are not symmetrically placed, and windows are not of a similar size.

In conclusion even though works have been carried out to a sympathetic and high standard, Pear Tree Cottage's garden elevation has undergone a considerable degree of modification and we would therefore assign a medium heritage value

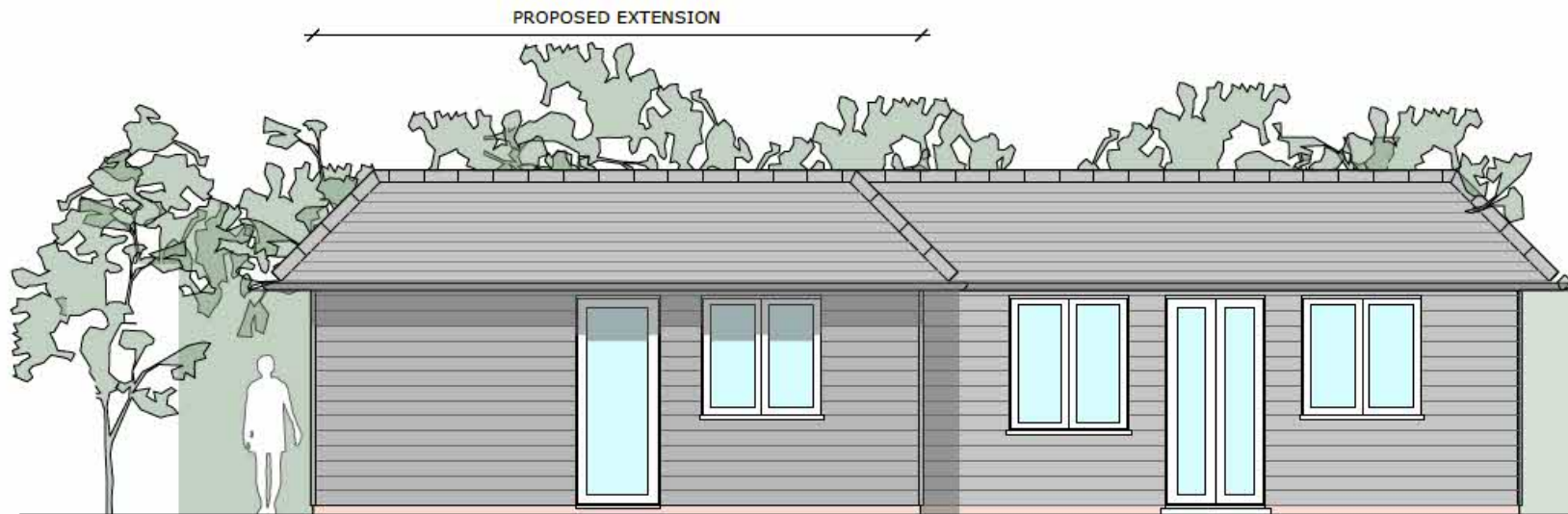
08. Impact of the proposal on the setting of the Listed Building.

The summerhouse is existing, and is to be extended so that it is slightly closer to Pear Tree Cottage. Its appearance will not alter significantly – the same materials, colours and roof form will be used.

The height is lower than the cartlodge. No overall increase in height is proposed. No key views in or out of the site are impeded by the proposal

The summerhouse's location against the south-eastern boundary means that the extension does not intrude across any views of Pear Tree Cottage from the garden, or from any point inside or outside the site. The extension can be said to cause a minor increase in obstructing the view of the black-boarded cartlodge from the end of the garden, but it is established that the cartlodge is an element of this composition that is of low heritage value.

The level of impact the proposal will have on the setting of the listed building is low, when balanced over and above the volume and height of the existing summerhouse.



Proposed extended summerhouse – west extension.

Images below illustrate the visual impact of the proposal on the rear elevation when viewed from the centre of the garden.



09. The setting of the Listed Building.

The Pear Tree Cottage site lies adjacent to a large expanse of arable farmland, and some 300 metres to the south-east across the field is the Grade II* St Mary Magdalen Church.

We have assessed the impact on the church of any changes to Pear Tree Cottage, and are confident that these images below illustrate that a combination of physical distance, the presence of hedges and trees, and the bulk and outbuildings of Thorrington Hall and its outbuildings, mean that Pear Tree Cottage cannot be said to have any meaningful architectural relationship with this group of listed buildings.

Left: map showing Grade II listed buildings. Pear Tree Cottage is circled red, and Thorrington Hall and St Mary Magdalen are located due south-east. Right: Google aerial image of same location with distance marked as 300 metres.



10. Alternative planning application

This application for creating additional annexe accommodation at Pear Tree Cottage by extending the existing summerhouse is one of two applications being submitted at the same time. The second application is a Certificate of Lawful Development for the location of a mobile home in the garden on very nearly the same footprint as the extension proposed in this full application.

We hope to create a fallback position where if the mobile home is deemed acceptable, this proposal to extend the summerhouse can be determined as no more harmful.

It would be the applicant's preference to extend rather than install a mobile home, in order to provide better thermal fabric than that for a standard mobile home accommodation and for improved appearance.

11. Conclusion

There is to be no impact on the fabric of the listed building. There is to be no impact on the wider setting of the listed building i.e. beyond the site boundaries.

This proposal will have some visual impact on the immediate setting (curtilage) of the listed building that can be described as somewhere between minor – 'The proposed changes may cause minimal impact to the building or overall character of a heritage asset, but will not cause an overall change to the building or views around it' and negligible – 'the proposed changes will have a very minor effect on the heritage asset or very minor impact on the overall character of the surrounding context.'

When this minor or negligible level of harm is measured against the value of the heritage asset itself – rear elevation, considerable degree of sympathetic modification - medium value.

A minor/negligible level of change to the setting of a heritage asset of medium value suggests an overall level of impact somewhere between Neutral and Slight.

We request therefore that this application is deemed acceptable on the basis that it will deliver significant benefits to the applicant in terms of sustainability and housing choice while being of very low impact on the setting of the listed building.