

The Orchard The Street  
Ardleigh  
Mr Alan Potter

Date January 2024

Heritage Statement

**NIXON**  
Architecture

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## 1.0 Introduction

### 1.0

This statement has been prepared by Nixon Architecture Limited on behalf of our client, Mr Alan Potter, (the applicant). The statement is provided in support of the applicant's proposals for a single storey rear extension at the Orchard The Street Ardleigh.

### 1.1

The NPPF Paragraph 194 states that.... 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. Regarding Paragraph 194 of the NPPF, the level of detail supplied within this Assessment is considered to be proportionate to the potential impact of development.

## 2.0 Planning History

### 2.0

- Reduce crown and shape leaning Eucalyptus.  
Ref. No: 00/00499/TCA | Status: Approval - Conservation Area Consent
- To cut down apple tree at the side of the bungalow to ground level  
Ref. No: 01/01238/TCA | Status: Approval - Full
- Top Silver Birch  
Ref. No: 03/01266/TCA | Status: Approval - Conservation Area Consent
- Cut down Conifer and Cherry trees at front of bungalow.  
Ref. No: 04/00266/TCA | Status: Approval - Conservation Area Consent
- Line of conifers and 1 Judas tree - reduce by 5ft  
Ref. No: 09/00210/TCA | Status: Approval - Full



- 3 Golden conifers - fell. Silver Birch - top by 30%. Cedar - reduce lower level branches  
Ref. No: 16/00667/TCA | Status: Approval - Full
- 1 No. Cedar - fell, 1 No. Magnolia - lop front 2 branches due to BT pole.  
Ref. No: 22/00673/TCA | Status: Approval - Full
- 1 No. Katsura - reduce the tree by 2-3m. 1 No. Cedar - reduce the branches by 3-4m. 1 No. Birch - reduce by 30% to previous pruning points.  
Ref. No: 23/00539/TCA | Status: Approval – Full
- Proposed Single Storey Rear Extension  
Ref. No: 23/01333/FULHH| Status: Approval – Full HouseHolder

## 3.0 The Application Site

### 3.0

The application site lies within the village of Ardleigh within the conservation area. It measures approximately 2079m<sup>2</sup> and is located off The Street sandwiched between two existing properties.

### 3.1

The property is a 4-bedroom detached bungalow constructed post war in the 1960s.





Rear View



## 4.0 Proposals

### 4.0

The proposals involve removing the conservatory and replacing with new masonry and flat roof. An amendment to the initial application as we intend to keep construction costs to a minimum.

### 4.1

The extension will be constructed using materials matching the main house, including matching brickwork, and uPVC windows.

### 4.2

Proposals will not impede amenity space to the front of the property with Two Car Parking spaces provided with ample room for visitor parking. The Orchard benefits from having a larger front garden / drive than the neighbouring properties on the street.

### 4.3

There are limited views into the rear of the property from the wider public realm and there is limited visual connection with the most significant features of the Conservation Area. The proposals to the rear of the property would not be apparent to anyone within the public realm of Ardleigh.

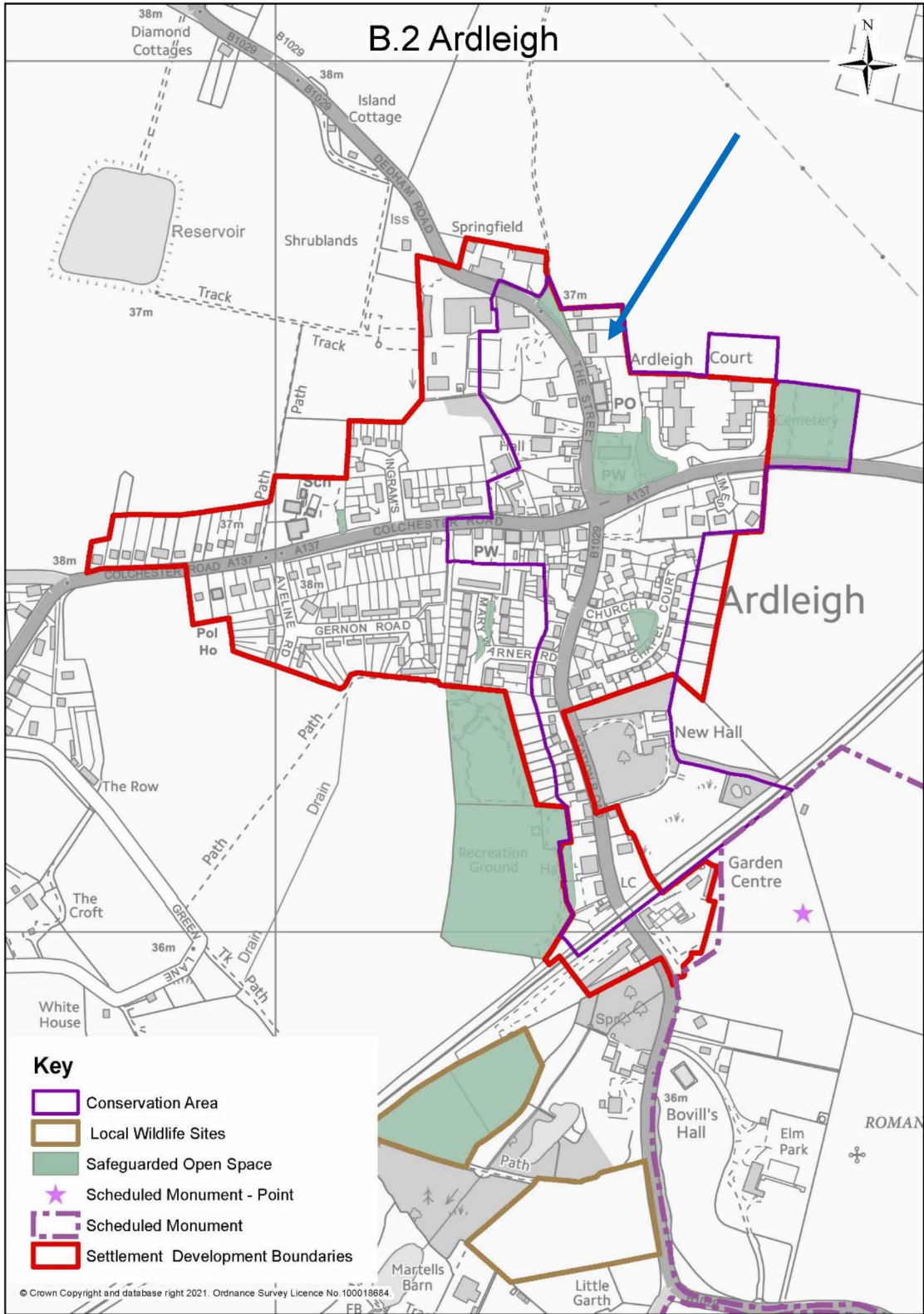
### 4.4

Given the lack of intervisibility between The Street and the visual containment of proposals direct visual comparison with the important or significant features and not result in harm to the Conservation Area its character or appearance.

### 4.5

Ardleigh is a small medieval village at an important road junction, and retains its fine church and sequences of attractive vernacular buildings. The well-treed approaches to the north and the east are essential to the character of the village and are also included in the Area. The village expanded southwards in the 19th century, resulting in further groups of distinctive buildings, which with their settings are also recognised by Area designation.





## 5.0 Conclusion

### TENDRING DISTRICT COUNCIL CONSERVATION AREA REVIEW

This Conservation Area Character Appraisal adopted by the Council in March 2006 describes the North area of The Street and the adjacent Hollies.

*“To the north stands The Hollies, a tall late Georgian property of three storeys under a hipped slate roof with wide eaves. The last two houses in the Area on this side of The Street are modern bungalows (one of which is the Orchard) of no intrinsic interest, set behind frontages with mature planting”.*

The alterations to the rear of The Orchard are subservient to the host dwelling, without effecting the character and appearance of The Street and preserves the Conservation Area within which the site is located, and of a lesser extent than the previously approved application.

