

DESIGN AND ACCESS STATEMENT

At

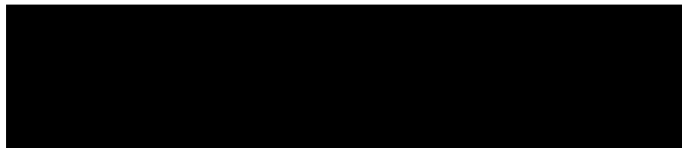
**Ford Hill House
Ford Hill
Little Hadham
Herts
SG11 2AZ**

Date: February 2024

To support residential
listed building consent

Prepared by:

Mr N Marks.
Herts Essex Planning



1. Introduction

The property Ford Hill House, Ford Hill, Little Hadham is Grade II Listed under Entry No.: 1210684.

Please read this document in conjunction with the Heritage Statement provided, both are intended to support a listed building consent application for Ford Hill House, Ford Hill, Little Hadham, Herts, SG11 2AZ.

2. Accommodation

The existing property:

When facing the original property, you will see a single storey extension on the left side and a double storey on the right with a conservatory to the rear.

Ground floor entrance to hallway leading to two large living areas, stairwell leading to first floor. Left hand living area leads to single storey extension used as an office with WC and access to the conservatory.

Right hand living area leads to kitchen and utility room located in the double storey extension.

First floor landing leading to 4 bedroom one with ensuite and the main bathroom.

3. Design Proposal

Objective:

The existing property Ford Hill House, Ford Hill, Little Hadham, is Grade II Listed as stated in the Heritage Statement.

The proposal seeks to replace Cedar roof tiles to a Slate roof covering on the central section of the house and the left single storey roof. The client wishes to work with the fabric of the building as closely as possible and the work involves no structural alteration to any of the original internal features.

Documents and drawings:

Fordhill-Plan-001 - Floor Plans, Elevations, Site and Location Plans, Roof Plan for existing and proposed.
Heritage Statement 23 Hockerill Court

4. Access

There is space owned by the applicant which provides one parking space for the dwelling.



5. Waste Collection

Ford Hill House has wheelie bins outside the property.

6. Policy

The property is Grade II listed.

The following policies have been considered:

The national planning framework

HA7: Listing buildings

HA1: Designated heritage assets
Bish Polices: Housing, Design
National planning framework

The proposal meets the following requirements:

The proposal is sensitively designed and respects the original character of the building.

The proposal would not unacceptably block views or vista and would not detract from the appearance of the area

The proposal would not be detrimental to the amenities.

7. Conclusion

The application seeks listed building consent to replace Cedar roof tiles to a Slate roof covering on the central section of the house and the left single storey roof while also protecting the fabric of the existing building and thus conserving its unique character.

The applicant and agent welcome discussions with the Officer should any further information be required.