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Design and Access Statement – REVISION A

Site: Wrabness House, Wheatsheaf Lane, Wrabness, Manningtree, CO11 2TB

Proposal: Demolition of outbuildings and construction of detached garage

Introduction

The site is located on the East side of Wheatsheaf Lane, when traveling North to Wrabness from the B1352.

The house dates from 1920 and has been constructed in a neo-Georgian style with brickwork to the ground floor, render to the 1st floor and a slate roof. It has Georgian sash windows and pediment to the projecting front gable. The property has a large wrap around garden to the East and North. All the garden surrounding the house is maintained with many plants and shrubs and mature boundary hedgerow with trees. To the North of the property is a cluster of outbuildings consisting of a garage, shed and stables. The stables were constructed in 1986 (application TEN/516/86).

Proposal

The proposal is the same as the approved consent (23/01420/FULHH), however the small change is the removal of the half-hipped roofs. Half hips were added to the previous application to reduce the scale and mass of the building as per the planning officers' recommendations. The alteration was carried out to the drawings so the plans could be approved, however, on further reflection it is apparent that the half-hipped roof detail is not a common detail in the area.

The large majority of buildings throughout the village and along the road have gable ends without half-hipped roofs, so it is not a traditional detail that reflects the character of the area. A recent new residential development has been constructed to the West of the village along Station Road. None of the new houses have the half-hipped roof detail.

Wrabness House has a slate roof and prominent gable facing the road. The proposed garage, with a gable end facing the road, will reflect the appearance of the gable to the dwelling. The proposed garage will have a slate roof and gable end to match the materials of the roof to the house. None of the existing buildings to be demolished, or the surrounding properties or out-buildings have half-hipped roof details. The existing garage to be demolished has gable ends and a gable end facing the road.

The garage has been designed with the appearance of the host dwelling in mind. Wrabness house was designed and built by The Admiralty. The proposed garage has been designed to comfortably reflect the appearance of the house. The hips on

the current design result in a very 'twee' looking garage, which does not reflect the quite 'ordered' appearance of the house.

There is an example of a half-hipped roof to Lower Farm (to the North along Wheatsheaf lane), however the setting of the site is an old farm with barns where a clay tile roof has been used. In this instance a half-hipped roof is more appropriate to the farm setting.

The half-hipped roof detail only appears comfortable when applied to a clay tile roof. With a slate roof the half-hipped detail can appear awkward.

Wrabness house is not a farmyard setting and instead a domestic setting. The proposed garage has been designed to reflect this by having gable ends and a slate roof.

The appearance of the garage will reflect a traditional appearance of an out building and the setting of the site and is therefore considered to be sympathetic to the character and location of the site.

Planning consideration's

The site is in an Area of Outstanding Natural Beauty, and therefore permitted development rights are restrictive and proposals for new buildings need to be sympathetic to the setting of the site.

The proposed garage replaces 3 other buildings on the site. The cumulative volume and area of the buildings being demolished will be similar in volume and area to the proposed garage and it is therefore considered the scale and size of the proposed garage is appropriate. The property sits on a very large plot and it is considered the size of the garage reflects the size of the plot and does not result in a cramped or contrived appearance on the plot.

The location of the garage is within the curtilage and within an area of garden that is maintained as lawn, and therefore results in no ecology issues.

The proposals result in no impact on the access and will still maintain a sufficient number of parking spaces for the size of the property.

The removal of the half-hips and proposal for gable ends reflects the character of the site and surrounding setting, and therefore is more in-keeping than the previous approval for a half-hipped roof.

Summary

The proposal to demolish outbuildings and construct a 3-bay detached garage will be sympathetic to the character and nature of the site and will have no impact on the AONB. The proposals are an improvement over the approved garage with half-hipped roofs.

Yours sincerely,

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