



**HERITAGE AND DESIGN & ACCESS STATEMENT**

**ANNEXE AT  
REEDLANDS COTTAGE  
LITTLE CLACTON  
CLACTON ON SEA  
ESSEX**



**Client:** Jeremy Erswell  
Reedlands Cottage  
Holland Road  
Little Clacton  
Clacton On Sea  
Essex CO16 9RX

**Prepared by:** The Morton Partnership  
Brunel House  
Norwich Road  
Halesworth  
Suffolk IP19 8HX

**Date:** February 2024

**Ref:** EJM\CJS\22502-das02\_REV -

## **Introduction**

The Morton Partnership (TMP) were asked to assist with the discharge of conditions relating to granted consents 22/01902/LBC & 22/01903/FULHH. Investigations and opening up, by agreement with Tendring District Council and Place Services, allowed TMP to confirm the existing fabric under the external finishes, to satisfy conditions 7 and 8.

However, the findings further informed the client as to their intentions, and they wish to make changes to the original proposals. To that end, after further consultation with Place Services, it was agreed that two new applications should be submitted. A new Listed Building application for the house, to deal with the variations; and a new Planning & Listed Building application to deal with the annexe. These applications would include the details as conditioned in the original granting of Planning and Listed Building Consent.

This application seeks to address the changes to be made to the annexe proposals, further to 22/01902/LBC & 22/01903/FULHH, including more details of the new construction and materials, and layout.

## **Assessment**

*LITTLE CLACTON HOLLAND ROAD TM 11 NE 7/110 Reedlands Farmhouse - II House. Dated 1746 of possibly earlier origin. Timber framed and rough rendered. Red plain tiled roofs. 2 red brick chimney stacks. 2 storey main range, one storey and attics forward left wing, this with upper 3 light and lower 2 light casements to gable and 2 small 2 light casements to right return. Main range 2 window range of 3 light casements with transoms. Vertically boarded door with top light, central to windows, moulded surround flat canopy. Oval plaque over gives a date of 1746.*

*Listing NGR: TM1775118893*

## **Amount**

For all proposed works, refer to drawings: 22502/10 B; 22502/11 & 22502/20.

## **Scale**

The floor area of the annexe will remain unchanged from the garage. It will be rebuilt on the same footprint.

## **Layout**

For the new ground floor plan, refer to drawing: 22502/11.

## **Proposals & Mitigation**

The annexe will be finished with, feather-edged weatherboard, size 200x15mm to match the existing found under the modern render on the house, tying the two structures together.

The intention is to keep the annexe looking as much like it was originally from the front elevation, facing the highway, so it still reads as an outbuilding. The rear elevation will be opened up to provide views of the garden behind, and to provide access to the space.

## **Appearance**

For the elevation proposals, refer to drawing: 22502/11.

Soft, red bricks to plinth in lime mortar, of mix ratio 1:3 of NHL3.5:sharp sand.

200x15mm feather-edged weatherboard to external face of walls, to match house.

Natural slates to roof.

Timber windows and doors. Double glazed. Painted.

Steel flue to wood burning stove. Black.

Black uPVC rainwater goods.

### **Access**

Access to the annexe will be via the new double doors to the rear elevation.

