

# Proposed Works to Yew Tree Cottage, Chickney Road, Henham, CM22 6BD



**Design and Access Statement (C)**  
**Feb 2024**

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# 1.0 Site Analysis and Evaluation



## 1.1 Site Analysis

- The site is formed by this detached period cottage and its curtilage.
- The cottage faces directly onto Chickney Road, the main access road through the village of Henham.
- Henham is a village approximately 6 miles north-east of Bishop's Stortford.
- The site is in the heart of this established residential area.
- Henham benefits from a community run village shop, and a public house.
- A primary school is located in the village on School Lane and secondary school education is available at the nearby village of Stansted Mountfitchet.
- Local bus services run through the village and the nearest train station is at Elsenham, approximately 2m away.
- This all goes to demonstrate that although a village, the location is within a sustainable and desirable location, well served by local public transport and local amenities.
- The dwelling itself is a historic property, originally dating from the 18<sup>th</sup> century.
- It is grade II listed, with the description '*C18 timber framed and plastered building. Partly 2 storeys and partly one storey and attics. Built on an L shaped plan. Casement windows, Roof, thatched, with 2 gabled dormers and the south side*' Listing NGR: TL5525328570.
- The original element of the house faces directly onto the street, and is a two storey structure, with the first floor partly within the roof space, with low eaves.

- The external walls are constructed from timber frame, with infill rendered panels. The outer face is completely rendered, in a light yellow colour, but internally, the timber frame is exposed to the ground floor, with infill white render.
- As well as the ground floor walls, the ground floor ceiling has exposed structural timbers beams and joists, with 2no. large brick chimneys.
- The first floor is partly within the roof space, with skelining walls up to a height of approximately 1.3m, with sloping upper ceilings following the pitch of the roof.
- The roof is thatched, with a decorative ridge and large gable ends. There are two thatched dormer windows to bedroom 3 and the central dressing area.
- Other first floor windows are within the rendered gable ends.
- The two brick chimneys extend out from the thatch, to the front and rear of the property.
- It is believed the dwelling was once two smaller cottages, but, the date to which the cottages were combined is not known, and prior to its listing.
- Generally, the windows to the original element of the house are a mix of styles and materials, from timber casement, timber sliding sash, fixed glass in a timber frame, and timber casement windows with leadlights.
- Additional elements have been added to the original two storey house and these include:
  - A single storey side enclosed porch to the front east side elevation, and provides a front entrance lobby, with a door, window, internal door and lean-to clay tiled roof.
  - A single storey structure housing the ground floor shower room, positioned to the west side elevation, behind bedroom 1. The walls are of a matching render with a low pitched lean-to clay tiled roof, tucked under the thatched eaves. It is not certain this is not part of the original cottage, or within the footprint of the cottage, but, the inner face of the exposed wall to the side gable has an inner skin of blockwork.
  - A small single storey bay to the west side elevation of the rear lounge. The structure is timber with a double patio door and full height side glazing, and a pitched clay tiled roof.
  - A single storey flat roofed structure to the side east elevation, originally a single width garage, but, converted into a playroom and plant/ utility room in 1991. The structure has matching rendered external walls with timber casement windows and a flat felt roof.
  - To the rear of the original house (facing south) is the most recent element, dating from 1997 and containing a large bathroom and kitchen. The walls of this structure are matching render, with a twin set of pitched roofs and central lead valley gutter. The kitchen area has a flat ceiling with loft storage, a side timber patio door with sidelights and a casement window, both with timber beadings. The bathroom has a timber casement window to the rear elevation and two rooflights in the open vaulted ceiling.

- To the front of the property is an area of block paving to provide two off street parking spaces. This area is enclosed by a brick wall with a parapet detail of clay creasing tiles and bricks on edge.
- A black metal gate gives access to the side garden, with a block paved path leading to a concrete paver patio that runs round the side and back of the house.
- A small rose tree (Medlar) is location adjacent to bedroom 1 and is surrounded by planting beds.
- To the west of the house is a sunken garden surrounded by low brick and stone affect concrete walls and steps. This area may have been the location of a swimming pool, but, is now covered by artificial grass.
- There are other stone affect walls and low beds around the patio.
- The rest of the garden is lawn with mature beds edging the boundary and a rockery to the south-east corner.
- To the north-east side of the house, facing the public highway, is another area of hardstanding, leading to the front entrance door and what was previously the single garage. This area is now used to accommodate a timber refuse store and other refuse and recycling boxes.

## Location

Statutory Address: **YEW TREE COTTAGE, CHICKNEY ROAD**

The building or site itself may lie within the boundary of more than one authority.

County: **Essex**

District: **Uttlesford (District Authority)**

Parish: **Henham**

National Grid **TL 55253 28570**

Reference:

## Details

HENHAM CHICKNEY ROAD 1. 5222 Yew Tree Cottage TL 5528 44/430

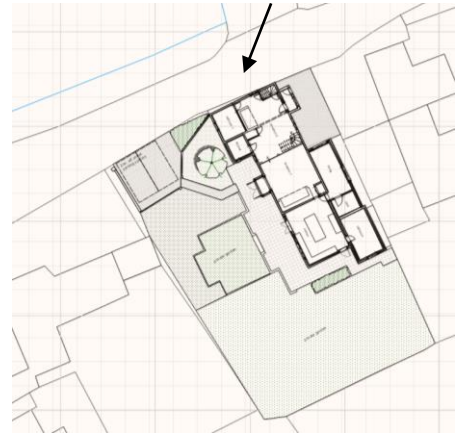
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2. C18 timber-framed and plastered building. Partly 2 storeys and partly one storey and attics. Built on an L shaped plan. Casement windows. Roof, thatched, with 2 gabled dormers on the south wing.

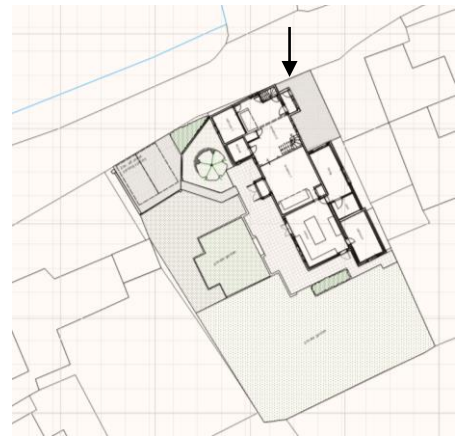
Listing NGR: TL5525328570

Historic England's listing for the dwelling

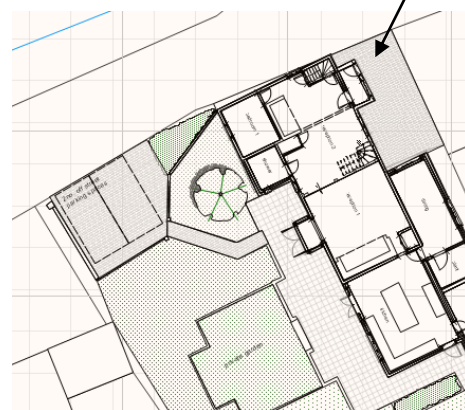
## 1.2 Site Photographs



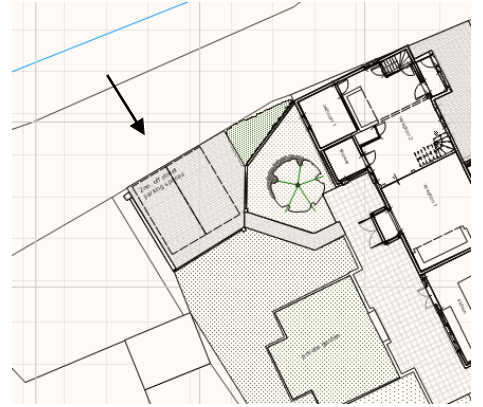
View of front elevation from the street



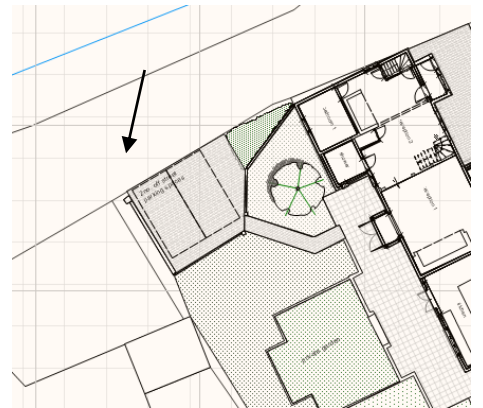
View of the front entrance door and hardstanding from the street



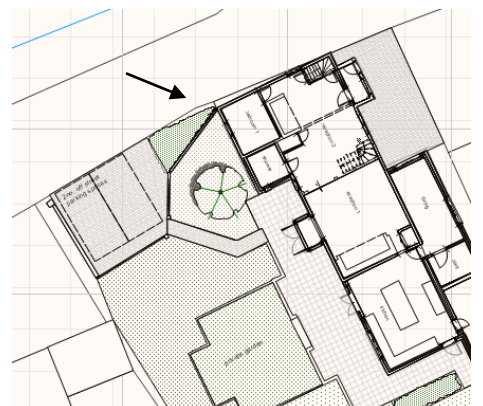
View of the front entrance door from the street



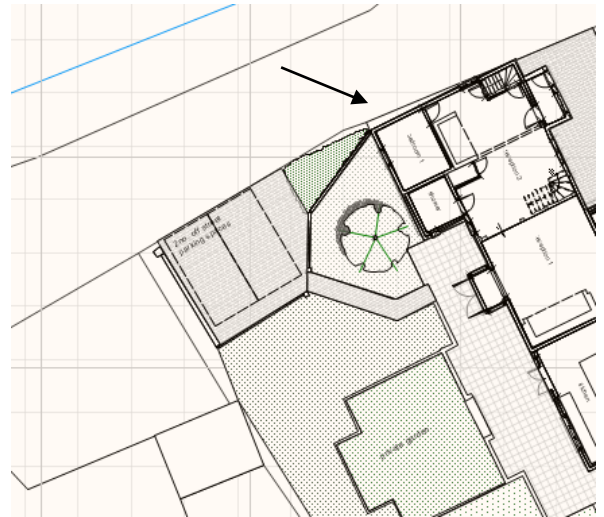
View of front parking area from the street



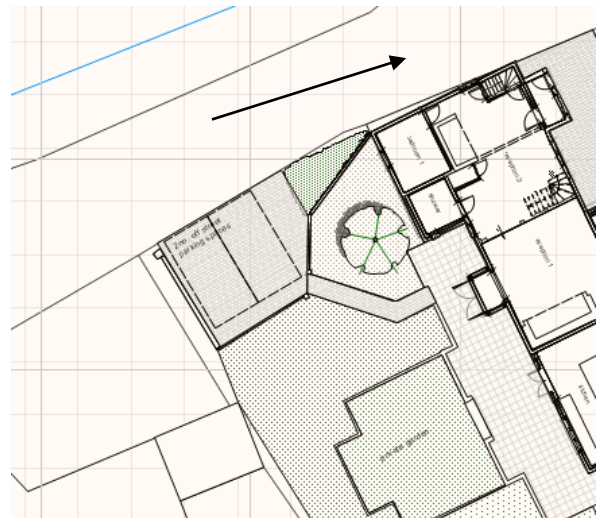
View of front parking area and the parking to the neighbouring dwelling from the street



View of side elevation, off street parking and front wall from the street

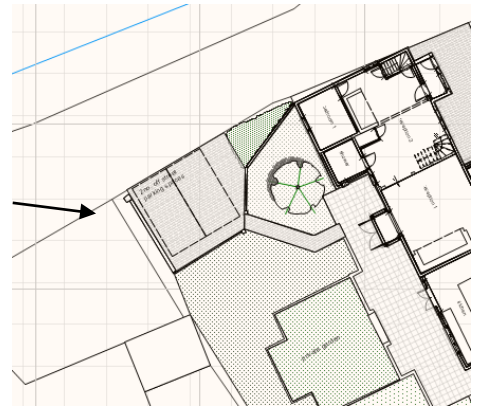


View of side elevation, off street parking and front wall from the street

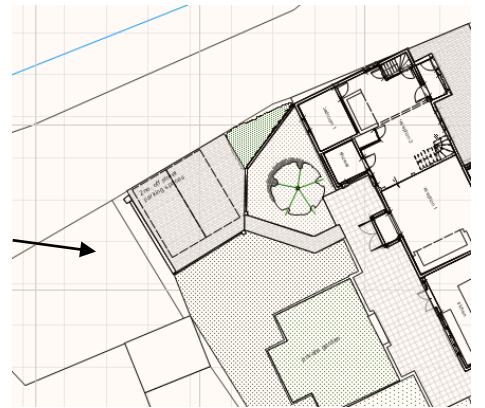


View down the street taking in the front elevation

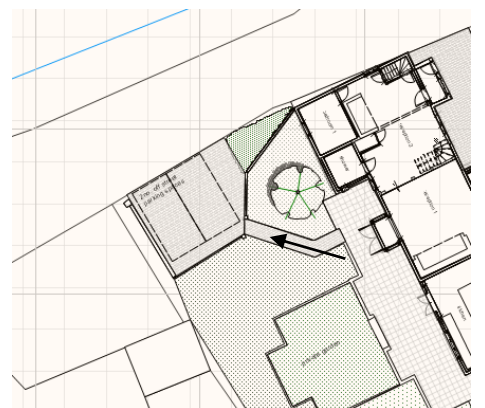




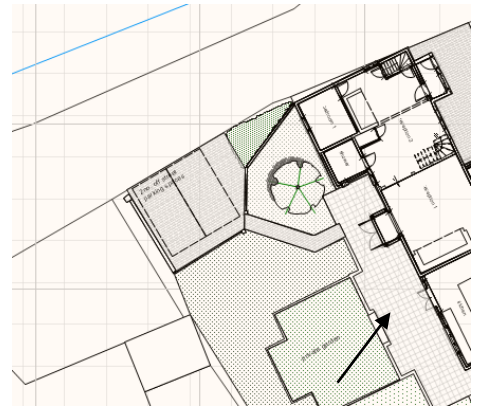
View of front parking area from the front of the neighbour's parking access. Showing the side boundary wall and the side elevation of the site



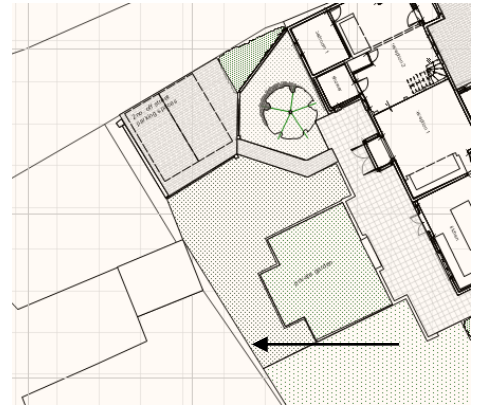
View of front parking area from the front of the neighbour's parking access. Showing the side boundary wall and the single storey element of the neighbouring property



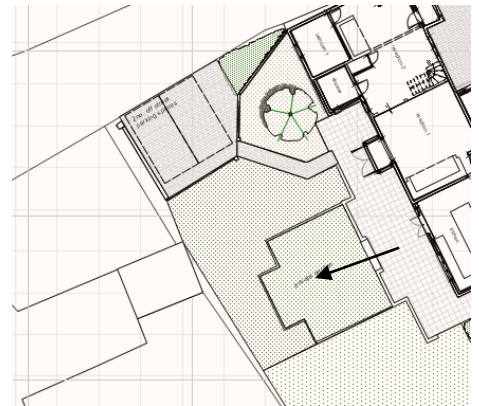
View of garden wall to the parking area taken from the access path within the garden



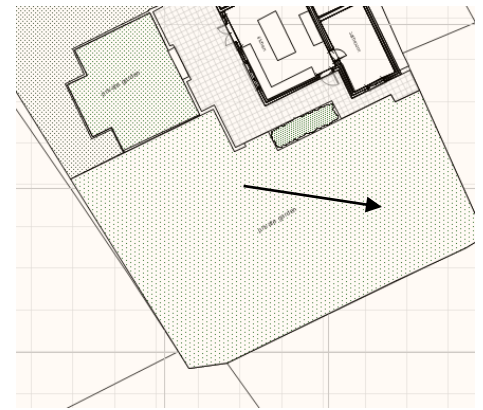
View of the side elevation taken from the sunken artificial lawn



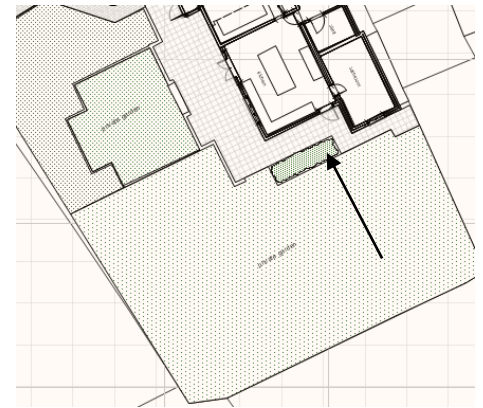
View of the neighbouring dwelling taken from the rear garden



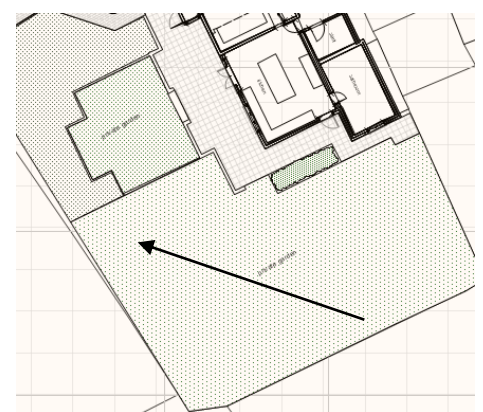
View of the neighbouring dwelling and boundary treatment taken from the sunken artificial lawn



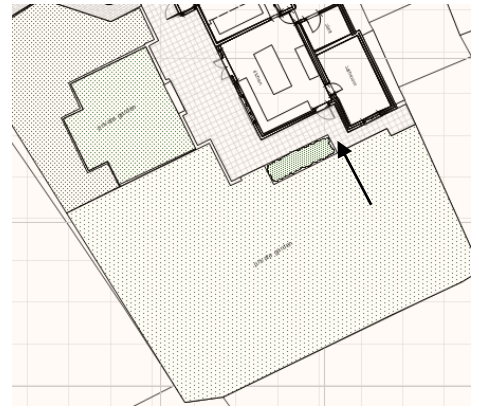
View of the rear corner of the private garden, taken from the centre of the lawn



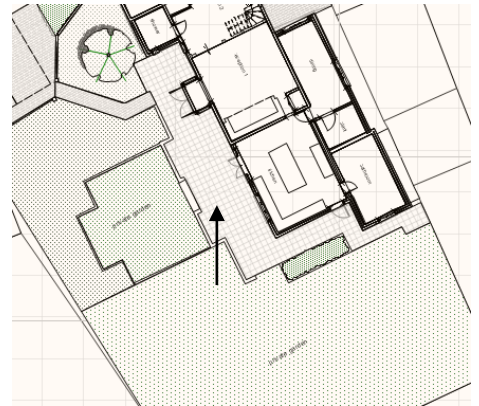
View of the rear elevation taken from the rear garden



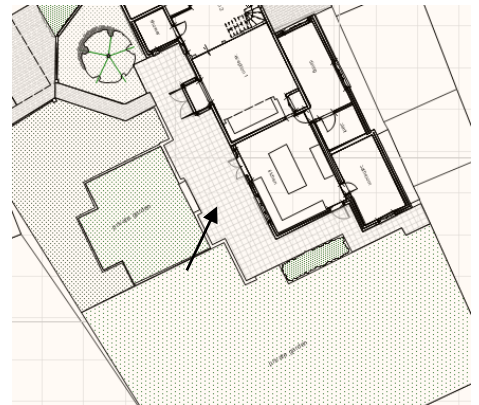
View of the rear garden and rear side boundary and distance view of the neighbouring dwellings to the west of the site



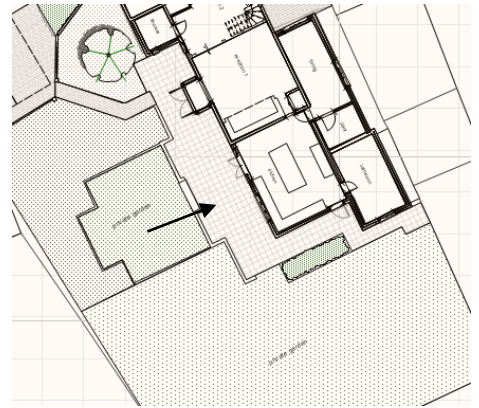
Closer view of the rear elevation taken from the rear garden



Closer view of the side elevation taken from the side garden



Closer view of the single storey rear element of the rear of the house and its relationship with the original house.



Closer view of the single storey rear element of the rear of the house, taken from the sunken artificial lawn.



Closer view of the single storey side bay, with double patio doors



Closer view of the side patio area looking towards the back garden

# 2.0 Planning History

## 2. 1 Previous Applications

**SWR/0342/64** - 22<sup>nd</sup> October 1963 – Addition alterations and construction of septic tank drainage scheme – Approved

**SWR/0560/72** – 12<sup>th</sup> October 1972 – Extension to form garage loose box and store – Approved

**UTT/1299/91/LB** – 4<sup>th</sup> November 1991 – Alterations to garage to form playroom and utility room – Approved

**UTT/0630/95/LB** – 5<sup>th</sup> May 1995 - Erection of brick wall attached to listed building – Approved

**UTT/0629/95/FUL** – Construction of access to highway and erection of 1.6m brick wall - Approved

**UTT/0048/97/LB** – 17<sup>th</sup> January 1997 - demolition of shed and erection of single storey extension – Approved

**UTT/0047/97/FUL** – 17<sup>th</sup> January 1997 – Single storey extension – Approved

**UTT/1834/06/TPO** – 7<sup>th</sup> November 2006 – To pollard no.1 Yew tree – Approved

**UTT/15/1134/TPO** – 15<sup>th</sup> April 2015 - Application to fell Yew tree – refused

**UTT/21/2239/TPO** – 8<sup>th</sup> July 2021 – Application to fell Yew tree to ground level – Approved

**UTT/23/3226/CLLB** – 22<sup>nd</sup> December 2023 – Additional Bathroom facility within a bedroom – Lawful Development Application awaiting decision at time of report

**UTT/24/0129/HHF and UTT/24/0130/HHF** – registered 23<sup>rd</sup> January 2024 – Application for a single storey rear extension, roof replacement and conversion of a first floor dressing room into a bathroom – awaiting decision

# 3.0 Proposals and Design

## 3.1 Proposals

The proposals are to:

- Removal the sunken artificial grass area, and low retaining walls to the west of the house
- Removal the original garden shed to the boundary with the parking area.
- Raise the level of the area of sunken garden and extend the side patio area to cover this area with a flush paved area.
- Install a combined greenhouse and potting shed to the west boundary, adjacent to the side kitchen window.
- Install a new garden shed to the north and west boundaries, adjacent to the front wall to the parking area.
- Add hardstanding to these two new structures and add planting around them.

## 3.2 Demolition

The proposals involve minor demolition/ removal of some existing structures to the existing dwelling. The removal works include:

- Removal the sunken artificial grass area, and low retaining walls to the west of the house. These walls are not historic or original and consist of concrete affect stone and are of no historical interest or aesthetical quality.
- Removal the original garden shed to the boundary with the parking area. The Shed is in poor condition and does not add to the aesthetics of the site.

## 3.3 Design Principles

The works aim to improve the living standards of the existing property by making better use of the existing external space and provide opportunities to grow vegetables on the site and provide adequate external storage.

The works also involve removing the sunken area of artificial grass that is not in keeping with the historical aspects on the site.

This area of the garden is accessed by steps and the opportunity will be taken to raise the levels to provide a flush finish with the existing patio, improving the accessibility of the garden for those with limited mobility.

The combined potting shed and greenhouse will be positioned in line with the kitchen window to provide a visual link with the kitchen. It is set back from the existing boundary fence to limit its impact on the neighbouring dwelling (Pleasant Cottage) and garden, with only the very top of the apex roof being visible. Its timber external finish will fade in time and blend with the surround garden and boundary treatment

Similarly, the new shed is set on the footprint of the old shed and although larger will not be detrimental to the neighbouring dwelling. It is well screened by the existing high boundary fence and by the flanking wall to the side extension to Pleasant Cottage.

The front of the shed is also partly screened from the front elevation by the wall to the parking area.

Both the shed and potting shed are clad in natural wood and are both well designed pre-constructed units that will blend into the garden and planting.

The new patio with using matching materials to that of the existing paving.

The works will be softened by new planting.



Photograph of the existing garden shed to be removed



Photograph of the existing garden shed and the flanking wall to Pleasant Cottage, showing that the new shed will be well screened from the neighbour's garden by this and the high garden fence



Section through the proposed shed and the side boundary



### 3.4 Historic England's Approach

- The conservation movement has progressed in recent years towards an idea of not preventing change but helping everyone to manage it.
- This more thoughtful approach is now adopted to look at the real value of the individual building to assess what is historically significant.
- From English Heritage's (now adopted by Historic England) Conservation Principles: Policies and Guidance document we assess the proposals in relation to section 138 New Work and Alteration:
  - a - *'there is sufficient information comprehensively to understand the impact of the proposal on the significance of the place'*
  - The original house is unaffected by the proposals and the original garden shed is of no historic interest. The impact of the proposals, including the removal of the artificial grass and fake stonework will have no impact on the significance of the place, but, would greatly enhance the enjoyment of the custodians of the dwelling.
  - b – *'the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed'*
  - The two external structures are positioned well away from the dwelling and will not cause any harm. The removal of the artificial grass and fake stonework will enhance the setting of the historical dwelling by removing unsympathetic materials from the site.
  - c- *'the proposals aspire to a quality of design and execution which may be valued now and in the future'*
  - The two garden structures are well designed and of good quality from reputable specialist manufacturers.
  - d – *'the long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future'*
  - The two garden structures are constructed from timber and do not need any foundations beyond some paving to support them, so the impact on the garden is minimal. The structures can easily be removed and are therefore benign. The removal of the sunken garden will not affect the original house and the works can be reversed, however, this sunken garden has not part of the original house and it is believed to be the site of an infilled swimming pool.

## 4.0 Access Statement

- In line with Building Regulations Part M, the proposals will not reduce the existing accessibility of the dwelling. The works to raise the sunken garden to provide a larger flush patio will increase the accessibility of the garden.

## 5.0 Conclusion

Current legislation, the Planning (Listed Buildings and Conservation Areas) Act 1990 require consent to be sought for “any works [to a listed building] which would affect its character as a building of special architectural or historic interest.” We believe the proposals will not be detrimental to the “special interest” and character of the property. The proposals are subservient, and only involve the garden area to improve the accessibility and usability of the garden without any detrimental harm to the existing dwelling or near neighbours.