

# Design & Access And Heritage Statement

Saffrons, Maggots End  
Manuden, CM23 1BJ



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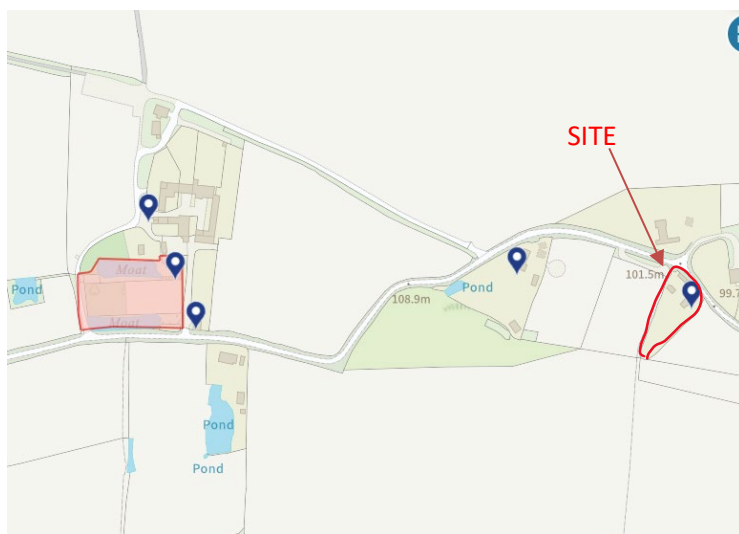
Feb 2024  
Ref: 130523

## Introduction

This statement addresses the points required for the Heritage Statement and those set out in the National Planning Policy Framework (NPPF), July 2021.

The NPPF requires 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'*.

This statement sets out the works relating to the alterations to Saffrons, which is a Grade II Listed property, comprising a single dwelling.



This map extract from Historic England's website identifies the listed buildings on or in vicinity of the site. Those adjacent include:

- Hillview (Grade II C18)
- Dovecote (Grade II C18)
- Battles Hall (Grade II C17)
- Cart Lodge southeast of Battles (Grade II C17/18)
- Moated Site at Battles Manor (Scheduled Monument)

### Listing Description (22/02/1980)

*'GVII*

*Small C18-C19 timber-framed and plastered building. Renovated. One storey and attics. Casement windows with lattice leaded lights. Roof thatched, with a large central gabled dormer.'*

The site is situated in the small hamlet of Maggots End, approx. 5 miles north of Bishops Stortford, and 3 miles north-west of Stansted Mountfitchet.

## **Planning History of Saffrons**

S73A retrospective application for an oak conservatory

Ref. No: UTT/23/1150/HHF | Status: Approve with Conditions

Retention of oak conservatory

Ref. No: UTT/23/1151/LB | Status: Approve with Conditions

Windows

Ref. No: SWR/0003/67 | Status: Unconditional Approval

Creation of new vehicular access and construction of drive. Change of use from agricultural to paddock land t

Ref. No: UTT/0162/01/FUL | Status: Approve with Conditions

Detailed application for a two-storey rear extension

Ref. No: UTT/0177/92 | Status: Refuse

Proposed two-storey rear extension and internal alterations to provide utility and shower/wc area

Ref. No: UTT/0178/92/LB | Status: Refuse

Erection of two single storey extensions

Ref. No: UTT/1860/04/FUL | Status: Approve with Conditions

Erection of two single storey extensions

Ref. No: UTT/1861/04/LB | Status: Approve with Conditions

First floor internal alterations of the mid-C20 extension. Repairs to the brickwork and mortar of the existing inglenook fireplace. Replacement external door and windows. Removal of the C20 timber porch to the utility.

Ref. No: UTT/23/0390/HHF & UTT/23/3097/LB | Status: Approve with Conditions

Demolition of existing 2no. outbuildings and shed. Erection of replacement shed, cart shed and annex.

Ref. No: UTT/23/3102/HHF | Status: Approve with Conditions

## The Site and its surroundings

The Google Earth images of 2023 (Figs 1 and 2) below show the site in context to Stansted Mountfitchet and a view of the site and surrounding properties.

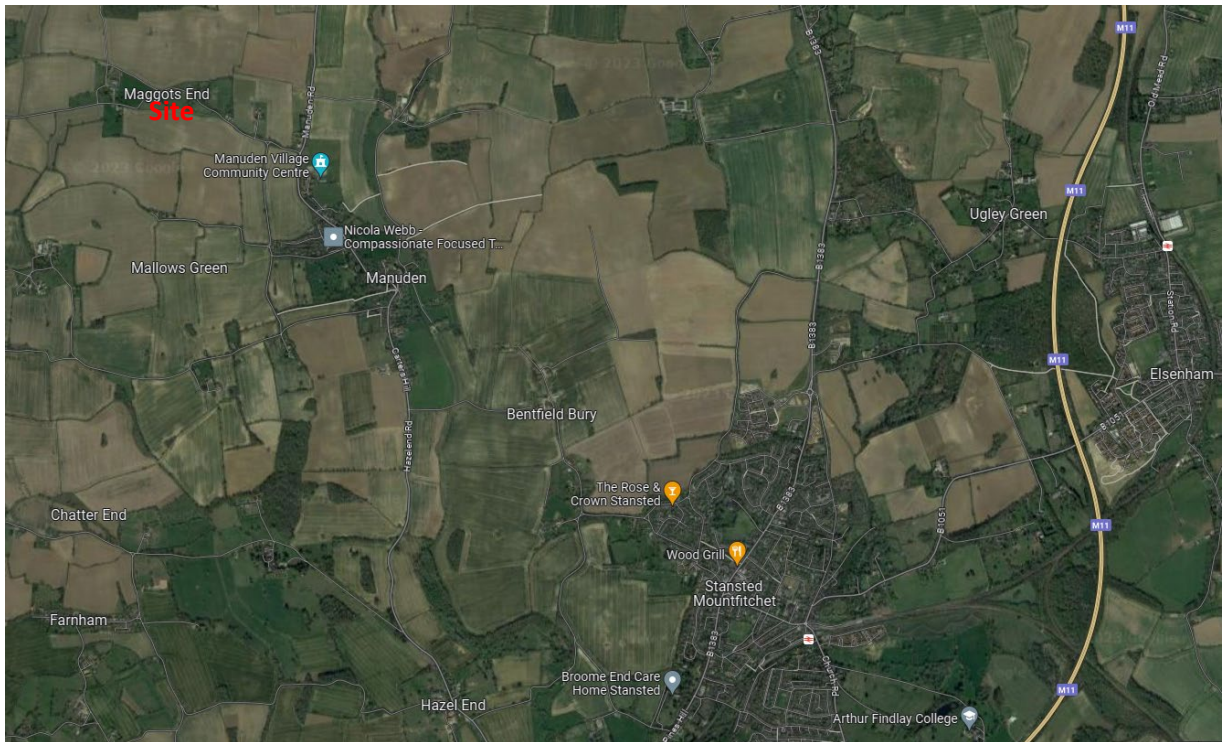


Fig 1 – Google Earth Image 2023 – showing the site in context with Stansted Mountfitchet



Fig 2 – Google Earth Image 2023 – showing the site

## Map Regression

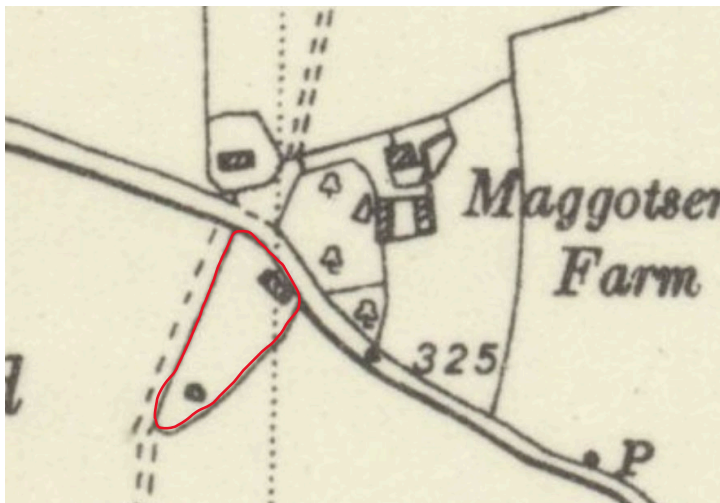


Fig 3 is an OS extract dated 1946.

This still illustrates the existing thatched cottage footprint.

This, along with up to date planning records indicates that all current extensions are mid-late C20-21.

Fig 3

## Significance



Fig 4 – Existing Floor Plans

### Significance

An analysis of the property has been carried out to consider the heritage significance. Fig 4 above illustrates on plan the historic C18-19 thatched cottage, which is of high significance. The mid-C20 extension (dated to 1954) and the outbuildings are of little significance and the C21 extensions (dated to 2004) are of no significance.

### Archaeological Interest

Due to the framing and architectural details that can be used to date the building, it is considered to have high archaeological interest.

### Architectural Interest

The building is of high architectural interest as it survives as an example of a C18-19 timber framed and plastered, thatched cottage.

### Historic Interest

The building is considered to have high historic interest given the length of time a building has existed on this site.

## **The Proposals**

The proposals allow for the following:

1. Demolition of 21<sup>st</sup> century oak framed conservatory
2. Replacement oak frame garden roof with tiled roof.
3. Replacement windows to match existing to the west elevation as necessary.

Refer to drawing no. 130523.06 & 130523.07 for details of the proposed works.

### **Impact of works on the Heritage Asset and its setting.**

	<b>Proposed works</b>	<b>Significance of the Historic fabric/area that will be affected:</b>	<b>The impact of the proposed work(s) on the historic fabric/area:</b>
1.01	Demolition of C21 oak frame conservatory	It is considered the existing C21 addition has no significance.	These alterations will not have an effect of the historic fabric of the historic C18-19 listed building or its setting.
1.02	Replacement C20 windows	It is considered that the existing windows to the C20 extensions have little significance.	These alterations will not have an effect of the historic fabric of the historic C18-19 listed building.

## **The Use**

The application relates to the existing residential use.

## **Amount**

The replacement garden room will be on the same footprint as the existing conservatory, therefore there will be no increase in area. There will be a minor increase in height to allow for tiled roof but set at the same pitch.

## **Landscaping**

There are no landscaping works included within the proposals.

## **Access**

Access to the site and dwelling is to remain as existing.

## **Conclusion**

We aim to preserve the character of the listed property and I consider the proposals would not affect the character or setting of the listed building.

For all these reasons, your support for the proposed alterations set out in this application is sought.

## **Photographs**

