

DESIGN AND ACCESS STATEMENT In support of an application for

Alterations

At

Ford House, The Ford, Little Hadham, Herts, SG11 2BW

For

Mr & Mrs Myrtle

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1.00 INTRODUCTION

- 1.01 This Design and Access Statement is submitted on behalf of Mr & Mrs Myrtle to meet the requirements of The Town and Country Planning (Development Management Procedure)(England) (Amendment) Order 2018 as they relate to a householder application and a listed building consent applications for the areas of demolition, alterations new internal structures and the replacement of all windows at Ford House, The Ford, Little Hadham, Herts, SG11 2BW.
- 1.02 This statement has also been prepared in accordance with the requirements of Essential Paper 'B' in support of, and to assist the Local Planning Authority with the determination of a householder and listed building consent applications submitted on behalf of Mr & Mrs Myrtle.
- 1.03 The proposed alterations are detailed on the following drawings.
- 240112.01 – Location & Site Plan
 - 240112.02 – Existing Ground Floor Plan & Existing and Proposed Elevations
 - 240112.03 – Existing First Floor Plan & Existing and Proposed Elevations
 - 240112.04 A – Proposed Ground Floor Plan & Existing and Proposed Elevations
 - 240112.05 A – Proposed First Floor Plan & Existing and Proposed Elevations

2.00 DESIGN**USE**

- 2.01 Ford House is a detached residential property and that originally formed part of a larger property that has been divided into various properties. Previous planning applications for Ford House and the original property are extensive and due to the nature of this application are not listed here.
- 2.02 Ford House is set within plot to the front and East side together with a smaller rear garden and the Garden Room West side wall forms the boundary with the public pavement.
- 2.03 Ford House is situated to the south of the original property.
- 2.04 Listing Information:
- Grade: II
- Listing Entry No: 1210197
- Listing NGR: TL4361821947

House. Probable C17 origin: heightened, extended and made into 2 houses in late C18 or C19, now 1 house. 2 storeys, red brick, square plan, facing S behind a high wall. Parallel steep red tiled roofs with pierced and cusped bargeboards to twin gables at S. Symmetrical, single storey, lean-to side extensions with fish scale slate roofs and battlemented brick screen with segmental arched doorway to front, W doorway blocked. 2 tall cruciform brick chimneys rising from central valley. Mirrored semi-detached house plans with large S room, narrow rear kitchen at N and stair lobby between. Rear entrance in side extension. Bisymmetrical front with 1 window to each floor of each house. 2-light upper window has square head and projecting brick label. Canted bay window with 1-3-1 lights timber casement and rounded hipped tiled roof. Flush panelled half-glazed door on right with glazing bars. The main walls of the house are in older English-bond brickwork up to the level of the 1st floor. The upper walls and recessed side extensions are in later Flemish bond brickwork, and the bay windows are also later additions. The interiors are simple and little changed. The rear wall has 1 window on each floor in each house. Segmental

arches and 3-light wooden casements on Ground floor. 3-light C18 windows with iron casement (reused ?) on upper floor, under square heads and brick labels. The older red brick lower storey may have been the Red House at Hadham Ford occupied by Nicholas Segar 1792-3 before moving to Little Hadham Place (Minet (1914)).

- 2.05 The proposed alterations are consistent with the evolution of the original property and as such maintains the form and character of the original dwelling with no impact on the amenities of Ford House.
- 2.06 The existing accommodation comprises at ground floor level a Hall, WC, current Lounge (ex. Dining Room), Kitchen, Lounge, Boot Room, Utility & Study. At first floor level four Bedrooms, three En-Suites and various cupboard storage.
- 2.07 The existing rooms are reasonably generous in size on both floors, and the Kitchen is small in comparison with the other rooms.
- 2.08 The overall size of the interior judged by today's standard would be classified as a large four bedroom house. However there is an imbalance in the accommodation which has a small Kitchen which is separated from the existing Dining Room (currently being used as a Lounge) by a wall which has been erected in what can only be estimated in the last ten years (approx). There are three small En-Suites but no Family Bathroom which is not practical for a family.
- 2.09 The applicant proposes to address the imbalance of the accommodation by carefully removing the new separating Kitchen from the Dining Room to form a larger and balanced combined Kitchen Dining Room. Together with this, the existing access door to the Dining Room will be removed and infilled. The current Kitchen aperture will receive a new arch top door made bespoke for the project.

The existing outside Hallway wall is damp and a damp proofing treatment will be required.

There is a door between the Kitchen and Study. The previous owners have fixed this door closed and the Study side has timber shelving. It is proposed to remove this door and infill the aperture to create a permanent and fireproof closure of this aperture.

The Lounge is currently open to both the Boot Room area and the Stairwell. It is proposed to install a half height stud partition between the timber beams with safety glass above. This design will separate the Lounge for the aforementioned areas providing sound proofing and a division for the room. The proposed wall will include a single doorway, as shown.

As with the Kitchen aperture, it is proposed to install a bespoke arch top doorway to the Stairwell/Boot Room aperture.

The Garden Room is accessed from inside the property via an external door. The Garden Room structure is in very poor condition and the roof is of a polycarbonate material. It is proposed to take down and remove the entire timber structure, both roof and walls, make any required brickwork repairs and install new timber walls and roof to match existing with the exclusion of the glazing which will be clear glazed.

At first floor level the following are proposed:

It is proposed to infill the current access aperture from Bedroom 1 and the En-Suite in a style to match existing.

It is proposed to create a single doorway from the Landing into the Bathroom.

To make it easier for the alterations to be identified the drawings have included revision clouds for all changes except the replacement windows.

It is proposed to change all existing windows to match existing except the proposed glazing to be Heritage 10mm units to improve the heat loss in the building. The existing windows have received little to no maintenance and most are beyond the point of repair.

- 2.10 The alterations will make the home a more comfortable dwelling for a family without impacting on the heritage aspect of the building for both the current owners and any future owners.

AMOUNT

- 2.11 There are no additions to this project so the 'amount' will not change.

LAYOUT

- 2.12 The layout will be significantly improved by the proposed alterations.

SCALE

- 2.13 The proposed works do not affect the scale of the building.

LANDSCAPING

- 2.14 The existing landscaping will be undisturbed by the proposed works and there are no changes with this application.

APPEARANCE

- 2.15 The external appearance will remain the same as the Garden Room and replacement windows will be to match existing only.

3.00 ACCESS

- 3.01 The existing access arrangement will be retained.

4.00 CONCLUSION

- 4.01 The proposed alterations have been carefully considered by the applicant, having regard to the opportunities and constraints of the site, buildings and occupiers; the general character of the area, the architectural quality of the surrounding dwellings, the need to enhance the accommodation by means of alterations and having regard to the relevant national and local policies The proposed alterations have been designed to the highest quality and would preserve the character and appearance of the Listed Building.

- 4.02 It is therefore reasonably concluded that there would be no material conflict with the relevant policies of the local plan, and accordingly we look forward to the granting of the planning permission and Listed Building Consent in due course.

PHOTOGRAPHS:



STUDY – DOOR TO BE INFILLED.



KITCHEN APERTURE FOR PROPOSED ARCH TOP DOOR



KITCHEN / DINING AREA WALL (LET HAND SIDE) TO BE REMOVED.



DINING ROOM WALL TO BE REMOVED



PROPOSED AREA FOR WALL TO LOUNGE.



EN-SUITE APERTURE TO BE INFILLED



NEW DOOR TO BATHROOM ON LEFT HAND SIDE WALL.