

Design, Access & Heritage Statement

for New Greenhouse

The Crump, Brickhouse End, Berden



Prepared by

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Introduction - This Planning application is for a modest greenhouse to southern boundary of The Crump. It will be well-screened from the countryside to the south and is 16.5 metres to the south of 'The Crump', the Grade II listed dwelling, and over 20 metres away from the The Crump, the scheduled monument to the north-east.

Listings

- **BERDEN BRICK HOUSE END 1. 5222 The Crump and former barn (now room) adjoining to north-west TL 42 NE 21/86**

Grade II Listed Dwelling - Formerly Stocks Farm. C16-C17 timber-framed and plastered house. One storey and attics. Lattice leaded casements. Roof thatched, half hipped at the north and south ends; with 2 dormers on the west front and a central square chimney stack. A former 3 bay timber-framed and plastered barn to the north-west of the house has been converted into a large room and is connected by a modern wing to the house. Some of the timber-framing is exposed. Roof thatched. The interior has exposed timber-framing in both the house and former barn and the house has exposed ceiling beams and joists. Renovated in the C20. (RCHM 15).

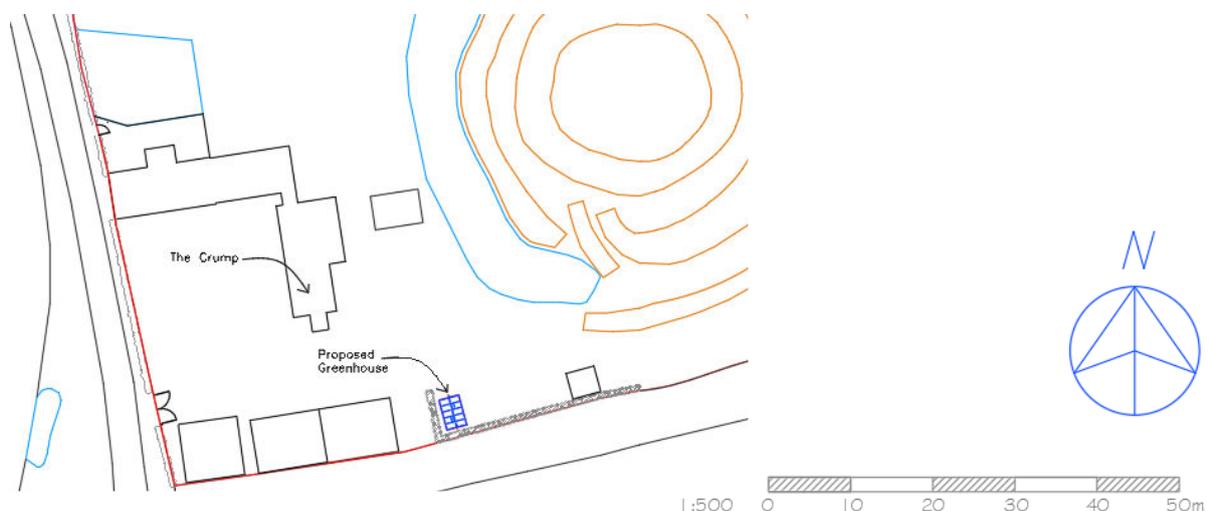
Listing NGR: TL4694028949

- Heritage Category: **Scheduled Monument**

List Entry Number: **1009308** Date first listed: **22-Sep-1954**

The monument comprises a ringwork known as The Crump and is situated on an east-facing slope overlooking the River Stort. The monument includes a raised area of ground which measures 32m in diameter at the base and stands c.3m high. The top of the raised area is saucer-shaped and is 10m in diameter and c.1m deep. This may be due to partial excavation or possibly subsidence of this area. Surrounding the raised area is a moat which has a maximum width of 12m and is about 1.5m deep. The western half of the moat remains waterfilled, while the eastern half has become silted up over the years. In 1958 the owner excavated a small trench in the interior of the mound. A clay floor and a packed post hole were found along with some 12th century pottery and metal fragments.

Significance - The existing Grade II listed dwelling is 16.5 metres away to the north-west and will not be affected by the proposals. Similarly, the scheduled monument is well-screened by vegetation and lies over 20 metres away to the north-east. The greenhouse will be hidden from view, from both the countryside to the south and vehicular access to the west, by existing mature hedges.



Extract of proposed block plan (2231/14)

Archaeological Interest - Low

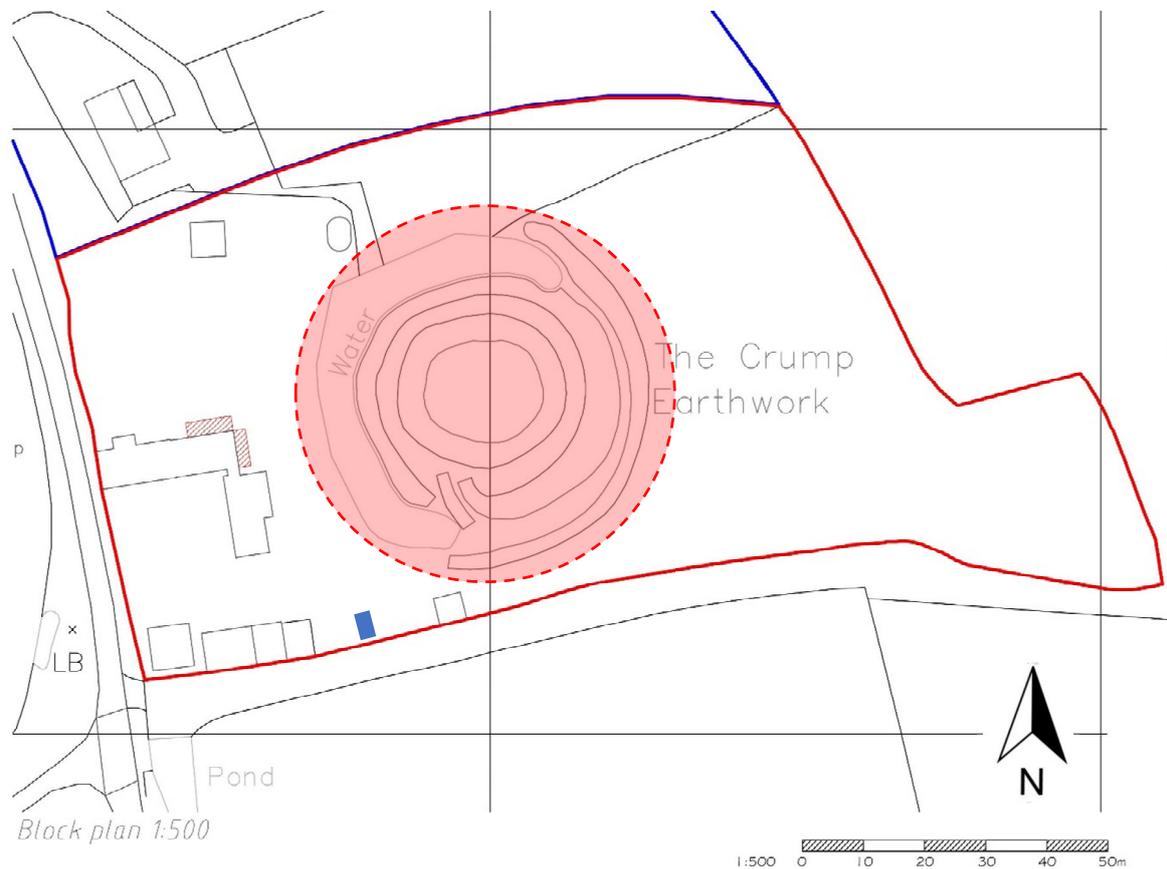
The modest lightweight greenhouse will require minimal foundations (approximately 200mm deep), to support a single brick plinth of approximately 10 courses in height and a lightweight aluminium frame with 4mm single glazing. This will have minimal impact on the current landscaping.

Architectural and artistic Interest – Low

The greenhouse is well-screened and will not impact the listed dwelling or scheduled monument.

Historic Interest – Low

The proximity of the former farmstead to the medieval ringworks increases the historic interest of the site. The Heritage Gateway description confirms that whilst *'the site is isolated from centres of population (past or present). Ringworks and mottes tend to be built in an existing settlement or else form the nucleus of one.'* However, the proposed greenhouse is a modest, lightweight and potentially temporary outbuilding which will not adversely impact the site.



Extract of OS map, illustrating proximity of scheduled monument, to proposed greenhouse (highlighted in blue)

Setting - The greenhouse is well-screened and will not impact the setting of the listed dwelling or scheduled monument.

Design

The proposed greenhouse is an ‘off-the-shelf’ heritage design to resemble a traditional planthouse. It will have a traditional apex roof, 4mm single glazing, a single door for access and openable vents and windows. It is constructed on a single-brick plinth, built off a shallow foundation, with minimal depth concrete slab. Above the brick wall the aluminium frame is finished in suitable heritage colours (to be confirmed).



Left: Indicative image of similar heritage-style green house

Right: Proposed location with mature hedgerow (looking south)

Access

Vehicular and pedestrian access remain unaffected by the proposals.

Conclusion

This application is for a modest lightweight greenhouse, located in a discreet part of the residential curtilage of ‘The Crump’. It is well-screened by an existing mature hedgerow and the proposals echo the traditional aesthetic of the listed dwelling.

The proposals will not harm the significance of the Grade II listed dwelling or neighbouring scheduled monument. The proposals will also provide an education resource for the applicant’s children who are keen to grow vegetables on the site. For the reasons outlined in this statement I would urge Uttlesford district council to approve this application.