

Jennings Farm, Ardleigh Road, Little Bromley,
Colchester, Essex. CO11 2QB

Heritage & Design and Access Statement



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Status: Application Stage - Listed Building Consent

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INTRODUCTION:

The Property known as Jennings Farm has recently been acquired and the new owner wishes to carry out some works in order to restore and preserve the building and ensure that the building services are modernised to certify that they are safe and efficient. The current owner would ensure that any work carried out would have minimal impact on the existing building and structure.

This report has been prepared in order to obtain Listed Building Consent for the proposed works.

The applicant wishes to clarify that they are genuinely committed to the conservation of the existing building.

They are working to ensure all aspects of the design are considered carefully and they wish to work conscientiously towards achieving the objectives of English Heritage and Tendring District Council in respect of the building works.

The proposed works are sympathetic to the building and will ensure that the building is protected for many years to come.

Should you wish to, we would be happy to meet with you to discuss the proposals in further detail to ensure that the proposals are clear and the applicant's vision is fully understood.

Should further clarification be required regarding any matter relating to these proposals please do not hesitate to contact the Author (contact details can be found on the front page of this document).

GENERAL DESCRIPTION

The subject property is located within its own grounds facing onto Ardleigh Road IN Little Bromley. Little Bromley is a small village located within easy access of the A137 and A120, which provide a direct route into Colchester or Harwich.

The village has basic facilities and amenities. The property is located on a road with one large modern residential property which has been built on a plot of land to the rear.

It is understood that the original part of the building dates back to the 17th Century. The rear extension is a later 20th Century addition.

The property is a detached three-storey residential building. It is set within its own grounds with a large front garden, gravelled paths and a large rear and side garden, together with a courtyard area and outbuildings.

The property is of a timber framed construction the front elevation has been clad with timber weather boarding and the side and rear elevations have been rendered and painted. The main part of the property is provided with a hipped roof. The pitches are covered with plain clay peg tiles and the ridge and hip detailing has been formed using lead.

There is a single central brick chimney stack to the main roof with open terracotta pots. To the rear of the building is a gabled single-storey extension. This is also provided with a pitched plain clay tiled roof. The roof incorporates two dormers to the rear at second-floor level.

There is a further small extension to the left-hand side of the property with a pantile roof which houses a store and boiler room.

The main entrance to the property is within the front façade and comprises a panelled timber door with decorative surround.

The property is used for residential purposes and has bedrooms within the first and second floor levels. The ground floor of the property contains the dining room, living room, kitchen and bathroom.

There is a gravelled drive to the left-hand side of the property which leads through to a timber-built garage and store. There is adequate off-street parking for at least four cars. To the rear of the property is a large modern residential property together with other open land. To the front of the property is open countryside.

The property is located adjacent to the proposed East Anglia Green Sub-Station and associated Pylons.

LISTING DETAILS:

The following text is taken from the Historic England Website and gives details of the listing:

Official list entry:

Heritage Category: Listed Building

Grade: II

List Entry Number: 1111459

Date first listed: 27-Mar-1987

List Entry Name: JENNING'S FARMHOUSE

Statutory Address 1: JENNING'S FARMHOUSE, ARDLEIGH ROAD

Location:

Statutory Address: JENNING'S FARMHOUSE, ARDLEIGH ROAD

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

County: Essex

District: Tendring (District Authority)

Parish: Little Bromley

National Grid Reference: TM 08808 28552

Details:

TM 02 NE LITTLE BROMLEY ARDLEIGH ROAD

3/101 Jennings Farmhouse

GV II

House. C17 with later rear extension. Timber framed and weatherboarded. Hipped red plain tiled roof.

Central red brick chimney stack. 2 storeys and attics with dormers at rear. 2 window range of 3 light

casements. Central board door, moulded surround, panelled board over. Interior features. The frame appears

intact, central chimney stack, central bridging joists, vertically boarded doors with ironmongery, 3 board

doors to first floor. Stairs around chimney to attic. Side purlin roof.

Listing NGR: TM0880828552

Legacy:

The contents of this record have been generated from a legacy data system.

Legacy System number: 120123

Legacy System: LBS

Sources:

Books and journals

Pevsner, N, The Buildings of England: Bedfordshire, Huntingdon and Peterborough, (1968)

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Legal:

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

PROPOSALS OVERVIEW:

To be read in conjunction with drawings

1072-P-01 –Site Location Plan

1072-P-02 –Existing Plans and Elevations

1072-P-03 –Proposed Plans and Elevations

1072-P-04 –Block Plan

The house has only one bathroom located on the ground floor and the owner of the building would like to improve the sanitary facilities within the existing building.

Several solutions have been investigated to introduce additional sanitary facilities to the historic house to better respond to the family's needs and maintain this heritage asset to its optimum viable use.

Following discussions with the planning department and the historic environment team, the current proposal is considered to have a lesser impact on the historic fabric and the significance of Jennings Farm as a designated heritage asset.

New roof window to the rear elevation at first-floor level

The proposed roof window is consistent with Class C of the General Permitted Development (England) Order 2015 and is therefore considered permitted development and therefore does not require planning permission.

The new roof window will be a 550mm wide by 980mm high VELUX Heritage conservation roof window. The window will be inserted into the roof over the 'modern' extension and will not result in any loss of historic fabric.

The proposed roof window does not overlook any neighbouring properties so will not result in a loss of privacy.

The catslide roof to the rear of the property is a 'modern' addition and overall, the new opening is considered to have a very limited visual impact on the building.

New window to the side elevation at first-floor level

The proposed window is consistent with Class A of the General Permitted Development (England) Order 2015 and is therefore considered permitted development and therefore does not require planning permission.

The new window will be constructed from timber and made specifically to match the profiles, mouldings and style of the existing windows. The window will be fitted with obscure glazing. To provide natural ventilation the window will have a top hung opening over fixed light –The opening section of the window will be more than 1.7 metres above the floor of the en-suite in which the window is installed.

At the time of construction, further investigations will be carried out to establish whether the new window could be inserted within the existing timber structure, without any further loss of historic fabric. A photographic record of the existing historic timber structure (together with any drawings or sketches that might be required) to record details of the structure will be carried out and submitted to the Local Planning Authority before any demolition takes place.

The proposed window to the side elevation does not overlook any neighbouring properties so will not result in a loss of privacy.

Internal Alterations at first-floor level.

Internal alterations do not require planning permission however because the building is a Grade II Listed building, listed building consent is required for the internal layout changes.

There will be a limited loss of historic timber due to the introduction of a new door to the proposed ensuite within the modern extension roof space. A photographic record of the existing historic timber structure (together with any drawings or sketches that might be required) to record details of the structure will be carried out and submitted to the Local Planning Authority before any demolition takes place. Investigations will be carried out to see if any sections of the historic timber are suitable to be used as a lintel over the new door opening.

The floor structure to be lowered is a 'modern' extension and will not result in any loss of historic fabric to accommodate the new ensuite.

The proposed en-suite within the south-end first-floor bedroom will not alter the legibility of the historic layout and will be completely reversible. The new services will be installed in a sympathetic way and without any damage to the historic fabric. The new partitions for the proposed en-suite and built-in wardrobe will be lightweight and details and elevations of the proposed built-in joinery will be provided.

Provision of WC within existing Store at Ground Floor Level.

The store to the side/rear of the property is a 'modern' addition and the conversion of the store to a WC will not result in any loss of historic fabric and will have no visual impact on the building.

Summary:

The proposal could therefore be considered to have a limited impact on the significance of Jennings Farm as a designated heritage asset and would result in a low level of less than substantial harm which would be balanced against the public benefits of the proposal, including securing its optimum viable use as per Paragraph 202 of the NPPF. Therefore, we feel the application should receive favourable consideration.



Rear View of Jennings Farm



Rear/Side View of Jennings Farm



Rear/Side View of Jennings Farm



Front View of Jennings Farm



Internal View showing the area of wall where the new door from the bedroom to the new en-suite is to be inserted (taken from the existing first-floor Bedroom).



Internal View showing the area of wall where the new door from the bedroom to the new en-suite is to be inserted (taken from the existing first-floor cupboard).



Internal View showing the area of wall where the new opening within the new en-suite is to be formed (taken from the existing first-floor cupboard).



Internal View showing the existing doorway to be infilled to form the new en-suite is (taken from the existing first-floor bedroom).



Internal View showing the existing 'modern' roof structure above the rear Kitchen extension.
(taken within the roof void at first-floor level above the existing kitchen).



Internal View showing the existing 'modern' roof structure and blockwork wall above the rear Kitchen extension.
(taken within the roof void at first-floor level above the existing kitchen).