

DESIGN, ACCESS & HERITAGE STATEMENT 26 March 2024

Granta House

High Street, Littlebury

Saffron Walden

Essex CB11 4TD

The listing description is as follows: House of C16 origin but almost entirely rebuilt in the early C19 in brick with stuccoed walls. The house is built on an H plan with pedimented wings at the north and south ends of the east front. Two storeys. One:three:one window range, double-hung sashes with glazing bars to the wings and casements in the centre block. A central 6-panel double door has a segmental head. Roof slate

The boundary walls to Granta House extend along the south, west and part of the north boundaries of the grounds. From a point about the centre of the south boundary, a wall extends north to the outbuildings of Granta House (qv). The walls are good C19th flint and red brick with half round capping. Mainly about 2.7m high reducing to about 1.8m at the east end of the south wall.

The Application relates to the listed C19th flint and red brick boundary walls to the south west and north of Granta House, also a listed building.

The Application relates to the proposed removal of a small proportion of the external wall of Granta House in order to create a new, safer vehicular and pedestrian gate onto Peggy's Walk.

The property currently has an unsatisfactory vehicle access point opening into fast moving traffic on a classified road, close to the busy main road (B1383). There is also a pedestrian main gate again opening directly onto a 40mph road and at the apex of a junction. This currently unsafe pedestrian gate is frequently used by children for access and ingress to the property, and a newer safer access point is desired which would also be safer for passing traffic.

The proposal is not considered to be detrimental to the wall as a whole nor to the setting of the house, and it would be in keeping with other brick and timber gates already existing in nearby listed walls.

The new gate would be 3m wide. This should be considered in the context of the total amount of walling at Granta House which amounts to approximately 300 metres (of which the listed element comprises approximately 220m).

Two new retaining brick piers would be formed with reclaimed bricks and lime in keeping with brick piers in the existing wall. It may even be possible to use an existing pier.

The internal side of the current wall, where the proposed opening would be formed, has a number of bricks in poor repair in the 1930s extension on top of the flint.

The new gate would also re-instate historic access to the west side of Granta House, as evidenced by early maps (copy enclosed) which shows a substantial opening and access onto what is now Peggy's Walk.

It is my view that this small alteration to the listed wall would not unduly diminish the special architectural and historic interest. Sympathetic materials and workmanship would be used throughout, in keeping with its heritage.

There would be no disturbance of any archaeological remains.