

127623: DESIGN, ACCESS & HERITAGE STATEMENT

ALTERATIONS TO:

57-59 CASTLE STREET, SAFFRON WALDEN, ESSEX, CB10 1BD

03.04.23

Introduction

Policy 128 (p30) of 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 is to be read in conjunction with the accompanying existing drawings, proposed drawings, and supporting information forming the proposed works.

This application follows the recent approvals for demolition, alterations, and extensions under planning and listed building consents ref UTT/23/2054/HHF and UTT/23/2055/LB.

Location

The site is located on Castle Street, Saffron Walden. Positioned on the north-west side of Castle Street within the mediaeval core of the Saffron Walden Conservation Area, surrounded by several listed buildings. Within close walking distance a wealth of facilities including schools, shops, restaurants, coffee shops, banks, public houses and public transport etc are available.

The property

57-59 Castle Street was first listed, grade II on the 28th November 1951 (list no. 1297776), with a relatively detailing listed description, dating its origins back to the 16th century. The property has also undergone a plethora of alterations between the 17th to 20th century. The listing reads;

Previously listed as 2 houses, now combined into one. House. C16, C17, c1800 and C20 restoration and additions. Timber-framed and plastered with peg-tiled roof. Plan rectangular, of old street range with c1800 rear 2-storeyed addition and further C20 rear additions single and 2 storeys. 2 storeys and cellar. Front S elevation: in 2 units, jettied to E with end jetty brackets, plain to W with eaves coving. Break of builds clear at roof and down frontage. 3 window range. Ground floor, 2 C18 sash windows, moulded architraves, glazing bars, one now 3x2 paned horned sash, one 4x4 panes.

Between them, doorway with moulded architrave, door of 4 panels (entry now blocked inside). First

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floor, 3 windows with moulded architraves, two 4x3 panes and one (W) similar but with horned sashes 2x2 panes. Roof hipped at W end. Jetty at E end has C17 decoration, bressumer dentilled, joist ends ovolo moulded, 3 small consoles and a moulded shell immediately above under eaves. Decorative plaque dated 1630. Frontage now with C20 roughcast but clear traces of panel pargetting showing through. W end elevation: eaves cove continuing round from front across whole elevation, 2-storeyed rear addition. Internal porch with C20 ogee head, C20 6-panel door within, cellar light grille adjacent, also, small first floor fixed pane window. C18 stack through roof pitch towards rear. To N, wall to side alleyway of cobble and brick, now part of structure with boarded door and lean-to conservatory roof above. Rear, N elevation: complex, comprising C20 conservatory and adjacent kitchen with balcony above leading from projecting rectangular room clad in imitation weatherboarding. Whole group has large single sheet glass windows and fully glazed doors. Above, to W, hipped gable end of older house visible. INTERIOR: much rebuilt, but break between E and W units clear, with pair of independent house frames visible at rear on first floor. Jowled corner posts, arched bracing at W end on first floor imply that the house originally went on to W (site of alleyway). Step stopped chamfer on bridging joist on W end places this unit probably before 1560. E unit has large rear lateral fireplace on ground floor (now removed above) timber lintel with rebuilt jambs. Rear 2-storey addition c1800, timber-framed with some primary braced walling exposed and original rear wall plate with stud mortices. The house front appears to have been very ornate in the C17 and the surviving first floor consoles would have supported slightly projecting oriel windows. RCHM notes 4 surviving consoles.

Application site



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The proposals

The proposals seek to raise the existing C20 floor in the lower part of the sitting room to match the higher floor level within the sitting room, raising the associated C20 hearth, removing the external

render from the existing timber soleplate, replacing the existing C20 external fixed shut timber door to the South East elevation.

Materiality

The proposals consist of natural materials which will mostly be concealed within the structure of the building, except for the replacement flush hardwood timber casement external door to the South East elevation.

The lightweight breathable floating floor laid over the existing C20 floorboards and beams below raise the floor to be level with the adjacent floor level.

The associated C20 hearth will also be raised, using natural stone in lime mortar.

All as detailed on the accompanying drawings.

Design & Access Statement

In accordance with the Town & Country Planning (Development Management Procedure) (England) Order 2010 as amended a design and access statement is required to support the application. The proposals are considered under the following headings:

(a) explain the design principles and concepts that have been applied to the development.

The key principles guiding the project are to firstly preserve and/or enhance the heritage asset.

This is proposed by the sensitive approach and the use of appropriate natural materials to match the local vernacular.

All as detailed on the accompanying drawings.

(b) demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account.

The proposals are sympathetic to the heritage asset and setting by their materials and non-invasive installation. The setting of the heritage asset and the wider conservation area is not affected by the proposals.

The proposals cause no harm to the heritage assets setting or the wider conservation area.

(c) explain the policy adopted as to access, and to how policies relating to access in relevant local development documents have been taken into account.

The general Design Policy GEN2 of the adopted Local Plan 20005 includes a criterion that a new building must provide an environment which meets the reasonable needs to all potential users. The proposals improve access within the building by removing the single step extending across the sitting room. Access externally is no greater in level change than the existing access.

The existing vehicle access to the site is to be retained and utilised, via the existing shared driveway adjacent the property and the existing vehicle gate to the Western site boundary.

Please note that the adjacent private driveway (to the Western boundary) as shown on the drawings is not a public footpath. It is privately owned and the public have been provided access but have no right of way over said driveway. The site, no.57-59 do have a legal right of way over the private driveway.

(d) state what, if any, consultation has been undertaken on issues relating to access to the development and what account has been of the outcome of such consultation.

No consultation relating to access has been undertaken due to the scale of the proposals.

(e) explain how any specific issues might affect access to the development have been addressed

The proposals seek to retain the existing access points to the site and building and the overall circulation within and around the site.