

Design, Access and Heritage Statement incorporating Schedule of Works

Alterations to porch roof and extension and associated alterations to ancillary building, following demolition of existing store.

at

Oak Cottage, Brettenham Road, Hitcham, IP7 7NT

March 2024

R O G E R   B A L M E R

D E S I G N



FOUNTAIN HOUSE STUDIO THE STREET EAST BERGHOLT COLCHESTER CO7 6TB

Telephone: 01206 299477 Email: [enquiries@rogerbalmerdesign.co.uk](mailto:enquiries@rogerbalmerdesign.co.uk) Facsimile: 01206 299478

---

## 1.0 INTRODUCTION

---

- 1.1 This document has been prepared to accompany a Householder and Listed Building Consent Application for the alterations to the front porch roof and extension and associated alterations to the ancillary building.

---

## 2.0 SPECIAL ARCHITECTURAL OR HISTORIC INTEREST AND CONTEXT

---

- 1.1 Oak Cottage is a Grade II Listed dwelling, with its Heritage List Entry noted below –

*HITCHAM CROSS GREEN 1. 5377 Oak Cottage TL 95 SE 33/404 II GV 2. A C17-C18 timber-framed and plastered building with a thatched roof. One storey and attics. Renovated. Casement windows. Gabled porch with lattice. Two gabled dormers on the front. Ridge chimney stack with hexagonal shaft.*

*Listing NGR: TL9873153030*

- 1.2 The site is not within a Conservation Area.
- 1.3 The existing porch is a C20 addition and is constructed of half skin red brickwork, sections of reclaimed oak members and a sawn softwood roof construction with a thatched roof. The junction between the main dwelling thatched roof and porch is not suitable, leading to continual issues with water ingress despite attempts to remedy the situation.
- 1.2 The ancillary building and store are both of modern construction. The Garage was approved under previous application no. B/00/00917. The extant approval includes an additional element extending off the garage which has not as yet been built, of a similar size and nature to what is proposed within this application.

---

## 2.0 PROPOSALS – (USE, LAYOUT, AMOUNT, SCALE AND APPEARANCE)

---

- 2.1 The proposals consist of alterations to the dwellings front porch and extension to the ancillary building as detailed on drawing no. 3422-04.
- 2.2 *Use* –All of the application site is currently in residential use, and so no change in use class is required.
- 2.3 *Layout / Amount* – The proposed layout is as shown on drawing no. 3422-04.
- 2.5 *Scale* – The porch retains its existing subservient and benign relationship to the main dwelling, with low eaves and no change in footprint. The extension to the ancillary building has been carefully proportioned, with lower ridge height and dropped eaves along the road frontage to harmonise with the existing arrangement.

- 2.6 *Appearance* – The porches proposed peg tile roof will match the existing rear elements to the host building and is a traditional vernacular material that will harmonise with the historic setting. Materials of oak boarding, joinery and soft red brickwork to the ancillary building are all to match the existing arrangement and will blend seamlessly with the surrounding context.

---

### 3.0 LANDSCAPING AND ACCESS

---

- 3.1 Minor local soft and hard landscaping works are anticipated around the proposed works. However, these are not deemed contentious and will not fall within the controls of Planning or Listed Building legislation.
- 3.2 In all other areas, landscaping and access will be retained as existing.

---

### SCHEDULE OF WORKS

---

All new external joinery to the ancillary building extension will be formed from purpose made timber sections to match existing.

Thatch to the existing C20 porch will be carefully removed and making good work will be undertaken by a specialist Thatcher, in accordance with best practice.

The new porch roof will be constructed using oak members, formed carefully around the existing structure of the porch.

---

SITE PHOTOS

---









