

Justification Statement

In support of application to convert existing single storey out-building adjoined to the rear of Tocketts into additional ancillary habitable / holiday let accommodation at: -

Tocketts (Formerly Knights Bridge House) Thorpe Road, Weeley, Essex CO16 9JJ (Grade II Listed)



Tocketts (Grade II Listed)

Tocketts is Grade II Listed under EBB ID:459558. It is understood to date back to the 18th century, but with later alterations and additions. The property was renamed “Knights Bridge House” circa 1990-2023. During 2023 new owners changed the name back to its historical name of Tocketts. TDC are in the process of updating these details internally and with land registry. For the purpose of the application, we will refer to the property as Tocketts. This application relates to the ancillary out-building to the rear.

Background

Planning approval and Listed Building Consent for the conversion of the out-building to the rear of Tocketts was first granted under application 03/02184/LBC. This approved scheme was for the out-building to be converted into ancillary accommodation to Tocketts, namely an additional family room, utility and gym. It also included for the addition of a new structure to the northern end of the out-building which was to have housed an indoor swimming pool. Due to a change in circumstances at the time, planning approval 03/02/184/LBC was never implemented and is understood to have now lapsed. In the thirteen years following the applicants needs and requirements changed significantly. As such a new application was submitted to achieve planning approval for the conversion of this same out-building into ancillary bed accommodation that could be used for two distinct purposes. Firstly, to house the applicants visiting family members on occasion; and secondly to be rented out as holiday lets (on short term lets only) to provide some additional income. The application also sought to once again secure permission for the previously approved structure to the northern end of the existing out-building; but instead of housing an indoor swimming pool the applicant wished to use the structure as a gym (for private ancillary uses only). This was granted under application 16/01677/LBC.

This new application by the new owners seeks to once again secure planning for the conversion of the existing outbuilding into ancillary accommodation as well as the previously approved structure to the northern end of the existing out-building for a gym.

Pre-application advice

We understand that the applicant made enquiries to Tendring Planning department (in 2015) for the initial planning application and that the principle for conversion of the out-building into two units for rentable accommodation was considered acceptable in principle.

Intent

The intent behind this application is to deliver additional ancillary accommodation whilst providing an internal layout that can be flexible to suit the applicants varying needs. That is to say that it can be used in such a way that it can be two independent rentable units; or it can be used as a continuous space that houses additional family member when required.



Schedule of works to include: -

- The structure would remain single story in height (with only one additional window being formed on the applicant's side at ground floor level) to avoid any potential for loss of privacy for neighbours.

- It is proposed to remove the existing chipboard laid over modern joists, so that the principal roof timbers (some of which need replacing) can be exposed within the new rooms below. This will afford the new rooms a vaulted ceiling with increased head height, without affecting or enlarging the external envelope of the existing building.
- It is likely that the existing floor would need to be removed and replaced with a new insulated and concrete floor.
- The external walls of the existing out-building would be lined internally with insulation and plastered. The walls would also be checked for damp (and treated appropriately) and any additional works would be done in traditional like mortar where required.
- New lightweight partitioning would be inserted to subdivide the existing space.
- A structural engineer would need to assess the existing structure, including all existing roof timbers, masonry walls, loadbearing walls and foundations etc. The existing roof looks to be in poor state and appears uneven. It may be that the roof timbers need to be replaced.
- The roof will also need to be stripped, made watertight and insulated.
- The existing roof tiles appear to have been sprayed with blown insulation to the underside. It is therefore unlikely that these pantiles will be able to be reused and so new re-claimed roof tiles are proposed.
- The current windows and doors are a mixture of relatively modern timber casements. These are proposed to be replaced with new matching timber casements.

New Gym Extension

The “new” gym structure is designed to replicate the style and mass of the structure previously approved. It is also proposed to be clad in horizontal timber cladding (above masonry plinth) clay plain tiles and timber joinery.

Parking/Access

The existing vehicular access is proposed to be retained and utilised to serve the new accommodation. There is ample off-road parking to serve the need of Tocketts, and any additional vehicles (assume one per bed unit) for when the accommodation is rented out.

Assessment of impact of proposals on Heritage asset

Tocketts (probably formerly known as byways) is Grade II Listed and was Listed on 10th April 1987 under English Heritage Building ID 459558.

Tocketts is a 2.5 storey detached dwelling, fronting the B1033 in the village of Weeley, Essex. It is believed to date back to C18 but has had later alterations and additions. It is of rendered brickwork construction with plastered end chimney stacks at either gable end. There are three roofed dormers on the principal elevation and the roof is finished in red plain tiles. The windows are small paned vertical sliding timber sashes.

To the rear of the property is a single storey out-building, the back wall of which forms the boundary to the adjoining public house car park. This out-building is approximately 3.5m behind the house connected to the main dwelling by way of a curved masonry ‘link’ extension.

The out-building is constructed on soft red facing bricks in Flemish bond and the pitched roof is tiled in red clay plain tiles. There is a mixture of window styles, but all are of timber construction; painted black. The roof is very uneven and showing signs of distress and

disrepair. It may be that the roof tiles are not original and potentially caused the roof timbers to have splayed under the additional weight. There have been three roof lights added to this structure although the loft space has not been converted; presumably these were added simply to provide some light to the loft space when used as storage.

There have been many structural timbers replaced from the inside (joists and rafters) with modern day softwood equivalents. Between the rafters (and beneath the roof tiles) has received a type of blown insulation product that has bubbled up and filled the voids, however this a wholly unauthentic and unattractive addition to the internal space.

Presently the internal space is used primarily as storage for garden tools and bulky household items. It is un-heated and suffering from signs of damp.

This proposal is therefore seeing permission to convert the out-building into additional habitable/lettable accommodation. In so doing it will not affect the external visual appearance of the outbuilding in terms of height, materials, or general visual appearance. In fact, the only significant alteration to the external visual appearance of the out-building would be the insertion of one additional window and reduction in size of one existing opening (from doorway to window with in-fill below).

Internally a new floor, partitions and insulation would be added to bring the space up to occupiable standards. There would be no significant loss of existing fabric and the result will be minimal when considered in context. It will provide a viable future for this structure and aid involvement and maintenance in its upkeep.

It is considered that this would have a limited impact upon the original listed dwelling, and it would have a minimal visual impact upon the character of the streetscape as it cannot be seen from any public vantage point.

In addition to the conversion of the existing out-building this application seeks permission to re-establish permission for a new extension to the northern end of the existing out-building. The principle for this extension was established under a previous approval (now since lapsed). It is believed that the potential impact of the proposed extension upon the listed building was thoroughly considered during the previous application (ultimately approved). There is no alteration to the external appearance of this proposed extension and this application is simply attempting to re-establish permission for the same extension once more.