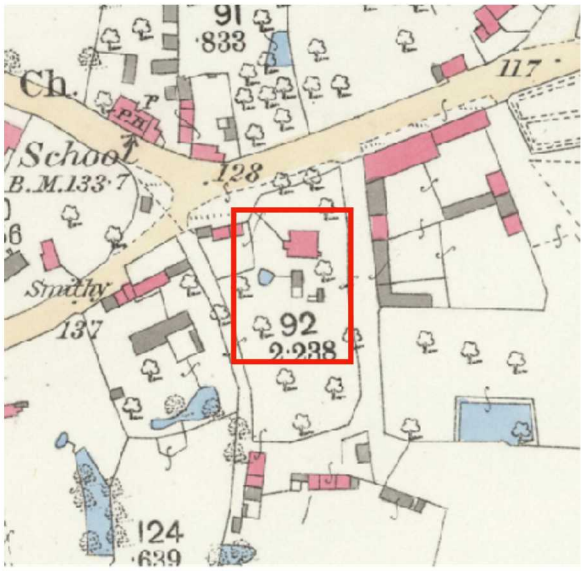
25/00901/LBC and 25/00899/HHFUL 58 High Street Abbotsley

Additional Information following Site Meeting with Conservation Officer on 20th June 2025.

1.0 Listed Status of Annexe

This is concluded to be curtilage listed rather than part of the main listed building. This is our evidence:



The Annexe does not appear on old mapping in the same location as it is currently.
This excerpt from the 1886 OS map (fig 1) shows a group of buildings to the rear of the main cottage but none are in the current annexe position.

Fig 1 1886 OS map

The current owners who bought the house around 4 years ago recollect being shown pictures of the house at the start of the 2002 renovations, but they cannot obtain access to the images at the moment.
Their recollection is that the images showed the poor conditions in the house and that the existing annexe was a run-down structure with the appearance of a garage.
Below the applicants explain their recollection of the photos and add other information they have.

Recollections of the photos from the 2002 renovations from Tim Wass

There were a large number of photos (>100) showing extensive renovations to the house and its rethatching. Given how close the annexe is to the house, the annexe featured in a number of the photos, but it was in the photos indirectly in most cases as the house was the main focal point of the photos. It looked basic, run down, and more like a garage than anything inhabitable in the way it is now. Whereas the photos showing the works done to the house only further revealed the antiquity of the house - original beams, original building materials/methods, the annexe appeared to be a fairly rudimentary, brick-built outbuilding with none of the more obvious antiquity and constructional complexity of the house. I recall seeing exposed bare brick in the photos featuring the annexe. The windows and doors were in different locations (in particular, where the annexe kitchen window looking towards the bunker is now located, this was a door). Presumably it was bricked up, the door was switched to the other side, and windows were installed which look like those in the house, but are noticeably newer. In other words, as you described it last week, the annexe was "beautified" to look more like the house, and I am not sure that the annexe was beautified at the same time as the house renovations in 2002. I have a feeling the house was renovated, and the annexe was beautified at a later date (see further detail below). But in any case, prior to the 2002 renovation the annexe looked very different and, at some point post-renovation (whether in 2002 or later), it is clear that the fixtures in the annexe were installed to look like the house but are not as old as those in the house. I am not an expert in the technical features of its construction, but even going into the loft of the annexe (photo below) gives a very different impression of the age/structure/background of the annexe to the house. As you know, multiple original beams/bracing are visible in the loft in the house. In the annexe, there are no beams. The flooring appears to be a modern mezzanine installation which is carpeted, and the loft/floor ceiling materials all appear to be modern - I would imagine plasterboard and/or hardboard. I cannot be definitive on whether the thatch was installed in 2002 at all, or for the first time, or whether the 2002 thatch replaced previously installed thatch. But I do recall looking at the photos of the annexe with something almost akin to shock, because the now quite attractive, "beautified" annexe, looked like a semi-derelict garage with old doors and windows.

Other potentially useful information

There is a website with history on Abbotsley which includes some very old photos of the house: Thatched Cottages in the High Street | Eight Bells Corner, High Street | Abbotsley



The house was previously called "Thatchety" Thatchety | Alan Cross's Memories, Eight Bells Corner | Abbotsley The second photo in this link was, according to the website, taken in 2005 (which is why I believe the beautification of the annexe took place after the 2002 restoration). This makes sense because we learned from the owners we purchased the house from (who themselves bought the house in 2008), that they had purchased the house from a couple who, after initially restoring the house, went through a complex divorce. I recall them saying that after making huge progress in restoring the house (presumably in 2002), things ground to a halt and the funds dried up until the house was sold and further restored from 2008. This would explain why, in 2005, the very small bit of the annexe which is visible in the photo (in red box) is aligned with what I describe above: a darker, shabbier exterior which is not rendered white to look the same as the house. There is also a Rightmove link from 2014 (House Price History) which further supports the premise that the annexe was beautified a few years later, at which point the previous owners rented out the annexe.

Finally, there is a further photo on Historic England (58, HIGH STREET, Abbotsley - 1365735 | Historic England) which supports my description above. In a photo of the house from (apparently) 2001, you can see the derelict "garage" door on the annexe in the background (see below).





Photo of loft space of annexe

In Conclusion

From the evidence of the 1886 OS map and the photos, both recollected and above, we believe that the Annexe building was a much later amenity building (probably garage) for the main cottage. It has a concrete floor, cementitious render, altered fenestration and there are no visible historic features remaining. This reinforces the belief that the annexe is not an integral part of the listed cottage but is a later curtilage building

2.0 Details of new fabric

The principle of the new extension is to provide a light-weight construction to provide covered access to ground-floor bedroom accommodation, as described in the Design and Access Statement.
Submitted with this additional statement is a 1.10 detail-design constructional section, drawing number 2301 (D)240, showing how the new fabric will join with the fabric of the the existing annex.
The simple timber-frame will be directly glazed to keep the timber elements as slim as possible to maximise the transparency.
The porch has been reduced in depth and the roof has been reduced in height in the section closest to the main cottage. Both these alterations improve the transparency in the space between the annexe and the cottage. In addition to this, the masonry plinth to the glazed link has been reduced in height, again to maximise the glass.

Right, is an image of green-oak glazed linking structure which is intended to illustrate the style of the new construction. It illustrates a directly-glazed green oak with wide-span elements, although our proposal will be much smaller and have an oak fascia and gutter, rather than the lead apron.

Credit to Emanuel Hendry Construction



In addition, the new glazed link abuts the existing cottage in the area where the existing modern canopy and bay window will be removed, so the new abutment will be flashed with lead into the areas of disturbed render before the render is reinstated with render to match existing.



3.0 Conclusion

As stated in the design and access statement, the purpose of this proposal is to improve the accessibility and amenity of the existing cottage. The new work will be undertaken to a high standard and follows the historic progression of this house, as it has been altered and improved over time. Whist it does alter the listed fabric, it offers less than substantial harm, which is effectively balanced by the significant improvements in accessibility and amenity for people of all ages and abilities.