

APPENDIX A – 5612

JOINT HERITAGE DESIGN AND ACCESS STATEMENT IN SUPPORT OF APPLICATION REQUIRING PLANNING PERMISSION AND LISTED BUILDING CONSENT

CLIENT: MR AND MRS FLYNN

SITE: THE RECTORY
CHURCH LANE
RIDGEWELL
ESSEX
CO9 4SA

INTRODUCTION

Under application numbers 17/01364/FUL and 17/01365/LBC, planning permission and listed building consent were granted for works planned at The Rectory.

Under separate cover, discharge of pre commencement conditions has been carried out and a contract is in place and works have materially begun to implement the consent.

Minor changes to the approved part implemented scheme are required as the new owners of the site have a slightly varied brief to the original owners/applicants.

To suit the applicants' personal requirements, minor changes to the approved scheme are:

- The construction of a single storey link extension between the donor house and outbuilding to create, as before, a garden room extension. The proportion and scale of the garden room are in tune with the earlier proposals but there has been a slight change to the fenestration treatment including improved brickwork detailing and appearance of joinery together with a slight adjustment in the floor plate of the building
- Within the conversion and works to the neighbouring outbuilding, the spirit of the previous consent remains a key driver for the proposals. However, an adjustment to the plan layout of the building and creating an extended link removing the need for forming an opening in the gable end of the outbuilding, has culminated in a fresh submission being required for operations.

The following text are a Schedule of Works to be read in conjunction with the approved drawings that emulates the previous development approval operations but have been adjusted to accommodate the changes in client brief:

1. Modify existing glazed screen and substitute with new door and frame through from extension to existing outbuilding
2. Dryline existing external wall of outbuilding and retain all finishes in situ
3. Lantern
4. Landscape patio comprising of self-draining Indian slate or sandstone paving
5. Boundary treatments to remain
6. Previously approved opening (opening formed for window to be installed)
7. Previously approved window to be infilled
8. Previously approved opening
9. Existing gable wall is structurally unsound and requires careful dismantling and building propping. New foundation to be provided in accordance with engineer's details and new wall formed in salvaged bricks matching existing work in both colour bond and texture. Note also applies to adjacent south flank wall in area where visibly bowing, remedial works to be carried out as necessary and advised by engineer.
10. New door and frame as per earlier approval
11. New infill panel and openings as earlier approval
12. New frame and inset door and frame as earlier approval
13. New secondary inset link
14. Refurbishment work to outbuilding as earlier approval
15. Existing opening through to extension
16. Opening formed as per earlier approval
17. Existing chimney and fire surround to be repaired. New wood-burning stove to be fitted including independent twin wall flue liner and clay pot with bird guard.