

**Project 5717
August 2021**

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

Client: MR AND MRS GOSDEN

**Site: TOWN HOUSE CHURCH HILL FINCHINGFIELD ESSEX
CM7 4NP**

Introduction

Town House is a high status Grade II listed four bed roomed detached dwelling situated on the north side of Church Hill in Finchingfield.

The site commands public views from both the approach from Wethersfield and as you leave the village from the historic core.

The site is within the Finchingfield village envelope and also within a designated conservation area.

The applicants have lived in Town House for many years and have set a design brief with the aim to enhance and improve the rear ground floor layout by extending the existing kitchen area to create a complimentary larger space for enhanced enjoyment and living.

The proposals involve remodelling a later modern extension to the property built approximately 12 years ago.

Heritage Statement

Town House was listed in December 1967 and the entry is as follows:

House. Late medieval and C17. Timber framed, plastered, roofed with handmade red clay tiles. 2-bay crosswing of a medieval hall house, of which the remainder has been demolished, and C17 3-bay range to right with central stack, forming a lobby-entrance to SE. Single-storey lean-to extension with slate roof to rear of right end, C19. Crosswing of 2 storeys, main range of 2 storeys and attics. 4-window range of C20 casements. C20 door. The crosswing has some exposed studding, jowled posts, a cambered central tiebeam with arched braces to it for a crownpost roof, but roof rebuilt in clasped purlin form in C16/C17. It has an underbuilt jetty, but the structure is concealed, and an C18 cellar. The main range has 2 large wood-burning hearths, the left one with an original side cupboard with door on butterfly hinges, and chamfered transverse and axial beams with lamb's tongue stops. The joists, where visible, are of vertical section and plain. Clasped purlin roof. RCHM 15.

The site is within the Finchingfield conservation area and there are high value heritage assets within close proximity to the property that include The Parish Church of St John The Baptist, Cabbages and The Old Parsonage.

The proposals are in private view and the modest scheme of alterations to the rear of the property shall not affect or change the public experience of both the application property and assets within the settlement where there is no affected visibility between the site both from within and beyond the site.

The proposals shall not have any impact on the conservation area.

The early maps and 1896 survey define the boundaries of Town House and the evidential and historical value and adopting Historic England's criteria of assessment, the extension is based around areas of the plan form that have neutral significance.

The scope shall not comprise the overall understanding of the building in both plan form and appearance.

The Proposals and Applicants personal requirements

Modest alterations are proposed to the later addition of the building to accommodate an enlarged family and kitchen recreational space that feeds to the private rear garden.

Works are in the form of a single storey proportionate rear extension leading to the private gardens of the property.

Previous Planning History

A planning search has revealed that there are two recent procured applications. A detached garage building and earlier approval for single storey extension that has been implemented in accordance with the historically approved drawings.

Scale, Appearance and Layout

The physical changes to the form of the host accommodation are minimal.

The proposed extension incorporates the removal of the wraparound lean to roof recently constructed and this provides a working area for the small extension with a complimentary gable echoing the form of the adjacent two storey wooden projection.

The proposals are not in public view. However, the span, plan form and single nature of the proposals do not comprise the legibility and experience of appreciating the historic form and composition of the principal building to the rear.

The works focus on remodelling a later addition to the property.

It is proposed to surface the extension in complimentary matching materials adopting a wall finish of lime render above a brick plinth with bespoke timber joinery to the openings.

It is proposed to surface the roof in a matching and salvaged plain tile.

Landscaping

Minor changes are close to the landscaping creating an extended patio area within the private garden.

Access

Access to the site shall remain unaltered.

However, the scheme of renovation shall afford improved access to the property pursuant to Building Regulations Part M compliance.

In addition, a hard surface area shall be provided for the benefit of wheelchair user groups.

Policy Considerations and involvement.

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Local Plan Policies

RLP2

Town Development Boundaries and Village Envelopes

RLP18

Extensions to existing dwellings in the Countryside

RLP90

Layout and Design by Development

RLP100

Alterations and Extensions and Changes of Use to Listed Buildings and their settings

Braintree Core Strategy

CS5 The Countryside

CS9 Building and Historic Environment

Material Planning Considerations

Design Guidance for Extensions to Listed Buildings

The National Planning Policy Framework (NPPF) requires the Applicant to describe the significance of any Heritage Asset affected by the proposal. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal.

This requirement and more has been fully met in the Heritage Statement. It recognises that the building is listed and provides a full description of the building including its setting.

The statement then goes on to assess the effect of the proposal on the Heritage Asset.

It concludes that there is no harm to the Heritage Asset.

Heritage Statement guidance notes.

The following text summaries the scope and extent of operations that affect the donor residence, all as detailed on the application drawings:

01. Demolition includes the removal a modern (less 20 years old) section of roof and wall panel that creates the enclosure for a later addition to the building.
(This operation is low value significance).
02. The erection of the single storey extension framed around the later built form involves remodelling a modern roof slope and wall panel with no negative effect on the fabric of the host accommodation.
(Operations are carried out to a younger section of the building that does not contribute towards the historic integrity of the main property).
03. To facilitate the roof enclosure it is proposed to raise the existing Yorkshire sash window by approximately 450mm.

Works here include the removal of lath and plaster internally and the cutting of one stud. It is not proposed to alter the shape of the opening that would naturally involve the cutting of principal frame.

Operations here are simply to raise the window and reinstate, in matching materials, a lime based plaster internally and matching surface materials externally.

(This is an area of work that affects high significance section of the property. However, the harm is neutral as materials and elements can be re-employed as part of reinstatement. In addition, the slight alteration to the appearance of the elevation shall not compromise the understanding of the building or harm the appearance or understanding the private façade).

Conclusion.

The submitted plans demonstrate that the scheme will not be visually intrusive or a discordant development that disproportionately extends the property.

Procurement will not cause an unnecessary and unacceptable harm to the character or appearance and setting of the Listed Building both contextually and physically and overall the scheme on completion will positively contribute to the locality.