

**Project 5713**

**September 2021**

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

**Client: MR P HOPKINS**

**Site: GLEBE HOUSE, RECTORY ROAD, STISTED, CM778AL**

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**PART 1**

**Introduction and Location**

The application site deals with a parcel of land contained within the northern gardens and tennis court area of Glebe House and within its domestic boundaries of the property which is Grade II listed.

The building is a vacant and dilapidated agricultural barn adjacent to Glebe Barns, Rectory Road where the planning permission for the conversion of buildings into a single dwelling with basement has been implemented in accordance with application 17/01406/FUL.

The application site is located within walking distance of the village of Stisted that has its own primary school, pub, community hall and church along with associated village facilities.

The site is outside the defined village boundary and not within a conservation area. However, it is the subject of listing due to the relationship with Glebe House.

The application site comprises of an area of approximately 2500 sq m and forms a parcel of domestic land with tennis court surfacing and access together with a vacant, now domestic, in use outbuilding.

The house is bounded now on both sides by residential development and by a golf course to the rear. Details of the site are shown on the application plans.

The proposals seek consideration for the conversion, restoration and repair of the dilapidated timber framed outbuilding into a single two bedroomed dwelling with modest extensions and associated operational development.

The site is located to the north of Glebe House and beyond the original domestic curtilage, as recorded on the listing sheet (see ioe map Appendix A).

The site appears on the 1876 OS map and is associated with The Rectory, although not specifically listed, a view has been taken that the building is protected due its age and boundary relationship with Glebe House.

The building group together with the recently converted properties to the west are considered to be of some value as non designated heritage assets due to their historic significance and relationship with designated heritage assets within the vicinity (refer to National Library of Scotland 1876 map – Appendix B).

## **Part 2**

### **Heritage assessment and constraints.**

#### **Glebe Barn**

The historic agricultural barn, the subject of the application, is in poor state of repair and comprises of attached timber framed storage buildings framed generally in softwood with residual oak and elm members.

The barn is built off of a failing masonry plinth in 215 and 337 brickwork.

The roof is surfaced in a profiled asbestos based sheet and timber frame walls are faced, where intact, with painted weatherboard.

Openings are shown on the application drawings.

The floor is generally earth and part lime pugging.

The building has cart access from the private side, suggesting its relationship with the neighbouring agricultural building range, with pedestrian access from the roadside.

The roof to the upper section adopts a framed truss and, to the lower section, principal rafters with purlins.

A site and examination of photographs record that the building is in poor state of repair and in need of immediate attention.

Without the benefit of an approval for conversion, there is a strong chance that the building will remain unrepaired with the loss of a limited value heritage asset.

(Please refer to site photos in Appendix C)

### **Heritage constraint**

This application is for listed building consent and proposes the impact of the development on the setting and significance of designated heritage assets (namely a listed dwelling house and curtilage listed buildings) are also principal considerations.

Another issue is whether the new works would be detrimental to the setting of the listed formal farmhouse in appearance, or by encroaching too closely upon it.

At the national level, the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

Substantial harm to or loss of a grade II listed building should be exceptional.

Where a proposed development will lead to substantial harm to a designated heritage asset, local planning authorities should refuse consent.

One of the main issues therefore is whether the development would conserve the setting of Glebe House and thereby its special architectural and historic interest.

The setting of the heritage assets (the grade II listed farmhouse, and adjacent non listed now residential barns) has been duly considered. These proposals shall not over dominate or adversely compromise the setting of the listed dwelling or adjacent farmstead.

Conserving and enhancing the historic environment, states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.

The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.

As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent.

The proposals as submitted respect these constraints and the informed design that does not increase or amplify the built form and surrounding landscape and shall maintain a secondary presence in the locality, whilst preserving and securing life and story of the traditional vernacular farmstead.

### **Part 3**

#### **The Proposals**

The proposals seek consideration for the conversion, restoration and repair of the dilapidated timber framed outbuilding into a single two bedrooled dwelling with modest extensions and associated operational development.

There are no proposals to substantially increase the built form or landscaping to the perimeter of the site and its relationship with Glebe remains the same.

### **Part 4**

#### **The Policy fit**

##### **Central Government level**

The NPPF saw a change in stance of how historic buildings and their setting were regarded in terms of development and saw greater respect for these finite resources stating that local planning authorities should have a positive strategy for the conservation of the historic environment including for heritage assets most at risk through neglect, decay or other threats.

In doing so, the NPPF advises that heritage assets are an irreplaceable resource and that they should be conserved in a manner appropriate to their significance.

It states that the LPA should take into account :-

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place

**Main local policy issues pursuant to this application are:**

- Whether the conversion of the barn to residential use is appropriate.
- Whether there are any amenity issues that would arise from the proposals.
- Whether access and arrangements for parking are satisfactory.
- The re-use of appropriately located and soundly constructed buildings in the countryside meet sustainable development objectives.

Any commercial use would generate noise, disturbance and be at odds with the established uses around the site.

The buildings are capable of conversion without any major reconstruction.

The retention of the buildings positively reinforce the farmstead and retains the local character to the immediate environment and the conversion secures the long term future of the heritage building group.

**Policy issues**

The Development Plan Currently the Council's statutory Development Plan consists of the Braintree District Local Plan Review (2005) and the Braintree District Core Strategy (2011). The application site is located outside of a designated development boundary in the Adopted Development Plan and as such is located on land designated as countryside in the Local Plan Review (2005) and the Core Strategy (2011)

The following policies have been duly considered in developing the applications:

Braintree District Local Plan Review 2005  
RLP2 Town Development Boundaries and Village Envelopes  
RLP10 Residential Density  
RLP15 Replacement of Dwellings in the Countryside  
RLP51 Cycle Parking  
RLP56 Vehicle Parking  
RLP64 Contaminated Land  
RLP80 Landscape Features and Habitats  
RLP84 Protected Species  
RLP90 Layout and Design of Development  
Braintree District Local Development Framework Core Strategy 2011  
CS5 The Countryside  
CS7 Promoting Accessibility for All  
CS8 Natural Environment and Biodiversity  
CS9 Built and Historic Environment  
Braintree District Publication Draft Local Plan 2017  
SP1 Presumption in Favour of Sustainable Development  
SP6 Place Shaping Principles  
LPP1 Development Boundaries  
LPP17 Housing Provision and Delivery  
LPP37 Housing Type and Density  
LPP39 Replacement Dwellings in the Countryside  
LPP45 Parking Provision  
LPP50 Built and Historic Environment  
LPP55 Layout and Design of Development  
LPP60 Heritage Assets and their Settings  
LPP68 Protected Species, Priority Spaces and Priority Habitat  
LPP69 Tree Protection  
LPP70 Protection, Enhancement, Management and Monitoring of Biodiversity  
LPP73 Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards Other Material Considerations

Essex Design Guide – Design and Good Practice Essex Parking Standards

## **Part 5 Scheme analysis**

### **Surface materials**

A selection of external materials has been chosen to reflect appropriate vernacular.

Materials include:

Roof            Handmade double hog clay pegtiles

	British slate
Walls	Walls to be surfaced in black painted feather edge weatherboarding . Face brickwork plinths in gauged lime, mortar brickwork in either Garden Wall or Old English bond
Eaves	Shall be closed and open as illustrated on application drawings
RW Goods	All shall be black and white finished cast iron, Alutec or similar
Joinery	All joinery shall be bespoke to detailed drawings with lead cappings Pentice boards and encapsulation details as illustrated
	Window styles depicted on each elevation Double glazing to be provided to all new buildings Small panes of glass to barns and Listed Buildings to be conservation accredited double glazing

### **Landscaping and setting**

Due to the small amount of alteration of landscape features and limited alterations proposed there is minimal change leading to an unacceptable impact on the landscape or protected species or historic environment.

The proposal will not make any individual building or the group more prominent but more cohesive in the landscape with the boundaries more softly delineated in this proposal, to conform to the surrounding landscape, characterised by scattered farmsteads.

The site is quite different from the surrounding farmland.

The views into the site are limited and protected and does not extend beyond the farmstead group.

### **Part 6**

#### **07. Transport statement and access**

The access to the site is suitable for purpose and the scheme shall not result in a disproportionate increase in traffic movement.

Listed buildings generally have a dispensation regarding access as it is accepted that sometimes it will not be possible to achieve the 16 Lifetime Homes Standards required.

There is ample space to provide sufficient car parking with one space can be useable for disabled/access pushchairs at 3300mm wide.

In order to comply with requirements, parking is close to the entrance of the house at less than 10m from the entrance.

In regard to site gradients, there is no need for ramping to access the building

External entrances will have level thresholds in excess of one square metre width.

Doorways, hallways, corridors: all entrance doors will be in excess of 800 mm wide. Wheelchair access is possible in all reception rooms that provide sufficient space to circulate/turn.

Living spaces are sufficient and there is also space to double up for home-working.

Regarding adaptability for disabled use, there is a ground floor shower room. There is sufficient space for adaptability for a hoist in each bathroom.

The height of the window cills and the larger opening in walls allow views out for wheelchair users.

Electrical Sockets/switches and other service controls will be located between 450mm and 1200mm off floor level.

All new buildings will be full Lifetimes Homes Standard compliant.

## **Part 7 Structural appraisal**

The building subject to this application is in poor state of repair.

### **Plinth**

The majority of the plinth work will require renewal off a new concrete foundation.

The bricks can be salvaged and reemployed and used as a plinth construction.

### **Ground floor**

Either a suspended pot and beam floor with limecrete screed or ground bearing limecrete floor will be adopted.

### **Walls**

A site inspection will reveal that approximately 60% of the existing timbers can be retained and reemployed.

It is proposed to retain in situ timbers wherever possible and either apply a new loading bearing timber skin to the outside of the existing framework or replace existing members where defective with matching section size.

## **Roof**

There are 2 no. trusses within the high section of the building that can be retained and repaired in situ.

Intermediate rafters shall be placed between existing on both new and repaired roof slopes to receive a new peg tile roof.

The existing head plate shall be retained with a top plate applied over to receive new rafter ends.

## **Summary**

Where retained, the elements of two attached barns are in reasonable condition although essential repair and reconstruction is required to save the buildings.

The additional loading on the building is minimal taking into account that the proposals are for single storey accommodation.

Retained timbers are of suitable size for reuse.

Landscaping proposals are minimal, however, the barns require a new foundation to the perimeter walls that shall deal with any potential heave or effect from retained tree specimens within close proximity to the building.

The application aims to promote the ability to salvage and restore the building, however unlike many conversions, reasonable reconstruction is necessary to procure.

Without the investment to preserve the barn, there is a likelihood that the building will collapse and be lost for ever.

## **Part 8**

### **Conclusion**

The proposals, on completion, would not have a detrimental impact upon adjacent residential properties. There are no highway issues as the site is served by an existing access. The design promotes a sensitive and considerate scheme that responds to the heritage environment.

A sensitively designed landscaping scheme can be achieved without compromising the setting of the existing environment. There is clearly no other viable use for the building.

Taking the above summary into consideration, it is hoped the Officers and members can support the application to extend the life, preserve and save the non designated heritage asset.