

**Project 5648**

**SEPTEMBER 2021**

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

**Client: MR A PARKER**

**Site: ANCELLS BRAINTREE ROAD SHALFORD ESSEX CM7 5JA**

**Introduction**

Ancells farmstead with associated agricultural outbuildings is located approximately 0.5km south of the village of Shalford and 2km from Panfield.

The host accommodation is a magnificent Grade II Listed timber framed property with rendered elevations under generally tiled roofs.

The original structure dates back to the 16th Century with additions added in the 18th, 19th and 20th Centuries.

The main farmhouse is set in historically attractive and now unkempt gardens and setting.

The site is beyond settlement boundaries in open countryside.

Please refer to detailed Heritage Statement and recording document prepared by Barry Hillman-Crouch that records the development of the site.

**The Proposals and Applicants personal requirements**

To complete the sensitive and collaborated works approved under the applications recorded below by the removal of a dilapidated summerhouse.

**Previous Planning History**

**Application No: 21/01576/HH**

Internal refurbishments and external redecoration with minor conservation accredited repairs.

Installation of fittings. Installation of internal partitions and use of existing plan arrangement.

Replacement of external windows. Minor landscaping works. Erection of detached cart lodge on footprint of existing.

**Application No: 21/01577/LBC**

Internal refurbishments and external redecoration with minor conservation accredited repairs. Installation of fittings. Installation of internal partitions and use of existing plan arrangement.

Replacement of external windows. Minor landscaping works.  
Erection of detached cart lodge on footprint of existing.

### **Scale, Appearance and Layout**

Unaltered apart from the removal of a derelict structure

### **Landscaping**

Landscaping proposals are minimal and include the resurfacing of areas in a native finish.

### **Access**

Access to the site shall remain unaltered.

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

### **Policy Considerations.**

National Planning Policy Framework (NPPF)  
National Planning Practice Guidance (NPPG)

### **Local Plan Policies**

RLP100

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

### **Braintree Core Strategy**

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 derelict and beyond repair.

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

### **Heritage Statement**

Forming part of the re-submission is a Heritage impact assessment report prepared by Barry Hillman Crouch.