

Statement prepared by

CONCEPT IDL

Suite I

Sheffield Business Park

Sheffield Business Centre

Europa Link

Sheffield

S9 1XZ

**HERITAGE STATEMENT FOR ALTERATIONS AT
The Three Bottles**

Leather Lane

Great Yeldham

Halstead

CO9 4HY



Our client, Admiral Taverns are seeking to upgrade the external appearance of the building, as well as make some internal improvements including removal of stud walls for a new bar position.



Listing Details

This site was listed as Grade II in the 17th century due to its historical and architectural interest within the village of Great Yeldham. The pub also sits within the Great Yeldham Conservation Area. The Three Bottles was constructed in the late 17th Century with a smooth painted render to the front

with a brick single story extension to the rear. The windows are painted timber with single glazing. The roof is formed with slate tiles. The main entrance door is half glazed with traditional panelling and to the rear of the property, there is a single door fully glazed door with a timber panel cross section to the centre and some fully glazed sliding doors. The internal space consists of features such as timber beams and two brick fireplaces.

Heritage Significance.

The National Planning Policy Framework ('NPPF') defines heritage 'significance' as "the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic, or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

The NPPF does not provide a definition for archaeological, architectural, artistic, or historic interest in terms of heritage significance. However, Paragraph 16 of the Principles for Selection of Listed Buildings (DDCM 2018)

Provides the following definitions:

Architectural interest - "to be of special architectural interest a building must be of importance in its design, decoration, or craftsmanship. Special interest may also apply to particularly significant plan forms. For more recent buildings in particular, the functioning of the building... will also be a consideration. Artistic distinction can also be a factor relevant to the architectural interest of buildings and objects and structures fixed to them".

Historic interest – "to be able to justify special historic interest a building must illustrate important aspects of the nation's history and/or have a closely substantiated historical associations with nationally important individuals, groups or events; and the building itself in its current form will afford a strong connection with the valued aspect of history".

Historic England's Conservation Principles, Policies and Guidance (2008) also offers useful definitions which underpin a value orientated approach to assessing heritage significance. In this document, heritage values fall into four categories:

Evidential value – The potential of a place to yield evidence about past human activity.

Historical value – The ways in which past people, events and aspects of life can be connected through a place to the present. This can be illustrative or associative.

Aesthetic value – The ways in which people draw sensory and intellectual stimulation from a place.

Communal value – The meaning of a place for the people who relate to it or for whom it figures in their collective experience or memory.

Assessment

The Three Bottles is situated in Great Yeldham, a quaint picturesque village which is part of a busy route between Haverhill and Halstead. The village inhabits around 1950 people, surrounded by

farmland with many footpaths for locals to walk and is also situated close to Colne Valley Railway; allowing people living outside the village, to visit the pub. It has a few local amenities such as St. Andrews church, cafes and shops. The city of Colchester is a 40-minute drive away and an hour on the train.

Evaluation

The site is owned by Admiral Taverns and has a well-established team ready to run the pub when it opens after works have completed; bringing back the opportunities the pub gave to customers when it was previously open. It has previously been recognised for its important role at the heart of the local community with two other hospitality businesses in the area. Admiral Taverns believes the space will be able to offer a range of food and drinks, with a menu consisting of hearty pub grub and Sunday dinners. Sunday lunches were especially popular here when it was last open and therefore, Admiral Taverns believe they can bring this back with a new team of staff once the property is open again. There is also a fair-sized beer garden to rear of the property which has the opportunity to encourage the locals to spend time within the space.

Design & Impact

Our client, Admiral Taverns are seeking to upgrade the external appearance of the building and update the internal of the pub, including a new adjustment to the bar. Admiral Taverns would like to add some new festoon with timber posts to the external area including new balustrades and doors to the front and rear. The proposed external works would make The Three Bottles more aesthetically pleasing, as well as offering a well-lit and zoned area where customers can socialise outdoors. The proposed adjustment to the bar means that the space to the dining area will be expanded. This will mean more customers will be able to use the facilities and dine at The Three Bottles with ease without it feeling overcrowded. By upgrading the flooring internally, this will also improve the overall design of the pub but and will create design continuity throughout whilst still complimenting the existing character of the property and ensuring the pub stays true to itself.

Access

As this is an existing site, the existing transport network will be retained

Conclusion

This site was listed as Grade II in 1962 due to its historical and architectural interest within the village of Great Yeldham. The pub also sits within the Conservation Area. The proposed works will benefit the pub aesthetically and will improve the overall facilities. As this was previously a well-loved pub by the locals, the new and upgraded facilities will attract previous and new customers as it will become more of a talking point. With great existing transport links, access to the pub is easily available for anyone who wants to visit. All works will be respectful to the pubs heritage and architecture and will be considerate to the proportions and existing details on the building.