

Design & Access Statement
for
Planning & Listed Building Applications
at
Pump Farm House, Warley Gap, Little Warley,
Brentwood, Essex. CM13 3DR

November 2023

REVISION A



Prepared by: Chris Betts RIBA, AABC
M. 07970 097417
E. chrisbetts@cbarchitecture.co.uk

CBA
cbarchitecture
Design | Conservation | Historic Buildings

Chris Betts RIBA AABC

cbarchitecture, The Studio, 47, Colchester Road, West Bergholt, Essex, CO6 3JQ

E. chrisbetts@cbarchitecture.co.uk M. 07970 097417

All rights in this work are reserved. No part of this work may be reproduced, stored or transmitted in any form or by any means (including without limitation by photocopying or placing on a website) without the prior permission in writing of the writer of this report except in accordance with the provisions of the Copyright, Designs and Patents Act 1988. Applications for permission to reproduce any part of this work should be addressed to cbarchitecture.

Undertaking any unauthorised act in relation to this work may result in a civil claim for damages and/or criminal prosecution. Any materials used in this work which are subject to third party copyright have been reproduced under licence from the copyright owner except in the case of works of unknown authorship as defined by the Copyright, Designs and Patents Act 1988. Any person wishing to assert rights in relation to works which have been reproduced as works of unknown authorship should contact chrisbetts@cbarchitecture.co.uk

cbarchitecture asserts its moral rights to be identified as the author of this work under the Copyright, Designs and Patents Act 1988.

Contents

Section 1: Introduction

Section 2: Design and Access Statement

Section 3: Design Statement

Section 4: Heritage Significance and impact

Section 5: Access Statement

1.0 INTRODUCTION

Description of Development

- 1.1 This design and access statement has been prepared to support planning and listed building applications for the repair and alteration of the existing building at Pump Farmhouse, Warley Gap, Little Warley, Brentwood, CM13 3DR.

Report Context

- 1.2 The statement addresses the principle of the proposed repairs and alterations to be undertaken at the property which is supported by drawings and a Heritage statement.
- 1.3 These applications also address points that were raised in the preapplication submission dated 24th February 2023 (Ref: 23/06034/PHEXP) where comments provided by the conservation officer have been incorporated into the scheme in conjunction with the need to bring the property up to modern day standards and to support its sustainable long-term use. They also incorporate changes made following the receipt of the conservation officer's report dated 8th March 2023.

Site Description

- 1.4 The site is known as Pump Farmhouse, Warley Gap, Little Warley, Brentwood, CM13 3DR and is located near Warley, Essex.
- 1.5 The property is currently unoccupied.
- 1.6 The property has undergone changes during the latter half of the 19th and throughout the 20th centuries which have increased the size of the building and external changes to the character, as detailed in the attached Heritage statement. The alterations proposed in this application support the same spirit of the changes.

2.0 DESIGN AND ACCESS STATEMENT

2.1 The Town and Country Planning (General Management Procedure) (England) Order 2015 requires Design and Access Statements to be submitted in support of certain applications.

2.2 The substance of the Design and Access Statement is laid out in the National Planning Practice Guidance published 6 March 2014. Further guidance has historically been provided by CABE as follows:

2.3 *Design & Access Statements – How to write, read and use them*, produced by CABE Notes that:

Design - It is noted that the Design Statement needs to include the following information namely

- Use – What the buildings and spaces will be used for
- Amount – How much would be built on the site
- Layout – How the building, public and private spaces will be arranged on the site, and the relationship between them and the building and spaces around the site
- Scale – How big the building and spaces would be (their height, width and length)
- Landscaping – How open spaces will be treated to enhance and protect the character of the place
- Appearance – What the building and spaces will look like, for example building materials and architectural details

2.4 Access

The statement needs to include two potential aspects of access and also show that all access issues have been considered together.

3.0 DESIGN STATEMENT

Use

- 3.1 This application proposes the continuity of use of the building for private domestic residential accommodation with minor internal alterations and the extension and reconstruction of existing accommodation to the west side of the building.
- 3.2 The property was originally built for residential use and as detailed in the Heritage Statement this continued use will support and benefit the ongoing long-term use and survival of the building.

Amount

- 3.3 The scale and extent of the alterations and development include interior changes and replacement of later extensions to the west side of the building.
- 3.4 The building will also be undergoing sensitive repair and refurbishment throughout.

Layout

- 3.5 Internal changes will involve small scale adaptations to modern changes to improve the use of the accommodation.

Scale

- 3.6 The later and modern extensions to the west side will increase in size but still remain proportionate to the main building.

Landscaping

- 3.7 The property has a large garden with a number of mature trees. This feature will remain unchanged with only minor adjustments near the building.

Appearance

- 3.8 The external appearance of the main building will remain relatively unchanged with the exception of the existing garden room and outbuilding at the west end which are to be replaced.

All new windows to the extension will have slimline double glazed sealed units made by Histoglass or similar.

4.0 HERITAGE SIGNIFICANCE AND IMPACT

4.1 This design and access statement should be read in conjunction with Place Services Heritage Statement dated April 2023 (copy attached) which sets out the Heritage significance of the site and building.

4.2 Since receiving planning and listed building consent the new owners of Pump Farmhouse would like to install an Air Source heat pump (ASHP) as a drive towards lessening their impact on the environment and also in recognition of Brentwood Borough Council's approach to sustainability.

4.3 This application therefore sets out the approach to this proposal including details of the type of equipment and its proposed location at the site.

4.4 The attached information produced by The Eco Team propose the new equipment is to be located on the southside of the modern garage/car port located to the north side of Pump Farmhouse.

It will be positioned at low level and enclosed behind a black painted timber screen, which matches the timber structure behind.

From here pipework will run underground to the north side of the boiler house, where they enter the building at low level and into the heating system.

The ASHP units have been positioned as far as possible away from the main house, but also being mindful of potential noise to adjacent neighbours.

The proposal also follows the recommendations set out in the latest EPOA Essex Design Guide.

4.5 In terms of impact on the fabric and setting of the Pump Farmhouse building. There will be no impact on the building itself, as the ASHP is not physically attached to it or against it.

There will be a neutral impact on the setting of the main building, as the ASHP will be located approx. 7 metres away from the north side of the property. The ASHP units will be screened by a low timber fence that will be painted black to match the garage/carport behind. The garage/carport is a modern building and has no historic significance.

5.0 ACCESS STATEMENT

- 5.1 The application seeks to retain the existing access arrangements to and from the property, via the existing external doors and where possible external ground levels will be adjusted to allow for flush access. The building is listed Grade II and therefore junction and access arrangements will have to be sensitively handled.
- 5.2 Internally the existing floor levels are quite irregular from one area to another due to the historic development of the property over time and it will not be possible to make significant changes to this arrangement without detriment to the historic character of the building. However where modern interventions have been installed, in places this includes raised thresholds to internal doors, there will be the opportunity to adjust these to allow for flat access.