

# THE PLOUGH

## DESIGN & ACCESS STATEMENT

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# Introduction & Proposal

The property is located off the main road within the village of Great Chesterford.

Our clients wishes to gain permission for changes to an existing fireplace.

This Design & Access statement is prepared to provide a cogent argument that the proposal is appropriate.

## 2.0 Information

- 2.1 BKDG SITE 01  
BKDG BLOCK 01  
BKDG PR 02  
BKDG PR 03  
BKDG DESIGN & ACCESS STATEMENT  
BKDG HERITAGE STATEMENT

## 3.0 Context

- 3.1 The site is located off the main road within the village of Great Chesterford
- 3.2 The site sits within the existing Danbury conservation area.
- 3.3 The proposal has minimal effect on the setting.
- 3.4 The National Planning Policy Framework (NPPF) 2019 sets out a presumption in favour of sustainable development.
- 3.5 Sections 12 and 16 of the NPPF are of particular relevance in this case as they relate to achieving well-designed places and conserving/enhancing the historic environment.
- 3.6 Local Policy / The relevant planning policies of the adopted District Plan have been considered.
- 3.7 Flood Risk Assessment / Not applicable to application.
- 3.8 Ecology / No Ecological or BAT survey is provided as the existing buildings are in use.

## 4.0 Planning & Status

- 4.1 Below is the recent planning history.
- 18 Jul 2023  
Replacement roof coverings and windows.  
Ref. No: 23/00052/LBC | Validated: Fri 20 Jan 2023 | Status:Application Permitted
- 16 Sep 2022  
Essential structural and maintenance works to an existing outbuilding.  
Ref. No: 22/01373/LBC | Status:Application Permitted
- 01 Mar 2022  
Reterospective 2 x externally illuminated fascia signs. 2 x externally illuminated post signs. 1 x non illuminated post sign. 1 x externally illuminated hanging sign.  
Ref. No: 21/02472/ADV | Status:Application Refused
- 01 Mar 2022  
Installation of replacement illuminated and non illuminated signs  
Ref. No: 22/00007/LBC | Status:Application Refused
- 06 Dec 2023  
Opening up of existing central fireplace by the removal of a small quantity of brickwork along with essential flue repairs  
Ref. No: UTT/23/2639/LB | Status: Refuse
- 06 Dec 2023  
Redecoration of existing external paintwork.  
Ref. No: UTT/23/2657/LB | Status:Approve with Conditions

## 5.0 Design

- 5.1 Use A4 Public House
- 5.2 Amount None
- Brief To gain permission for changes to an existing fireplace to allow its continued use.
- 5.3 The existing use of the application property would not change as a result of this proposal and create no additional floor space.
- 5.4 The proposal seeks to revitalise the existing fireplace and insert a new flue liner which is necessary under regulations for its use and for it to be signed off by our installers.
- 5.6 The proposal would not create any issues relating to layout or scale.
- 5.7 The proposed would not create any layout changes to the property.
- 5.8 The proposal would not create any landscaping issues
- 5.9 Design and Layout including impact on Conservation Area
- Neighbour Impact There would be no impact on the neighbouring properties due to the design, topography of the site and location
- Amenity & Layout There would be no impact
- 5.10 Parking Provision
- No alteration
- 5.11 Sustainability  
Our proposal will also use sustainable sourced materials.

## 6.0 Access

- 6.1 Our revised proposal does not alter the existing access.

## 7.0 Conclusion

- 7.1 The Greene King group of companies, has a rich heritage of over 200 years, is committed to making a positive contribution to society and to the environment in which it operates in villages, towns and city centres across England, Wales and Scotland. Developing and implementing business practices to deliver financial success whilst conducting their business strategy and operations reducing their environmental impact as a long-term sustainability aim of the business, collaborating with suppliers and partners to minimize the environmental impact on local communities, whilst ensuring high quality brand propositions and service.
- 7.2 The removal of a small section of brickwork will allow the fireplace to once again become heart of the pub and will provide visual connection to the existing layout.
- 7.3 ***The use of the removed brickwork the hearth means there will be no loss of existing materials***
- 7.4 The proposal we feel is in keeping the building traditional and will allow the existing features to show through.
- 7.5 **The development will not adversely affect the local character and it hoped the planners will be able to agree with the above comments and be able to favourably recommend the amended scheme.**
- 7.6 In conclusion, it is considered that these proposals will be to the benefit of the building in terms of ensuring its continuing maintenance and longevity of the fabric.
- 7.7 Taking into account the above factors, it is considered that the proposed development complies with the aims and objectives of the above mentioned policies contained within the District Plan and the principles set out in the National Planning Policy Framework 2019 and on this basis consent should be granted accordingly.