

Ref: 5640 Statement (New Windows and minor works)  
Date: February 2024

**BRIEF DESIGN ACCESS AND HERITAGE STATEMENT IN SUPPORT OF  
APPLICATION FOR THE INSERTION OF WINDOWS TO THE REAR  
ELEVATION OF THE HOST PROPERTY**

**AT**

**THE PUNCHBOWL, THE STREET, HIGH EASTER, CHELMSFORD, ESSEX  
CM1 4QW**

**01 Introduction.**

This Statement has been prepared to support a full planning and Listed Building Consent Application for minor works at The Punchbowl that seek to secure consent for the provision of additional windows and effect minor repairs to the rear part of the building formed approximately 48 years ago.

It comprises a brief combined planning, heritage, design & access and transport statement submitted in association with the planning and listed building application for the above works.

This statement should be read in conjunction with the development proposal plans forming part of the application.

**02 Description and heritage value of the Site.**

The application site deals with a small part of the property to the rear that constructed as per record drawing 03 approximately 48 years ago.

Works comprise forming openings within modern timber frame and creation of openings to receive bespoke joinery that will provide both background ventilation and natural daylight to the rear section of the property.

The Punchbowl, The Street, High Easter is nationally recognised due to the success of the commercial restaurant and winery.

The main restaurant building benefits a Grade II listed status and abuts The Street.

Within the grounds of The Punchbowl are domestic parkland gardens, a tennis court enclosure, natural landscaping, a communal carpark for the restaurant and domestic use, together with an outdoor swimming pool with attached annexe leisure and sleeping quarters.

The site is accessed from a junction at School Road and extends from the southern boundary from the separation between St Mary's Church and to the northern boundary open fields.

To the east there is a row of cottages and landscaped open space to the west.

There are key vistas and experiences of both The Punchbowl restaurant and St Mary's Church through the site and the proposals presented respect the public realm constraints of the locality.

### **03 Heritage considerations, Scale, Siting, Design, Appearance & Materials.**

The site, subject to this application, deals with the insertion of new bespoke joinery that shall be fabricated by a local accredited Contractor in accordance with the detailed drawings prepared.

Works are of a minor nature and shall not result in any harm to the designated heritage asset that forms the host accommodation.

The insertion of bespoke joinery patterned on existing window styles shall sit comfortably within the rear elevation of the building and punctuate the existing solid wall panel without creating an overbearing or nuisance to adjoining properties.

The windows shall be handcrafted and respect the constraints of the Immediate environment resulting in no harm.

#### **Heritage assessment of scheme.**

For works that are affecting the main property and setting please refer to schedule of works noted on application drawings.

Works as recorded on application drawings include:

01. Form opening within modern softwood timber frame that is surfaced externally in a cement based render and lined internally in a plasterboard and skin finish.

Provide suitable lintel over and instal single light casement window with marginal bar as shown on both general arrangement drawings and detailed drawings D1.

No harm shall result of these operations as works are being carried out with crafted purpose made joinery and openings formed in modern construction.

02. Form opening within modern softwood timber frame that is surfaced externally in a cement based render and lined internally in a plasterboard and skin finish.

Provide suitable lintel over and instal two light casement window with marginal bar as shown on both general arrangement drawings and detailed drawings D1.

No harm shall result of these operations as works are being carried out with crafted purpose made joinery and openings formed in modern construction.

03. Carefully removed modern cement based render and provide suitable extended plinth with bell drip and lead covered capping over existing retained modern brickwork plinth.

No harm shall result of these operations as works are being carried out to the plinth and render base of a later addition to the building constructed approximately 45 years ago.

04. Form opening within modern softwood timber frame that is surfaced externally in a cement based render and lined internally in a plasterboard and skin finish.

Provide suitable lintel over and instal single light casement window with marginal bar as shown on both general arrangement drawings and detailed drawings D1.

No harm shall result of these operations as works are being carried out with crafted purpose made joinery and openings formed in modern construction.



**Photo of rear elevation showing modern late single-story addition.**

## Planning Considerations

### **Policy Considerations and involvement.**

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

### **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 and fully appraised during the pre-app site visit. It is recognised that the building is listed and provides a full description of the building including its setting.

The statement then goes on to assess the effect of the proposal on the Heritage Asset which is minimal as works are contained to later additions of the property without disproportionate increase in form and no increase in floor area.

It has been agreed that there is no harm to the Heritage Asset.

### **Policy GEN2 / Design.**

The proposals are compatible with the scale and appearance of the existing and surrounding buildings and does not affect adversely key environmental features in the setting, whilst providing a scheme that meets the reasonable needs of the user.

### **Policy GEN4 / Good neighbourliness.**

The proposals do not create any adverse effect on the ability for neighbours adjoining the site to have any loss of amenity as a result of the proposals.

### **Policy ENV2 / Development affecting a Listed Building.**

It is suggested that the development does not adversely affect the Listed Building and respects the appearance scale and character of the surroundings and the host accommodation.

The proposals shall not affect any historic fabric.

### **Policy H8 / Home Extensions.**

It is suggested that the scale, design and external materials respect those of the original building.

There is no material overlooking or overshadowing of nearby residential properties resulting from the scheme and the scheme when procured shall not have an overbearing effect on neighbouring properties.

**Conclusion.**

The submitted plans demonstrate that the scheme will not be visually intrusive or a discordant development.

It will fit in with the character of the area and provide socially compatible residential accommodation in tune with the tone of the immediate environment.

Procurement will not cause unnecessary and unacceptable harm to the character or appearance and setting of the Listed Building both contextually and physically and overall, the scheme on completion will positively contribute to the locality.

As works are of a sympathetic and minor nature, it is hoped that planning permission and listed building consent can be forthcoming with the appropriate conditions.