

# HERITAGE STATEMENT FOR PLANNING PURPOSE



61 RUNWELL ROAD  
WICKFORD SS11 7HQ

In connection with Planning Application  
Ref No. 24/00139/Full  
Date: 13/02/2024



TOWN & COUNTY VALUERS & SURVEYORS  
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## **1.GENERAL DESCRIPTION.**

The Heritage Impact, Design and Access Statement accompanies a Full Planning Application Ref No 24/00139/FULL Dated 13/02/2024 and associated for listed building Rf No. IOE01/1266/13 Consent for the 'Garage/store with bathroom Single story Side building with Access to front main road Entrance and link to main building.

The Existing property a small C18 wooden rafter timber framed and plastered cottage.

Ground floor single story bungalow with 3 Nos Sash wooden window, Double hung sashes with glazing bars also Roof thatched hipped with a chimney stack with a small diagonally set shaft.

Existing Garage roof is very old ceiling joists 2 mm x 6 mm not good condition that is changed with new ceiling joists 2 mm x 8 mm not increase the garage Height and not changed material.  
Existing Garage not connect or impact the main building.

The existing garage not Heritage Impact, Design and Access Statement has been written to meet the requirements of The Town and Country Planning (Development Management Procedure) (England) Order 2015.



INSIDE ROOF JOISTS



## **2.THE SITE & SURROUNDINGS**

The property comprises a Bungalow Estate building having a single-story main building.

The application site is located on the Runwell Road in Wickford is in the Eastern region of England.

The postcode is within the Wickford North ward/electoral division, which is in the constituency of Rayleigh and Wickford.

This information for the address Runwell Road,  
Wickford, SS11 7HQ

This postcode has been in use since 2011.

The site has been historically developed for residential use and is a typical Bungalow property.

## **3. Heritage statement**

The 61 Runwell Road SS11 7HQ Wickford Cottage is listed grade 2, with others Nos, of buildings this the citation is as follows.

Details The following building shall be added with this Ref: IOEO1/13 2/146 (Guinea pig hall) TQ79 SE 4/111.

This cottage grid ref: 75118939448 Easting 575118 Northings 193948 Building has rectangular range front main road with bricks & roof wooden farm building, possibly cattle shelter/garage roof timbers and felt roof and steel with black cooler gate with one door is Morden type or implement shed with integral cottage. Circa late C18 Flemish bond headers and weather boarded timber-frame end gables Corrugated asbestos sheet roof with gabled ends.

Long rectangular range facing farmyard to west comprising an fronted 3 Nos. of shah window with one main door implement shed or cattle shelter with and integral at south end with garage.

#### **4. INTERIOR**

The main building not changing by any impact wise the existing building integral or external cottage at north side existing garage.



**Inside garage**



**Outside garage**



**Front gate with door**

## **5. ASSESSMENT OF IMPACT ON SIGNIFICANCE**

The introduction of an additional garage timber roof does not cause harm to the significance of the cottage in that the work involves the introduction of a further partition in to the already partitioned if could be argued that there is a minor alteration against which should be set the improvement to the amenity of the building.

This is less than significant harm garage building very minor nature also to main building not changing any impact wise the existing building integral or external cottage at north side existing garage.



Front side not impact on heritage building

## **6. CONCLUSION**

The introduction of the garage flat timber roof has not caused harm to the listed asset and should be granted consent.





**Garage main door**

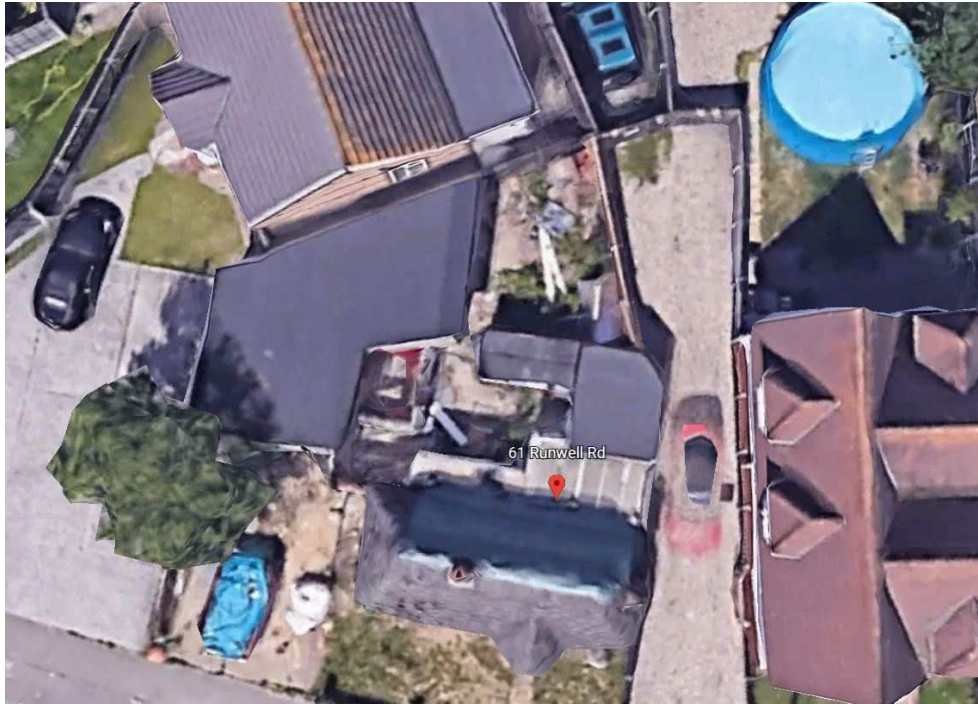
## **7. PROPOSED USE**

Single story Garage with one front main door and rear door to garden  
Purpose for click and collect for plumbing and electrical store.

This guidance and template aim to assist applicants or their agents in producing or commissioning the necessary heritage statement and impact assessment when submitting a listed building application or planning application for simple changes of use for existing small profile of the existing garage/store not affecting, not covering or impact the main building a single story the heritage asset.

Existing Garage roof not has more than 3 m Hight with new ceiling joists timber is not affect the heritage assets) also not affect environment, Heritage Statement of Significance and Impact Assessment Brief.

There is no requirement to provide at the end of this document, however the issues covered need to be included within the submission in order for the application to be validated.



AERIAL VIEW NEW PROPOSED GARAE ROOF

## **8. DESIGN PROCESS**

The proposed change of use garage to store with click and collect point will provide valuable space and improved the sounder area conditions for the existing house.

The proposed scheme ensures that the size of the proposal is commensurate with the size of the garage and allows for reasonable development of the site without overdevelopment and without causing demonstrable harm.

The proposal is in accordance with the objectives set out in the Basildon council Core Strategy and Local Plan, Appraisal, Enhancement Scheme, the London Plan and the National Planning Policy Framework.

The materials used in the exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwelling house

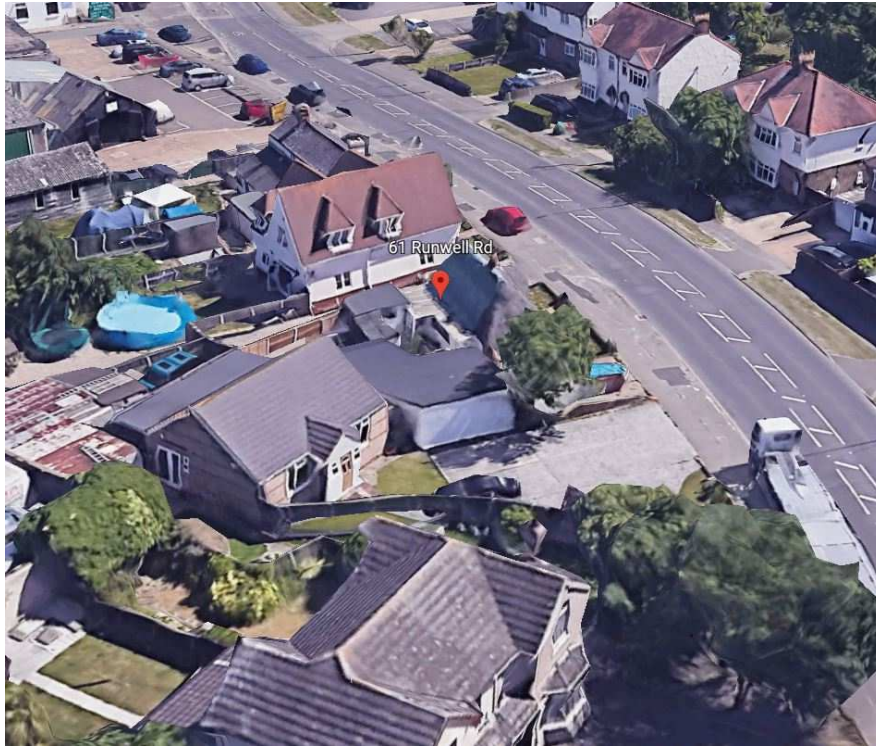


MAIN GARGE GATE

## **9. APPEARANCE**

The area surrounding the site is mostly residential in nature. The appearance of the extension & main garage is to match the existing and therefore will maintain the character of the surroundings.

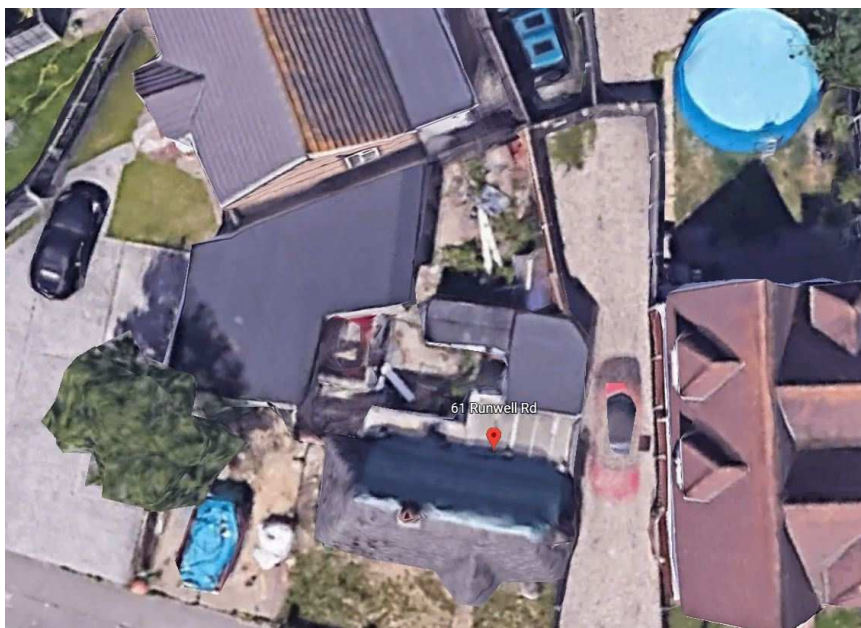
The extension & main house is designed to fit comfortably within the residential area. They will have designed with a flat roof to match the existing structure. windows or main garage gate to match existing are also proposed. Overall, the materials to be used will be of a high quality and of a specification that keeps to the character of the area.



VIEW GARAGE ROOF NOT ATTACHED MAIN BUILDING

## **10. DAYLIGHT / SUNLIGHT ASSESSMENT**

Due to the mass & orientation the existing building, the design proposals will have no impact on the daylight, sunlight and privacy enjoyed by the neighboring properties.



TOP VIEW GARAGE ROOF AWAY TO MAIN BUILDING

## 11. LANDSCAPING

No change to landscaping is being proposed.

## 12. ACCESS

### Vehicular and Transport Links

As the proposal is for an extension of an existing dwelling, the site already has established vehicular and transport links. The site is in close proximity to well serviced public transport.



VIEW MAIN ROAD TO LINK PROPERTY

## 13. FLOOD RISK

Very low risk means that each year this area has a chance of flooding of less than 0.1%. This takes into account the effect of any flood defenses in the area. These defenses reduce, but do not completely stop the chance of flooding as they can be overtopped, or fail.



LOCATION OF PERPORETY

#### **14. WASTE MANAGEMENT PLAN**

There are no issues raised with this application.

#### **15. COMMUNITY INVOLVEMENT**

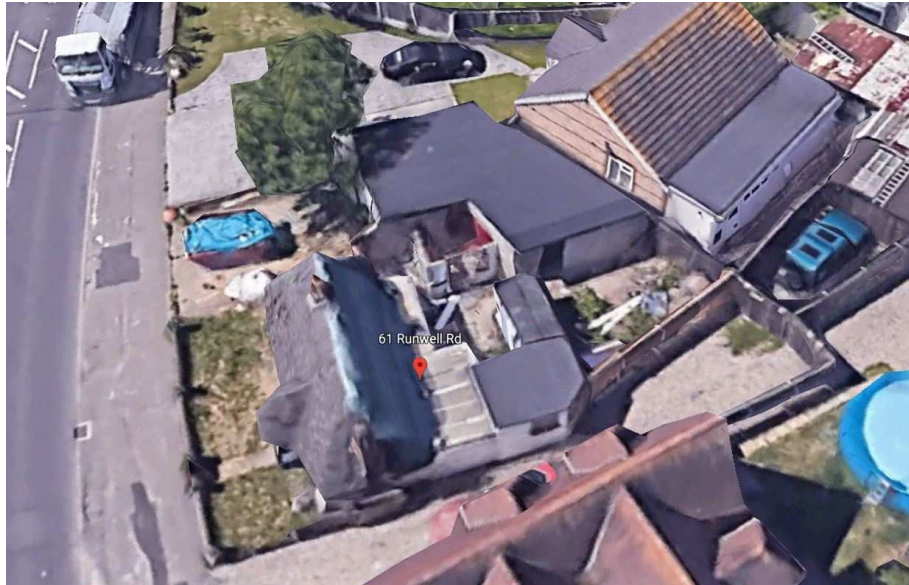
No community involvement has been considered necessary as there is no wider impact on the community.

#### **16. AFFORDABLE HOUSING**

Not applicable.

#### **17. LIGHTING ASSESSMENT**

This is ariel photo is not affecting the main listed building.



VIEW TO MAIN GARAGE ROOF

There are no significant lighting issues raised with this application.

## **18. TRANSPORT ASSESSMENT AND TRAVEL PLAN**

There are no significant transport issues raised with this application.

### Bus Stops near SS11 7HQ

- 1: Memorial Park is 0.07 Kilometers away
- 2: Memorial Park is 0.07 Kilometers away
- 3: South Beech Avenue is 0.25 Kilometers away
- 4: The Swans is 0.26 Kilometers away
- 5: South Beech Avenue is 0.26 Kilometers away

### Passenger Airports near SS11 7HQ

- 1: South end is 19.10 Kilometers away
- 2: Stansted is 44.10 Kilometers away
- 3: London City is 53.97 Kilometers away

4: Biggin Hill is 63.62 Kilometers away



## **19. FOUL DRAINAGE ASSESSMENT**

The modest increase in accommodation will not affect the current loading of the existing system of foul water or surface water discharge.

## **20. CONSERVATION AREA APPRAISAL**

The scale of the proposal has been considered in the design process to the suitability of scale, massing and materiality of the built forms. The appearance of the extension will be balanced and sympathetic to the immediate surroundings.





## **21. PLANNING HISTORY**

Not older relevant planning history for this property.

Retrospective garage replacement (including change of wall and roof profile)

61 Runwell Road Wickford Essex SS11 7HL

Ref. No: 22/00913/FULL

Received: Tue 21 Jun 2022

Validated: Tue 10 Jan 2023

Status: Decided

Erection of single story rear extension

61 Runwell Road Wickford Essex SS11 7HL

Ref. No: 22/00574/LBBAS

Received: Fri 22 Apr 2022

Validated: Mon 09 May 2022

Status: Unknown

Demolition of existing rear projection and erection of single story rear extension

61 Runwell Road Wickford Essex SS11 7HL

Ref. No: 22/00068/FULL

Received: Wed 19 Jan 2022

Validated: Thu 20 Jan 2022

Status: Unknown

## **22. POLICIES**

### **National Planning Policy Framework 2012**

This document came into force on 27th March 2012. The NPPF provides Central Government's overarching planning policy. The principles and policies contained in the Framework which includes a presumption in favour of sustainable development should guide the preparation of local plans that reflect the vision and aspirations of local communities. Three dimensions to sustainable development: an economic role contributing to building a strong, responsive and competitive economy; a social role supporting strong, vibrant and healthy communities; and, an environmental role contributing to protecting and enhancing our natural, built and historic environment. The Framework identifies 12 core land-use principles that should underpin decision making and plan preparation, which amongst other things aim at building a strong competitive economy, vital town centres, sustainable transport, advanced communications infrastructure, good design, healthy communities, meet the challenge of climate change, conserve and enhance the natural and historic environment. More specific to this application, paragraph 134 of the NPPF, which clearly states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

### **23. Basildon Council Local Development Framework (LDF)**

BD1 – All Development  
BD3 – Density in new residential development  
BD4 – Amenity space in new residential development  
BD7 - Internal Space  
E3 – Conservation of the Built Heritage  
H1 – Housing provision  
H2 – Housing choice  
T1 – Sustainable transport  
T3 – Walking & cycling  
T5 – Parking standards  
SP1 –Overall growth  
SP3 –Built environment  
SP7 –Housing  
LU5 – Housing type and density  
LU 5 –Housing Type and Density.  
TR2 – Public Realm Improvements.

## TR4 – Facilitating Cycling.

Policies BD1 and SP3 are overarching strategic design policies that serves as guidance to all new development proposals and require:

'Proposals for all forms of development must incorporate high quality sustainable construction techniques reflecting the Council's Supplementary Planning Guidance on Urban Design (September 2004) and Sustainable Design and Construction (May 2005



VIEW TO MAIN BUILDING NOT CHANGING ANY THINK

## **24. CONCLUSION.**

The layout of the proposal compliments the existing layout. The layout of the proposal has been designed to maximize the floor area. The stacking of the garage and store rooms also provides a better use of the parking and store room. The street frontage is not affected by the proposal. The space is designed to be easy to maintain and circulate throughout.

This Heritage Impact, Design & Access Statement submitted in conjunction with drawings and information supplied in a full planning application constitutes a well-considered proposal and it is respectfully requested that the Council grant planning permission for the proposed development.

The application is willing to accept reasonable conditions placed upon an approval should the council consider it necessary and reasonable within a grant of permission.