

The Red Cow, 11 High Street,
Chrishall
Design Access, and Heritage
Statement

RETENTION OF WORKS COMPLETED PURSUANT TO LISTED
BUILDING CONSENT UTT/16/0533/LB,
ALUN DESIGN CONSULTANCY.

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Introduction

This statement has been prepared to accompany the listed building application for the retention of works completed pursuant to Listed Building consent UTT/16/0533/LB,

Heritage Assets

The Red Cow and adjacent Barn are Grade II Listed buildings:-

The Barn

List Entry Number :-1322472

Description :-

Barn Southwest of the Red Cow Inn

Grade II GV

3-bay timber-framed and weather-boarded barn standing at right angles to the Red Cow Inn. Roof thatched.

The Red Cow

List Entry Number :- 1296220

Description :-

The Red Cow Inn

Grade II

C18, probably contemporaneous with Nos 2 and 3. Plaster faced upper floors, steeply pitched tiled roof with cross gable. 2 storeys and attics. Modern shop front. 2 1st floor flush sash windows with glazing bars, 1 attic window in gable

Relevant Planning History

UTT/16/0532/FUL & UTT/16/0533/LB

Granted approval for:-

Change of use and conversion of existing redundant barn and outbuilding to form bed and breakfast accommodation, in conjunction with the adjacent public house and erection of utility building.

Subsequent to the above approvals, the works were carried out and have been completed.

However, it was overlooked at the time and subsequently forgotten by the applicant that not all the conditions in connection with the Listed Building Consent UTT/16/0533/LB were discharged and whilst condition 2 was discharged, conditions 3, 6, 7 & 9 were not.

The outstanding conditions read-

- 3 The materials to be used in the construction of the external surfaces of the building conversion hereby permitted shall match those used in the existing building, details of which shall be submitted to and approved in writing by the local planning authority before any work commences on site. The works shall be implemented in accordance with the approved details. Subsequently, the external surfaces shall not be changed without the prior written consent of the local planning authority.
- 6 Details of any proposed flues shall be submitted to and approved in writing by the local planning authority, prior to the commencement of works

- 7 No works shall take place until detailed plans illustrating the window and door details and sections through the windows and doors have been submitted to and approved in writing by the local planning authority. The works shall be implemented in accordance with the approved plans. Subsequently, the details of the windows and doors shall not be changed without the prior written consent of the local planning authority.

- 9 Details of wall and ceiling finishes, including plinth detail and proposed insulation are to be submitted for approval by the Local Planning Authority, prior to the commencement of works. Details should also be provided relating to any proposed insulation. The works shall be implemented in accordance with the approved plans.

The proposal

It is proposed to retain the works as constructed and to provide the detail of the construction that should have been supplied previously.

Relevant completed details

The materials to be used in the construction of the external surfaces of the building conversion.

Roof:- Long Straw Thatch



Walls:- Black Timber featheredge weatherboards (See photograph below)



Plinths:- Red stock brickwork laid in lime mortar (see photograph below)



Details of any proposed flues

Except for bathroom extract vents, no flues have been constructed.

These measure 125mm square and have been located discreetly under the eaves- (see photograph below)



Detail of Doors and Windows

All the Joinery is timber and black painted, matching the black weatherboard surround. The joinery is flush casement- See the photographs below.



Wall and ceiling finishes, including plinth detail and insulation.
Internally the timber frame is exposed, with lime plaster between. The Ground Floor is overlaid with hardwood flooring.



Insulation was installed in accordance with the Building Regulations and as inspected by Uttlesford District Council in pursuant to approval UBR/16/0601/WFP.

As constructed, these included to the walls, (in order from inside to outside) Between studs, Lime plaster, laths, Oak frame, overlaid externally breather membrane and Celotex insulation, with plywood/ OSB, horizontal timber battens, breathable multifoil membrane, vertical timber battens, with ventilated cavity between and black timber feather edged (ex 32mm) timber weatherboards.

(See mid-construction photograph below.)- oak frame exposed, prior to plastering internally.



The C19 introduction of the infill first floor to the middle bay, accessed from the end bay original first floor necessitated the trimming of the original tie structural tie beam and this together with the introduction the front-facing dormer window has led to the long-term spread and distortion of the roof.

[Effect on Historic Asset and the Applicants case.](#)

The National Policy Framework (NPPF) stated that the purpose of the planning system is to achieve sustainable development and that protection and enhancement of the historic environment is an overarching objective in this (paragraphs 7 and 8). The NPPF identifies that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations (paragraph 184). It explains how applicants should describe the significance of heritage assets affected and that the level of detail should be sufficient to understand the potential impact of the proposal on their significance (paragraph 189). This understanding should also be used to avoid or minimise any conflict between heritage asset's conservation and any aspect of the proposal (paragraph 190), including through more sensitive design (Planning Practice Guidance, Conserving

and enhancing the historic environment' paragraph 019). It requires great weight to be given to an asset's conservation (paragraph 193), and any harm requires clear justification (paragraph 194) and should be weighed against the public benefits of the proposal (paragraphs 195 and 196)

Conclusion

It was an oversight not to have applied for the discharge of all the listed building conditions prior to the commencement of the works, however it is considered the completed works have been completed to a high standard.

The completed work has rescued this building which was in a very poor condition prior to its conversion. Furthermore, it ensures that the historic assets are preserved, given a sustainable future and that they will contribute the quality of life of existing and future generations.