

#2331
THE OLD VICARAGE

DESIGN & ACCESS STATEMENT
& HERITAGE IMPACT ASSESSMENT

Revision B



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*Drawings shown not to scale
unless otherwise stated*

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PROJECT SYNOPSIS

PROJECT BRIEF

This document looks at the proposal of a replacement rear extension of a similar size, style and material as a previously approved scheme (20080356), as well as converting a First-Floor room into a bathroom.

This a re-submission of a previous application (20240178).



SITE ANALYSIS

SITE CONTEXT

The Old Vicarage is located on the corner of Church Street bordering the grounds of St. Mary's Church to the North.

The properties within close proximity to the site are of varying age, style and materiality contributing to a rich and varied street scene.

The current arrangement features the original house sat forwards on the plot, a detached garage located at the rear of the site in a similar style to the house, and the majority of the garden off to one side.

The front of the property faces South with an established hedgerow running along the Southern & Eastern boundary. As well as this, the plot sits higher than Church Street making some areas of the site entirely out of view from public roads.

-- Site Boundary
01. Aerial Photograph



DESIGN CONSIDERATIONS

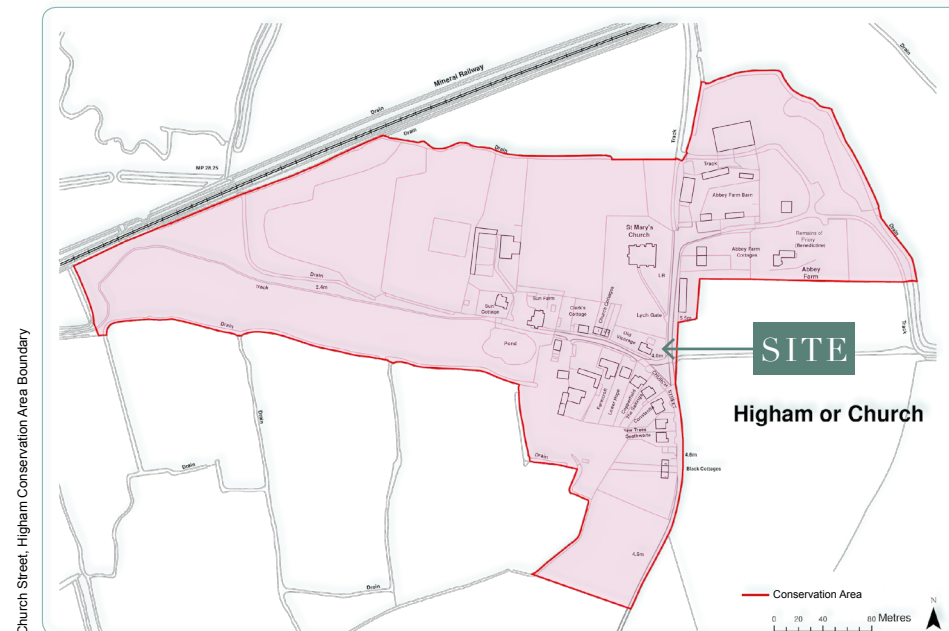
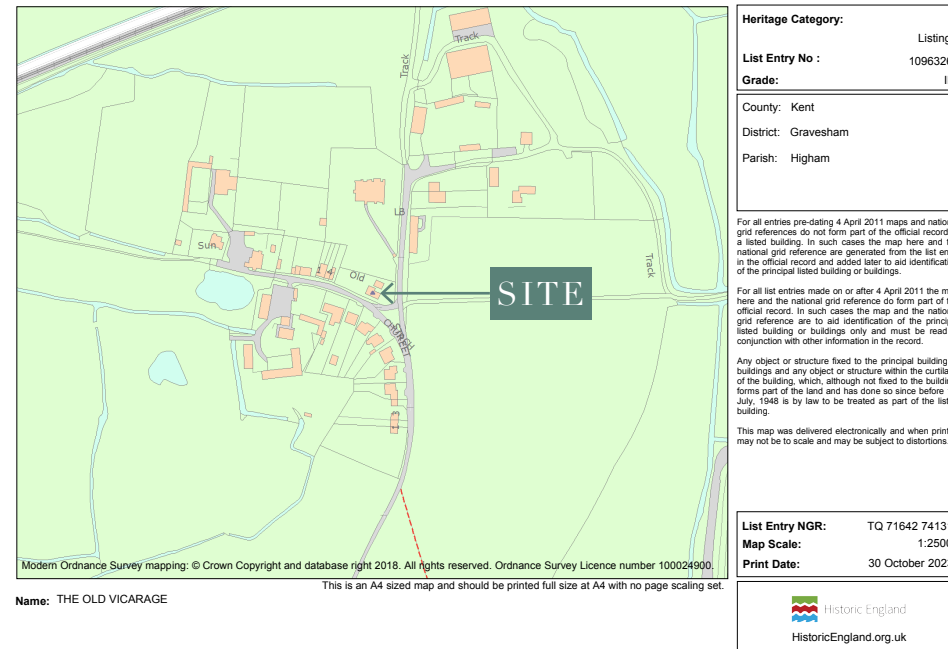
The Old Vicarage is a Grade II listed building (listed entry number: 1096326) and sits within the 'Church Street, Higham' conservation area; as shown in the accompanying maps.

With this in mind, special consideration will need to be given to how the proposal affects the house itself, whilst also considering the impact on the conservation area.

To do this, the following points must be considered during the design process;

- To use a design style appropriate to the house and similar to the existing rear extension to minimise the visual impact.
- To use materials that compliment the property, and where possible, use materials already featured on the site as a direct link to the existing.
- Consider the visual impact of the proposal when looked upon from the road.
- Consider other factors such as overlooking and overbearing.

01. Historic England Listed Building entry.
02. Local Authority 'Church Street, Higham Conservation Area Boundary' map.



PLANNING HISTORY

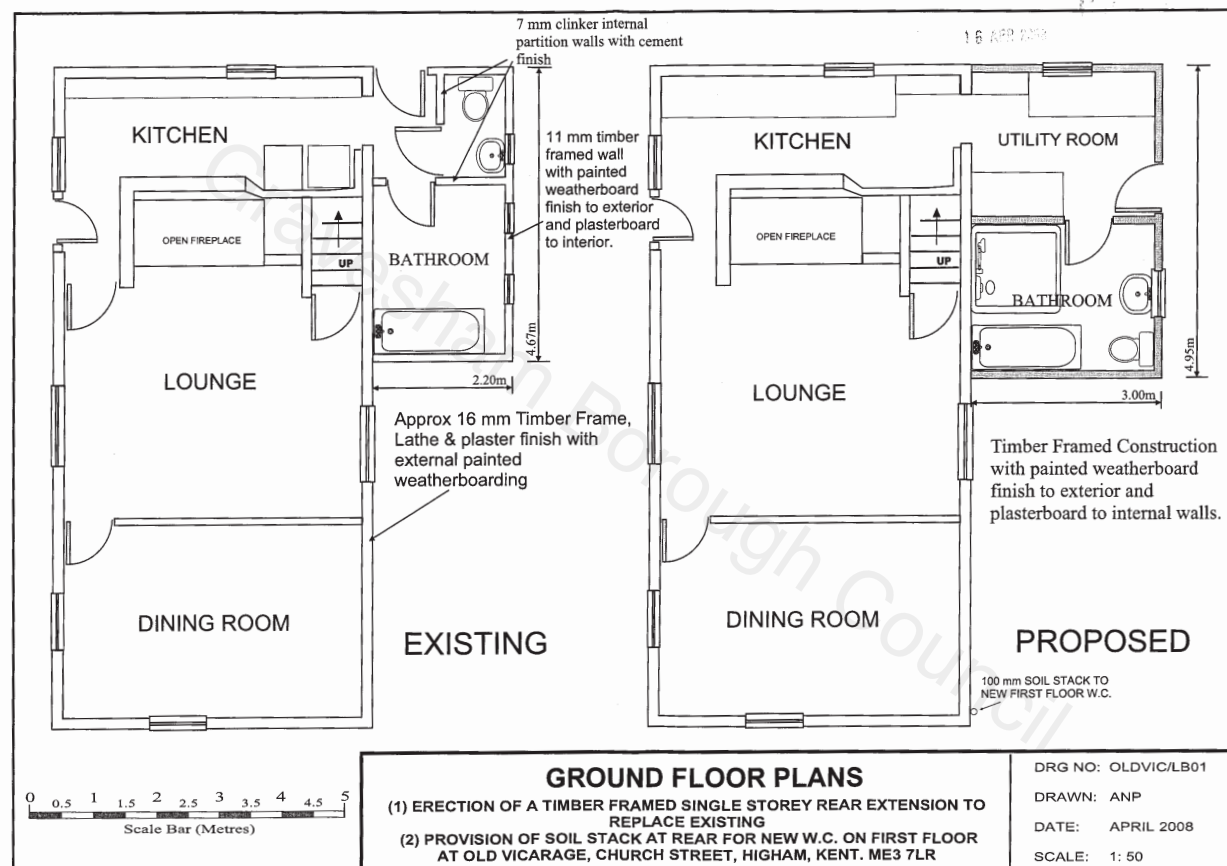
Reference: 20080356

Decision - Approved.

A previous application to replace the rear extension was granted approval in 2008 but was only partially completed. The proposal looked to increase the depth, length and ridge height of the current arrangement whilst the purpose remained quite similar. In terms of external materials, the proposal looked to use weatherboard to match the existing house with a natural slate tile roof with lead flashing.

The design put forward in this application looks to achieve a similar design to what was previously granted approval;

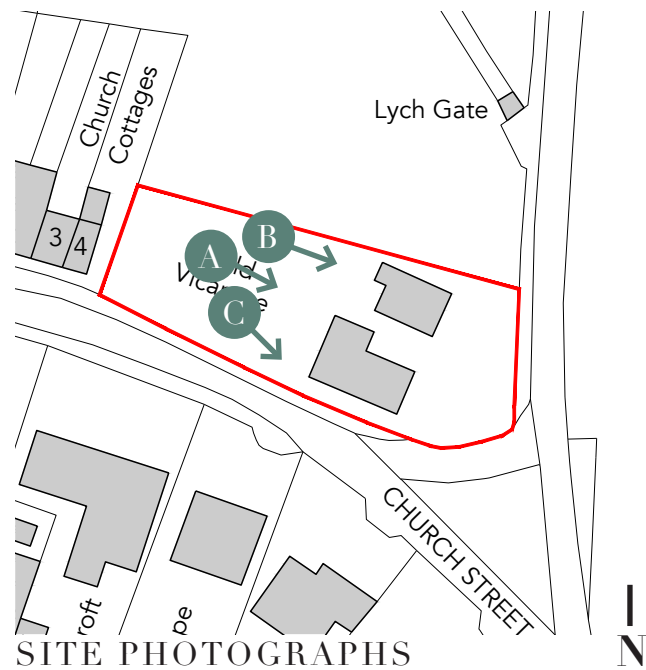
- Replacement of the rear extension.
- The same footprint (width and depth) as what was previously granted approval.
- Including a downstairs bathroom as part of the proposal.
- Moving the location of the rear door.
- Leaving the layout of the original house untouched.
- Using weatherboard to match the house.
- Using natural slate roof tiles.

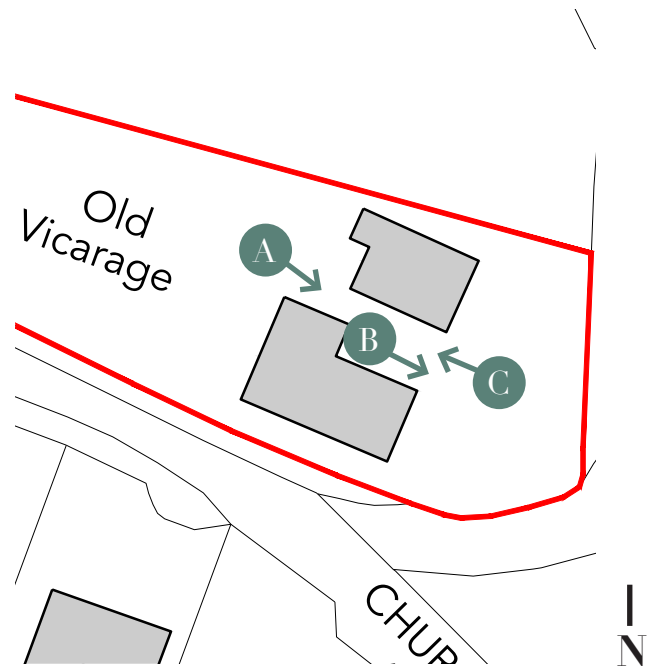


Application Reference: 20080356

Application Name: Application for Listed Building Consent for internal and external alterations in connection with the demolition of existing extension and erection of a replacement single storey rear extension to form a utility room and bathroom/wc and conversion of first floor storeroom into a wc involving provision of soil stack

Decision: Application Permitted 12 Jun 2008





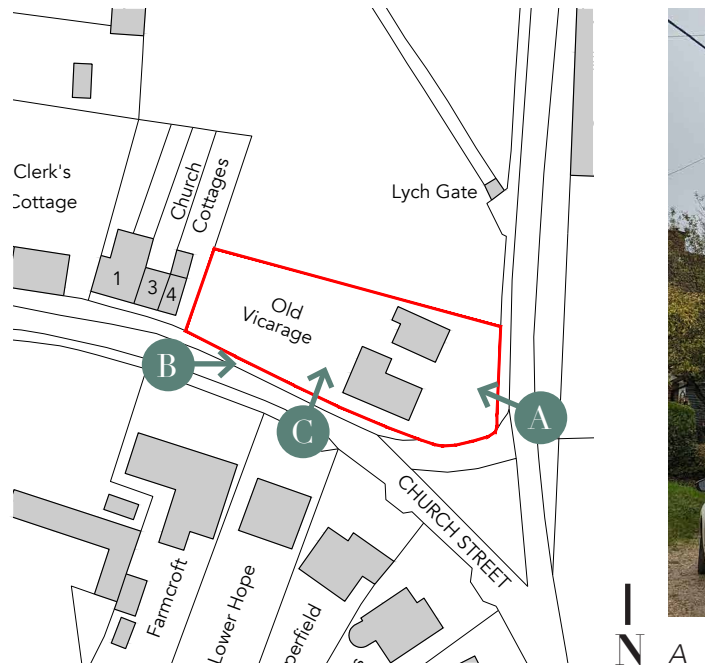
A



B



C

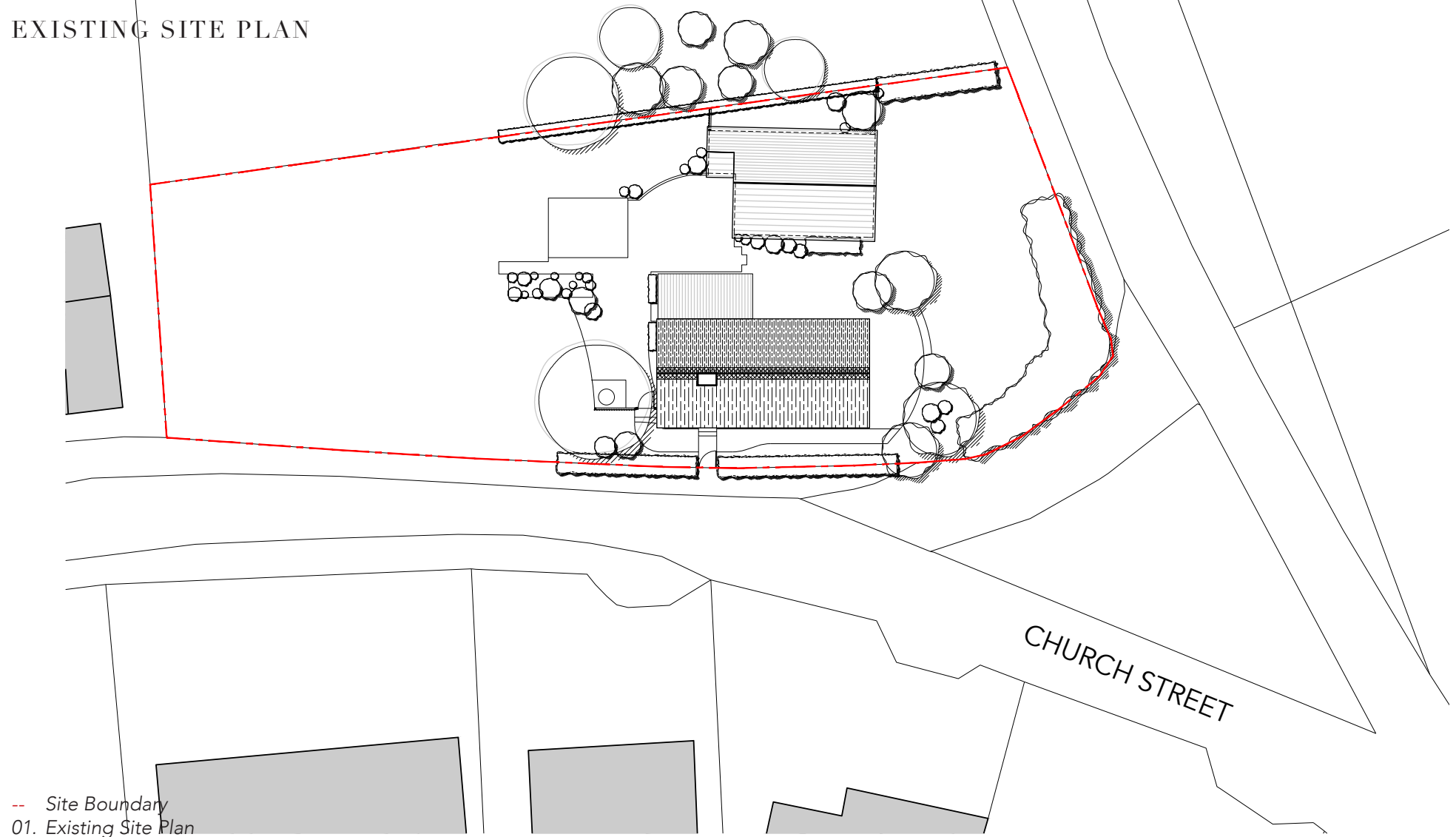


B



C

EXISTING SITE PLAN



-- Site Boundary
01. Existing Site Plan

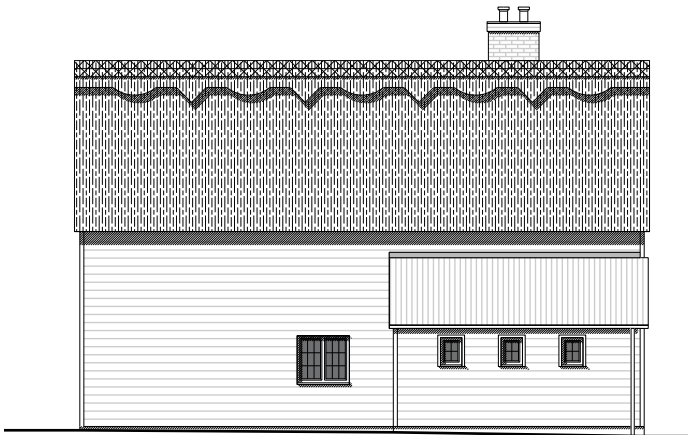
EXISTING ELEVATIONS



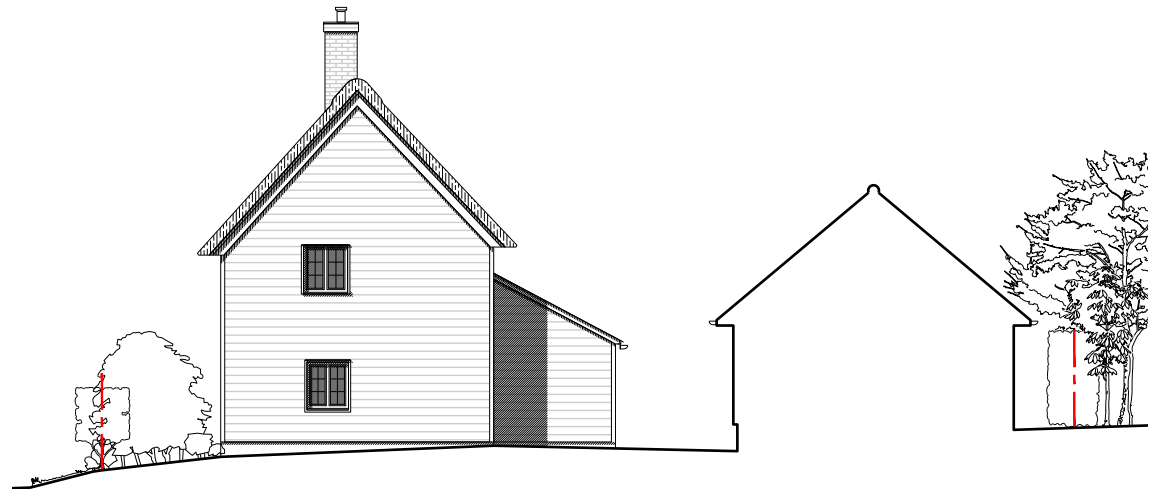
Front Elevation



West Side Elevation

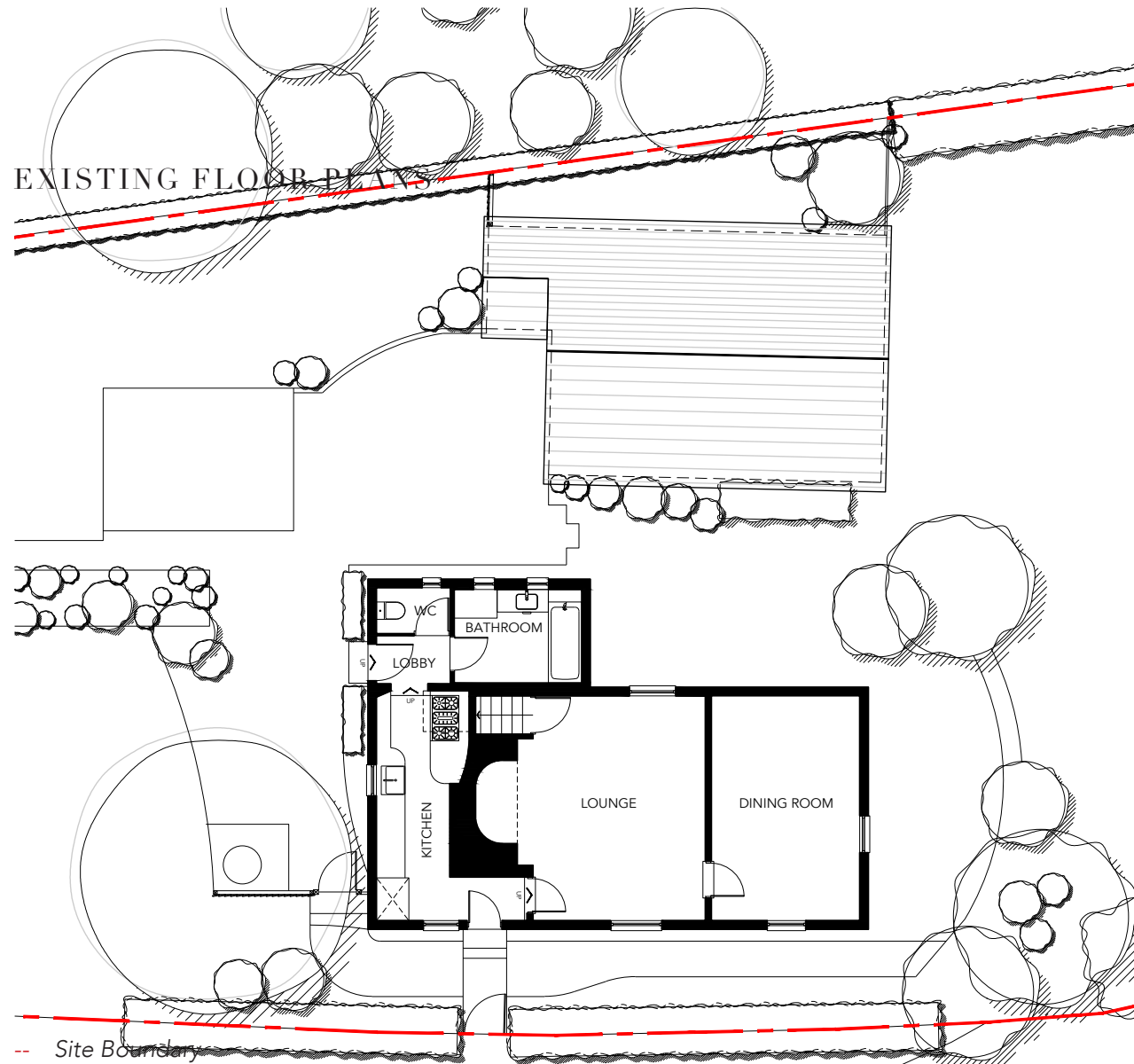


Rear Elevation



East Side Elevation

-- Site Boundary



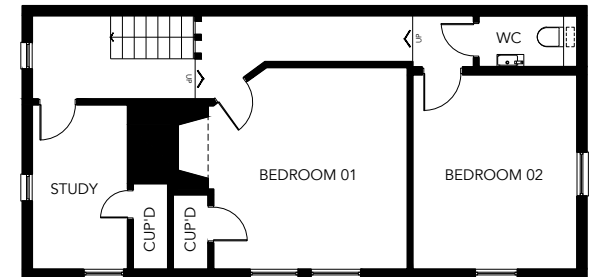
EXISTING FLOOR PLANS

-- Site Boundary

— From Left to Right

01. Existing Ground Floor Plan

02. Existing First Floor Plan



DESIGN PROPOSAL

DESIGN STRATEGY

This proposal looks to replace the existing rear extension with a new design similar in style and appearance to the current arrangement and of a scheme previously approved planning.

Following the refusal of a previous application (20240178) the design has been revised, addressing a number of the concerns raised by the Local Authority;

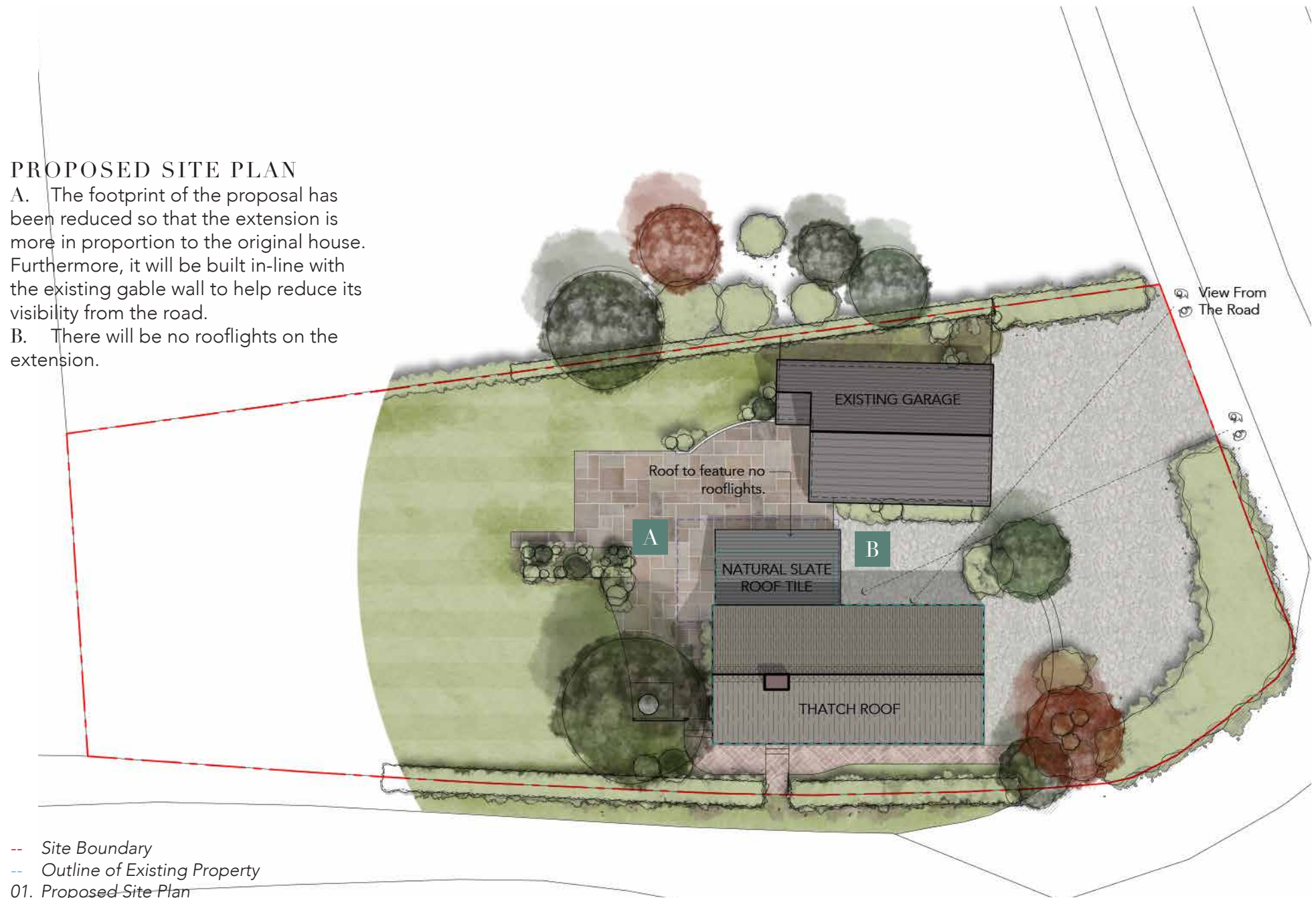
- The footprint of the extension has been reduced to match the size of the proposal previously approved.
- The extension no longer protrudes beyond the side wall of the house.
- The gap between the garage and the extension has been increased.
- The amount of glazing has been reduced.
- The proposed windows will be made of timber frames instead of aluminium.
- The rooflights have been removed from the scheme all together.



PROPOSED SITE PLAN

A. The footprint of the proposal has been reduced so that the extension is more in proportion to the original house. Furthermore, it will be built in-line with the existing gable wall to help reduce its visibility from the road.

B. There will be no rooflights on the extension.



- Site Boundary
 - Outline of Existing Property
01. Proposed Site Plan

SITE ANALYSIS

A. Site Lines - Given the level difference to Church Street, being set back, and the established planting, the extension will not be clearly visible from the road. The extension would also be difficult to view from the end of the driveway as shown.

B. Overlooking - The window facing West would be over 25m from the nearest property therefore overlooking concerns are minimised.

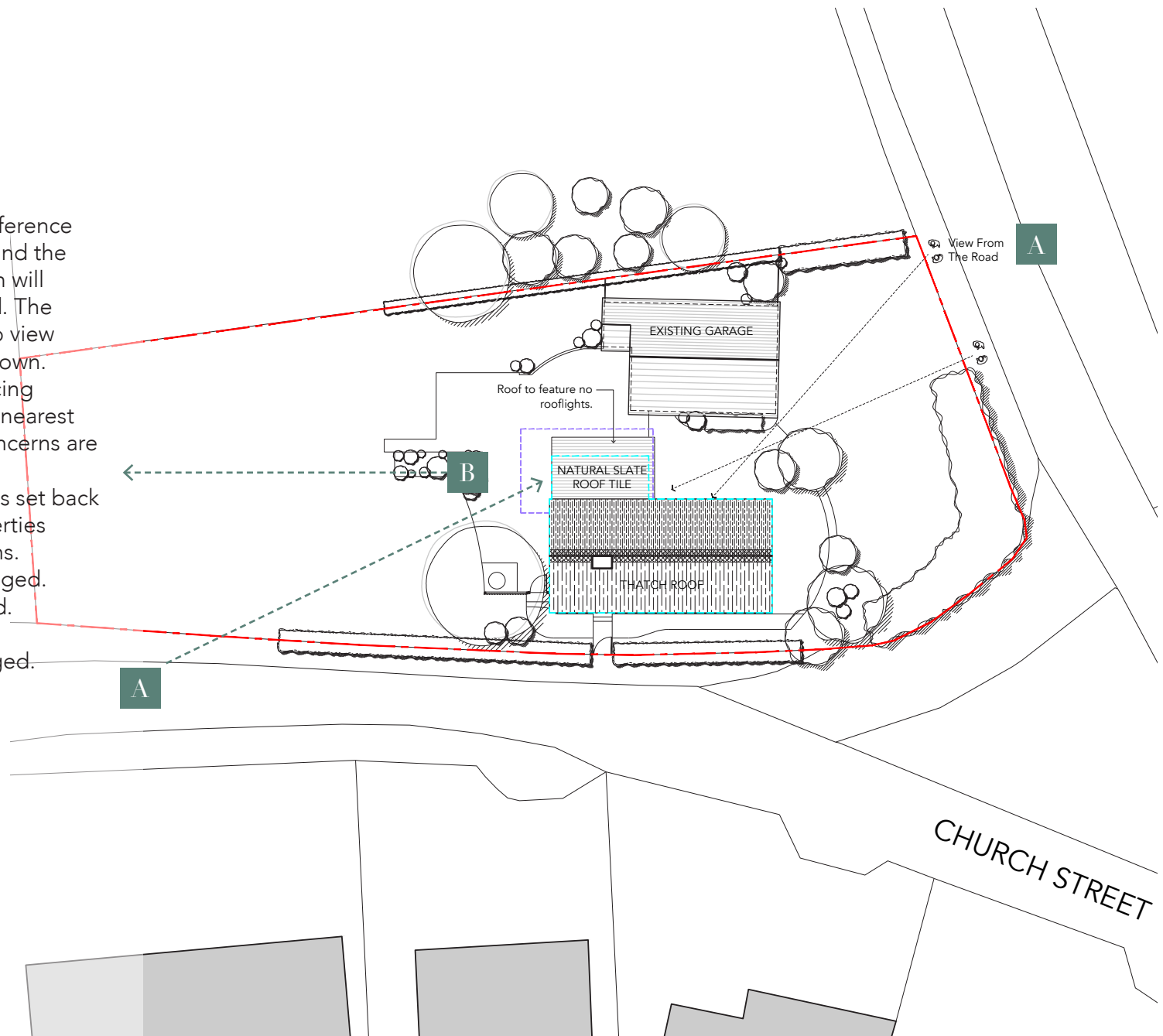
C. Overbearing - The extension is set back from the road and any other properties removing any overbearing concerns.

D. Boundary Treatment - Unchanged.

E. External Lighting - Unchanged.

F. Parking - Unchanged.

G. Access & Highways - Unchanged.



- Site Boundary
- Outline of Existing Property
- 01. Proposed Site Plan

PROPOSED FLOOR PLANS

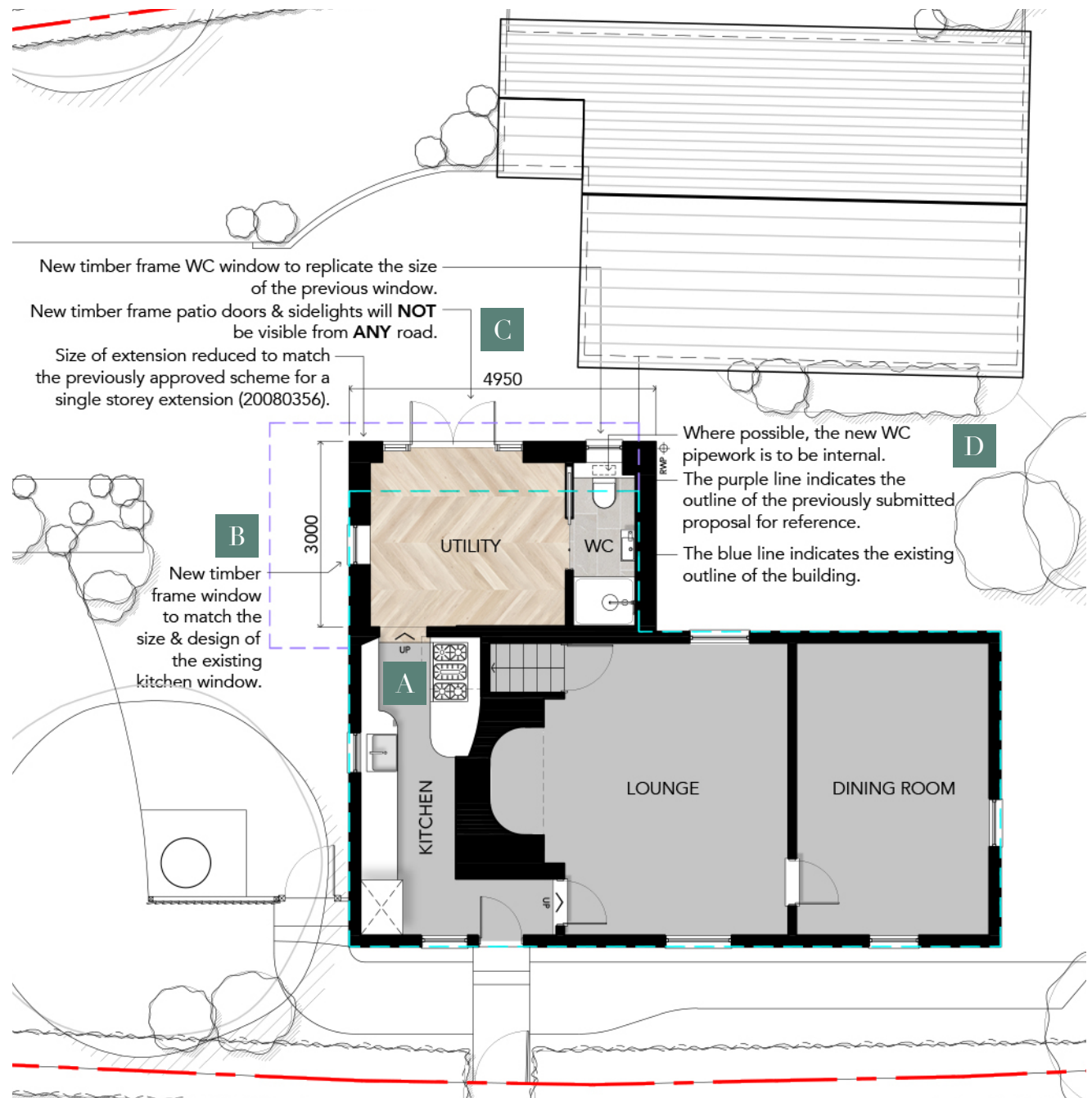
A. From the offset it was important to draw a line at the entrance to the original house ensuring all changes occurred outside of this area, impacting the rear extension only.

B. The West facing window will be small, replicating the size & design of the existing kitchen window, and will be more than 25m from the nearest property.

C. The proposed patio doors will face the rear of the site and will not be visible from ANY public road on any side.

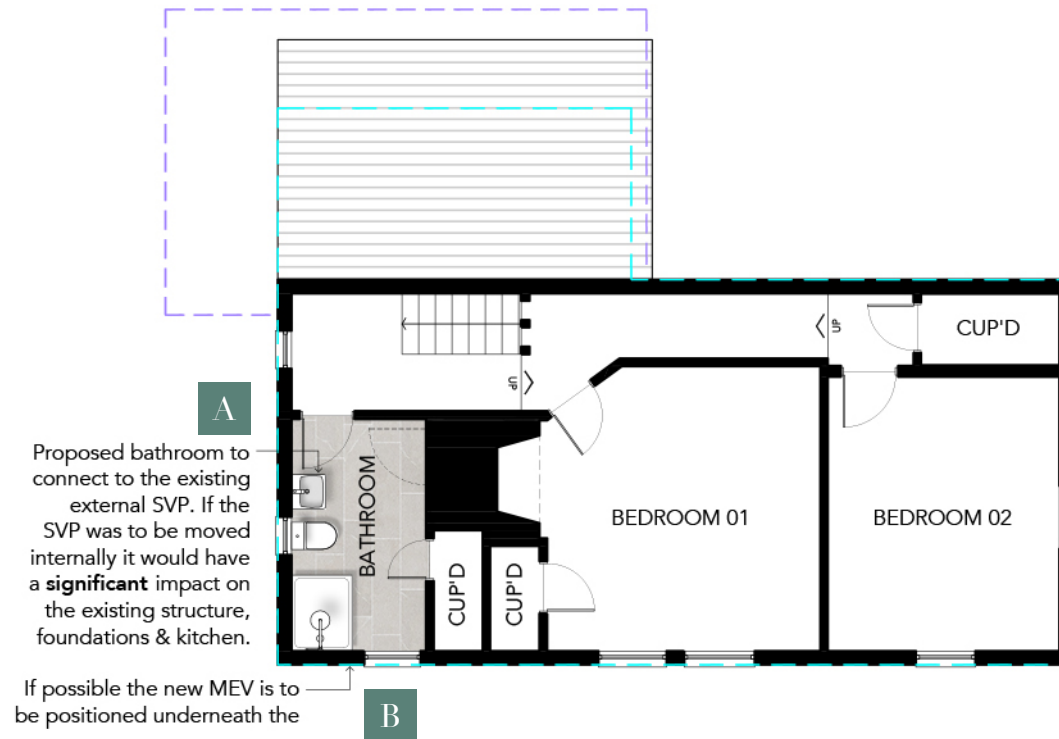
D. Similar to the Southern wall, this elevation will be clad in weatherboard to match the adjoining finish, and when viewed from the road, it would look similar to the exiting material, colour, and profile.

- Site Boundary
 - - Outline of Existing Property
01. Proposed Ground Floor Plan



A. The proposed upstairs bathroom will not alter the internal layout, it will require no demolition, and will not impact the external appearance of the property.

B. In support of this, the bathroom will utilise the existing external SVP already present on the site and any new MEV will be positioned underneath the existing eaves if possible.



- Site Boundary
 - Outline of Existing Property
01. Proposed First Floor Plan

MATERIALS PALETTE

The proposed materials have either been drawn directly from the existing property or have been chosen to compliment those already present.

At low level, up to the DPC, there will be a visible brick plinth no more than 150mm high. Above this, timber weatherboard finished either black or an off-white depending on the corresponding elevation.

All windows and doors will be made using a timber frame painted to match the surrounding weatherboard cladding (as shown in the attached image taken on site).

The roof will be finished with a natural slate tile and lead flashing to compliment the surrounding materials.



All images are examples of the chosen materials apart from the image of white weatherboard and a timber frame window which was taken on site.

PROPOSED ELEVATIONS

A. Previously, the extension was visible from the front elevation as indicated by the purple dashed line. The design has since been revised, reducing the footprint of the extension and ensuring it does not extend beyond the side of the house to help reduce visibility.

B. The existing First Floor window opening will not be impacted by the proposed bathroom.



- Site Boundary
 - Outline of Existing Property
01. Proposed Front Elevation



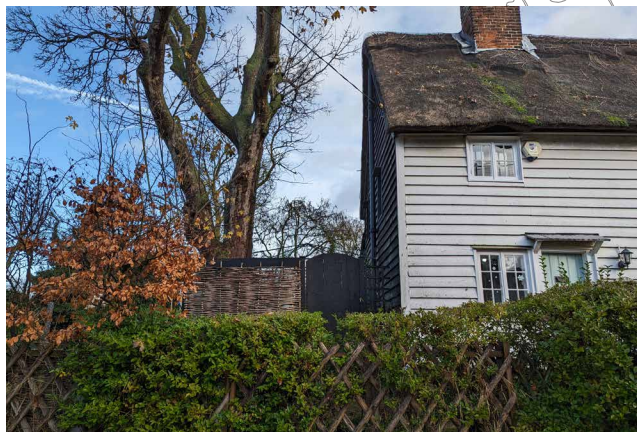
- Site Boundary
 - Outline of Existing Property
01. Proposed West Side Elevation



- Site Boundary
 - Outline of Existing Property
01. Proposed Rear Elevation



- Site Boundary
 - Outline of Existing Property
01. Proposed East Side Elevation



This street elevation illustrates how the extension will be out of view from Church Street unless stood at the far corner of the site over 25 meters away. Furthermore, the image above helps to demonstrate the level difference between the road and the house further reducing visibility.



- Site Boundary
 - Outline of Existing Property
01. Proposed Street-scene Elevation

DESIGN REVIEW

PROPOSAL SUMMARY

This proposal looks to replace the existing single-storey rear extension with a new design similar in location, arrangement and profile. The design also shares similarities with a scheme previously granted approval sharing the same footprint, materials and purpose.

The extension does look to create valuable additional space, and taking into consideration that the property is listed and within the conservation area, special attention was given to creating a design that would minimise the visual impact whilst looking to address any overlooking or overbearing concerns.



View from Church Street

The materials reflect those already on the house, including a brick plinth, timber weatherboard finished black and off-white depending on the orientation, and timber framed windows.

In regards to the proposed first-floor bathroom, there will be no impact on the internal arrangement, no demolition required, and minimal external visual difference as the existing windows will remain and the drainage will connect to the existing external soil vent pipe.

With this in mind, we believe that the proposal compliments the original house by replicating aspects of the original design, is suited to the conservation area by using materials already found on the building, and is sympathetic to the nearby properties by minimising overlooking, overbearing and the visual impact.



View from the Driveway

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