

#2331
THE OLD VICARAGE

DESIGN & ACCESS STATEMENT
& HERITAGE IMPACT ASSESSMENT

Revision A



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CONTENTS

*Drawings shown not to scale
unless otherwise stated*

Project Synopsis

3 Project Brief

Site Analysis

4 Site Context

5 Design Considerations

6 Planning History

7 Site Photographs

10 Existing Site Plan

11 Existing Elevations

12 Existing Floor Plans

Design Proposal

13 Design Strategy

14 Proposed Site Plan

15 Site Analysis

16 Proposed Floor Plans

18 Materials Palette

19 Proposed Elevations

24 Sections

Design Review

26 Proposal Summary

PROJECT SYNOPSIS

PROJECT BRIEF

This document looks at the proposal of a replacement rear extension, in a similar style and material as the existing, and converting a First-Floor room into a bathroom.



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

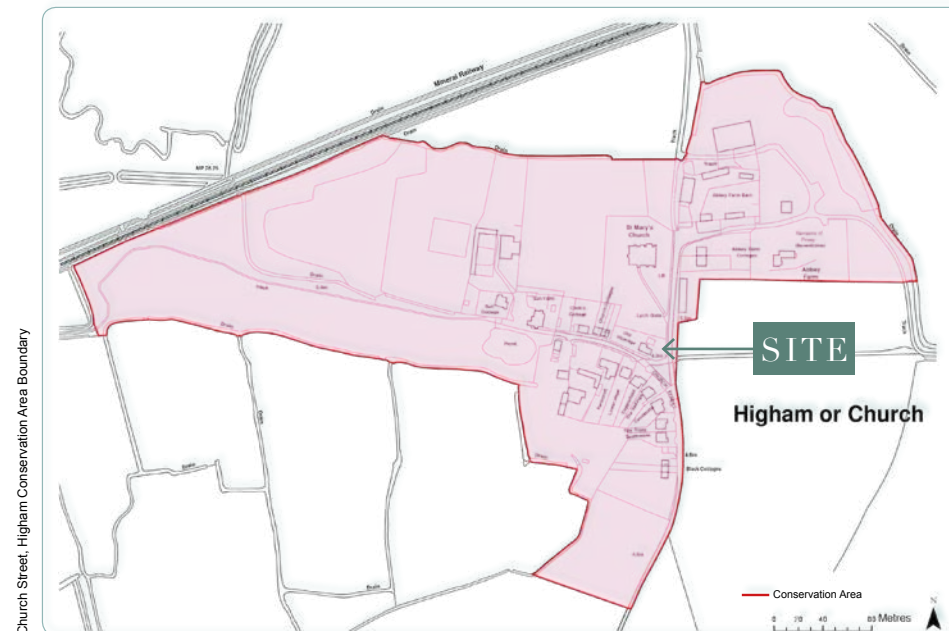
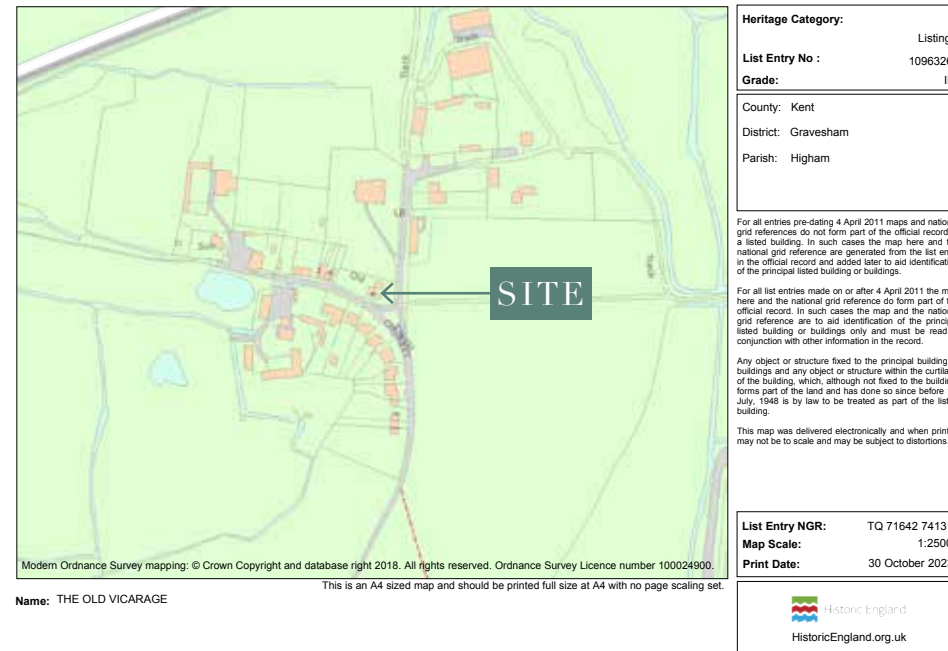
The Old Vicarage is a Grade II listed building (listed entry number: 1096326) and sits within the 'Church Street, Higham' conservation area; as shown in the accompanying maps.

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.

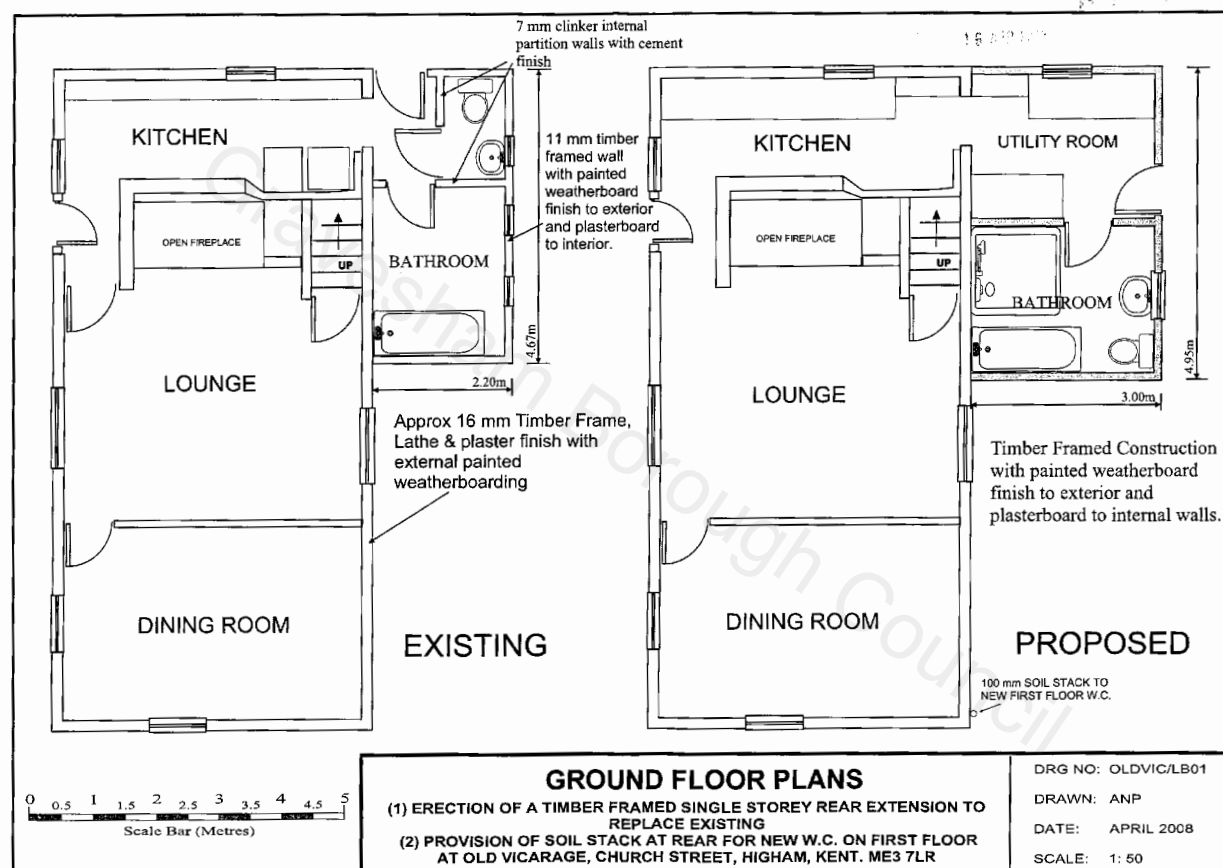


PLANNING HISTORY

A previous application to replace the rear extension was granted approval in 2008 but was never completed. The proposal looked to increase the depth, length and ridge height 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 outcome with a number of similarities to the proposal previously granted approval;

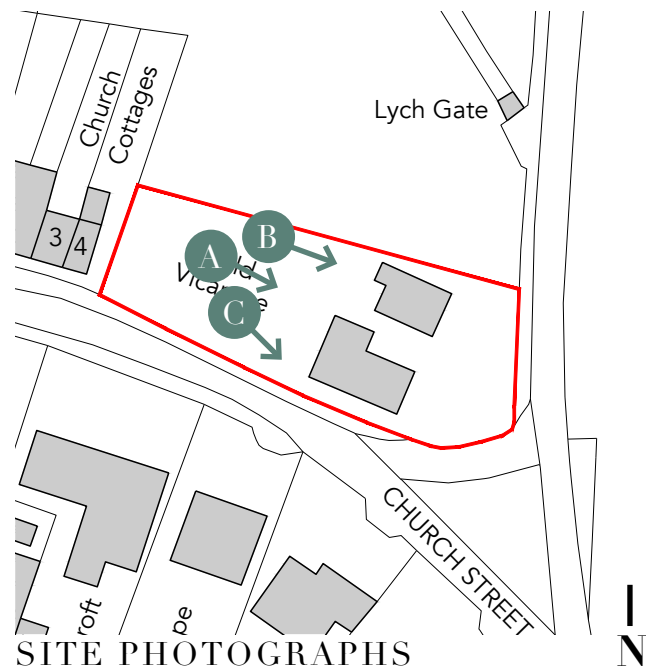
- Replacement of the rear extension.
- Ensuring the original house remains untouched.
- Increasing the width and depth of the rear extension proportionate to the original house and plot.
- Including a downstairs bathroom as part of the proposal.
- Moving the location of the rear door.
- Using weatherboard to match the house.
- Using natural slate roof tiles.

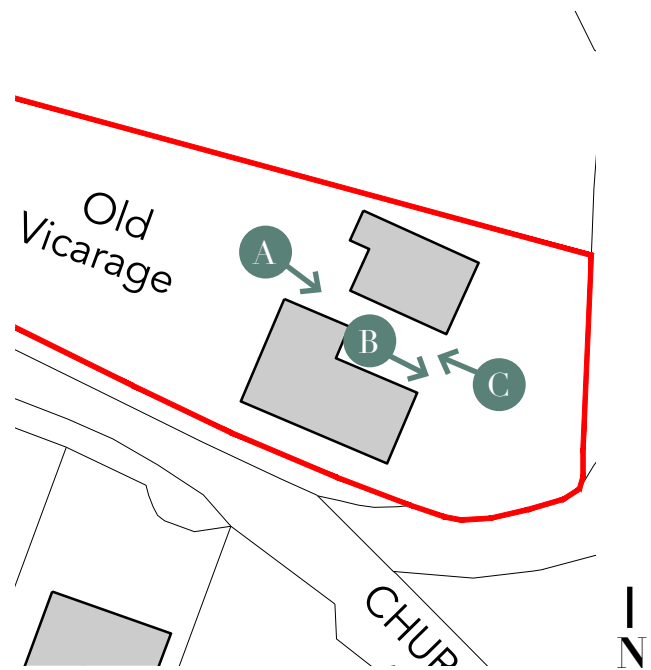


Application Reference: 20080356

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





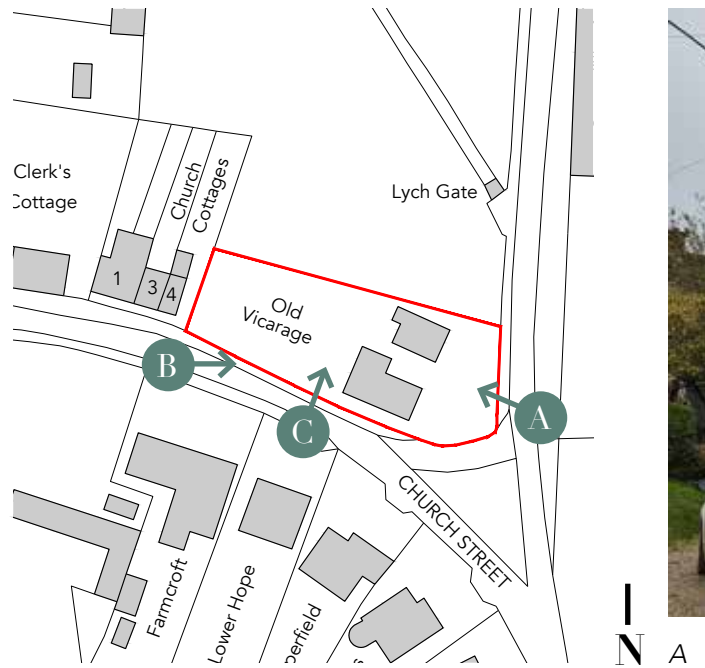
A



B



C

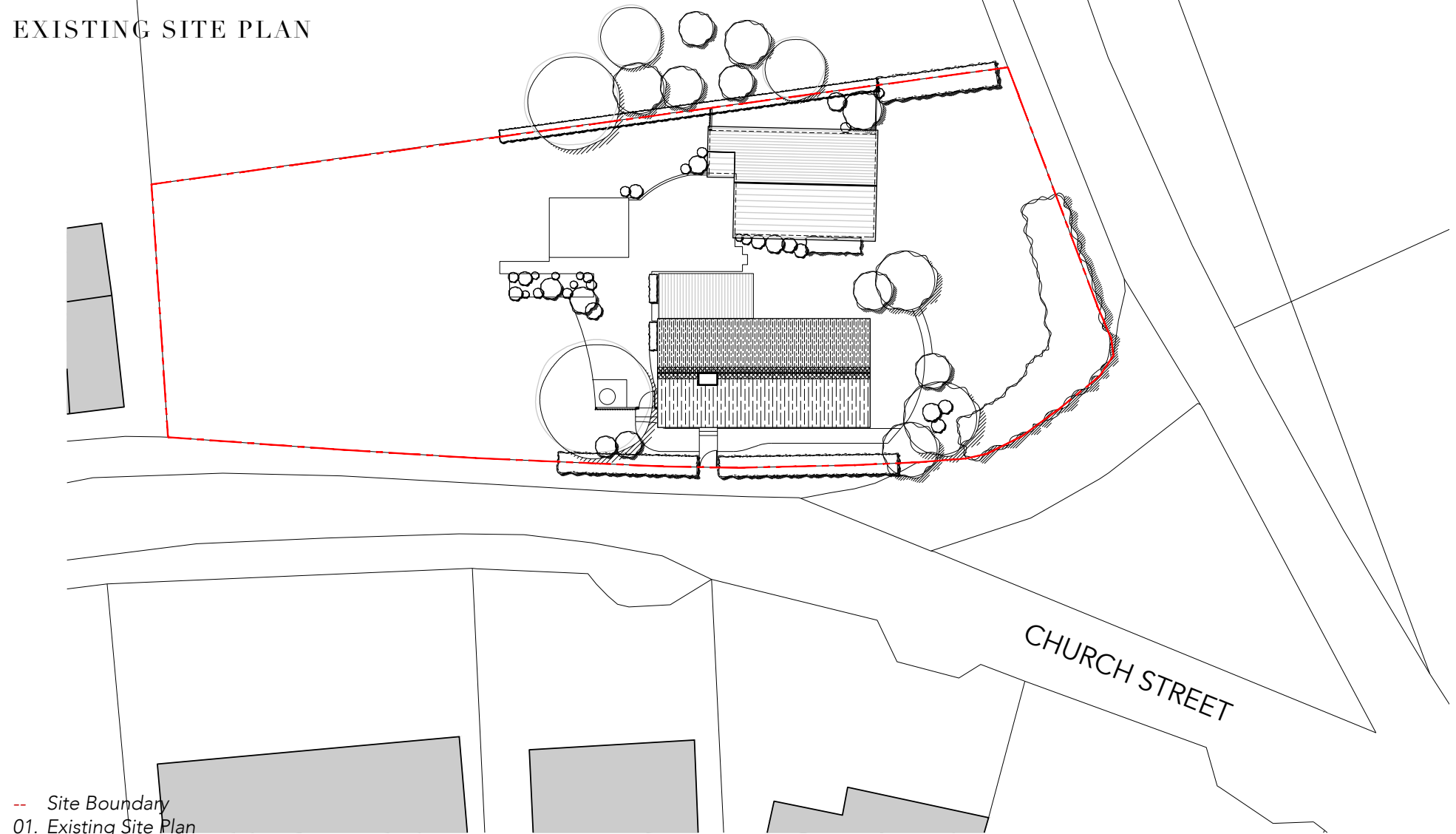


B

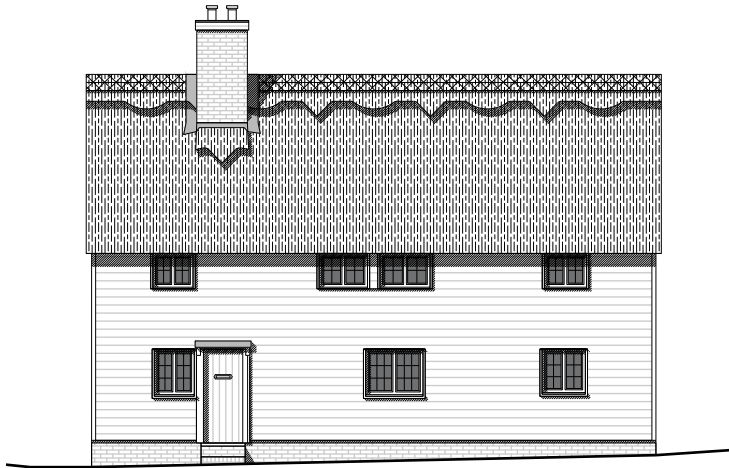


C

EXISTING SITE PLAN



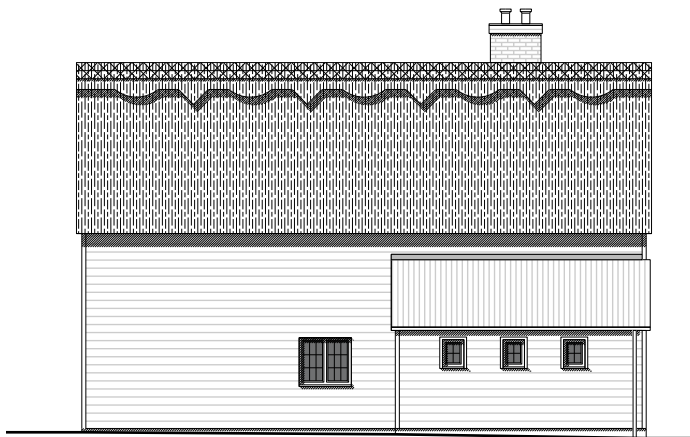
EXISTING ELEVATIONS



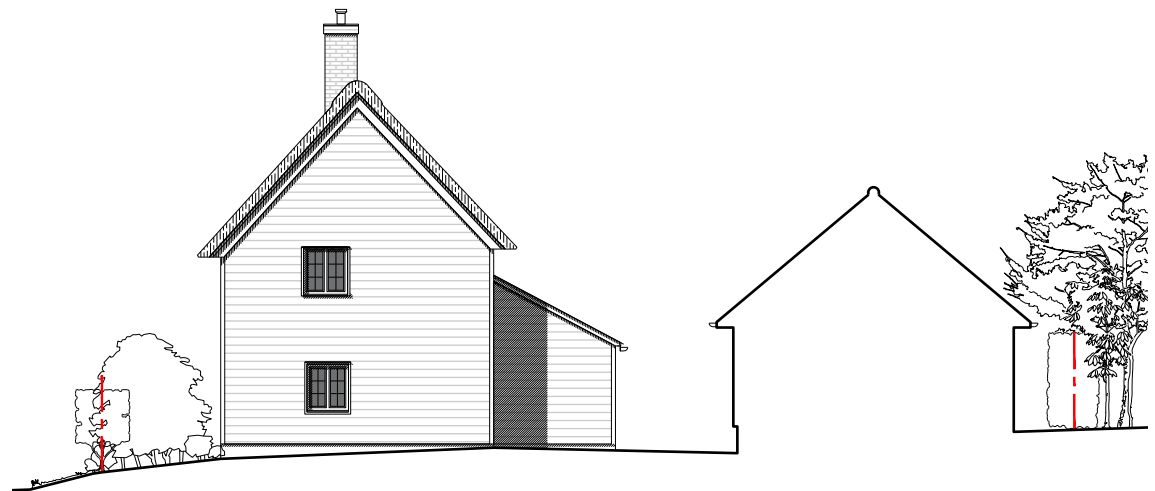
Front Elevation



West Side Elevation

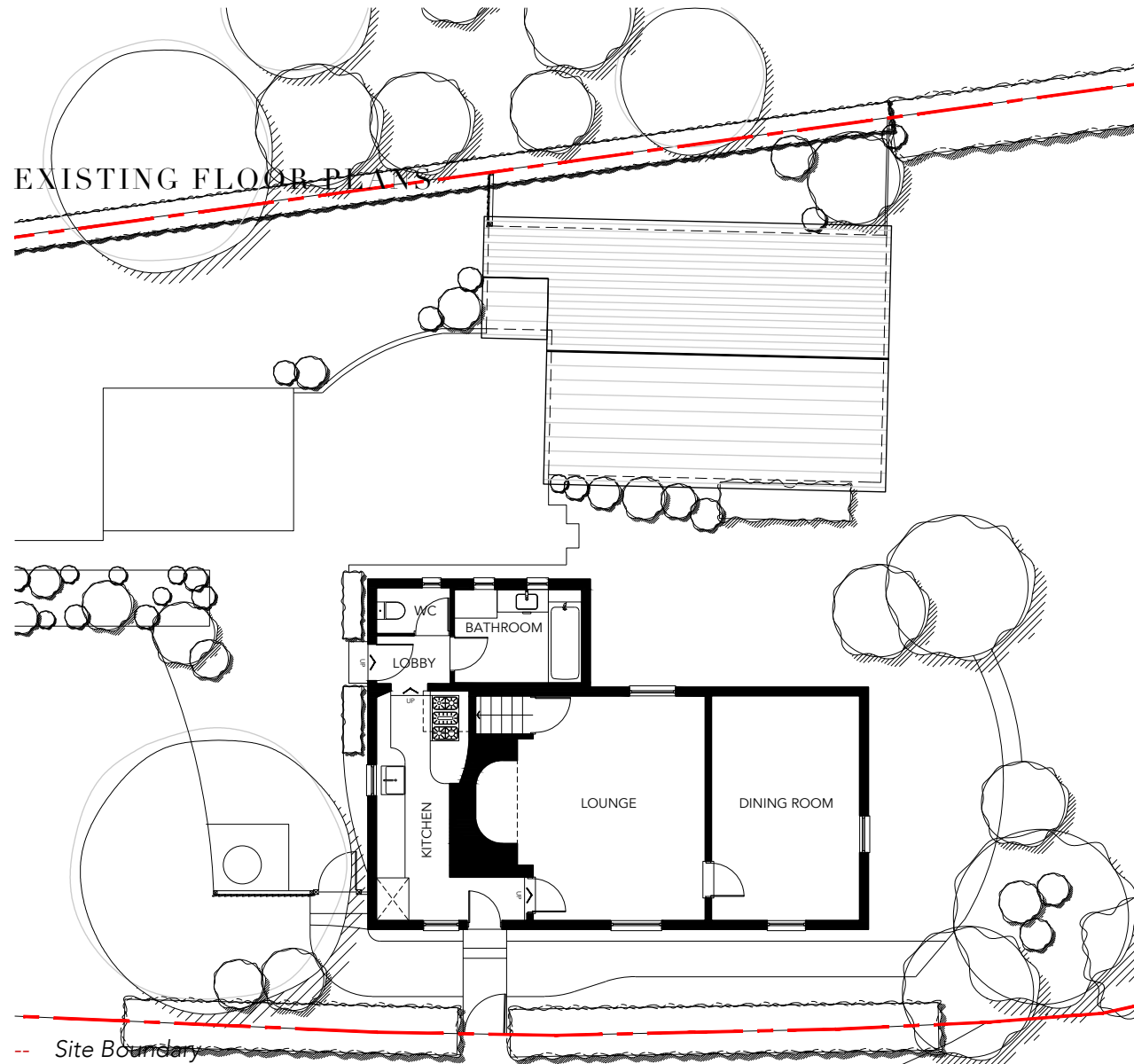


Rear Elevation

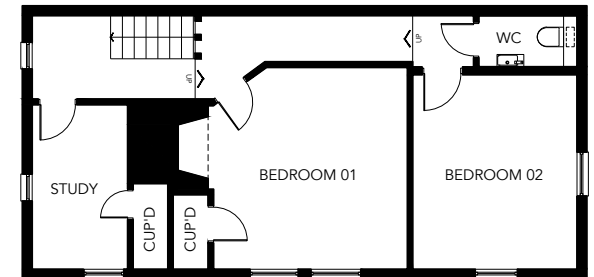


East Side Elevation

-- Site Boundary



- 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.

As the house is listed and within a conservation area, the following factors were considered during the design stage;

- Review the previously approved proposal to see what worked well, what complimented the original house, and what could influence this design.
- Look to use materials already found on the house, in particular, the weatherboard which is black or off-white depending on the corresponding elevation..
- Where new materials are proposed they should compliment the house, look appropriate within the conservation area, and not detract from the original house.
- Where the footprint is made larger, look to do this in a way where the visual impact is minimised.



A

PROPOSED SITE PLAN

A. The footprint of the extension has been increased to create valuable room for a property that, when compared to the size of the plot, could be considered narrow and compact.

B. To achieve this, the rear extension does go beyond the side wall by 1.2m. The decision to do so was carefully considered, and as the depth would be minimal, it would be set back from the road, the plot is higher than the road, and taking into consideration the established tree, hedgerow and existing fencing, it was considered that the visual impact would be minimal; as demonstrated later in this document.

C. The extension would not go beyond the existing East wall ensuring it remains largely out of view from the road.



- 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 - There are no South facing windows presenting overlooking concerns. The window facing West would be over 25m from the nearest property.

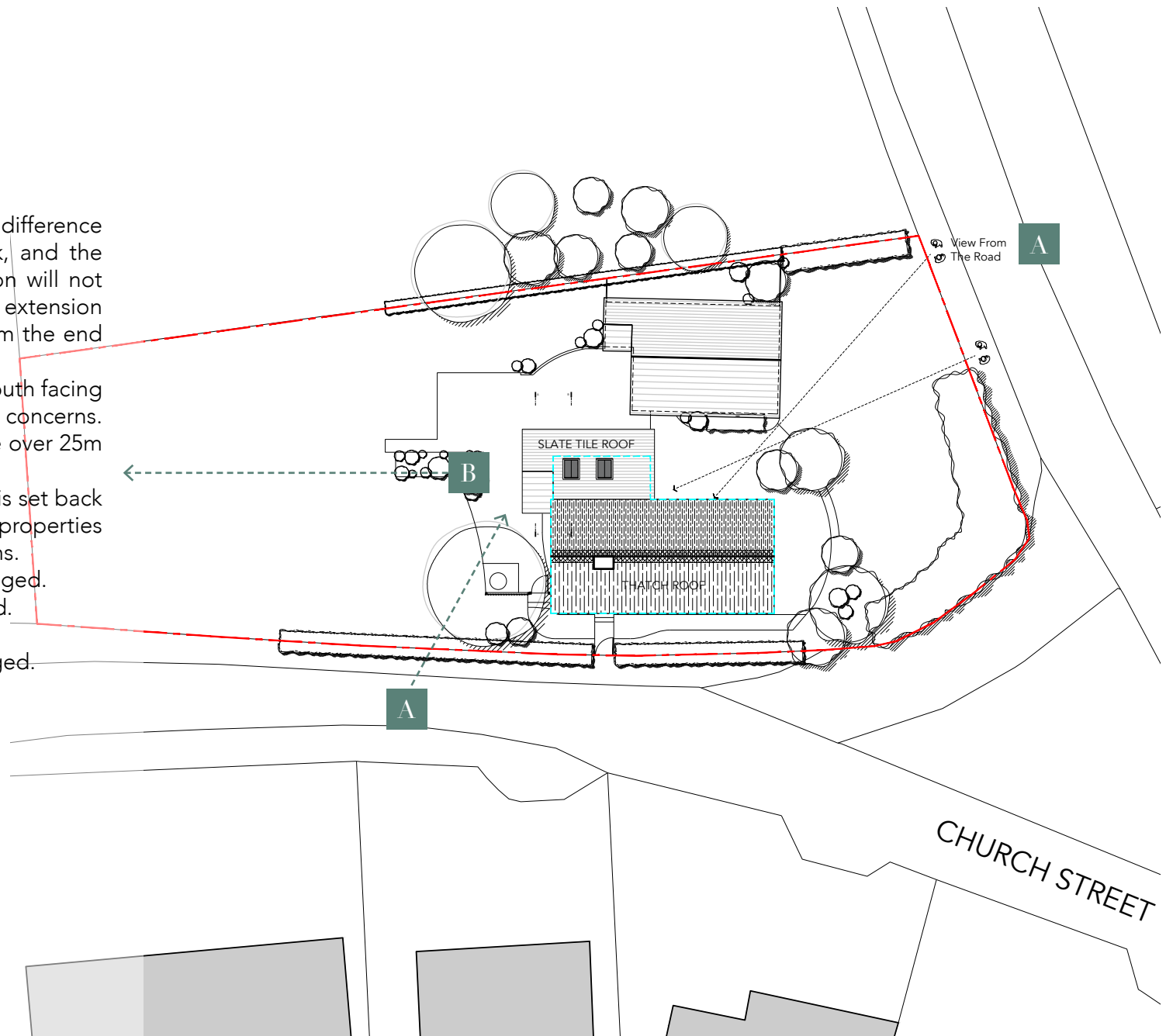
C. Overbearing - The extension is set back from the road and any other properties removing any overbearing concerns.

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

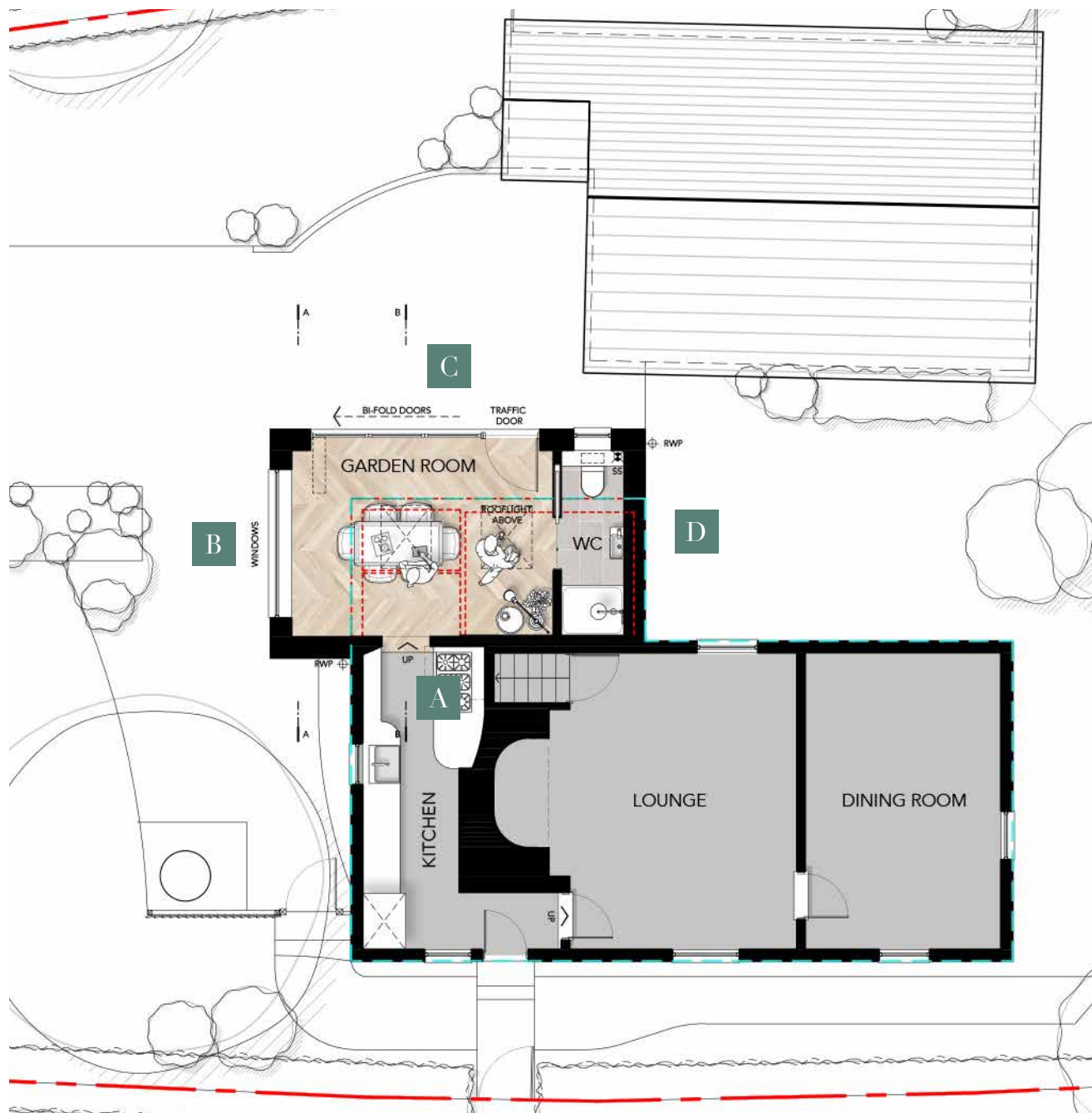
A PROPOSED FLOOR PLANS

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 looks out onto the applicants garden and will be more than 25m from the nearest property.

C. The proposed bi-fold doors will face the rear of the site and will not be visible from the public road on any side. These doors will only be visible when you are on the property.

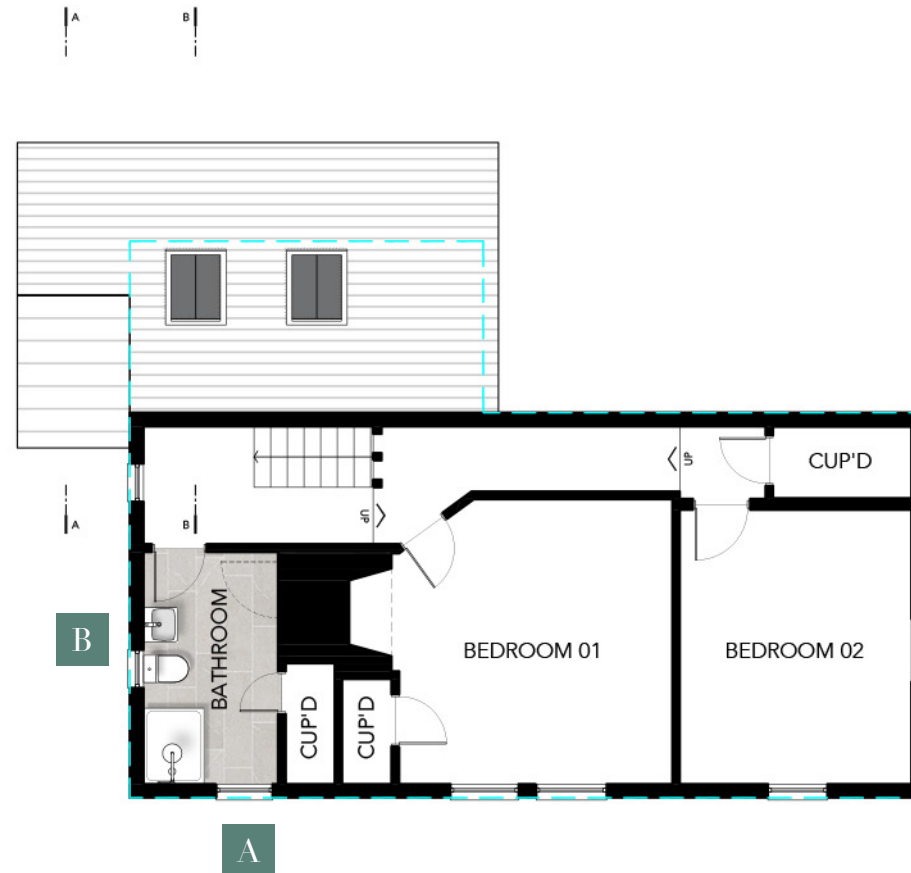
D. Similar to the Southern wall, this elevation will be clad in weatherboard to match the adjoining finish, and when viewed from the road, it would look similar to the exiting material, colour, and profile.



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

A. The proposed upstairs bathroom will not alter the internal layout, 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.



- 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.

The smaller WC window will be timber frame and a similar proportion to the existing WC window (as shown in the attached image taken on site). The proposed bi-fold doors and gable window will be an aluminium frame finished black to compliment the brick plinth, black weatherboard and slate tiles; a combination commonly used in conservation areas.

The roof will be finished with a natural slate tile and lead flashing, accompanied by two low-profile conservation rooflight.



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. The extension will go beyond the side wall by 1.2m and will be set back from the front elevation. In the context of the site, and the house, the wall in question will be small and difficult to see from the road given the distance, elevation and boundary treatment. Furthermore, the black weatherboard will match the adjoining wall to help reduce the visual impact.

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

A. The combination of black windows and weatherboard will reflect the existing gable wall whilst the footprint & arrangement will create a clear definition between the original property and the addition.

B. The roof profile was inspired by the existing extension and garage; a mono-pitch roof adjoins the original house, and where the extension continues beyond the end wall, the roof forms a traditional gable reflecting the style of the existing garage whilst also keeping the eaves height low.

C. Maintaining a clear visual gap between the house and garage was considered key.



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

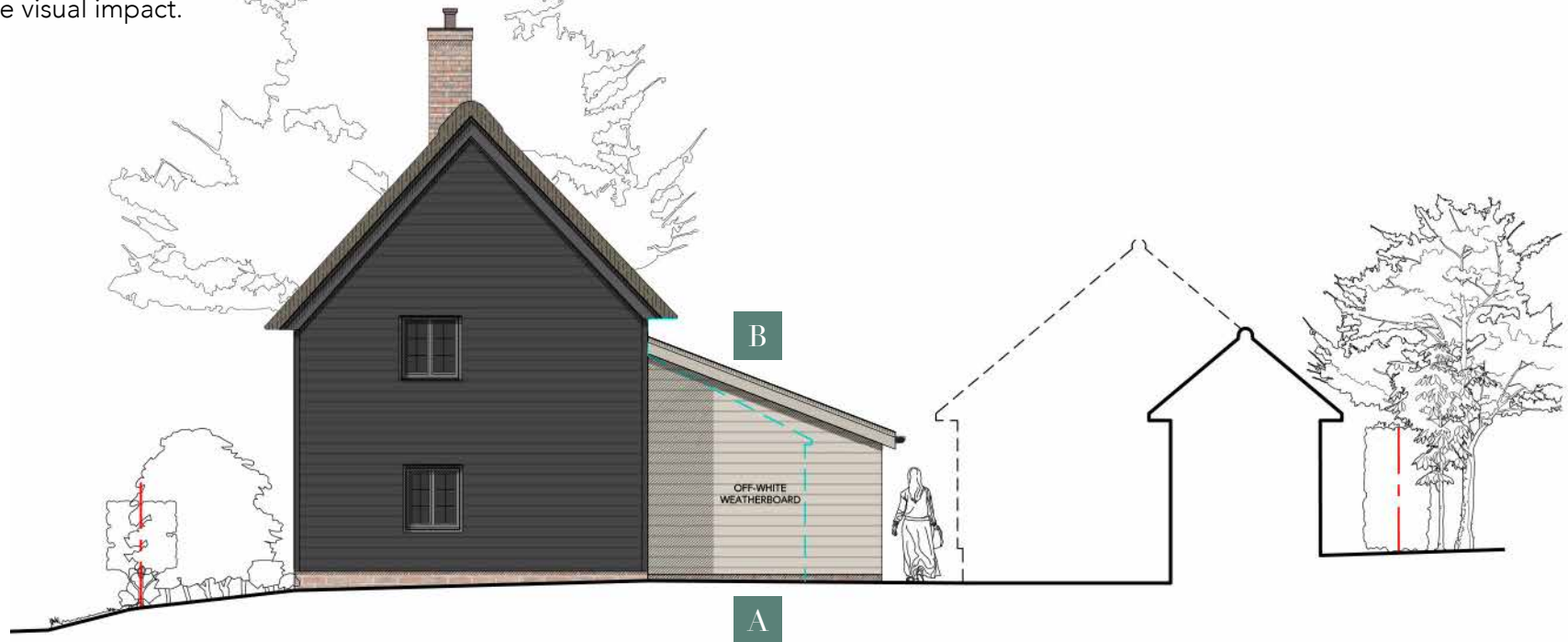
- A. The slate roof will adjoin the North facade with lead flashing the full length; similar to the current arrangement and the same as the proposal previously approved. As well as this, two new conservation roof lights will allow valuable light into the property whilst not being visible from Church Street.
- B. The eaves height have been kept lower than a conventional extension to replicate the current arrangement.
- C. The weatherboard on the North facade will be finished off-white to match the corresponding wall.



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

A. The extension will be 1.1m deeper than the current arrangement; only 300mm deeper than the previously approved proposal.

B. The proposal will have the same finish and profile as the existing arrangement to help minimise the visual impact.



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



This street elevation, showing a section of the existing boundary fence and landscaping, illustrates how the majority of the extension will be out of view from Church Street; an important consideration throughout the design stage. Furthermore, the image above helps to demonstrate the level difference between the road and the house further reducing the visible area.

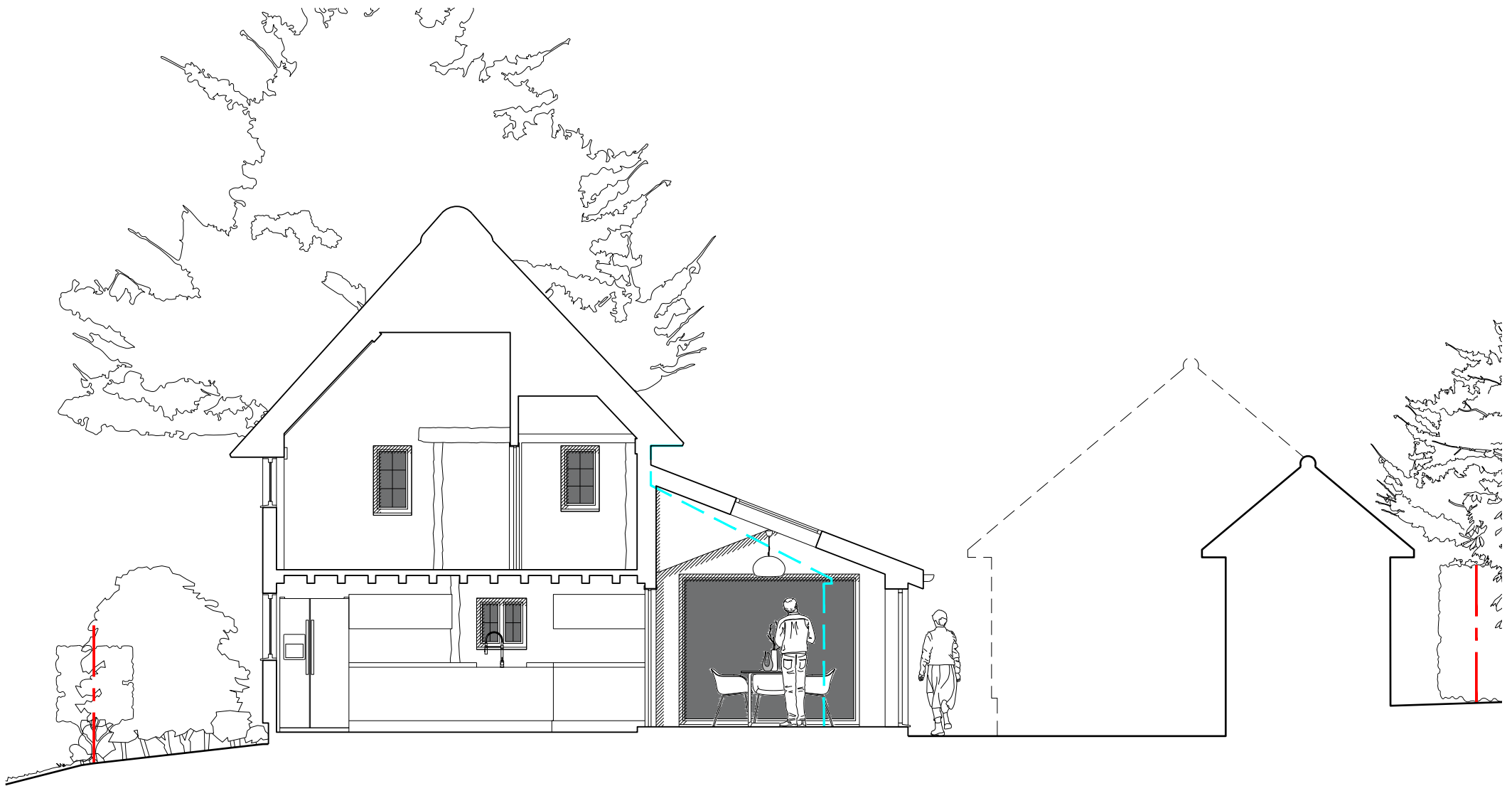


- Site Boundary
 - Outline of Existing Property
01. Proposed Street-scene Elevation

SECTIONS



- Site Boundary
 - Outline of Existing Property
01. Proposed Section A



-- Site Boundary
-- Outline of Existing Property
01. Proposed Section B

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 purpose and materials.

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. The only new materials would be a natural slate roof tile, aluminium windows & doors mostly out of view from the roads, and two conservation rooflights; three materials commonly found within the conservation area and on listed properties.

In regards to the proposed first-floor bathroom, there will be no impact on the internal arrangement, no demolition required, and no visual external difference.

With this in mind, we believe that the proposal compliments the original house by adopting a similar design style, location and profile; is suited to the conservation area by using materials commonly found in a rural setting such as this, and sympathetic to the nearby properties by minimising overlooking, overbearing and the visual impact.



View from the Driveway

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