

January 2021

210106-R-2580-Design and Access Statement
Burchetts Green House, Burchetts Green Road
Design and Access Statement and Heritage Statement
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FIG 02 - AERIAL PHOTO OF THE SITE

1.0 Site address: _____

Burchett's Green House, Burchett's Green Road, Burchett's Green, Maidenhead, Berkshire, SL6 6QZ

1.1 Client: _____

The applicant

1.2 Introduction: _____

This document has been prepared by Lewandowski Architects, as part of a planning application submission and listed building consent for the Main House at Burchett's Green House. This application seeks approval for internal renovations, demolition and extension to the main house, a Grade II listed building within the Conservation Area.

The report describes the Main House and the proposed planning application's suitability within its context, its adequate accessibility by its users and consideration for its heritage. The report aims to inform and support the proposed development at Burchett's Green House, in accordance with the requirements of the National Planning Policy Framework (the NPPF, February 2019).

KEY

- = Roads
- = Buildings
- = Listed buildings within the property
- = Site boundary

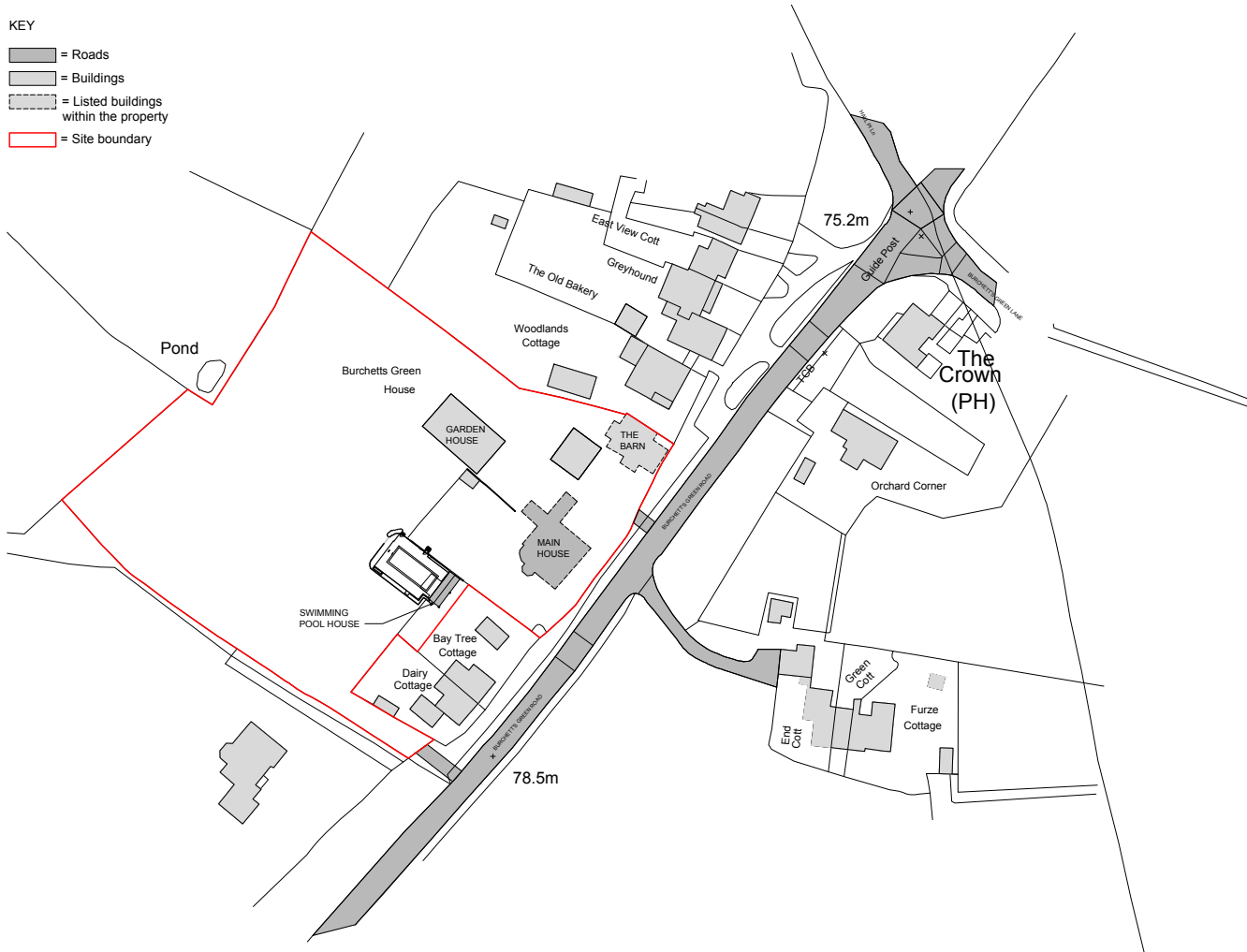


FIG 03 - EXISTING LOCATION PLAN

1.3 Site Description:

The site falls under the jurisdiction of The Royal Borough of Windsor & Maidenhead and is within the Burchett's Green Conservation Area.

The village of Burchett's Green lies approximately 4 miles to the west of Maidenhead and 1 mile north of the A4. Burchett's Green House is located just south of the village centre on the west side of Burchett's Green Road. The house is set back from the road within a substantial garden plot.

The property is one of many brick built detached houses along the street. Many of the houses along the western side are important architecturally and form an interesting group.

The property includes five detached buildings. The main house and barn are both of Grade II Listed Building status.

Street Scene Description:

The main house, has a defined front and back although there is a separate side gate which previously serviced the front of house. The entire building is shielded behind a garden wall and a tree/hedge line. The neighbouring property is also situated beyond the tree/hedge line with visibility impaired from the neighbour and street.



FIG 04 - SITE ACCESS PLAN EXISTING AND PROPOSED

2.0 Access:

The proposal, utilises the existing site and property front and rear access routes for both the users and vehicular access. The site entrance to the property is via the front gate and accessed from the main road, Burchett's Green road. There is also a secondary access route which can be accessed via the rear entrance gate at the most southerly point of the site, also accessed from the main road (Fig.04).

The existing external door to the north-east serves as the main entrance to Burchett's Green House. This access includes a ramp with a small incline but is stepped. The rear property access is provided



FIG 05 AND 06 - FRONT AND REAR ACCESS TO PROPERTY

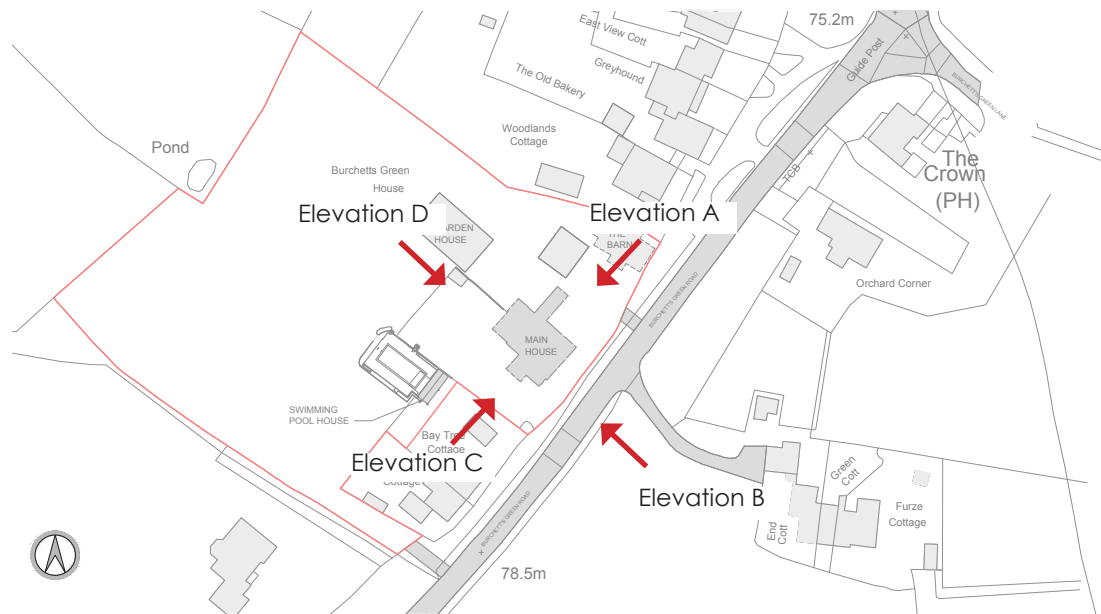


FIG 07 - SITE PLAN

2.1 Existing Building:

The Main House resides within the grounds of Burchett's Green House and is a Grade II Listed building. The listing description for the Main House is as follows:

'House. Early C19, extended late C19. Brick, slate hipped roof. Rectangular plan, with rectangular extension on north west. 2 storeys. 2 chimneys with offset heads. Sash windows with glazing bars, and gauged brick arches. Road front: symmetrical. 3 bays. Return front (north east): 2 bays. C20, 6-panelled entrance door on right with semicircular, radiating fanlight; and flat hood on acanthus leaf brackets. Small circular-headed window on each side of entrance door.'

The house comprises of two-stories constructed in orange/red brick, laid in Flemish bond and with a slate-covered hipped roof. It has regularly spaced multi-pane sash windows with gauged brick lintels and tall corbelled brick chimney stacks. Attached to the rear of the house are various modern single-storey extensions.

The main house has been added and subtracted from over the years with some considerable changes. With these changes have come some variances from the original standards. The orange/red brick is universally used as the local special feature brick. Most of the windows utilise flat arch brick soldier coursing with the exception of the rear elevation (fig.10, elevation C) where a flat soldier course has been used on an extension. The glazed conservatory is one of the more recent additions however displays signs of deterioration and is in need of updating to modern standards.



FIG 08 - ELEVATION A



FIG 09 - ELEVATION B



FIG 10 - ELEVATION C



FIG 11 - ELEVATION D



FIG 12 - BURCHETT'S GREEN ROAD FACING NORTH



FIG 13 - BURCHETT'S GREEN ROAD FACING SOUTH

2.2 Surrounding Context:

The property is one of many rural, brick built detached houses along the street. Some examples of the immediate neighbouring properties can be seen in figures 12-13. Figures 14-17 show the immediate context.

To the north-east of the house is a gravel parking and turning area and a timber-framed three-bay garage/car port. Adjacent to the north-east boundary is the separately Grade II listed barn.



FIG 14 - THE BARN



FIG 15 - THE GARDEN HOUSE



FIG 16 - MODERN GARDEN HOUSE



FIG 17 - SURROUNDING TREES AND SHRUBBERY

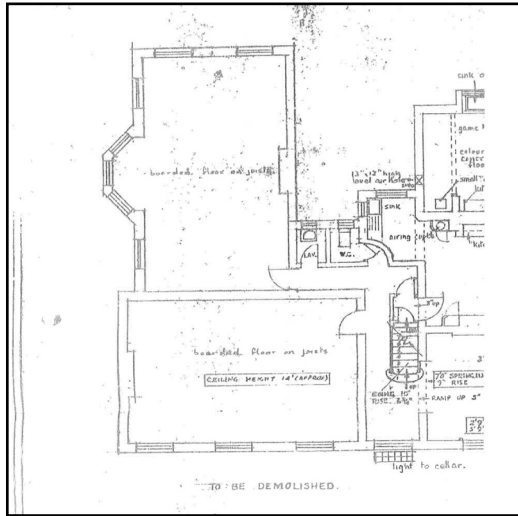


FIG 18 - NOW DEMOLISHED WING PLAN



FIG 19 - NOW DEMOLISHED WING ELEVATION

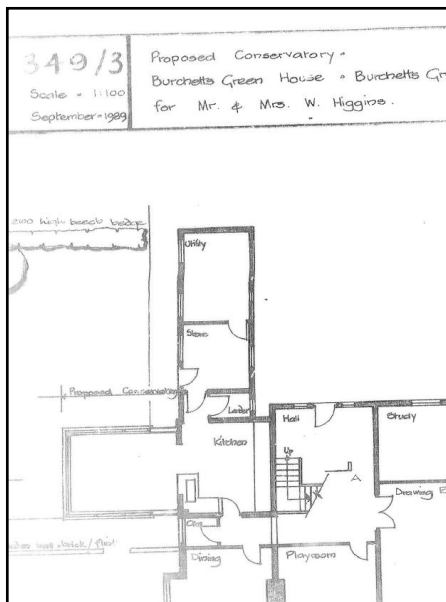


FIG 20 - ONE OF MANY ADDITIONS TO MAIN HOUSE

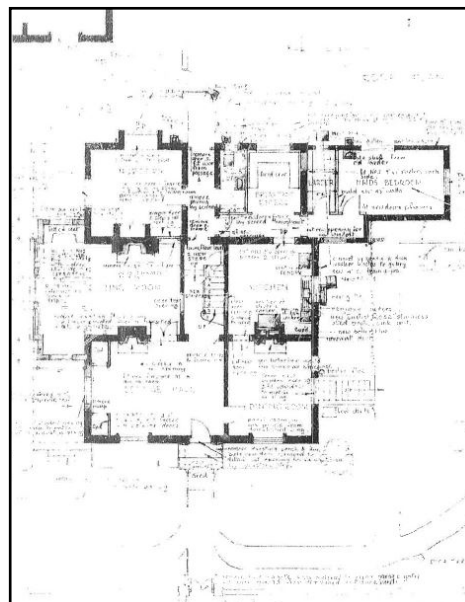


FIG 21 - HISTORIC LOCATION OF FRONT DOOR

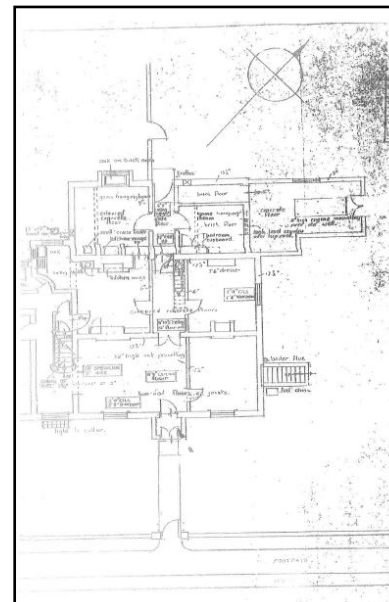


FIG 22 - ANOTHER HISTORIC LOCATION OF FRONT DOOR

2.3 Planning History:

According to the Burchett's Green Conservation Area Appraisal (May 2008), the village was originally part of the manor of Hurley and the main road through the village was an early and important thoroughfare between Marlow and the main road to Bath (the A4).

The settlement of Burchett's Green evolved around two country houses – the mid-18th century Stubbings House to the east of the village, built on the site of a 17th century house, and the early-mid 18th century Hall Place to the north-west. A high number of buildings within the village survived from the 17th to 19th century.

Originally known as Woodlands House, the list entry dates Burchett's Green House as early 19th century with late 19th century additions. The house is depicted on the Ordnance Survey map of 1899 roughly twice the size it is today. Planning permission was obtained in 1954 under reference 1672/54 for the removal of the south-western wing of the house, which from the drawings within the planning archive (fig. 18-19) was clearly a tall, two-storey plus attic range with a four-window frontage and had a deep plan. The front door, shown in the existing drawings with an enclosed porch, was relocated to the north-east side of the house from the south east side (fig.18).

The planning archive shows various applications involving the main house with various designs and extensions over time with figure 20 one example. The most recent approved planning application (reference number '14/00142/FULL' and later extended ref.'16/03726') was to replace the conservatory with a large orangery and to extend the drawing room, with the addition to provide a further bedroom and bathroom suite facing west overlooking the garden. Figure 19-21 compares various approved footprints with that of the assumed original. Figure 23 compares the total footprint of the latest approved application with that of the proposed. This application has now, however expired.

Currently running, there is a planning application and listed building consent for the alteration, demolition and extension to the swimming pool walls/area, '20/02690' and '20/02691'. This application is awaiting determination.

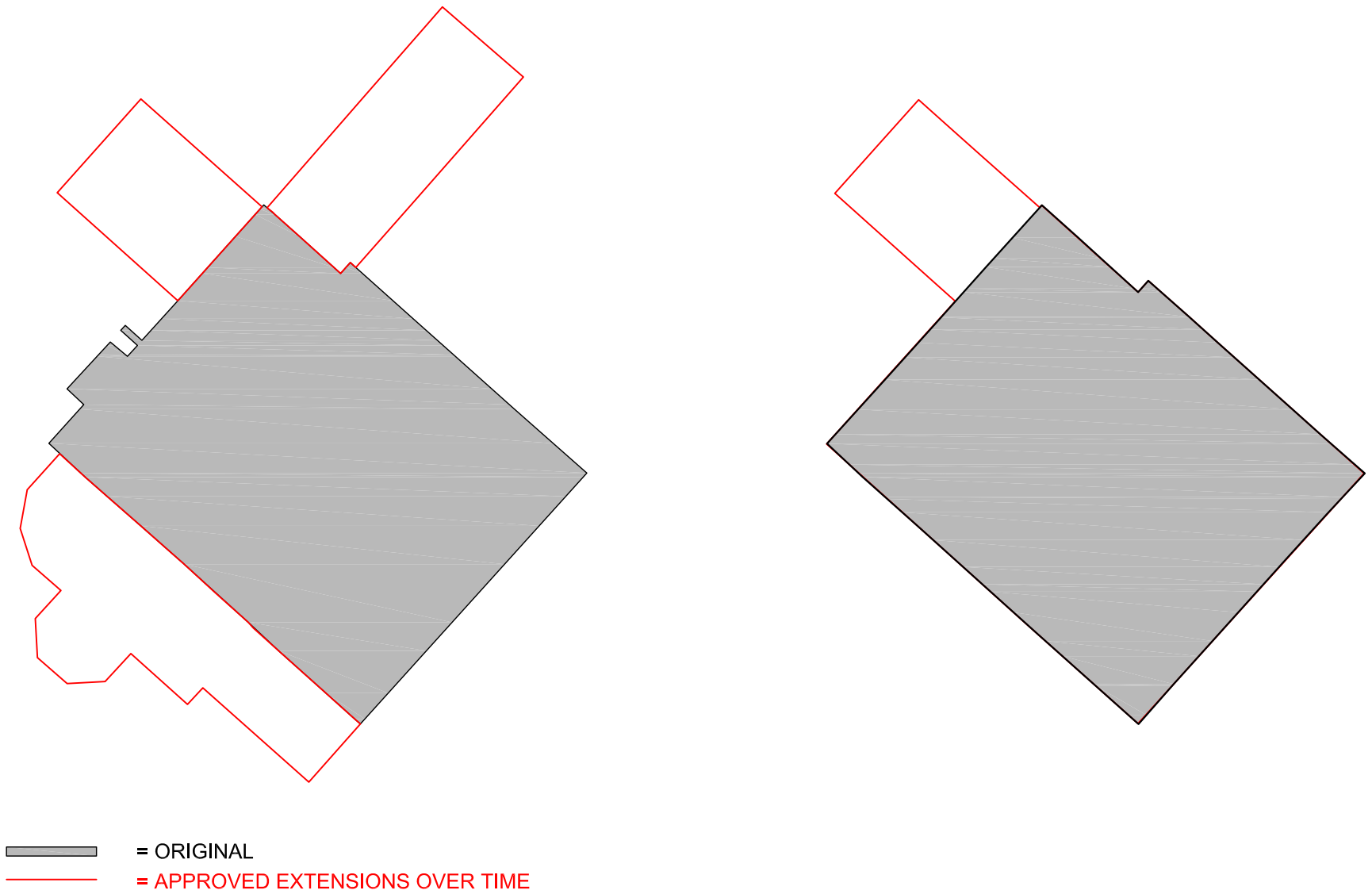


FIG 23 - DIAGRAM TO ILLUSTRATE WHAT IS ASSUMED TO BE ORIGINAL AND TO SHOW SOME PREVIOUSLY APPROVED EXTENSIONS

- = EXISTING
- = PROPOSED
- = PLANNING ARCHIVE

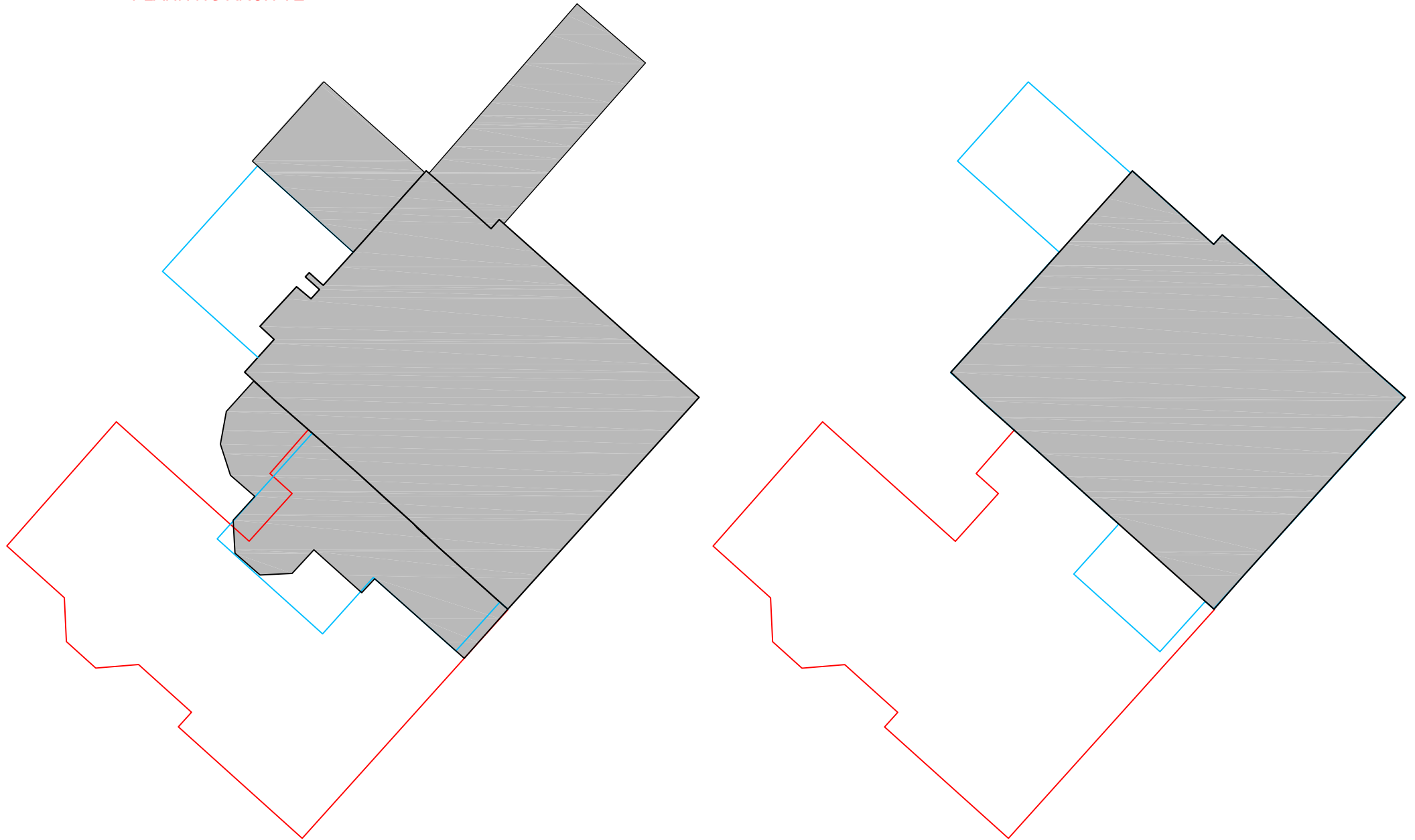


FIG 24 - DIAGRAM TO COMPARE THE PROPOSED WITH THE HISTORIC DEMOLISHED WING

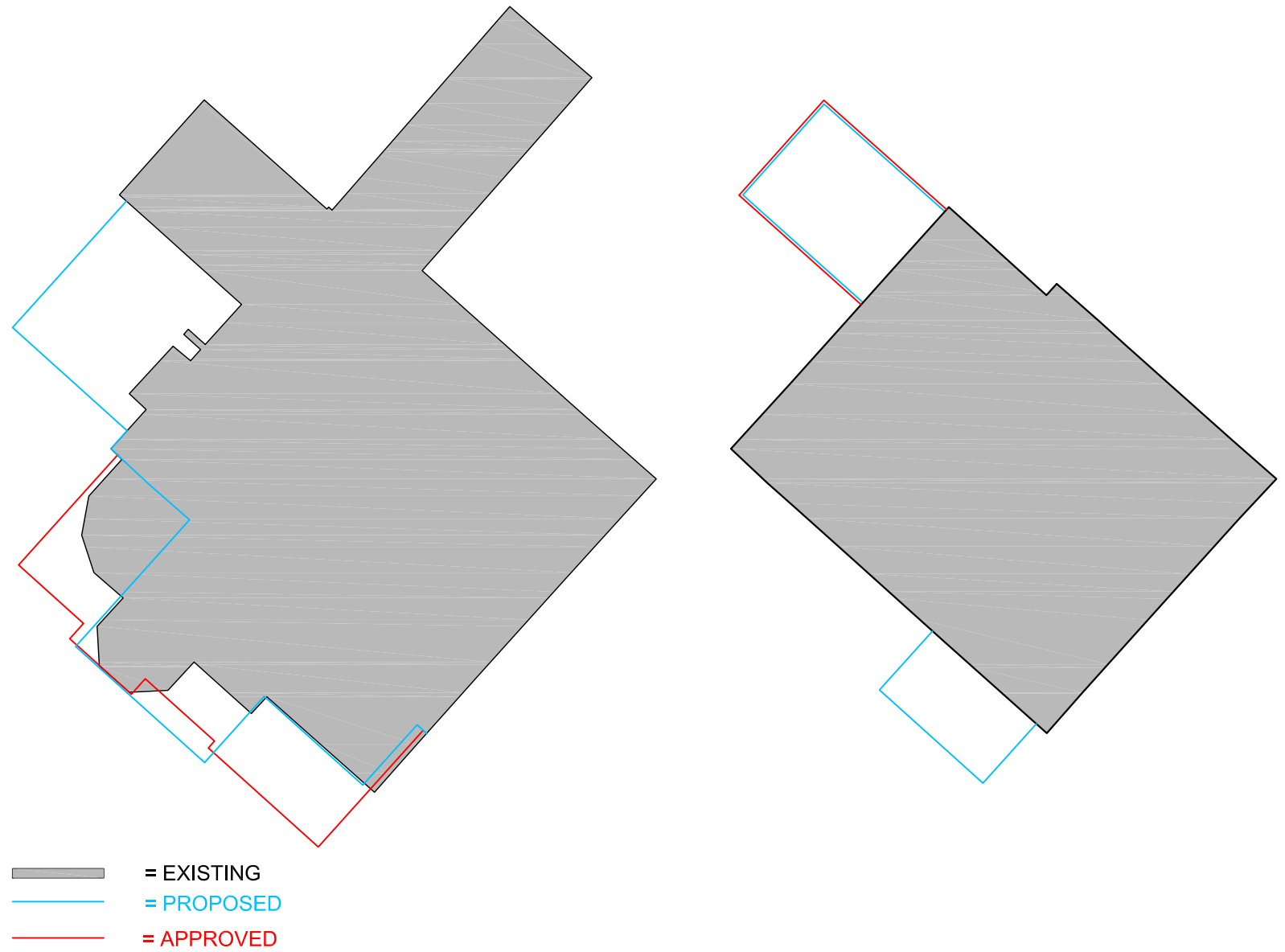


FIG 25 - DIAGRAM TO COMPARE THE MOST RECENT APPROVED PLANNING APPLICATION WITH EXISTING AND PROPOSED



FIG 26 - BURCHETT'S GREEN HOUSE THE BARN - EXISTING BUILD



FIG 27 - SURROUNDING GARDEN



FIG 28 - BOUNDARY TREATMENT - GARDEN WALL

2.4 Heritage:

Information on the history of the site has been drawn from a number of sources including historical map regression and the Council's adopted Burchett's Green Conservation Area Appraisal (May 2008). The list of sources used in the preparation of the report is presented on p22.

Burchett's Green House was added to the List of Buildings of Special Architectural or Historic Interest at Grade II on 11 April 1972. It is therefore deemed by Historic England to be a designated heritage asset of national importance and of special interest. The list entry for the house reads as follows:

'House. Early C19, extended late C19. Brick, slate hipped roof. Rectangular plan, with rectangular extension on north west. 2 storeys. 2 chimneys with offset heads. Sash windows with glazing bars, and gauged brick arches. Road front: symmetrical. 3 bays. Return front (north east): 2 bays. C20, 6-panelled entrance door on right with semicircular, radiating fanlight; and flat hood on acanthus leaf brackets. Small circular-headed window on each side of entrance door.'

The barn to the north-east of the house was listed at Grade II on 22 September 1987. The list entry for the barn reads as follows:

'Barn, now storage and garage. Probably C18. Timber frame, weatherboarded. Old tile gabled roof. Rectangular plan of 4 framed bays, with gabled midstreys on south east. Interior: most lined out with C20 composition sheets. Queen post roof. Included for group value.'

Burchett's Green House and the barn to the north-east are noted in the list entries for their group value (denoted by 'GV').



FIG 29 and 30 - PHOTOS TO ILLUSTRATE AREAS OF SIGNIFICANCE

2.5 Assessment of Significance:

Burchett's Green House is a Grade II listed building of special interest as a well-preserved example of an early 19th century house and a vernacular Berkshire village dwelling. The significance of the property primarily lies in its historic and architectural values, which illustrate the architectural style and ways of living in the early 19th century. Key aspects that contribute to significance are the building's orange/red brick walls, slate-covered hipped roof, tall, corbeled brick chimney stacks and regularly spaced multi-pane sash windows with gauged brick lintels.

The relationship between the house, its garden and the countryside to the west, place the property within its rural context and this rural setting contributes to the significance of the house.

The traditional boundary treatments within the garden demarcate the historically separate zones, probably each once having distinct functions. The high brick and flint walls surrounding the area of garden immediately north-west of the house and the small folly building within its south-west corner suggest this was a domestic walled garden for growing flowers or vegetables. The walls are of value for their association with the house, the evidence they provide of the historic layout of the garden and as an illustration of boundary treatments constructed in traditional local materials. The brick walls complement the house and contribute to its group value and setting.

The house and the tall brick/flint boundary wall along the frontage make an important contribution to the street scene and the group of historic brick buildings on Burchett's Green Road. The use of brick and flint reflects the traditional local wall materials found within the Conservation Area.

3.0 Proposed Development and Use:

Design Concept/ Reason for Development:

Alterations are required in order to meet the requirements of the new owner. As well as this the conservatory is in need of repair to bring it up to modern day standards of sustainability, health and wellbeing.

These proposals are deliberately designed to preserve the architectural interest with a unified approach in order to minimise the impact on the main house and its context.

Use:

The Main House will continue to be used in the same way when the proposed project is complete. The alterations to be made, are to provide better circulation, create user friendly spaces with improved views of the surrounding natural landscape. These changes propose to protect the authenticity of the original building alongside increasing the longevity of the building.

The proposal is for the internal alterations, demolition and extension of the main house into a more functional, usable dwelling. The works include demolition of an existing glass conservatory, minimal alterations of internal layouts as well as ground plus first floor extensions.

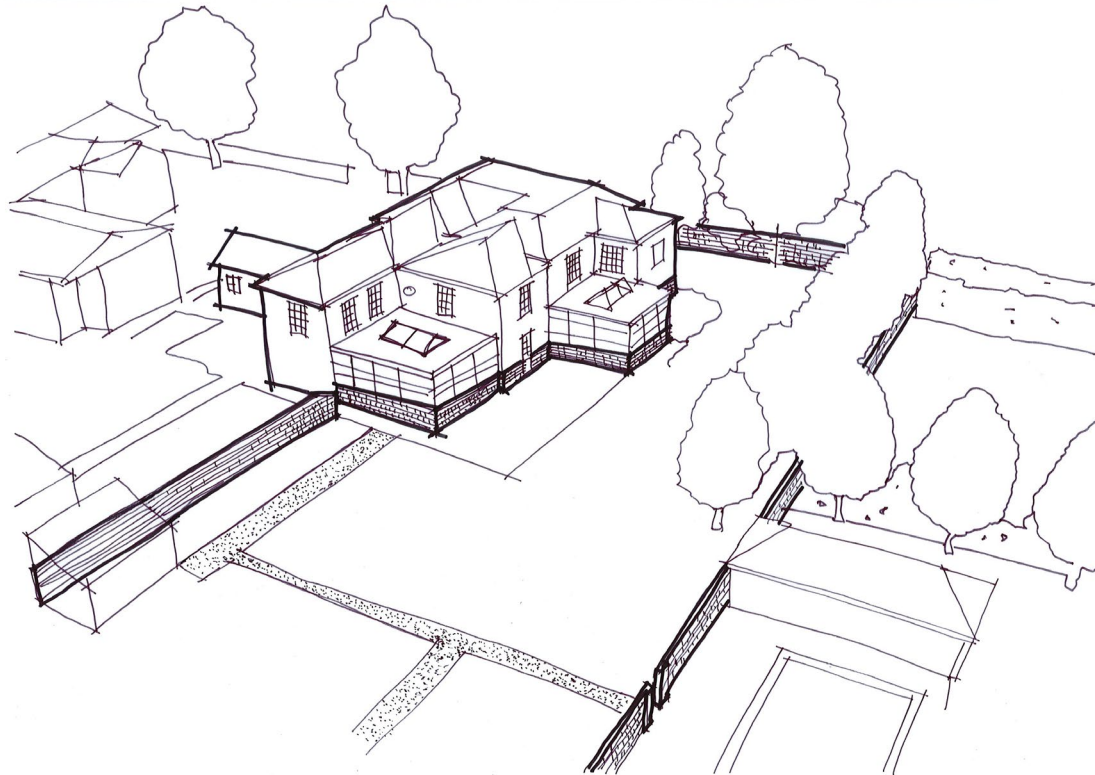


FIG 31 - CONCEPT SKETCH FOR THE PROPOSED

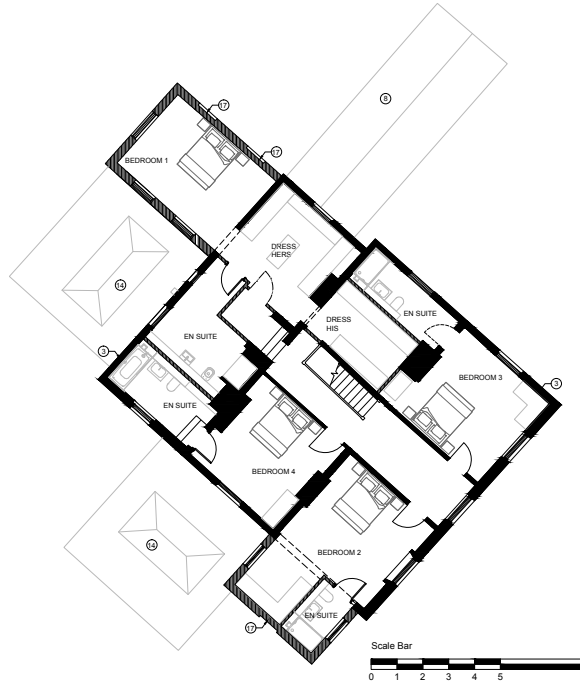
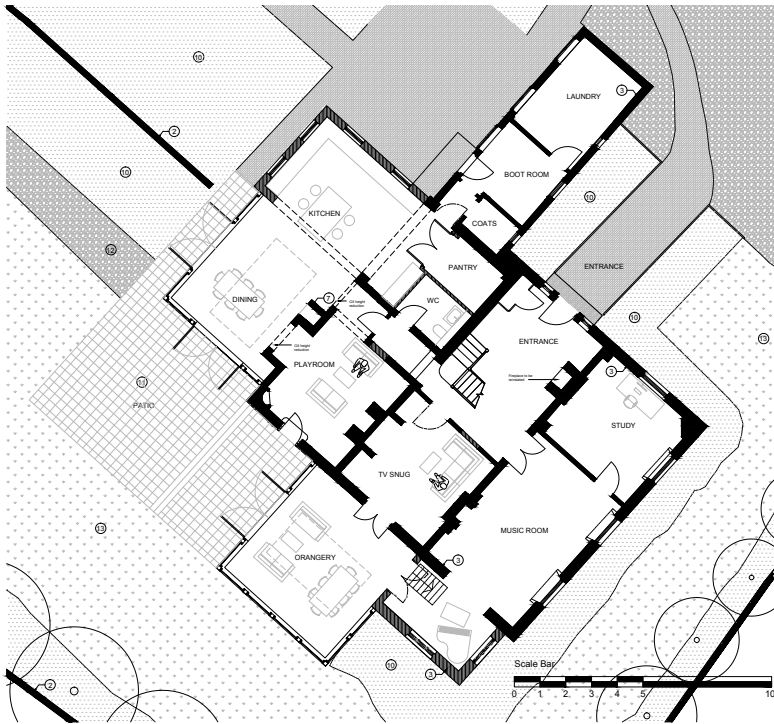


FIG 32 - PROPOSED FLOOR PLANS



ELEVATION A



ELEVATION C



ELEVATION B



ELEVATION D

FIG 33 - PROPOSED ELEVATIONS

3.1 Amount:

This application is for two single storey rear and side extensions, following the demolition of existing conservatories and first floor rear and side extension with minimal internal alterations. The extensions are on the north and south east elevations.

The proposed overall increase in area compared to that of the existing equals 34.61m². This increase could be argued not to be disproportionate. This sentiment is bolstered by the decrease in area in comparison to that of its planning history.

3.2 Mass and Scale

The proposed two extensions will be sited in place of the existing single storey extensions that is currently attached to the assumed original house.

In terms of mass and scale, the proposed development sees much of the footprint match that of the already approved but expired application, with the exception of a small extension to bedroom 3 (south east elevation). The extensions minimise any alterations that would be required to provide a first floor bathroom.

The new extensions have been designed to be subservient to the original building. This is reflected in both the proposed widths and lower ridge levels.



FIG 34 - Materiality

3.3 Design, Appearance and Materials:

Throughout the design process we have sought to maintain the character and appearance of the existing building.

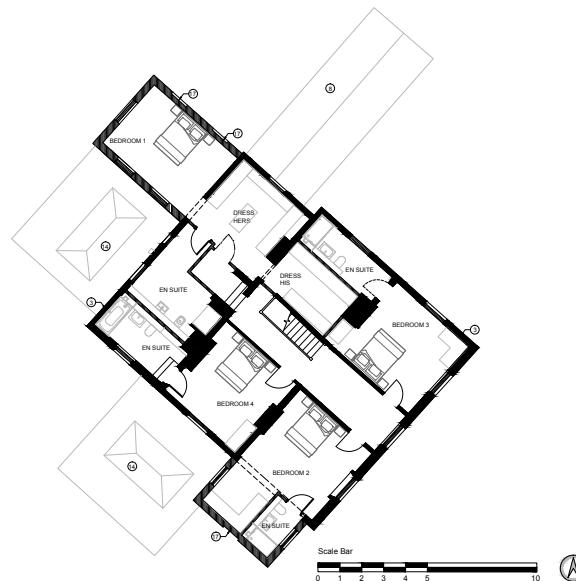
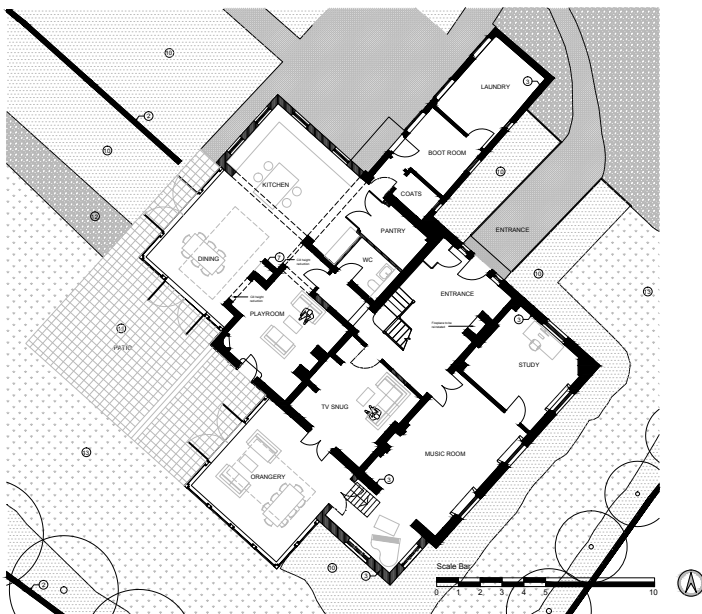
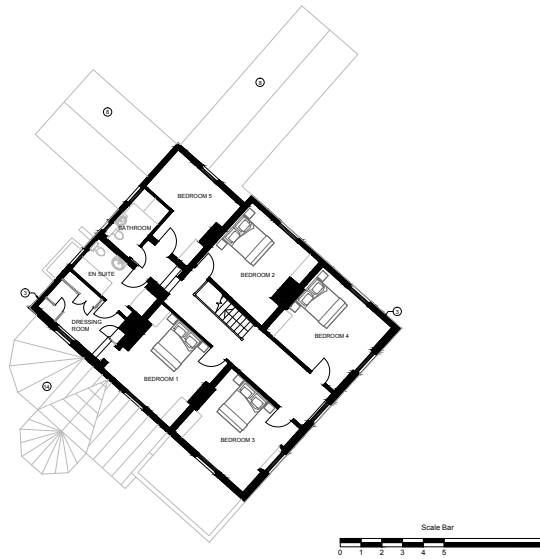
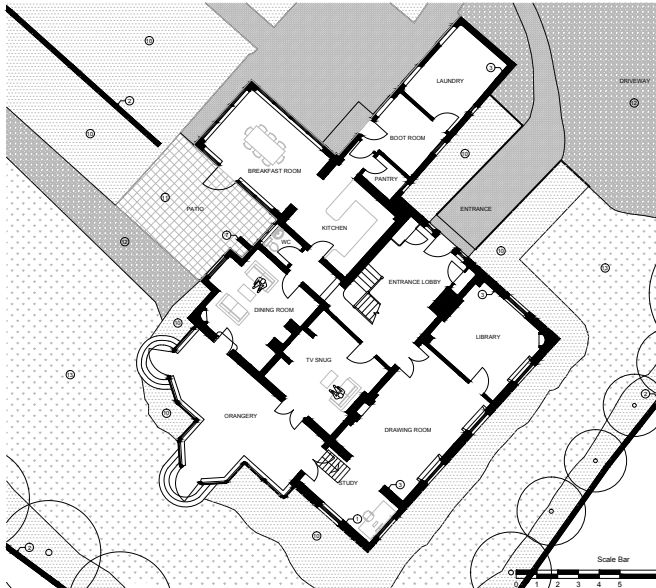
The proposed extensions replacement has been designed to enhance the brick wall surrounding the garden. The proposed brickwork will match the existing house. The proposed new roofs will also match the slate of the existing both in colour and design.

The architecture is intentionally designed to minimise the potential impact it will have. The large glazed façades will provide increased levels of natural daylight and connectivity to the garden and surroundings.

To ensure the proposal is harmonious with the host dwelling, the existing brick bonds and capping will be incorporated into the proposed, to match existing elevations. The proposed therefore will be flemish bonded orange/red brick to match the existing and create a seamless transition between old and new with the addition of large glazed conservatories.

The proposed will also be set back and lower in height than the original authentic main house, in order to clearly show what is original and what is not. This design decision will provide a language that can be easily understood and not detract from the essence of the house.

The combination of both the orange/red brick and the glazed conservatories will match the existing and yet provide a need uplift in standards. This unified approach will better the user's relationship with the building and vice versa whilst building upon involvement with it's surroundings.



3.4 Layout:

The proposal includes the removal of two single storey side extensions a replacements of two storey extensions in their place.

Ground Floor

On the ground floor the extensions will provide an open plan kitchen/diner family room and an orangery, suitable for modern family living. It is also proposed to open the kitchen space up to the existing adjacent playroom by lowering two window cills and removing a portion of the existing internal wall.

The existing portion of the kitchen will be utilised as a modern WC and pantry, allowing for improved circulation.

The door to the TV snug room will also be repositioned within the room to allow significantly improve the functionality of the space. The fireplace within the main entrance is also to be reinstated.

First Floor

The first floor proposals will accommodate the improvement to the whole floor whilst utilising minimal alterations. The two new additions are pivotal to minimising the changes required to provide a suitable modern family home.

The north easterly extension, matches that of the last approved planning application whilst the south easterly extension unlocks the need for a bathroom on the floor. The extensions therefore provide the adjustments needed with minimal alterations.

FIG 35 - EXISTING AND PROPOSED FLOOR PLANS TO ILLUSTRATE THE LAYOUT



FIG 36 - PHOTO OF THE BACK GARDEN AND SURROUNDING LANDSCAPE

3.5 Landscape:

The property includes a sizeable plot of land approximately 2.4 acres. The land at the front of the house comprises of a gravel parking/turning area for vehicles. The garden at the rear appears as distinct areas. The main part of the garden immediately west of the house comprises an area laid to lawn and enclosed by high brick or brick and flint walls. The wall on the western side of the garden has a border in front and the brickwork is obscured by trees and shrubs. The eastern enclosing wall is constructed with flint at the lower level and brickwork above.

This proposal does not include any proposed works to trees or hedges. Figure 36 shows the trees on the property that are within falling distance of the proposed development. Instead the application seeks only to make minimal adjustments to suit the immediate landscaping brought about by the applications minimal changes. The proposed landscaping therefore consists of the extension to the patio to improve the inside-outside relationship with its surroundings and for the garden bed to be adjusted to suit the extensions.

The property's relationship with its landscape is seen to contribute towards the rural setting and the house's significance. The extensions therefore reinforce the importance of the walled garden by continuing the brick around the perimeter whilst utilising the glazing to build upon the relationship of the garden and surrounding context.

3.6 Burchett's Green Conservation Area

The site lies within the Burchett's Green Conservation Area, and is described in the conservation appraisal as 'predominately residential', with properties dating predominately from the early 19th century.

4.0 Assessment of harm caused by the individual proposals:

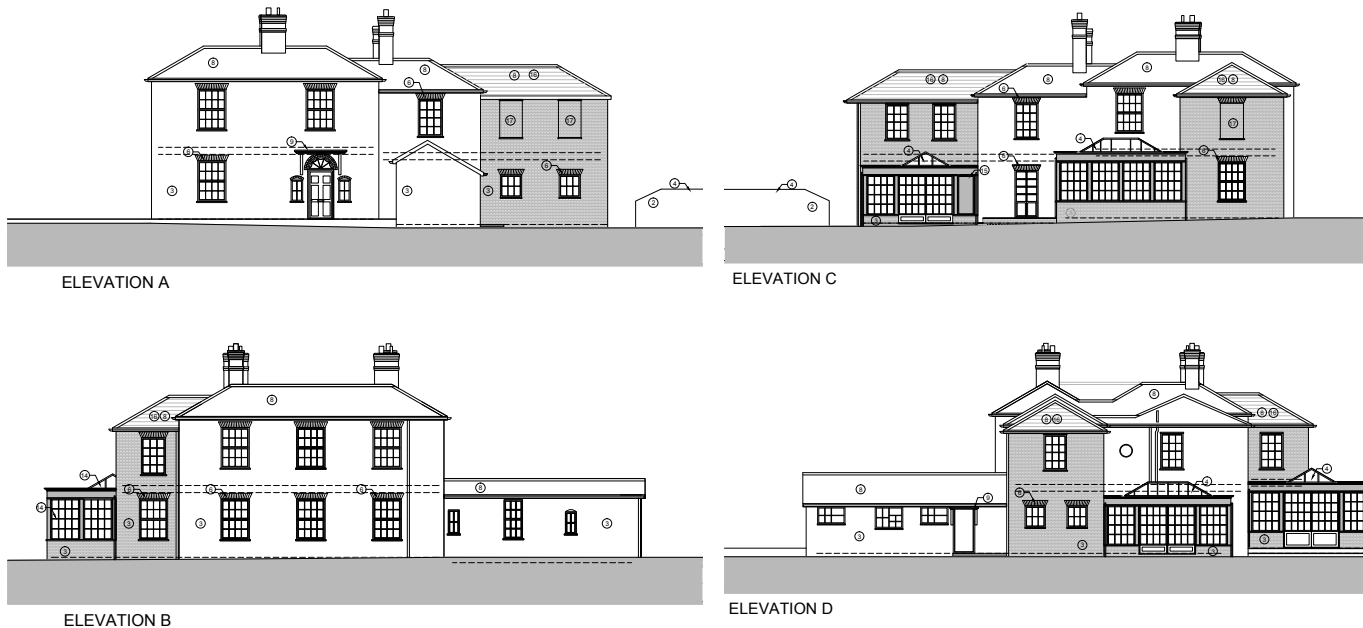


FIG 37 - PROPOSED ELEVATIONS

- Elevation A. There involves no impact upon the original external wall. The extension visible is subservient to the slate pitch roof and has no bearing on the chimneys. The false windows are equally spaced to match that of the original facade. The form and scale match that of the most recent approved planning application.

- Elevation B. There involves no impact upon the original external wall. The extension visible is subservient to the slate pitch roof and has no bearing on the chimneys. The windows are equally spaced to match that of the original facade.

The addition to the first floor is minimal compared to that of the historical form that was once the south westerly wing. This will be visible from the street, albeit opaqued from the perimeter wall, shrubbery and tall trees that line the street edge.

- Elevation C extension. There involves no impact upon the original external wall. The extension visible is subservient to the slate pitch roof and has no bearing on the chimneys. The false windows are equally spaced to match that of the original facade.

Although will increase the massing, the footprint is considerably less. Similar to the elevation B, the edge line follows around the property line and masks the neighbouring view.

- Elevation D extension. There are to be minimal cuts made with precision in the external wall with cill heights being reduced. Whilst the alterations to the original external wall are minimal they do significantly improve the use of the house and therefore its longevity.

The extension visible is subservient to the slate pitch roof and has no bearing on the chimneys. The false windows are equally spaced to match that of the original facade.

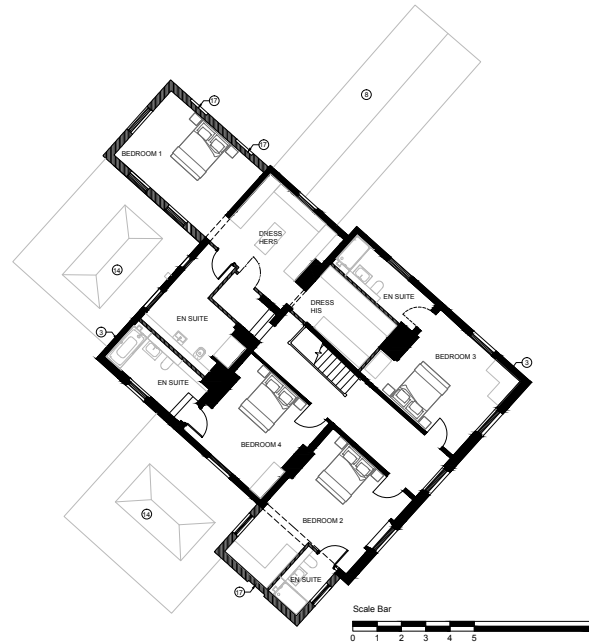
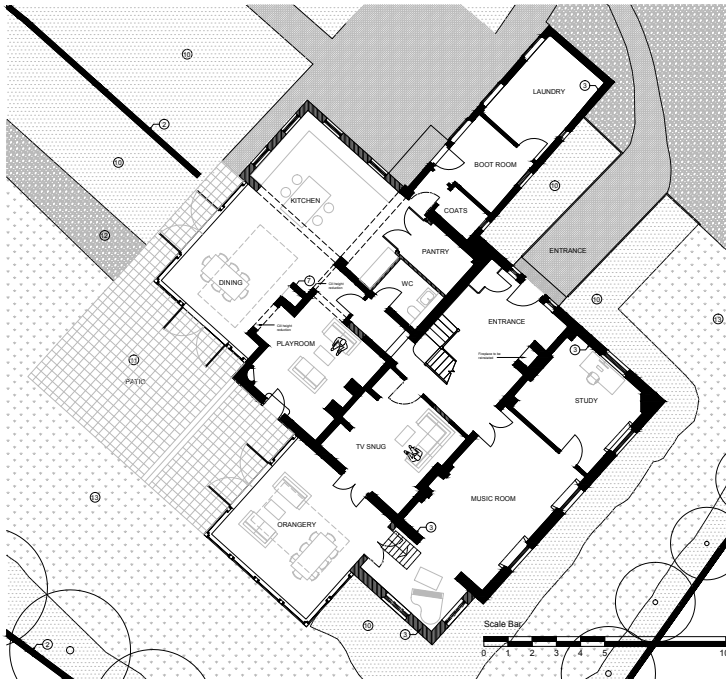


FIG 38 - PROPOSED FLOOR PLANS

Internal alterations:

- Ground floor. In addition to the entrance fireplace being reinstated and the kitchen utilising the added space provided by the extension, there are to be four precision cuts into the assumed original fabric. Two of these cuts involve lowering the cill heights of external windows causing very minimal change. The remaining two involve the removal of the nib to the kitchen and part of the playroom wall adjoining the existing WC.

A total of three internal doors are to be altered. Three are to be repositioned, with one to be removed. As shown on the proposed plans, doors and windows are to be re-used where possible. The adjustments made to the door positions will significantly improve the circulation and optimise the use of each room.

Both the external and internal aspects of significance have been altered and changed over the years with various extensions and axis altering amendments. This has meant that some aspects have been amalgamated, such as the internal timber paneling that lines the hall and covers the fireplace. Whilst some of these panels match in colour, specific details such as the panel widths and ornamental detailing differ. One other such aspect is that of the corncicing. Areas of the corncicing have been broken up in order to fit doors into the space.

- First floor. Minimal alterations are proposed to the first floor. The extensions minimise the need for significant internal alterations, providing legible spaces for the family. The owner wants to create a sustainable family home.

The alteration to bedroom 3 will have no impact upon the original external wall, with the wall being repositioned.

The en suite/dress room/bedroom 1. There is a minimal cut made with precision in the external wall. This alteration also matches that of the last approved planning application.

Further detail of the proposed alterations can be seen in the submitted drawings.



5.0 Conclusion:

Burchett's Green House is a Grade II listed building and designated heritage asset of special interest as a well-preserved example of an early 19th century house and a vernacular Berkshire village dwelling, the significance of which mainly derives from its historic and architectural values. The house was significantly reduced in size and altered internally and externally, including reorientation of the frontage in 1954. Later single-storey extensions have been added.

The historic brick and flint boundary walls within the garden contribute to an appreciation of the historic layout, group value, the setting and in turn the significance of the house and make a positive contribution to the character and appearance of the Burchett's Green Conservation Area.

The proposal is for the alteration of internal walls, demolition of the previous extensions and to extend the main house. In terms of foot print and massing; the already approved but expired planning application is very similar to the proposed. The proposed scheme will not change the use of the main house. The main house will continue to be used as a residential dwelling but the proposed alterations will provide the owners with much improved circulation and will enhance the quality of the space.

The proposals have been designed sensitively to respect the neighboring buildings and the Burchett's Green Conservation Area with the aim to enhance quality of space and enhance the longevity of the building.

The proposed development will have little impact on neighboring dwellers. Notwithstanding this, every effort has been made to ensure the design is coherent, sensitive and a positive asset to the local area.

The proposed is necessary in order to meet the new owner's requirements and generate a modern day family home. The proposed extension seeks to improve the circulation and usability of the main house. The main house has been subject to several amendments over time and the proposed aims to provide a new coherent solution, one that is subservient to the essence of the main house.

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Publications:

Conservation Principles, Policies and Guidance, English Heritage, April 2008.

Designation Listing Selection Guide: Domestic 1 – Domestic Houses, Historic England, December 2017.

Statements of Heritage Significance: Historic England Advice Note 12, Historic England, October 2019.

Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets, Historic England, December 2017.

Historic England Advice Note 2: Making Changes to Heritage Assets (HEAN2), Historic England, February 2016.

Burchetts Green Conservation Area Appraisal, Royal Borough of Windsor and Maidenhead, May 2008.

Mapping:

Ordnance Survey maps: 1899, 1912 and 1973.

Other

Planning records for Burchetts Green House from 1954, 1973 and 1989.