

2 Church Cottages

Design and Access and
Heritage Statement for

Erection of part single storey and part
two storey rear extension.

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Introduction

This Design and Access Statement, including Heritage statement, is for the erection of a part single storey, part two storey extension to a locally listed residential dwelling in a conservation area.

It has been prepared in accordance with The Design Council's guidance '*Design and Access Statements. How to right, read and use them*'. Therefore specific planning policies are only referred to where they are "particularly relevant".

And the Heritage analysis has followed Historic England's guidance from '*Conservation Principles, Policies and Guidance*' and '*The Setting of Heritage Assets*'.

Site

Location & context

The application site is in the village of Compton to the south west of Guildford, adjacent to the A3.


It sits within the Compton Conservation Area and is close to St Nicholas's Church.

The area is also an Area of Outstanding Natural Beauty, an Area of Great Landscape Value, an area of Green Archaeological Constraint, part of the Green Belt and within the SPA 5km to 7km buffer zone from Thames Basin Heaths.

Many of the design considerations associated with these different planning classifications overlap, so as the design process itself considers these issues together, this document will likewise deal with them in the round.



Site location at approx 1:10000

Compton village CA 

The application site, 2 Church Cottages, is locally listed as a pair together with the neighbouring property 1 Church Cottages.

Many of the other properties that run along The Street are either locally listed or subject to statutory listing.

The immediate neighbour to the south east of the site is rare in this context, in that it is not listed in any way, but the neighbouring St Nicholas's Church and White Hart Cottages are both statutory listed.



Zone of Visual Influence

The primary extent of the property's significance is its effect on the visual composition when travelling along The Street.

This is illustrated by the photo sequence below, with the double gable ends of 2 Church Cottages most visible above the strong hedge line that runs across the front of the two properties.

There is briefly a view up the drive before the hedgeline along the eastern edge of the application site closes this off again. The relatively recent dormer then becomes visible from this side.



Local listing  Statutory listing 

Site location at 1:1250

Existing house

LL REF
418

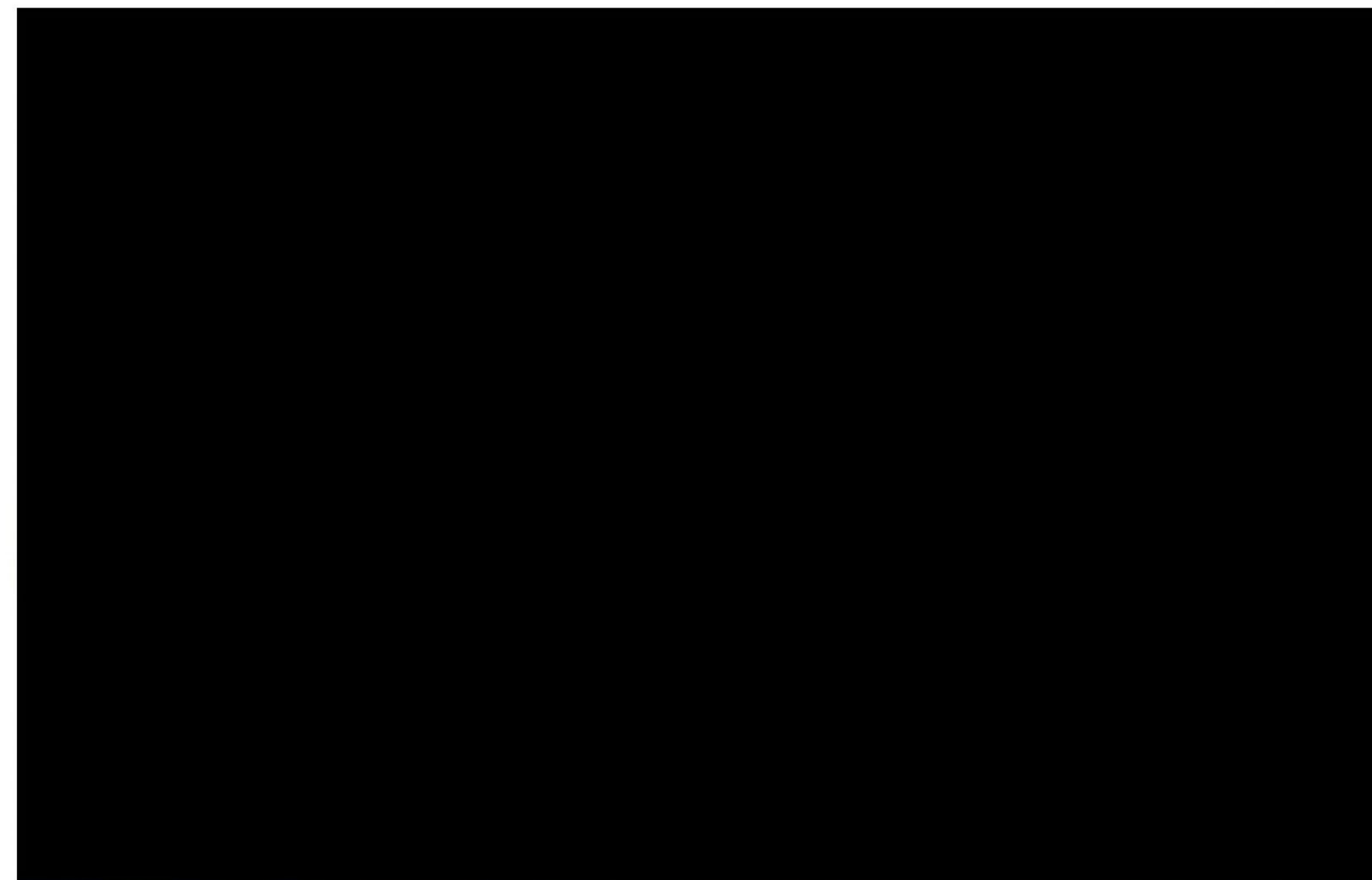
Parish Reference 04 Compton
Property Reference 018

Address

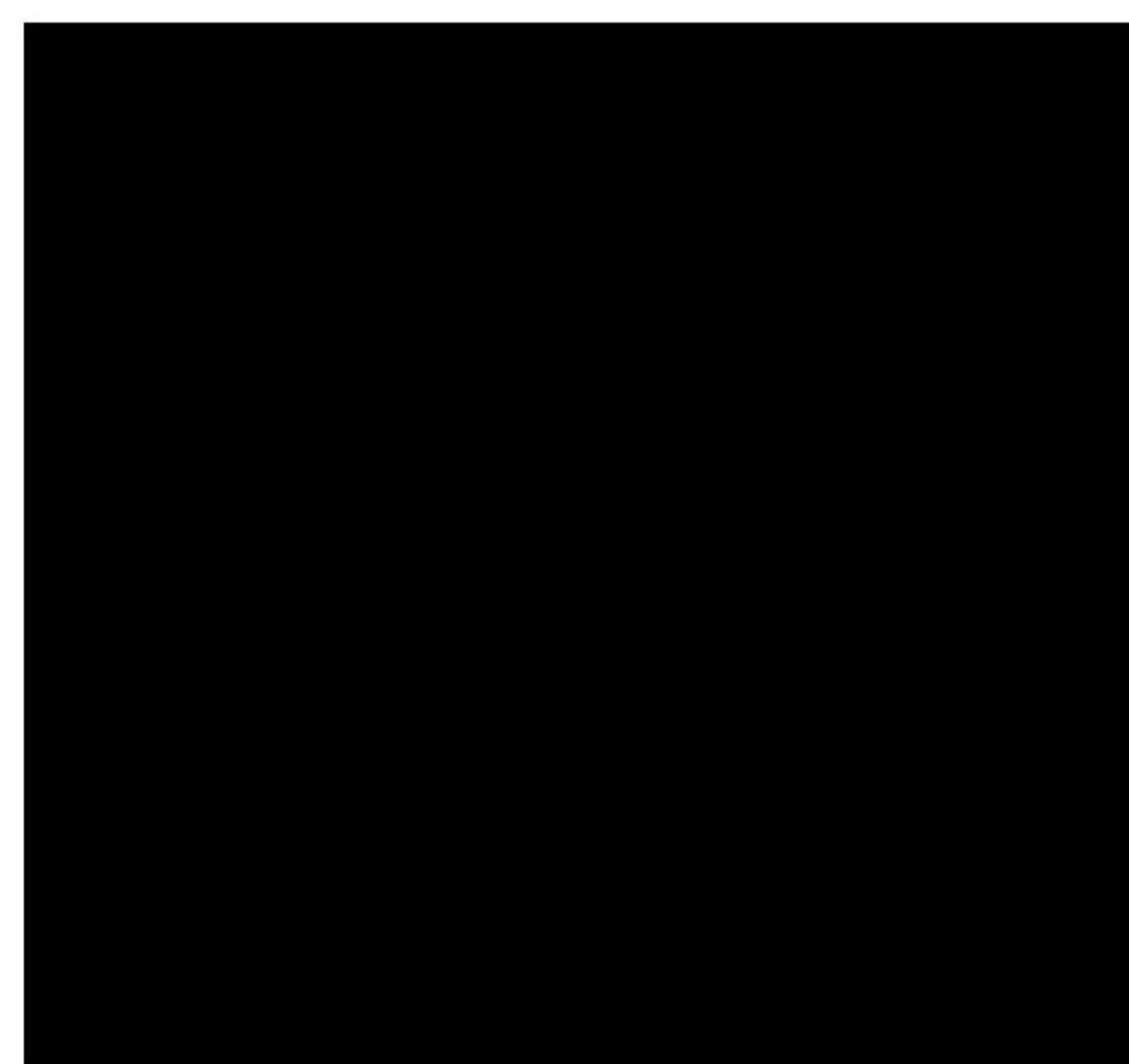
Church Cottages
The Street
Compton

Background information

Dated 1846.
Two storey main house now divided with single storey extension together forming two properties. Bargate stone with red and brown brick dressing to street elevation. Red and brown brick and other elevations. Plain clay tiled double ridged roof with first floor tile hung hipped dormer extension (20th C). Single storey extension in red, brown and blue brick to the right of main building is L-shaped with shallow, clay tiled pitched roof. Decorative ridge stacks associated with all three ridges of the two houses. To the street, the ground floor has two 3-light replacement leaded casements. Two similar 2-light casements at first floor.



Numbers 2 and 1 Church Cottages viewed from The Street



Date block at number 2

Statement of significance

Although the description in the local listing above gives a detailed description of the property, it does not quantify its level of significance.

However, it is clear from the fact that the listing is a local listing, rather than a statutory listing, that the significance of the heritage asset is in the contribution of its front facade to the street and the immediate local area, rather than the fabric of the building having features of unique historical importance.

Along with the features mentioned in the listing though, the date blocks above the upper windows also contribute to this sense of local history, providing passers by with an immediate visual sense of time and place.



Rear view of numbers 1 and 2 Church Cottages.

To the rear of the two properties, not only is the affect on the street scene obviously diminished, but the architectural features also become less significant.

As can be seen on page 7 above, the contemporary rear extension to number 1 is not included in the listing. It is a small scale, flat roofed extension that sits entirely below the fascia boxing of the ground floor roof of number 1.

Rear view of number 2 showing Rear Building

The Rear Building at number 2 is also not part of the local listing.

It does have some attractive features and a greater sense of connection to the main house. It is also fully wired and plumbed with two toilets (the soil vent pipe is seen in this photo following the line of the roof).

But it is in a somewhat dishevelled state and would deteriorate further without necessary motivation to input the required attention.

Site

Constraints



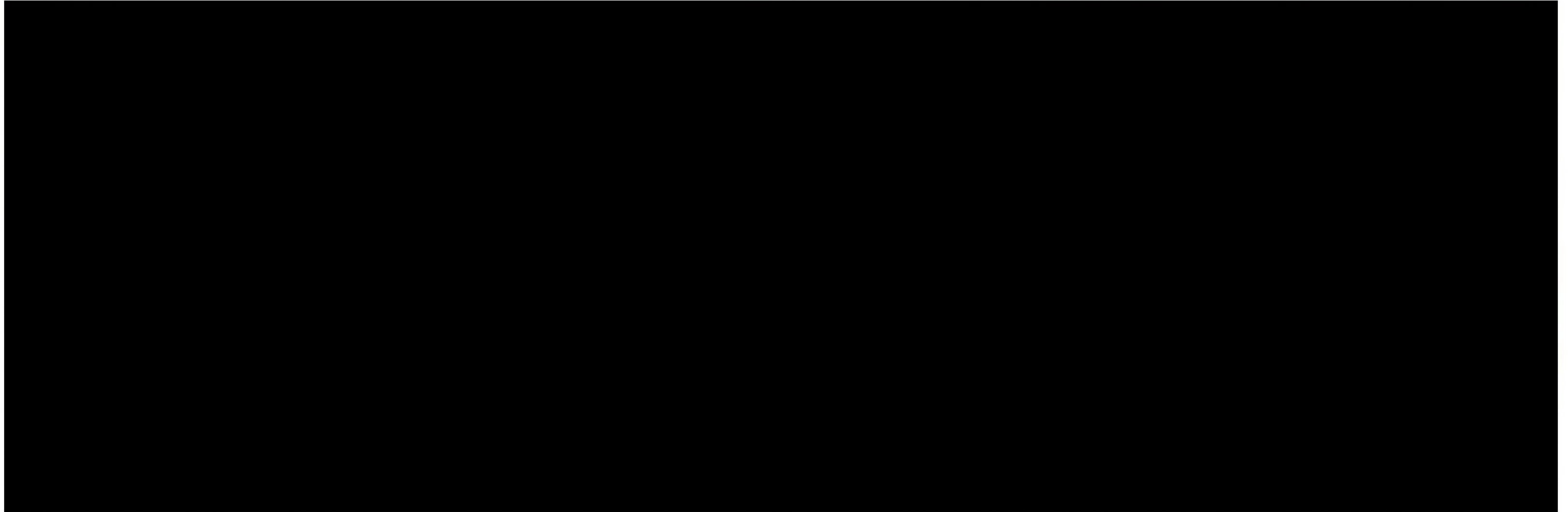
View between Rear Building and main property at number 2

Rear view of number 2 showing Rear Building blocking the garden

The Rear Building sits awkwardly behind the double gables of number 2. It is less than 3m from the main house and so creates a corridor effect between the two buildings.

Furthermore it cuts the house off from the garden, which has a detrimental effect on the enjoyment of the property's outside space.

Note; The structure that appears on the OS map joining the house to the Rear Building is in fact a pergola type canopy, which can be seen in the background of the photo above.



Kitchen at 2 Church Cottages.

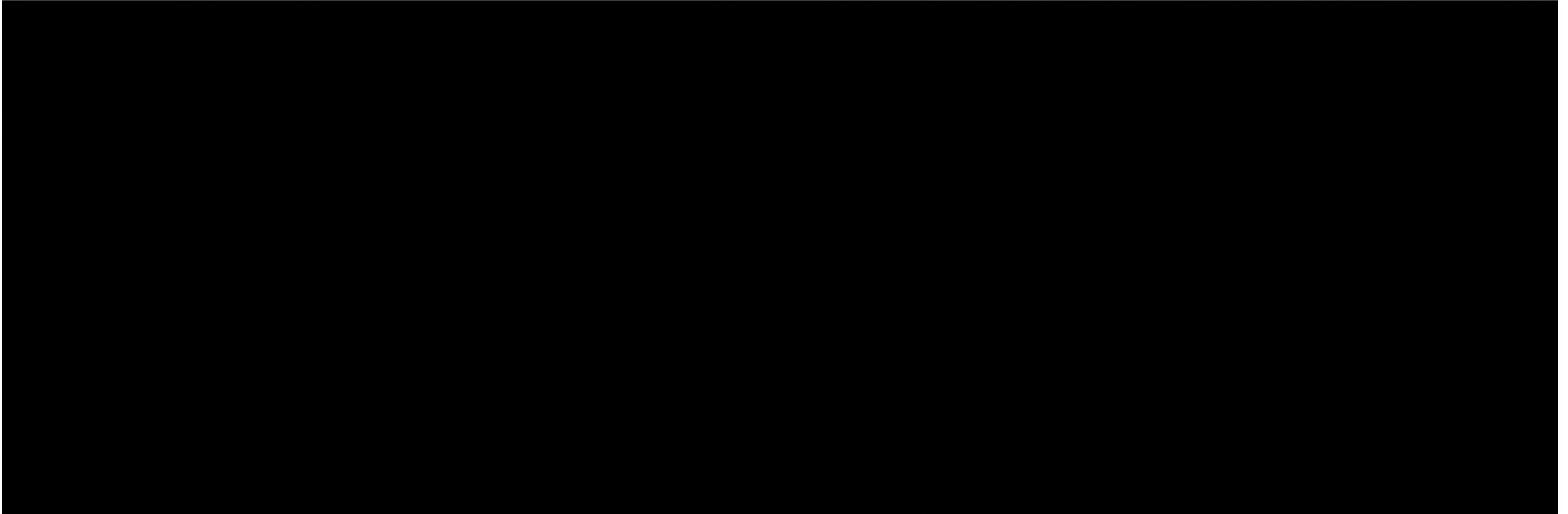
View from kitchen window at number 2.

The Rear Building also has an adverse affect on the internal spaces in the house.

It sits almost directly to the south of the kitchen window, meaning not only is the light into this space reduced, requiring artificial lighting to be used even on a sunny day, but the view out from the kitchen sink is also blocked, reducing the enjoyment and amenity of the property.

Site

And opportunities



Front gables at 2 Church Cottages.

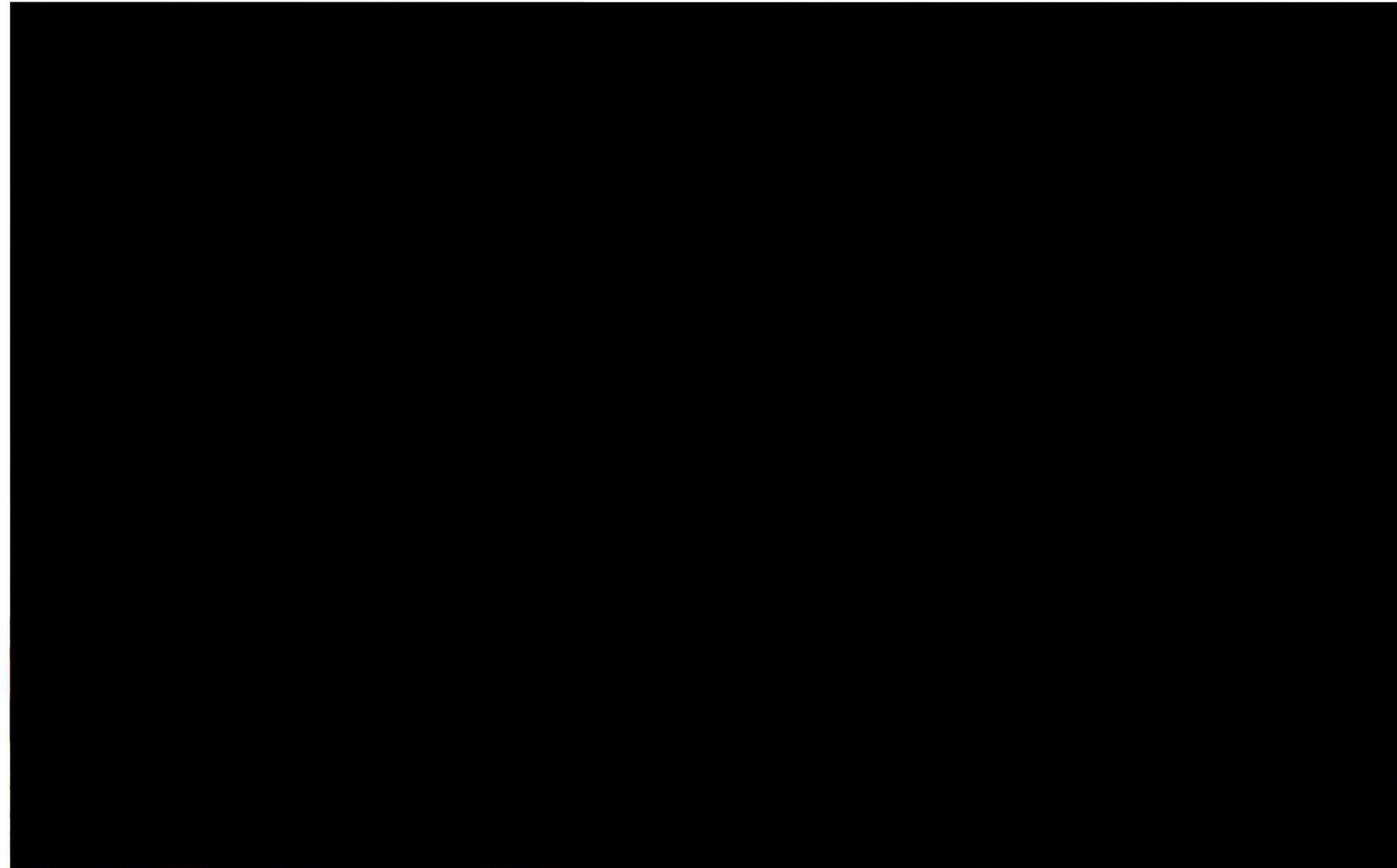
Rear house gables and Rear Building gable at number 2.

One of the strongest features of number 2 is the double gables. In fact other houses of the same style are often known as 'The Gables' or similar such names.

This repeating gable pattern is then carried to the rear of the building and re-enforced through repetition in the Rear Building.



Brick arched front door at number 2.



Arched chimney decorations.

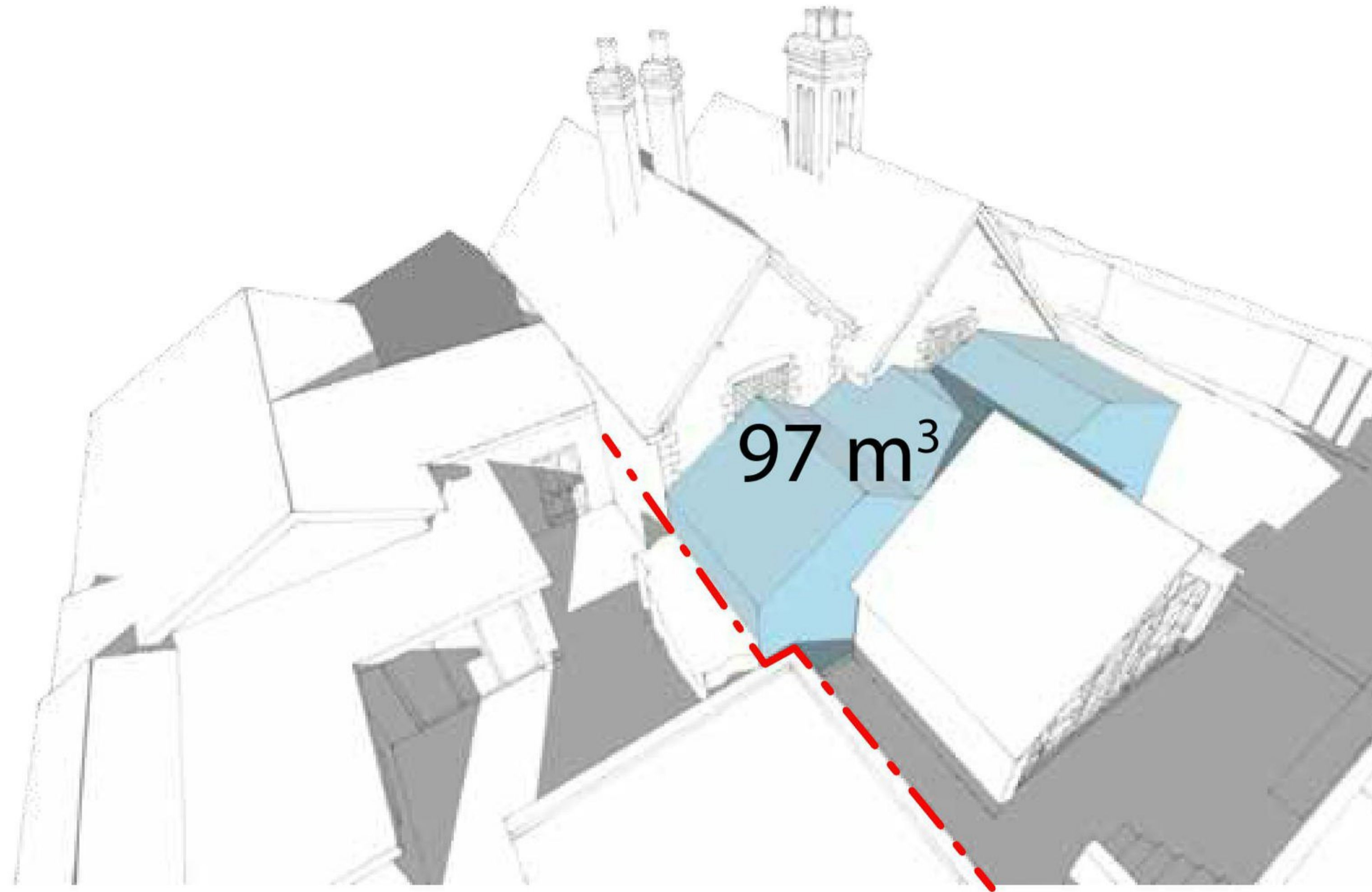
One of the arched windows at number 1.

Arches also feature in several places on the two properties.

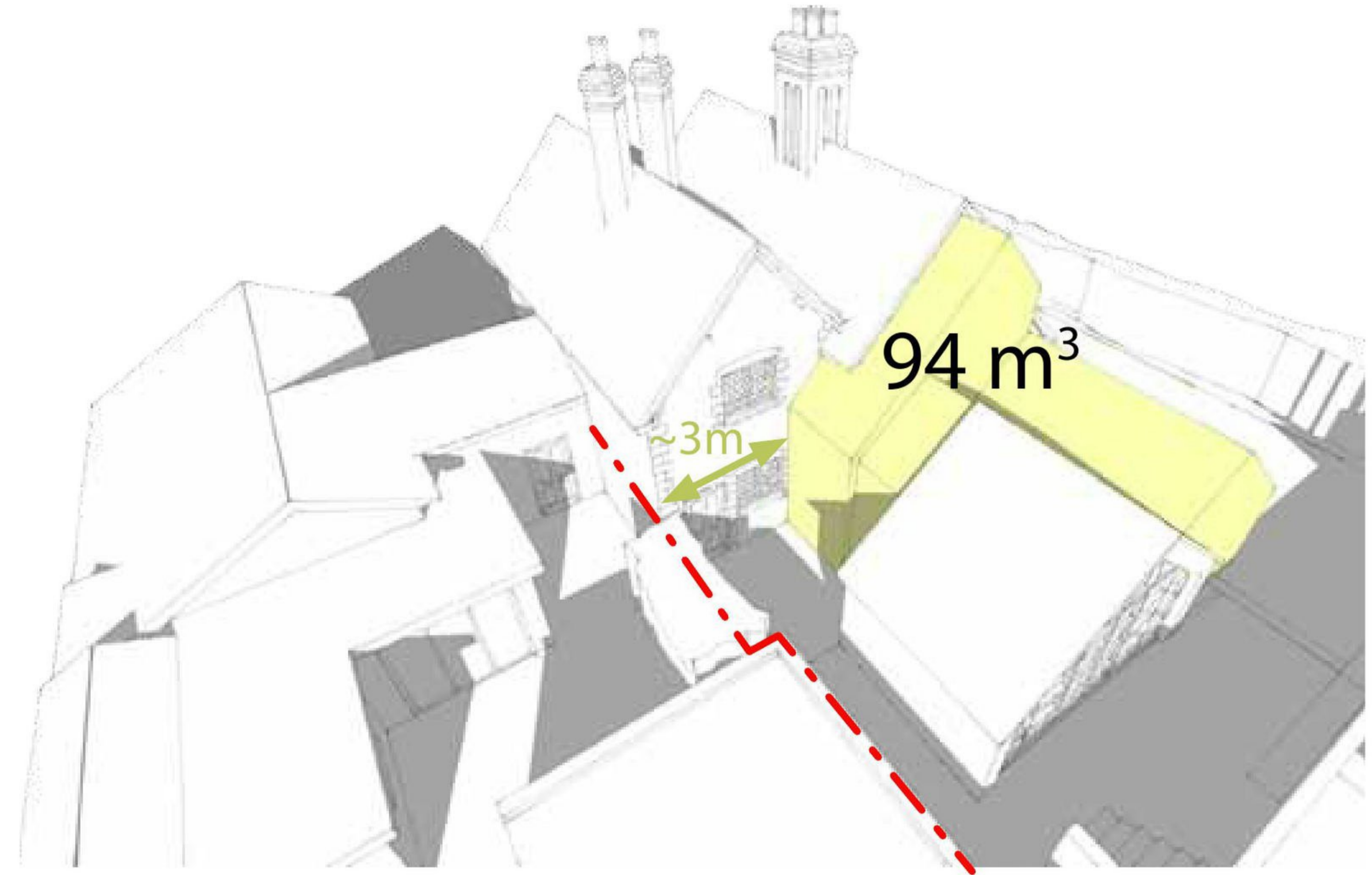
The most apparent arches are the front door of number 2 and the main chimney stack above number 2, but there are also a couple of arched windows at number 1.

Proposal

Design process



Concept blocks of permitted development rear extension.



Concept blocks of proposal.

Permitted development comparison

The main aim of the proposal is to better connect the house to the garden and to create a more light and open kitchen and dining area.

This could be achieved using a rear extension under permitted development Class A.1(f) which would add a volume of approximately 97m³.

This proposal seeks to reduce the impact on the neighbours at number 1, by pulling the development away from their boundary by just under 3m whilst also creating the additional function of a small en-suite tucked under the gable at the first floor.

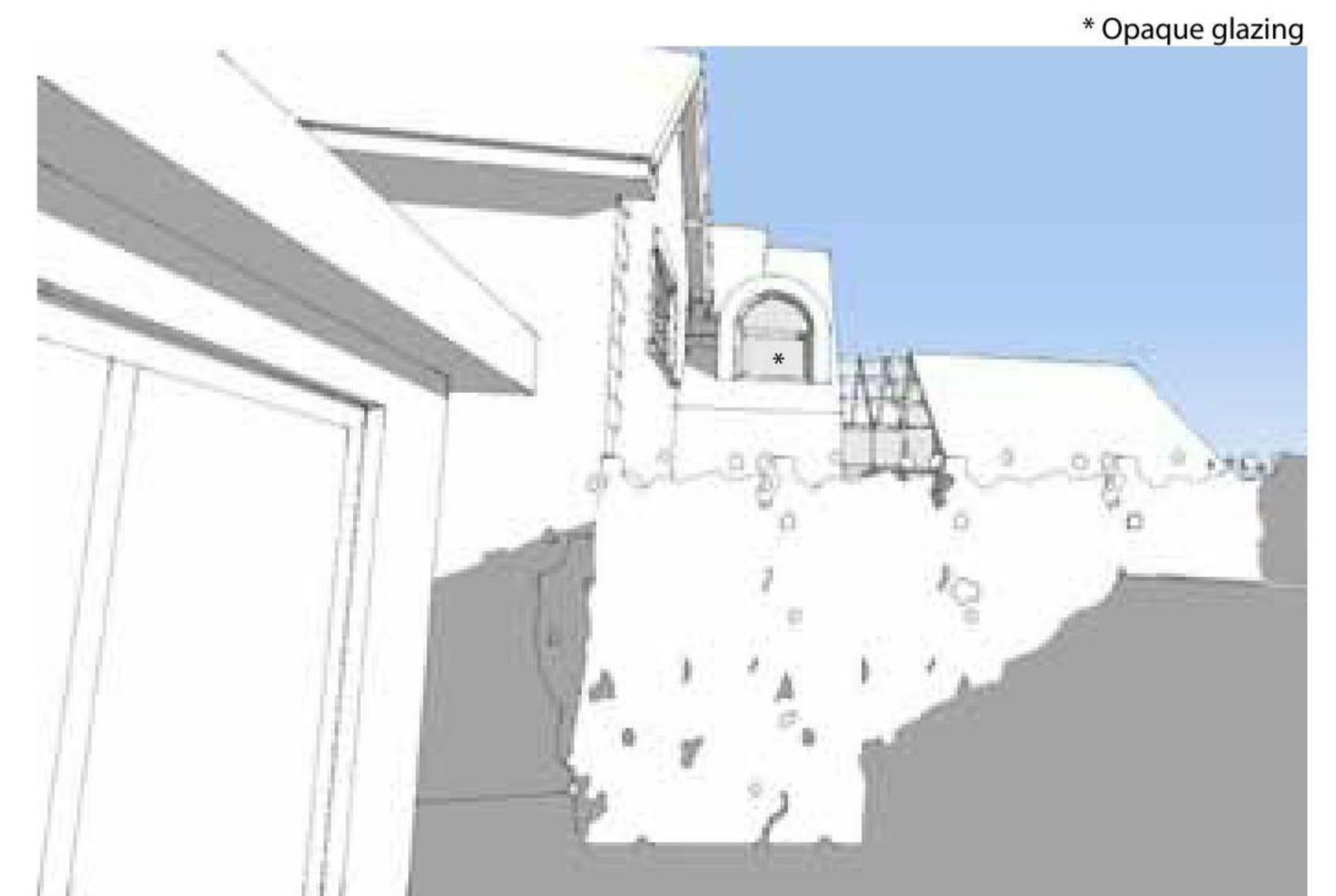
The volume created this way would be less than the volume allowable under permitted development, so the extension is not a disproportionate addition and so satisfies section 145 (c) of the NPPF.



View from neighbours existing.



View from neighbours with permitted development.



* Opaque glazing

View from neighbours of proposal.

View from neighbours

This sequence of views from the neighbour's garden shows how the design has been carefully considered to reduce the impact on number 1 making it much less imposing than an extension built through permitted development.

The mass is much less bulky and is pulled away considerably from the boundary line.

The small dormer window on this side will be opaque glazed and is only there to improve day-lighting and head height over the toilet in the en-suite.

The applicants have consulted with their neighbours and shown them the design. The neighbours appreciate the respect shown to their amenity and support the proposal.

Proposal

Materiality



The proposal takes its material cues from the existing building's materiality, but re-interprets these elements in a contemporary way. This is to provide a clear differentiation between the existing house and the new rear extension.

Clay tiles will be used on the roof of the ground floor extension, but detailed in a sharper more contemporary way.

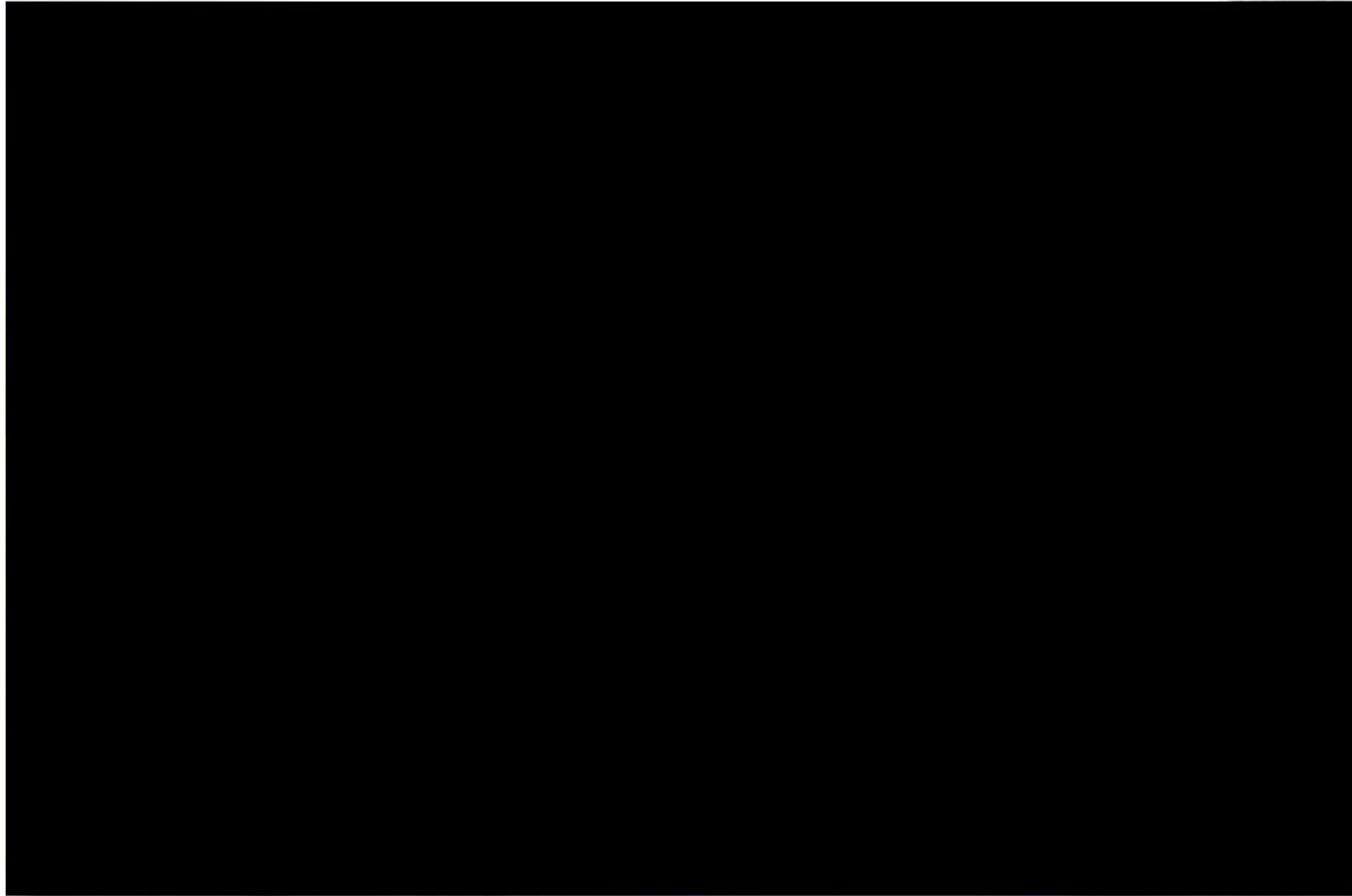
Red brick will be used for the ground floor walls, but the first floor element, the window surrounds and the arches will be clad in corten steel.

This enables the design to be woven in and around the existing fabric, whilst still maintaining a clear sense of what's new and showing how the building has been developed over time.



Proposal

Design in context



Existing view up the drive from the road



Proposed view up the drive from the road

Road view

As the proposal is entirely to the rear of the house it is almost invisible from the road.

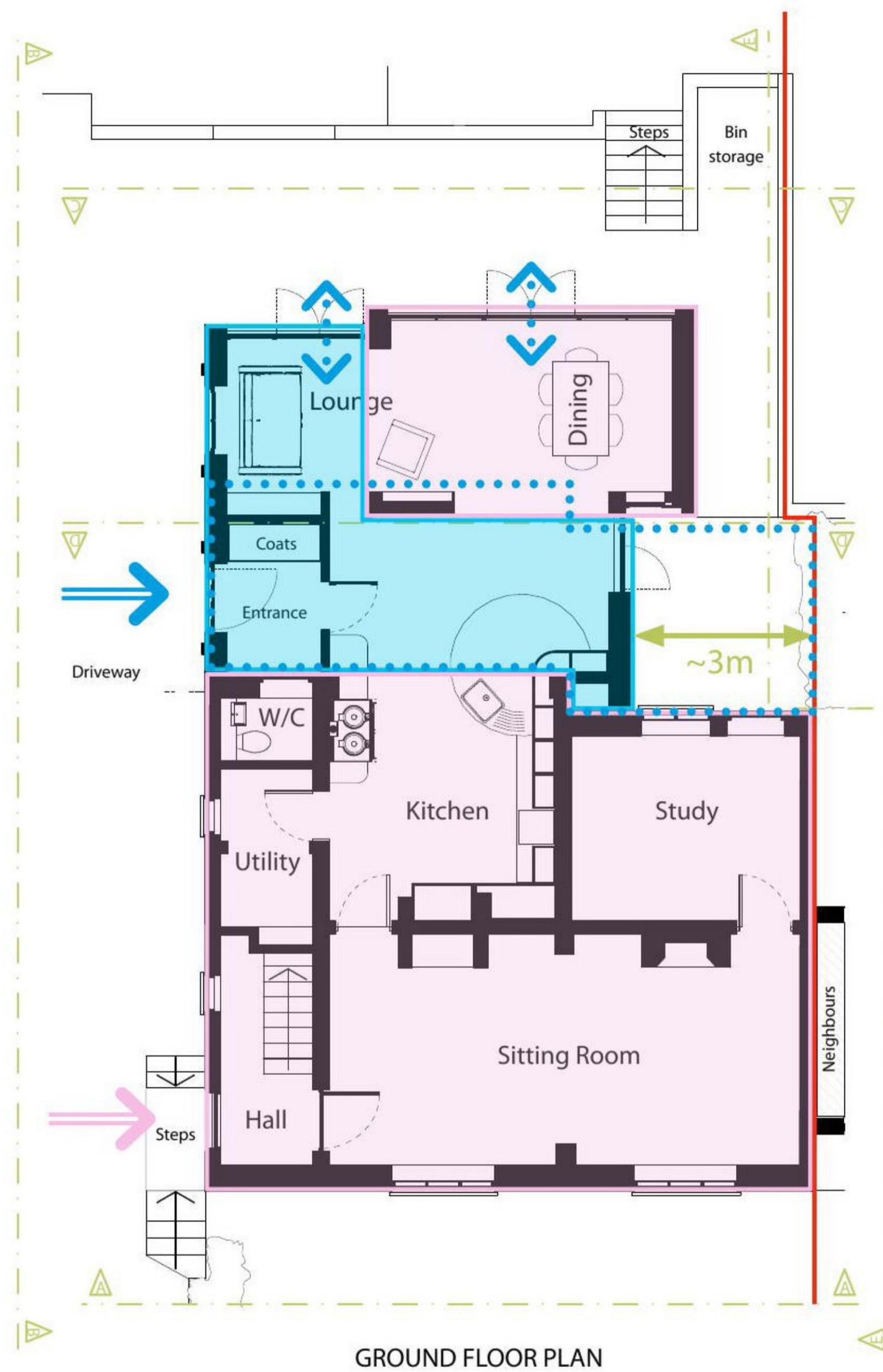
There would be a brief moment in the sequence of travel along The Street when passers by would be able to look up the drive and see part of the proposal.

But the arched elements they would see, are clearly entirely subservient to the main house, which dominates the view, and also of a new and distinct, but complimentary material.

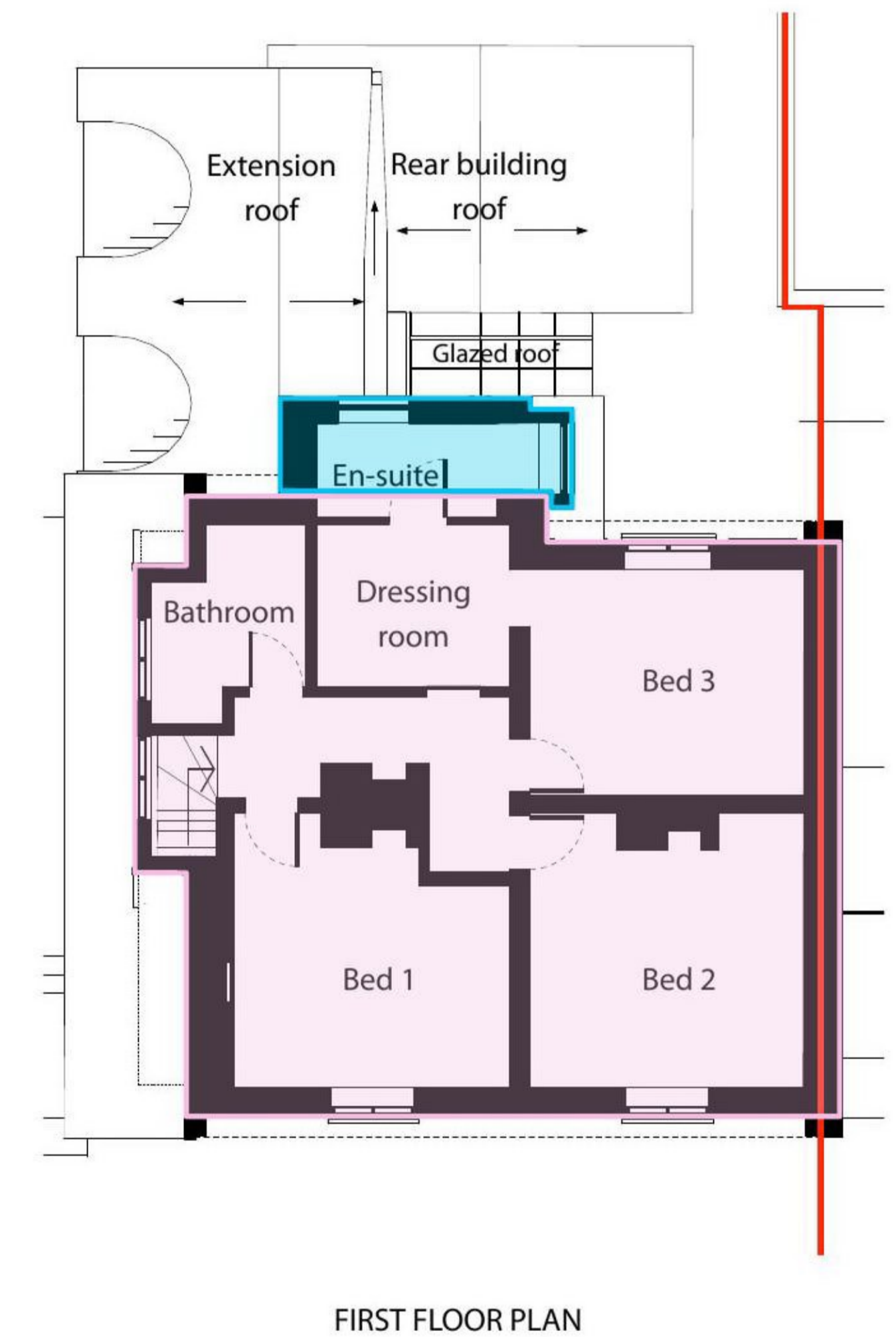
This makes their difference clear and maintains the sense of the original house, whilst being unnoticed to the passing glance.

Access / layout

-  Existing footprint 97 m²
-  Proposed footprint 26 m²
-  PD footprint 28 m²
-  Existing stepped access
-  Proposed level access
-  Proposed garden access



-  Existing footprint 65 m²
-  Proposed footprint 7 m²



The proposed ground floor space is tucked in and around the existing footprint and has been pulled away from the neighbouring boundary by just under 3m, so has a much smaller impact than an extension built under permitted development.

A new level access services the driveway as a replacement for the existing back door, which now becomes the internal w/c door.

Two new level access doors are added to the southern elevation improving connection to the house from the garden amenity space.

At the first floor the proposal's footprint is very small, representing an increase on the existing area of only 7m².

It is also tucked in under the gables of the existing house and pulled back from the neighbouring boundary.

As shown earlier it's visual impact, even from the immediately adjacent neighbour's garden, is minimal and from all but one window, it cannot be seen internally from the neighbouring properties.

Conclusion

This proposal is a considered, contemporary, contextual addition to a locally listed domestic dwelling.

It respects the level of significance of the heritage asset and complements and enhances the local setting.

It is respectful of the neighbouring property's amenity and has been carefully designed to improve the property owner's amenity and enjoyment of their home whilst preserving the sense of history and place enjoyed by the wider community.

It satisfies all the policy requirements for the site's various planning designations and should therefore be recommended for approval.

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