

Job Ref: 2004

38 The Avenue, Worminghall,
Buckinghamshire,
HP18 9LE

INTRODUCTION:

This document has been produced to support a planning and listed building application for 38 The Avenue, Worminghall, Buckinghamshire. The proposals provide for a new side extension to replace an existing open lean structure that gained permission in 1988, a window replacement on the rear elevation of the 1990's extension* with a patio door and a widened opening also within the 1990's extension.

SITE AND SURROUNDING:

38 The Avenue, Worminghall is a Grade II listed building together with numbers 40 and 42 The Avenue dating back to the 17th Century. The adjoining cottages are timber framed with brick and render infill panels and red clay roof tiles. The applicant site has been extended at various times, dating from the 1970's to the 1990's. All the cottages (no.38 to 42) have been extended and altered considerably throughout their history.

38-42 The Avenue has been a Grade II statutorily listed building since October 1951 and is situated within the Aylesbury Vale Area. The statutory list description is as follows,

"House, now 3 dwellings. C17, altered. Timber frame with whitewashed brick and render infill, old tile roof, large square chimney of thin brick with 'V' pilasters between left bays, later brick chimney to right. Right gable rebuilt in brick. 2 storeys and attic, 3 bays. Barred wooden casements: 3-light to ground floor, 2-light to upper storey, those in left bay C20, remainder C19. Board door in small lean-to slated porch between right bays. C20 conservatory to right, C20 extension set back to left with entry to No. 42. Interior shows diagonal braces. Stop-chamfered spine beam in centre bay."
RCHM I p. 325 Mon.4.

As the statutory list description notes, 38 The Avenue is a C17 dwelling with an elevation of timber frame with white render infill panels. The property was also extended in C20 with work carried out to provide a single storey extension and lean-to retrospectively. Various other extension works have been carried out at the other attached cottages, specifically No.42. Please refer to recent planning history and considerations.

* The single storey extension that gained permission for retention in 1993 is referred to 1990's extension, although it is deemed likely to have been built within the 1970's/80's.

38 THE AVENUE, WORMINGHALL

Forming the end of terrace, the cottage's east/front elevation is comprised of exposed timber frame with white rendered infill panels. No. 38 (RHS of below photo) is also clad in black painted timber above the front entrance. The cottage is set back off of the main highway with a large front garden separated by picket fencing.



38 The Avenue (Front elevation, 38 The Avenue to the RHS/ end of terrace)



38 The Avenue west/rear elevation showing single storey side and rear extension and timber lean-to.

The west /rear elevation shows walls clad in white cementitious render with a black rendered lintel to opening. The roof is finished with clay tiles as per the existing cottages and the timber lean-to is built from black painted timber and a glass canopy. Behind this is the original cottage with exposed black timber frame and infill panels with white render.



Rear elevation, lean-to abutting existing cottage and 1990's extension.

RECENT PLANNING HISTORY AND CONSIDERATIONS:

The planning history for 38 The Avenue comprises of three main application which include for a tool store, a lean-to extension, and the retention of a single storey extension.

78/01970/AV

Erection of store and alteration to existing access, No.38 The Avenue, Worminghall
Planning Permission on 26th April 1975

88/02737/ALB

Alterations to lean-to
Planning Permission on 9th December 1988

92/01743/ALB

Retention of single storey extension
Planning Permission on 1st April 1993

OTHER NOTABLE PLANNING APPLICATIONS TO ADJOINING COTTAGES

No. 42 The Avenue

82/00787/AV

Two storey extension to form kitchen and bedroom internal alterations
Planning Permission on 14th July 1982

No. 42 The Avenue

06/00372/APP

Single storey rear extension to dwelling and extension to ancillary office annexe
Planning Permission on 6th June 2006

PROPOSALS:

The proposed extension and alteration work include for a:

- Purpose built 'lean-to' side extension.
- Rear patio door and replacement lintel
- Widened internal opening within 1990's extension between the kitchen and dining room.

Amount and Scale

The new single storey side lean-to extension will be sympathetic to the existing building. The proposed lean-to will follow the same footprint as the existing lean-to structure, stepped back from the rear elevation of the rendered extension.

The rear patio door will use the same structural opening as per the existing window provide access to the garden. The new opening between the kitchen and dining room will remove part of the internal wall built within the 1990's extension up until the existing cottages original external wall.

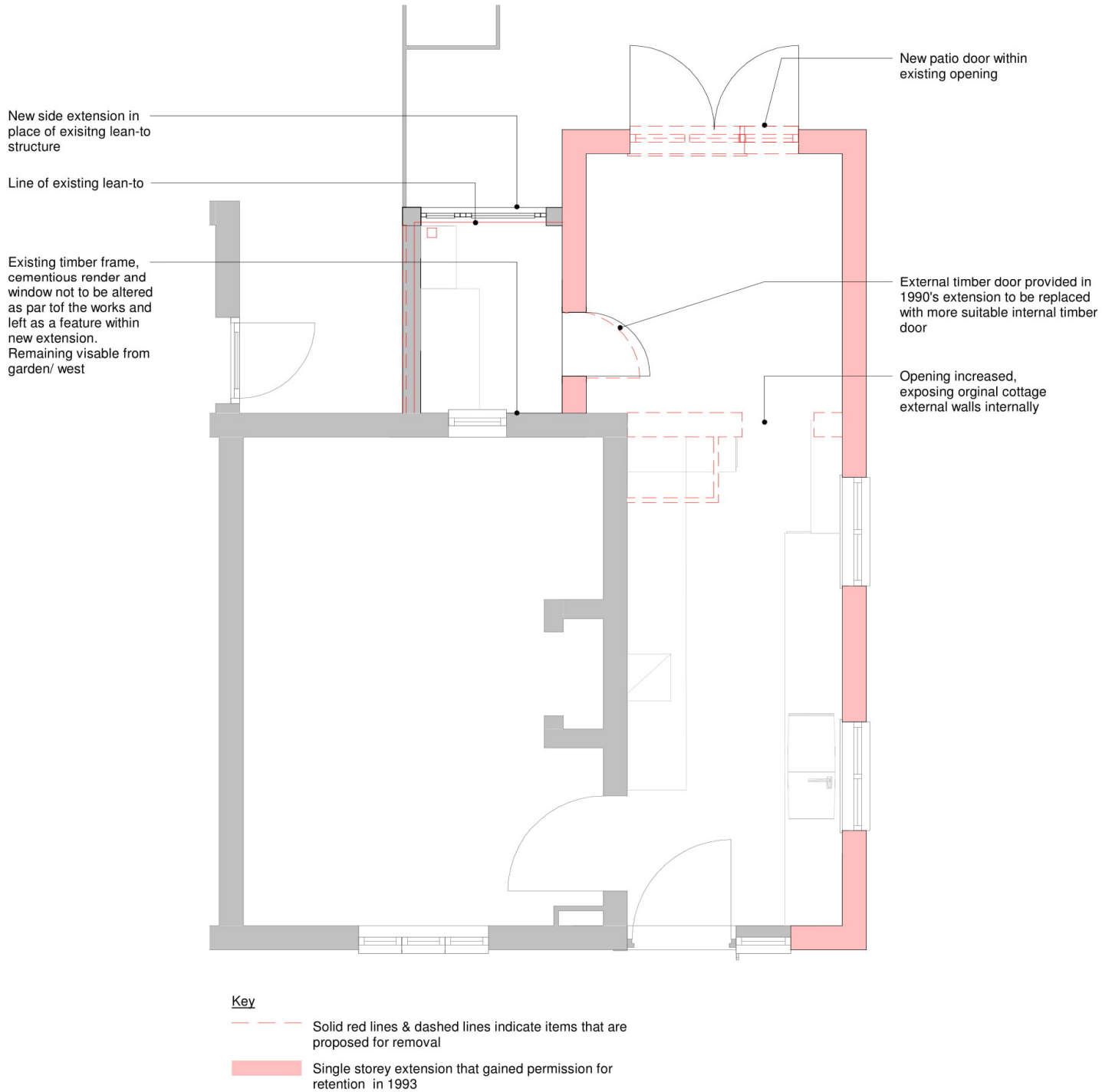
Layout and Landscaping

To link the rooms within the 1990's extension, the existing opening will be widened to create better circulation between the kitchen and dining room. This will in fact expose the corner of the existing cottage internally. The dining room will also propose to remove the existing timber window to the rear of the 1990's extension and replace with a patio door to link better with the rear garden and allow more natural light into the property.

The existing property has limited storage space and rebuilding the existing lean-to extension will provide the occupants with a heated space connected to the house (via the 1990's extension). This area is likely to contain a utility space/ boot room.

Please see plan on next page for further details on the proposed layout.

General Layout Plan



Appearance

The proposed lean-to extension will lightly link to the existing house, retaining the features and materials currently visible. The lean-to has been designed to allow for views through the new extension to see the original external wall of the main cottage, albeit most views are currently blocked by the existing oil tank enclosure when in the garden. The use of a timber framed structure and glazing allows for views through this area and retains the open feel down this side of the property. The connection to the original cottage will not be more invasive than that already undertaken with the current lean-to (see images 5 & 6 in appendix A) extension.

Other materials include black timber cladding where glazing is not suitable on the boundary, matching that used over the main entrance door at the front of the property. The roof of the lean-to extension will be comprised of glazing over the new utility room and lead work where part of the new roof connects back to the 1990's extension.



New patio door and
timber lintel above

New lean-to extension constructed
from timber and glass

No.40 The Avenue

Proposed sympathetic rear extension – illustrative only

The proposed patio door replacing the existing window in the 1990's extension will be traditional in its construction, appearance and colour to that of the existing windows within the cottage. White timber frames will form the door with glazing bars, and in addition a new timber lintel painted black to tie in better with the existing exposed timber frame of the main cottage.

Access

The existing access points onto the site will remain unaltered.

HERITAGE STATEMENT:

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“House, now 3 dwellings. C17, altered. Timber frame with whitewashed brick and render infill, old tile roof, large square chimney of thin brick with 'V' pilasters between left bays, later brick chimney to right. Right gable rebuilt in brick. 2 storeys and attic, 3 bays. Barred wooden casements: 3-light to ground floor, 2-light to upper storey, those in left bay C20, remainder C19. Board door in small lean-to slated porch between right bays. C20 conservatory to right, C20 extension set back to left with entry to No. 42. Interior shows diagonal braces. Stop-chamfered spine beam in centre bay.”
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In considering alterations and extensions it must be in terms of paragraph 128 of the NPPF and Historic England’s Advice Note 1: Conservation Area Designation, Appraisal and Management, issued in 2016 and Historic England Advice Note 2: Managing Significance in Decision-Taking in the Historic Environment issued in 2015.

The internal alterations proposed to the historic property are confined to the 1990’s extension and unobtrusive; most alterations will restore the property to its original state exposing its original structure internally.

In terms of impact on the listed building’s setting within the row of terrace cottages there will be negligible impact due to the works being carried out in areas where extensions already reside on to the west of the property. The impact on the proposals falls much shorter than other extension works permitted on the row of cottages and would be deemed more sympathetic to the existing setting.

To the rear of the property the proposed lean-to extension has been designed that it steps back from the west elevation. The works also ensure the new extension forms a clear relationship between the old and new, keeping the 17th Century cottage as a design focus. It is considered that the design approach is sympathetic to the existing setting. The scheme will not adversely impact on the appearance and character of the building from the rear.

Impact on Worminghall as a Heritage Asset

The proposals will have no significant impact from public views into the property.

In my opinion the extension proposed should be evaluated as a positive enhancement to the setting of the historic building. The proposal will aid in restoring and providing a new purpose to the currently poorly designed lean-to.

Impact on 38 to 42 The Avenue as a Listed Building

In terms of the historic fabric of the listed building its special interest and significance as a designated heritage asset resides in its frontage towards The Avenue when considering the significant amount of extension works permitted to the rear of cottages 38 to 42. The proposals have however been designed so that the west (rear) elevation does not negatively impact the visual appearance of the listed property.

Impact on the Aylesbury Vale Area

The extension will not be unseen from The Avenue. At the rear of the property, is a garage and access road. To the north and south are other housing developments, most of which are not overlooking the proposed site.

The extensions will therefore have a negligible effect on the surrounding area and public views within it.

Appendix A

Site Photographs



Image 01 - East/front elevation



Image 04 – East/front elevation with render and black timber



Image 02 – west elevation and rear window with rendered lintel



Image 03 – west elevation



Image 05 – existing lean-to



Image 06 – Lean-to fixed to original cottage



Image 07 – opening within 1990's extension.



Image 08 – original wall junction noticeable by camber at bottom