

## **DESIGN, ACCESS & HERITAGE STATEMENT**

### **The Old Crown Bolter End Lane Wheeler End Buckinghamshire HP14 3NE**

The application property is located to the west side of Wheeler End Common and is an end terrace dwelling which forms part of a row of brick and flint cottages which is understood to date back to the 17<sup>th</sup>/18<sup>th</sup> century. The Old Crown is a private residence but was formerly a public house. The property has been previously extended as part of its conversion to a single-family dwelling although the front elevation remains in what is assumed to be its original form and therefore has remained true to its heritage and the character of the terrace of brick and flint cottages when viewed from the common. The property The Old Crown is noted as a significant building within the Wheeler End Conservation Area and contributes positively to the surrounding area. There are no listed buildings within the immediate area of the building. The property is within the Green Belt and Chilterns AONB.

Wheeler End Common is a typical Chiltern ridge top settlement, with buildings and common land spread out along the ridge and farms at the edge of the settlement and minor tracks and roads giving access to groups of houses. At Wheeler End scattered groups of historic buildings surround the open common.

Until relatively recently, Wheeler End was a much smaller hamlet made up of a loose group of farmhouses scattered round the common. These are the oldest structures in the conservation area, dating from the 16<sup>th</sup> and 17<sup>th</sup> century and providing anchor points for subsequent development which has lined the edge of the common. Newer development is located mostly to the east of the common; much of it lies outside the boundary. The common itself is a large open area with scrub and woodland to the south.

### **Planning History**

There are a number of applications for the property over the years and the most relevant to this application is 04/06774/FUL the rear extension.

### **The Proposal**

#### **PROPOSED REPLACEMENT OF GARDEN ROOM GLASS ROOF TO SLATE**

The applicant would like to replace the existing garden room glass roof as the room is too hot in the summer and cold in the winter. The intension is to install a slate roof more in keeping with the host property.

### **Design**

The existing glass roof conservatory is set to the rear of the property. The size of the proposed is modest and works as a link between a reception room and bedroom. The use of this room will not be altered by the replacement of the roof. The glass roof itself is a relatively modern addition to the property.

The proposed replacement roof will be a composite slate in a colour to match the host property with two conservation type roof vents. There will be no alteration to the existing timber side frames and no alteration to the size or design.

The proposed roof will be constructed to comply with current Building Regulations, resulting in a well-insulated roof so that the building will be more thermally efficient, and in turn reduce its carbon footprint. No roof lighting is proposed.

The proposal is situated to the rear of the property and is well screened so consequently it will not be visible from the public domain and surrounding conservation area or AONB. We believe the proposed replacement roof will have little impact and will preserve the character and appearance of the host building and surrounding Conservation Area.

We consider the proposed replacement roof a modest size and a minor development in scope that the character of the original building will not be challenged or compromised. The effect will only be visible from within the applicants and adjoining neighbour's site. The proposal does not amount to a substantial alteration or extension which would adversely affect the character or appearance of the building or the surrounding Conservation Area.

As the proposed replacement roof does not appear disproportionate or to have an adverse impact on the host building or surrounding Conservation Area, we believe this will have a neutral effect overall.

#### **The Green Belt**

As this is a replacement roof there is no new floor area proposed and the application has no effect on the green belt itself.

#### **ACCESS**

The access from the reception room to the bedroom will remain. Access during construction is solely from the applicant's property. Access to the property from the highway will remain unchanged by the proposed works. The existing off-road parking provision will therefore remain unaffected.