

Proposals for a rear single storey extension and conversion of existing garage to Living space and associated alterations to Malyons, Bury Weir Lane Buckland Herts.

The Design and Access and Heritage statement is as described below.

Introduction & General Description

The property comprises of a two storey and part single storey detached cottage, with an integral garage, and is set fronting Bury Weir Lane in Buckland, Hertfordshire. The property has a medium sized rear and side gardens and is set in an area bordering the edge of the village framework of Buckland. The existing cottage currently accommodates a kitchen, dining room, living room, bathroom, utility area and garage on the ground floor with bedroom's on the first floor, one of the bedrooms has an en-suite bathroom. The owner's wish to provide a utility area and a further bedroom on the ground floor with a bathroom, the latter replacing the existing integral garage. This is proposed to accommodate and allow close family to stay within the cottage.

History

The Cottage is believed to date from the 17th century or earlier and has a brick built frontage dating from about the mid 19th century. The timber framed building has dark weatherboarding at the rear, and is cased in a red brickwork casing at the front. There is a red brick lean-to extension at the west end and a plastered lean-to rear extension as well. The roofs comprise of mainly thatched onto a half hip and then the roof carried down in catslides over the existing single storey area. The original plan is likely to have been of one and a half storeys, three cells on plan with an internal chimney, roughly centre in location on plan. This, on the front elevation reflects the division point which during sometime in the 19th century was split into two divisions forming two properties. On the front elevation the window fenestration has windows under segmental brick arches, and similar windows in two dormers at the eaves level above. The garage element with living space above is a modern addition in the 20th century and is of weatherboarding and under clay plain tiles.

Design & Appearance

The design of the proposed new accommodation utilises existing space, in the unused outbuilding cum garage space available, without the need to build but a modest further extension onto the cottage. The location of the new extension is proposed to the rear of garage and formed by an extension of the cat-slide roof to the rear, in line with other areas of the existing roofs. To improve the appearance further overall, clay plain tiles are proposed to match the existing roof finish with weatherboarding to the external walls. Care and consideration have been given to the privacy and amenity of the neighbours, by windows positioned to avoid overlooking of the neighbour's and protection of any amenity space and the effect of daylight has also been considered. The new accommodation is designed to be subservient to the existing house when

seen from all sides, to ensure its architectural integrity in its appearance. The design generally is believed to be in line with the District councils planning policy for ancillary accommodation and so not contrary to the planning policy in relation to this.

Vehicular & Transport & Secure Design

Access to the property exists via the existing car and pedestrian access from Bury Weir Lane at the front of the property, and the side of the property adjacent to the site. There is adequate car parking to the site generally and the existing property despite the loss of the garage.

Security to the house is provided by fencing to the frontage of the property as exists and timber and wire fences to the rear and side gardens, which already exist, windows and door have lockable handles where possible to do so.

It is believed that the property does not lie within a designated flood plain area.

Proposals submitted & Heritage Asset and need

There are a number of Listed Buildings in the general area of the site, but some distance away, the Church being the most significant and can be seen from the site. The area around the site comprises of a mix of reasonably modern or new houses along the road and is close to the edge of the village. It is believed the cottage was originally associated with a farm nearby.

Impact of Proposals

The property lies at the far end of Bury Weir Lane in Buckland and most houses are two storey and of render or brick external finish to walls and under slate or plain tiled roofs. An equal amount of modern 20th century houses are also opposite and stretch along the main A10 Road, mostly of brick and concrete interlocking tiled roofs. The proposal is to add the single storey extension to look the same as the timber clad garage. The extension is proposed to be built of traditional materials comprising of weatherboarding to walls and under a clay plain tiled roof is believed not to have any impact on the property surroundings because of this. The proposed link between the cottage and the new accommodation is to remain the same and sympathetic design appropriate to the rural style are considered to enhance the overall character of the building.

Heritage Significance

The development of this part of Bury Weir Lane is one of farm houses and agricultural buildings both single and two storey buildings in scale and that for the most part is generally one of a rural nature. Its history suggests that land in between the older properties have been development over time. The proposals are not considered to impact within its Heritage setting.