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Heritage Statement

Job: Ye Olde Coach House, Wooburn Town HP10 0PW
Job Number: 2110
Date: 12th May 2022

This statement forms part of a Householder Planning Application for the proposed modifications and additions to Ye Olde Coach House in the Wooburn Town Conservation Area.

The property has recently been acquired by the current owners and they wish to make modifications to the house. The house was substantially rebuilt in the 1980's following fire damage and is not listed.

This is not a standalone document and should be read in conjunction with the supporting documents to the application, specifically the Design Statement Rev.P1 and the drawings listed below.

1. Introduction

- 1.1. This Heritage Statement has been prepared to support the application for Planning Permission for the works as outlined herein.
- 1.2. The proposal has not previously been the subject of a pre-application advice request.

2. The Proposal

- 2.1. Planning Permission is sought for internal and external modifications and additions.
- 2.2. The house is in a habitable and good condition and is currently occupied by its owners.
- 2.3. The proposals consist of internal reconfigurations of, and external additions to the ground floor kitchen and dining room layout, which is currently arranged at the rear of the property and is quite dark, due to the location of an abutting lean-to utility room/WC. The proposal is to reconfigure the kitchen and dining area to form an open plan layout, better addressing the rear garden and enlarging the footprint of the kitchen/dining area to facilitate this.
- 2.4. The proposals also include a first floor addition to the existing master bedroom to provide an adjoining dressing room.
- 2.5. The proposals are designed to not exceed the existing height of the current lean-to utility / WC (to be demolished) and, at first floor, not to project beyond the existing building line.
- 2.6. The application includes external and internal works and is confined to the ground floor kitchen and dining area, the first-floor master bedroom, front elevation porch and gates to the undercroft only, with associated external works and consists of the following:

[Please also refer to drawings of proposed works. Drawing Nos. 2110_106_000_P1, 2110_106_001_P1, 2110_106_002_P1, 2110_106_003_P1, 2110_106_011_P1, 2110_106_012_P1, 2110_106_013_P1, 2110_106_014_P1, 2110_101_001_P1, 2110_101_002_P1, 2110_101_003_P1, 2110_102_001_P1, 2110_102_002_P1, 2110_102_003_P1, 2110_102_004_P1, 2110_103_001_P1, 2110_103_002_P1]

Ground Floor

Proposed works comprise the demolition of the rear lean-to utility room/WC, which appears to be of rendered blockwork modern construction, and the erection of a rear extension to increase the footprint of the kitchen and dining area, creating an open plan kitchen and dining area with a utility room and WC / cloakroom within the centre of the plan, maximising visual connection between house and garden.

First Floor

At first floor, it is proposed to extend the existing master bedroom to provide an adjoining dressing room. Ground and first floor extensions tie in compositionally.

Exterior onto Wooburn Town road

At the front of the house, it is proposed to remove and replace the existing porch canopy and front door and also the gates to the undercroft and to render the lower portion of the facade to match the neighbouring properties.

Exterior

Externally, the vehicular access route running along the edge of the property to the rear garages is proposed to be re-surfaced from the existing textured concrete to a mix of cobbles / setts and pea shingle gravel.

3. Identifying the Heritage Asset

- 3.1. Ye Olde Coach House is not listed but sits within the Wooburn Town Conservation Area.
- 3.2. The house was rebuilt following a fire, so is not an historic building, although it does appear to contain some salvaged elements, but has been re-built with modern bricks and cementitious mortar.
- 3.3. The heritage value of the house is in relation to the streetscene setting within the Wooburn Town Conservation Area.
- 3.4. The neighbouring property, Old Bakery Cottage, is Gr. II listed.

4. Assessment of Impact and Mitigation

- 4.1. There are considered to be three areas of impact within the proposals, the internal reconfiguration and extension of the ground floor kitchen and dining room, the first floor

addition, and the replacement gates, door and porch canopy and associated works to the front.

- 4.2. The proposals and their likely impact and mitigation can be assessed by addressing each element in turn;
- 4.3. **The internal reconfigurations and ground floor rear extension:** It is proposed to reconfigure the kitchen and dining room layouts and increase the footprint by adding a rear extension – part of which is within the existing footprint of the lean-to utility/WC room.
- 4.4. The design has been carefully considered to minimise any adverse impact on its immediate neighbour, Old Bakery Cottage. This has been done by maintaining the existing height datum from the lean-to utility room and to not exceed this with regard to the height of the new proposals.
- 4.5. The proposal utilises high quality materials to create a contemporary design that compliments the existing house but does not mimic it.
- 4.6. The proposals are contained to the rear of the house and cannot be seen from the public highway and so do not affect the streetscene within the Conservation Area.
- 4.7. **The first floor addition to the master bedroom:** The first floor addition is designed as an intrinsic part of the rear ground floor extension, so that both ground and first floors share an architectural design language.
- 4.8. The extent of the first floor addition is confined to a small extra room adjoining the bedroom to serve as a dressing room. This has been designed to not extend beyond the existing building line in order to minimise any potential impact on the adjoining neighbours.
- 4.9. As above, points 4.5 and 4.6, also relate to the first floor addition.
- 4.10. **Works visible from the street:** The proposed works visible from the street are restricted to the replacement of the gate to the undercroft, the front door and the porch canopy. Also proposed is the rendering of the lower portion of the façade (ground floor) in a lime-based render to match the adjoining properties. Currently it is painted brick.
- 4.11. The gates are lightweight wrought iron and of no heritage value and the front door is a modern door of fairly poor quality. The porch canopy is tiled with timber struts and brick piers flanking the front door.
- 4.12. The proposed replacement for the undercroft gate is a simple timber assymmetric door with a pedestrian door to one side, large door to the other.
- 4.13. The proposed front door replacement is a heritage hardwood front door with single glazed light.
- 4.14. The proposed replacement porch canopy is a traditional curved zinc canopy.
- 4.15. The choices for replacements have been made to minimise any adverse impact and to positively enhance the Wooburn Town streetscene.

5. Conclusions

- 5.1. It is considered that the proposed modifications to the house will be of positive benefit to the character and appearance of the house and its setting.

- 5.2. The change that is visible from beyond the curtilage of the property, namely the replacement of the undercroft gates and porch canopy and front door, does not negatively impact the character of the house or the streetscene or setting.
- 5.3. The changes that cannot be seen from the street, namely the internal reconfigurations and the rear additions, positively improve the character of the house and make a better connection between the house and its garden.
- 5.4. The proposals are considered to retain the character, appearance and setting of the house within the conservation area and have minimal impact on the streetscene or setting of Wooburn Town.