

DESIGN & ACCESS STATEMENT

IN SUPPORT OF A

PLANNING APPLICATION

FOR

EXTENSION

OF

**THE OLD BYRE
GREEN END
GRANBOROUGH
MK18 3NT**

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1. INTRODUCTION

- 1.1 This design and access statement has been prepared to support a planning application for the erection of a single storey rear extension to 'The Old Byre', Granborough.
- 1.2 The property is located on Green End road to the East side of the village of Granborough and occupies an overall plot size of approximately 1.16 acres including the adjoining paddock to the North. The residential garden area is approximately 0.31 of an acre. Reference Figure 1 in respect to an extract from the proposed site location plan with proposed extension position highlighted in pink.

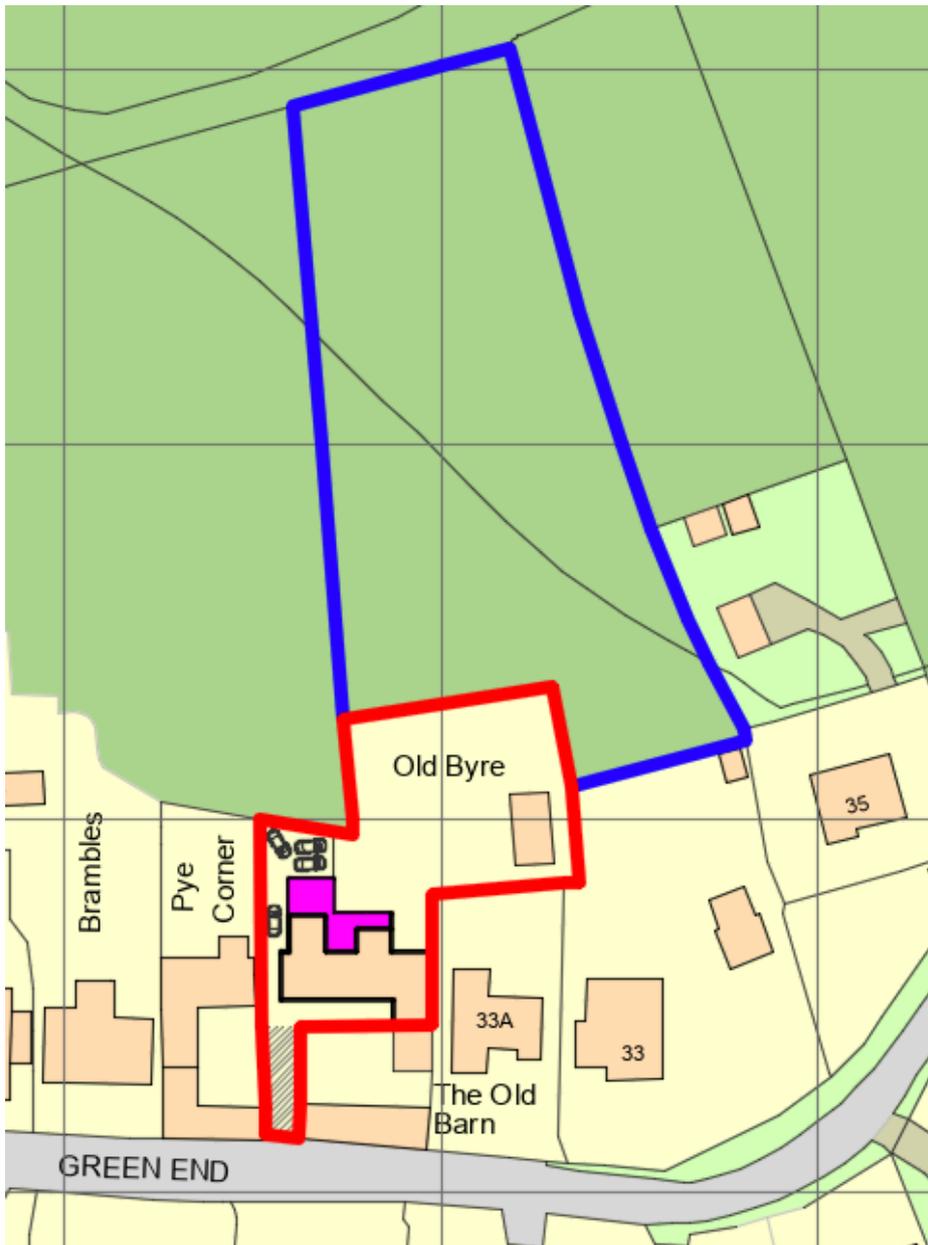


Figure 1.

- 1.3 The houses located along Green End road are of a mixed age, style and design and this is a mixed agricultural and residential land use area.
- 1.4 Planning permission was previously sought under reference 21/01873/APP, with this application being registered 24/05/21. The previous application was for a contrasting, contemporary style two storey rear extension and was subsequently refused 25/01/2022. Assessment by the Local Authority concluded that the proposal was of 'inappropriate design which would fail to respect the character and appearance of the existing dwelling, resulting in a prominent and disproportionate addition'. The Heritage Officer's comments suggest that the host dwelling could have been considered to be a 'Non Designated Heritage Asset' (NDHA) and refers to 'interesting detailing including decorative ridge tiles and cart shed openings'. It is unknown if a site visit was made by the heritage team prior to this assessment and no consultation was made in this respect with the applicants or agent. Historic England Advice Note 7 states 'Inclusion on a local heritage list based on sound evidence and criteria delivers a consistent and accountable way of recognising non-designated heritage assets' and updated Planning Policy Guidance also states 'it is important that the decisions to identify them as non-designated heritage assets are based on sound evidence'. Whilst it is acknowledged that there is some importance in respect to the grouping of the current barns and their overall setting, it is important to point out that the Ordnance Survey map dated '1878 to 1879' as referenced in the correspondence email from the Heritage Officer, and included as part of the heritage assessment, does not actually reflect the current site layout or buildings, and the building which now forms the basis of this application (The Old Byre) did not appear on published OS maps until 1883. In addition, the original farmhouse shown on the 1878 to 1879 map appears to have been demolished. A late 19th century farmhouse known as 33 Green End is located further East of the application site and this is also visible on the 1883 map. The land between this later farmhouse and the barns forming the courtyard setting has been developed with the erection of a new dwelling (33A Green End) approved under application reference 00/00569/ADP. Therefore, the current layout and grouping of the dwellings to this part of Green End does not reflect the 'cohesive former farmstead grouping' referenced by the Heritage Officer and as seen on the earlier map which was used as part of the previous heritage assessment.
- 1.5 Historic England Advice Note 7 states 'decisions are best made on the basis of published criteria, publicly available for communities, developers and decision makers, therefore ensuring that they are given due consideration when change is proposed'. The advice note emphasises the value of working in partnership between the community and local authorities, including parish councils and the development of selection criteria and the nomination of assets. It is worth highlighting no objections were raised to the previous application by the parish council, and no comments were made by the parish council or members of the public in respect to any concern relating to the historic importance of the site. The parish council consultation response was received 23/06/21.

- 1.6 Historic England Advice Note 7 also states ‘owners should be advised of the intention to locally list an asset’ and ‘all parts of the community should be encouraged to participate’. The assessment criteria for local listing used by the local authority is unknown, and the applicants were not aware of the assessment of the previous application on this basis until the planning decision was released.
- 1.7 In reference to buildings being assessed for heritage value, updated Planning Policy Guidance states ‘only a minority have enough heritage significance to merit identification as non-designated heritage assets’. Whilst traditional in nature, the materials incorporated into the external elements of the building are not exceptional. The property has been repointed with cement mortar, includes plastic framed windows and some elements have been re-built. The timber roof structure is mainly of modern trussed rafter construction, replaced at the time of conversion. Some older timbers are incorporated into the property; however, these are scarce and were reintroduced as part of the previous conversion works and are not in their original position or form. The building, and its current form and setting are therefore relatively modern and significant replacement, alteration and rebuilding works have been undertaken as part of the more recent conversion works.
- 1.8 In summary in respect to the potential NDHA status of the property; the applicants and agent are not aware of a formal process having been followed or previous assessment based on sound evidence and given the lack of formal consultation are of the opinion the building does not have NDHA status.
- 1.9 The applicants wish to maintain and enhance the character and appearance of the main courtyard elevations of the building, whilst maximising the space to the rear to adapt the structure to suit a modern growing family and to modernise and improve the internal layout. The current cost of living crisis is likely to have a long-term impact upon younger people and their ability to purchase and move into their own property. There is a requirement and current pressure for family dwellings to adapt to this change. Whilst the owners do not agree with the building being considered a Non Designated Heritage Asset, the comments and concerns raised by the council as part of the previous application have been carefully considered and balanced against their own needs and in our opinion have been addressed as part of this application.
- 1.10 The front of the building faces South, and the property is of single storey construction. The existing property is poorly laid out internally with long, dark hallways and a bathroom without the benefit of external windows. The applicants therefore wish to modernise the layout to provide brighter and more open internal spaces with better relationship to the external areas, improve the accessibility into the and around the dwelling, and maximise the benefit of the garden and views to the North.

- 1.11 In contrast to the previous application, this proposal is of single storey construction, in keeping with the existing form and design. The existing property has a total gross internal footprint of approximately 162m². The proposal includes the removal of the existing single storey rear outrigger to the left-hand side (master bedroom) and removal of the conservatory structure. The total proposed gross internal floor area is approximately 215m². The proposed extension is 17m² more than what is currently achievable within permitted development rights restrictions, which enable a gross internal floor area of approximately 198m². The property is set on a large plot with a generous sized private garden and adjoining paddock to the rear. Therefore, in our opinion the proposal is not overdevelopment of the site and is proportionate to the size of the existing dwelling, garden, and parking area provision.

2. APPLICATION DRAWINGS

- 20 – 005 – 01 REV A Site and location plan
- 20 – 005 – 02 REV A Existing floor plan
- 20 – 005 – 03 REV A Existing elevations
- 20 – 005 – 07 Proposed floor and roof plans
- 20 – 005 – 08 Proposed elevations

3. DESIGN AND MATERIALS

- 3.1 The proposed extension is located to the rear of the property and will not be visible from the entrance onto Green End road. The proposed extension is of single storey construction of materials to match the existing property i.e. red facing brick and plain clay roof tiles. The design incorporates a glazed pitched roof lantern to provide maximum natural daylight into the proposed kitchen area and this is set behind a painted timber parapet. The surface of the flat roof to the perimeter of the lantern is hidden from view and is not visible from ground level.
- 3.2 Some subtle alterations are proposed to the South elevation of the property in respect to the position of the windows and main entrance door and provision of several rooflights. All proposed rooflights are of conservation style and design. The applicants also wish to replace the existing modern plastic framed windows with more appropriate side hung painted timber flush casement units to enhance the appearance of the building. The proposed changes to the South elevation will enable the relocation of the main entrance hall to the centre of the property. This change will provide long distant views into the garden and beyond when entering and walking through the space. The relocation of the front entrance door was considered acceptable as part of the previous application. A conservation style rooflight is included above the front entrance door to provide good levels of natural daylight into the main hall and a feature oak framed glazed gable is proposed to the rear of the main living room to improve the garden views to the North and to project natural daylight further into the space, whilst enhancing the appearance of the property with the removal of the modern sliding patio doors.

- 3.3 The proposed rear extension is inset from the left hand gable wall and the proposed ridge line of the extension is set down below the existing ridge. The existing decorative ridge tiles are to be retained. These design features are in accordance with the council's residential design guide, ensures the extension remains subservient to the original dwelling and enables suitable weathering junctions and details at eaves level.
- 3.4 Where possible, the applicants propose to remove the cement mortar pointing from the existing elevations and to replace this with a more suitable traditional lime mortar to enhance the buildings appearance and help prolong the lifespan of the existing brickwork by reducing the risk of long term frost damage.
- 3.5 Overall the property retains four bedrooms but provides for a much more functional, open, and light internal space that can accommodate a growing modern family, taking into consideration the future challenges posed by the current cost of living crisis. The extension also enables space to form a study for better working from home arrangements. In contrast to the previous contemporary design, this revised design is of more traditional vernacular style. The proposed extension is subservient to the existing structure, and it respects the existing building form, character, and appearance. The proposal is proportionate and more in keeping with the existing scale, style, layout, and local materials. In our opinion, the proposal does not harm the existing agricultural courtyard reference / setting, has no impact upon the existing roof structure to the South, or the associated ridge line and ridge tiles and the 'cart shed' openings adjacent to the dwelling are unchanged. Improvements are included to enhance the appearance and longevity of the existing building with replacement of modern cement mortar pointing with traditional lime mortar, removal of the modern conservatory structure and replacement of the modern windows and doors with high quality timber framed units and inclusion of a feature glazed oak frame to the rear.

4. ACCESS ARRANGEMENTS

- 4.1 The external access arrangements remain unchanged. Parking areas are retained to the left-hand side / rear and to the front of the property with space for in excess of five vehicles within the curtilage of the dwelling. Internal accessibility is improved with wider doorways and wider hallways. Wide-open internal spaces are provided including an accessible toilet located directly off the main entrance hall.

5. FLOOD RISK

- 5.1 The property is in an area considered to be at very low risk of flooding from surface water and rivers, and the proposal does not adversely affect the flood risk of the property or the neighbouring land.

6. SUSTAINABILITY

- 6.1 The main elements of the proposed extension would meet current Building Regulations standards in respect to insulation levels to minimise heat loss and reduce energy consumption. The nature of the design would reduce the dependency upon artificial lighting inside the property. The insulation levels within the existing elements are limited, insulation to the roof void is minimal and most of the existing external walls are of uninsulated solid brick construction. The rearrangement of the space and extension provide an opportunity to improve the heat loss characteristics of the building with the provision of internal insulation layers to the external walls and upgrades to the insulation levels within the main roof void to meet modern standards, reduce energy consumption and therefore improve sustainability credentials.

