

Heritage, Design & Access Statement

LOCATION

Church Farmhouse, John
Horncapps Ln, Great Brickhill,
Milton Keynes MK17 9AD

CLIENT

Mr S. Jackson

PROJECT NUMBER

BH21048

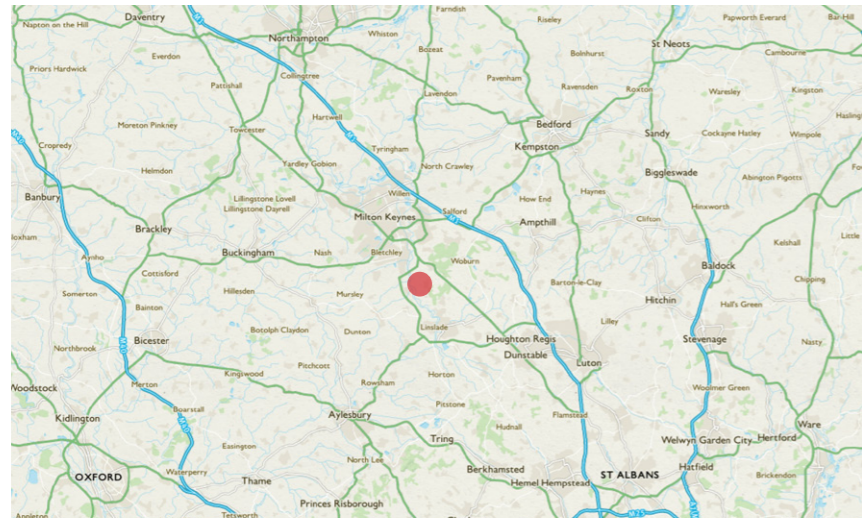
DOCUMENT NUMBER

03-010



Site Address:

Church Farm House, John Horncapps Lane, Great
Brickhill, Milton Keynes MK17 9AD



This Report should be read in conjunction with the
following:

Application Drawings

Client:

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1.0 INTRODUCTION

1.1 PURPOSE OF DOCUMENT

This Heritage, Design and Access Statement outlines the design proposals for the alterations, refurbishment and extension of Church Farm House located in Great Brickhill.

Benchmark Architects Ltd have prepared document on behalf of our client to accompany the proposed planning and listed building application.

The proposal seeks planning and listed building consent for the demolition of an existing rear canopy, the construction of a single storey rear extension and a re-configuration of the ground floor plan. The application will also seek permission for the refurbishment of the existing property, to improve the fabric of the building and create a more sustainable building.

The following document presents an amended design and analysis reflecting the conservation officer comments.

The purpose of this statement is to provide the following information relating to the listed building application:

- Location - site features and local character, constraints and opportunities.
- Heritage - proposed changes to listed property.
- Use and amount of development - proposed use and floor areas
- Layout and scale - provide details of the building layout and design process/rationale and proposed heights in relation to the existing context.
- Appearance - the proposed materials and massing
- Access - within and around the scheme
- Landscaping - provide details of hard landscape materials and planting areas.



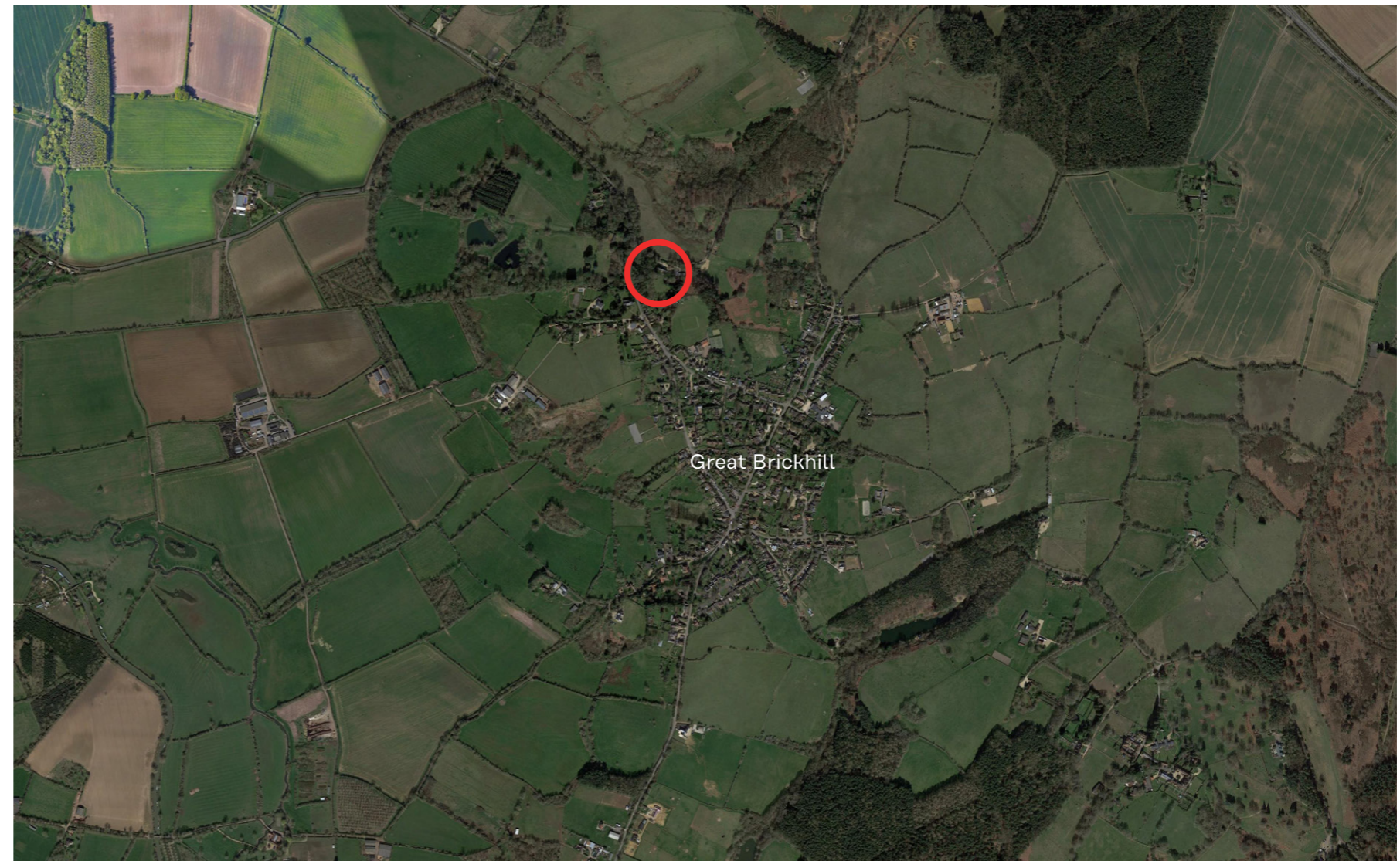
Church Farm House

1.2 WIDER SITE CONTEXT

The site is located to the North of Great Brickhill, a historic village located in the Aylesbury Vale area of Buckinghamshire.

Church Farm House, is located along John Horncapps Lane, close to the St Mary of the Virgin Church on Galley Lane.

The aerial image highlights 'Church Farm House' in red.



Site Aerial Photo (Google Earth)

1.3 SITE LOCATION

The following plan shows the site extents of Church Farm House and its associated land.

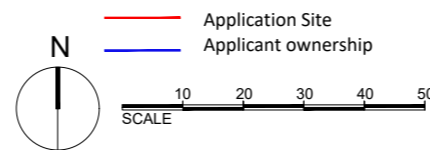
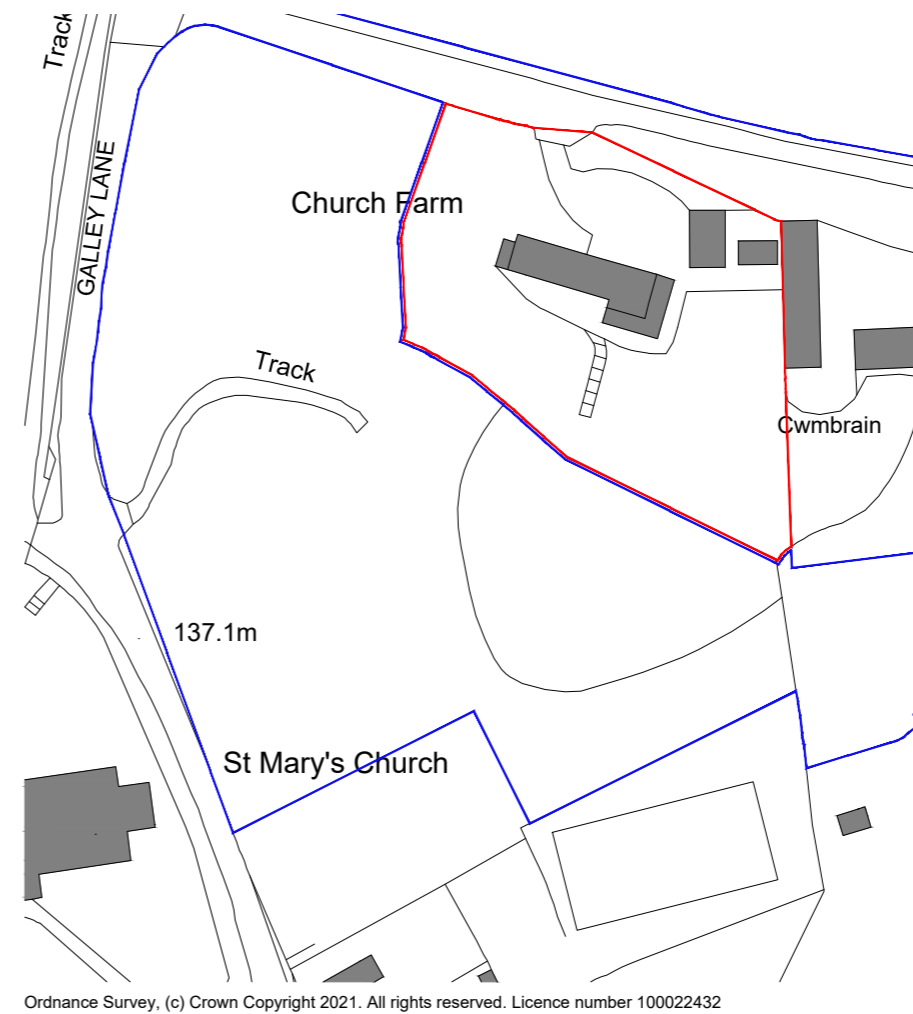
The application site is accessed from John Horncapps lane, and is mainly bounded by land within the clients ownership. The Eastern boundary contains the neighbouring property of Cwmbraïn, a converted barn previously associated with Church Farm.

1.4 DEVELOPMENT PARAMETERS

The site currently contains the dwelling and a 3 bay detached garage, with a large garden area.

Site Area:

- 3177 m²
- 0.32 Hectares



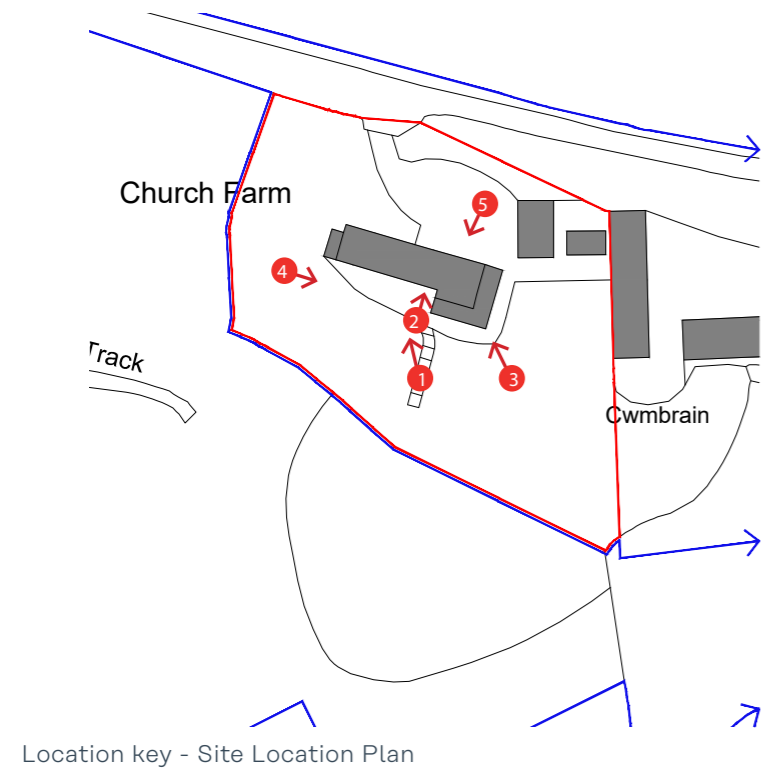
Site Location Plan 1:1250 @ A3

2.0 SITE ANALYSIS

2.1 EXISTING SITE CONTEXT

Church Farm House is located in the centre of its residential curtilage, with a large front driveway and a garden which wraps around the dwelling.

The plot contains the main dwelling, with a linear form running from West to East and a 3 bay garage located in the North-East corner of the site.



1 - View of Rear facade



2 -Rear entrance canopy



3- C21 Rear & side extension



4 - View over rear patio area



2 - Front facade and entrance door

2.2 HERITAGE & AESTHETIC CONTEXT

Church Farmhouse is a Grade II listed 18th & 19th Century property, over 2 stories.

The official listing with Historic England reads;
[historicengland.org.uk]

House Late C18 and early C19 remodelling of and extensions to older building 2 attached blocks. Right block is late C18 and is of vitreous header brick with red brick quoins and window surrounds, first floor band course, moulded brick eaves and rendered plinth Slate roof, of steeper pitch than usual, with flanking brick chimneys. 2 storeys, 3 bays. Cross casements with altered glazing, those to ground floor with cambered heads. Central C20 door with rebuilt segmental head. Block to left is of early C19 chequer brick with some slight timber framing to rear. Similar slate roof, C17 brick chimney with 'V' pilasters to right. 2 storeys, 2 bays C19 3-light wooden casements with segmental heads to first floor and ground floor right. Porch to right, in line with chimney, is of vitreous brick with red dressings and has flush-panelled door in segmental head. Ground floor left bay and adjacent lean-to are irregular.

Listing NGR: SP9020630877

The following link provides access to the Historic England online listing and additional photographs of the dwelling as it stood in 1999.

<https://historicengland.org.uk/listing/the-list/list-entry/1219248>



Front View of main house and garage

2.3 PLANNING HISTORY

A search of the Aylesbury Vale planning portal provides a numerous results for previous planning applications from 1975 onwards .

Erection of R.C.Portal Framed Barn
Ref. No: 75/00628/AV | Status: Approved

Canopy above kitchen door
Ref. No: 98/01560/ALB | Status: Listed Building Consent

DETACHED GARAGE & CANOPY ABOVE KITCHEN DOOR
Ref. No: 98/01561/APP | Status: Approved

*Conversion of stables to dwelling
Ref. No: 00/02400/APP | Status: Refused

*Conversion of stables to dwelling
Ref. No: 00/02463/ALB | Status: Listed Building Refused

*Proposed Conversion Of Stable Block
Ref. No: 00/12021/INFI | Status: INF

*Conversion of stables to dwelling and part change of use storage building to stabling
Ref. No: 01/00484/APP | Status: Approved

*Conversion of stables to dwelling and part change of use of storage building to stabling
Ref. No: 01/00485/ALB | Status: Listed Building Consent

Two storey side and rear extension and single storey side extension
Ref. No: 01/01430/APP | Status: Approved

Two storey side and rear extension and single storey side extension and demolition of greenhouse and lean-to
Ref. No: 01/01431/ALB | Status: Listed Building Consent

Revised details of conversion of barn into dwelling - Retrospective
Ref. No: 04/00778/APP | Status: Approved

Erection of stable
Ref. No: 20/01061/APP | Status: Application Withdrawn

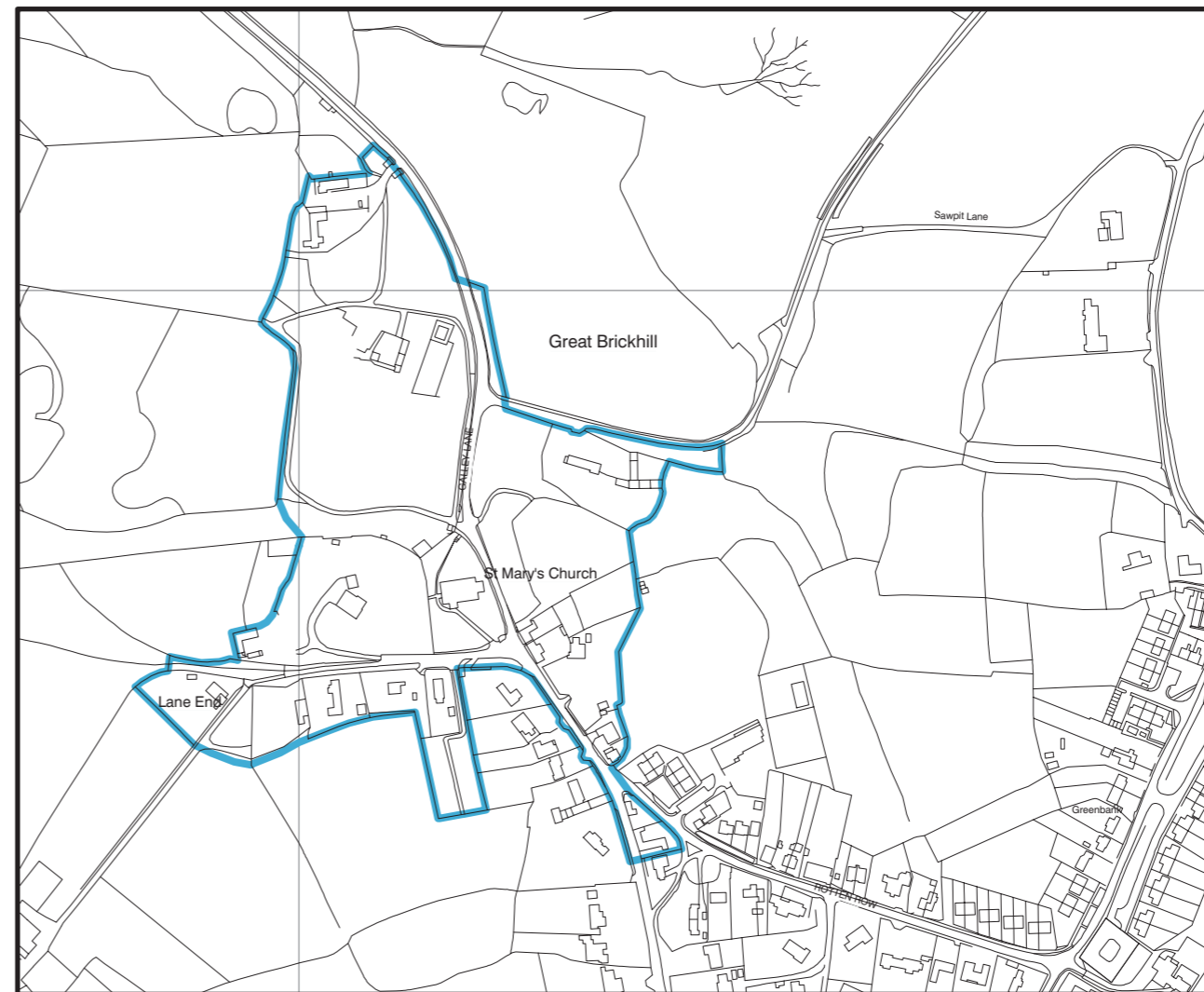
Householder application to proposed demolition of rear canopy and erection of single storey extension and associated works
Ref. No: 21/03937/ALB & Ref. No: 21/03936/APP
Status: Application Withdrawn

*The previous permission relating to the conversion of stables to dwelling, relates to a property now removed from the original curtilage of Church Farm House. The property is now under separate ownership and registered as Cwmbrain.

2.4 CONSERVATION AREA

The property is located within the Northern Great Brickhill conservation area.

The boundary of Church Farmhouse forms the part of the Northern edge of the conservation area.



Great Brickhill (North)

 Conservation area boundary

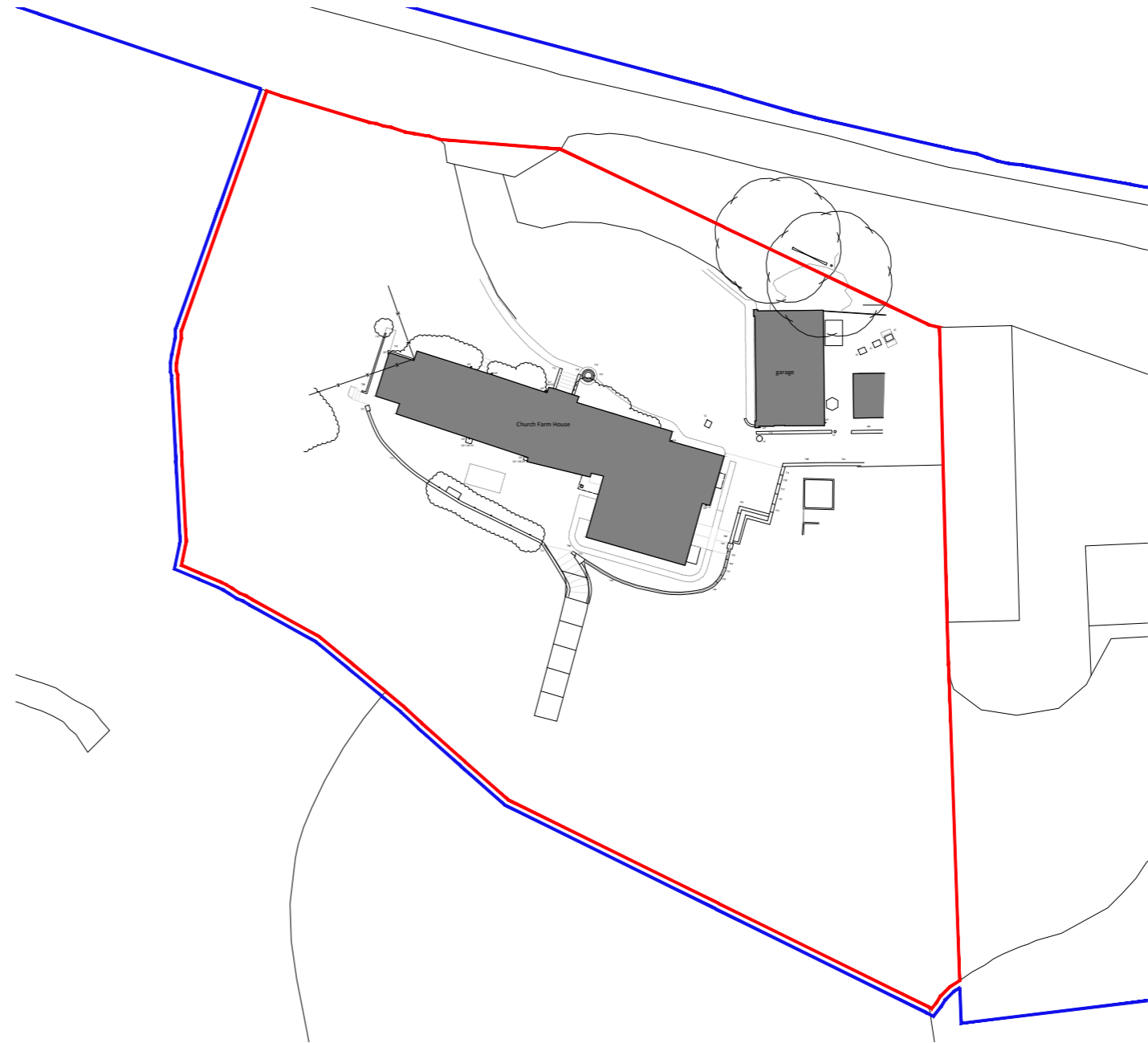
2.5 EXISTING SITE PLAN

The following page shows the Church Farm House as it currently exists on site.

Access from John Horncapps Lane is taken through a wooden field style gate onto a large gravel driveway. A 3 bay brick garage is located in the North-East corner of the plot, built of brick with a red clay tiled roof.

The main entrance to the property is centrally located on the front elevation, with a protruding brick porch.

The rear of the property contains a flagstoned patio area, with access from the breakfast and family room. Beyond the patio, a lawned garden area banks up towards the South.



Existing Site Plan (1:500)

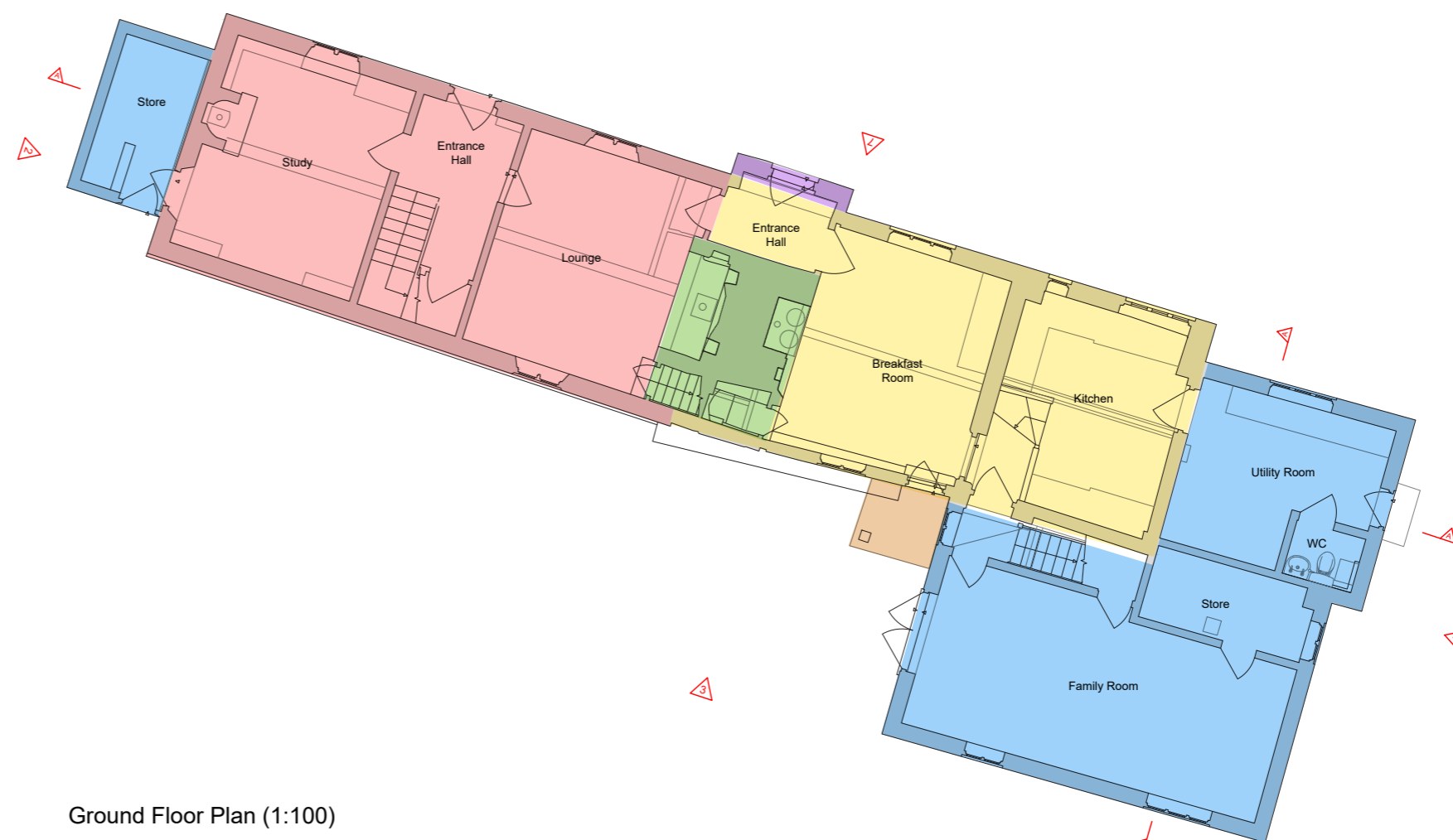
2.6 HISTORICAL SIGNIFICANCE

The following plan highlights the areas of historical significance on the existing floor plan.

- 18th Century (high)
- 18th Century Fireplace (high)
- Early 20th Century Entrance Door (high)
- 18th Century - Domesticated late 19th Century (High)
- 21st Century extension (low)
- 20th Century canopy (low)

Historical evidence suggests the dwelling was constructed in the mid C18, existing as a 2 storey farmhouse, with dormers to the attic and a cellar beneath the house. A outbuilding is also thought to be attached to the house which was converted in to residential use in the early 20th century.

There is evidence of a previous extension to the rear of the current study, thought to be from the Victorian period, which was later demolished in the 1960s and used to in fill the cellar. It is likely that the dormer windows were also removed from the attic around the same time.



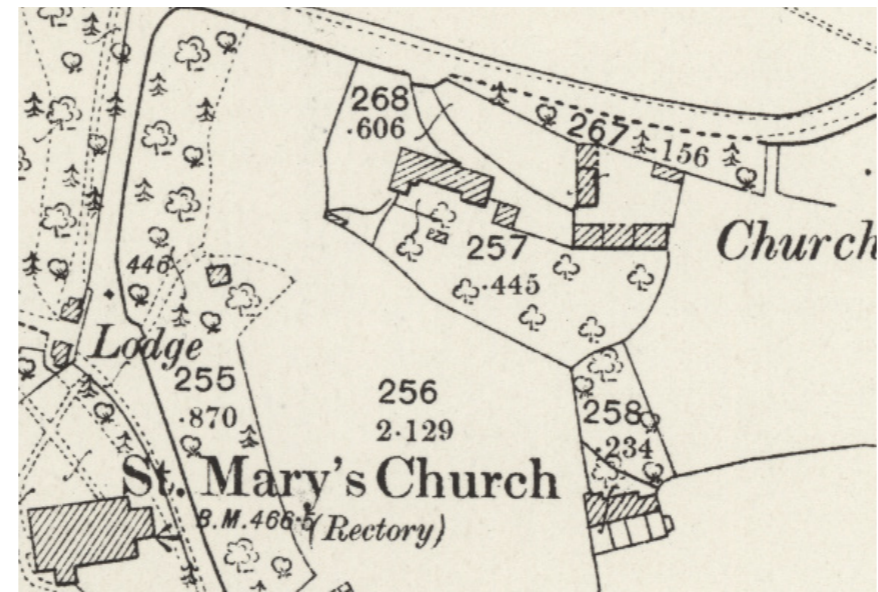
Ground Floor Plan (1:100)

Historic significance plan (nts)

2.6 HISTORICAL SIGNIFICANCE

The following images present additional evidence about the history of Church Farm House, showing how the property has evolved throughout the past century.

It is important to note the changes to the dwelling over this period with removed window openings, varying structural changes and changes to the window and door openings.



Top left - Historic Mapping approx 1960s showing Church Farm House. Note historic extension to South-West of the main property.

Top Right - Approx 1970s. Historic aerial photograph of the property.

Bottom Right - Approx 1920s. Historic photograph of the property before changes in the 1960s. Note the house was previously split into two dwellings. Also note the extension to the rear seen on the West facade.



2.6 HISTORICAL SIGNIFICANCE

The following images pick up key areas of the dwelling which will be changed under the current proposals, while also highlighting other important features.



Partially covered historic fabric

1998/9 Rear Canopy

Unsympathetically repaired brickwork



1998/9 Rear Canopy

Location of now demolished extension

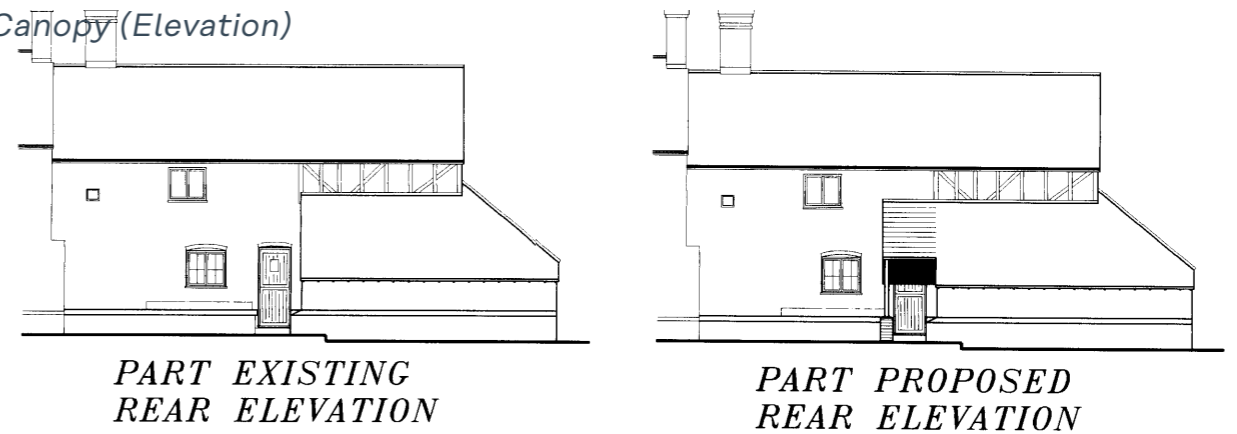
Unsympathetically repaired brickwork

21st Century extension over historic fabric

2.6 HISTORICAL SIGNIFICANCE

The following drawings are taken from historic planning applications and demonstrate how the building has changed in the 20-21st Century.

1998 Existing and Proposed Rear Canopy (Elevation)

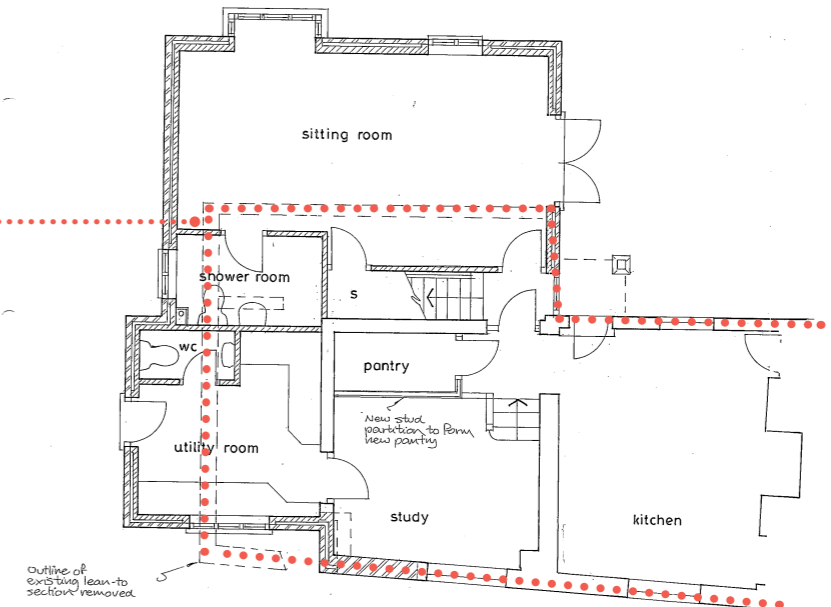


2001 Proposed Side and Rear Extension over Historic Footprint (Elevation)



2001 Proposed Side and Rear Extension over Historic Footprint (Ground Floor Plan)

Existing historic footprint



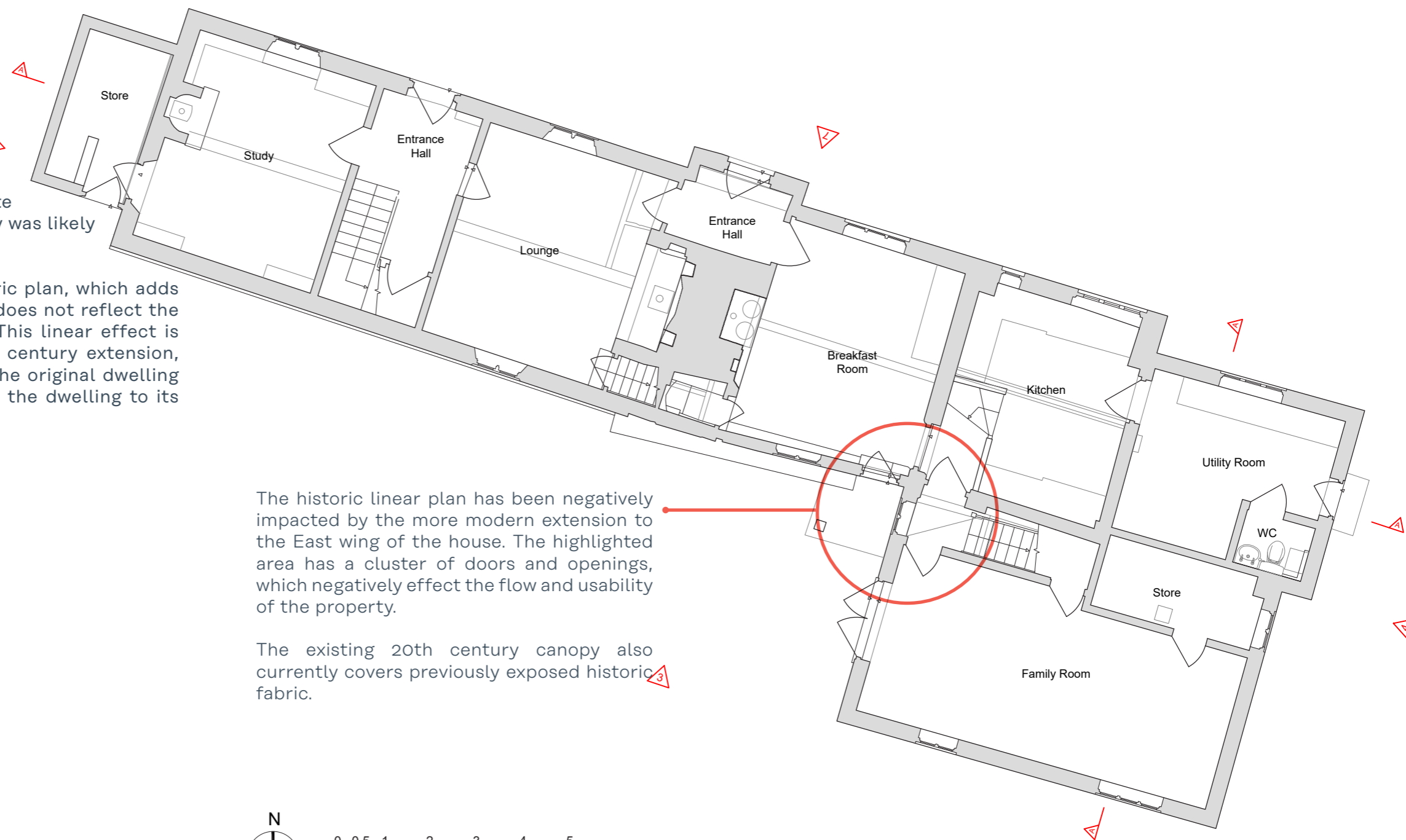
Plans and Elevations not to scale.

2.7 EXISTING FLOOR PLAN

Ground Floor Plan

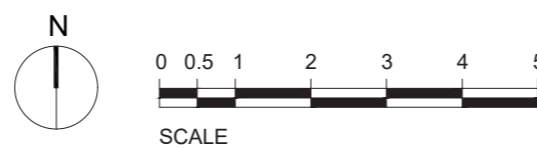
The existing floor plan is a result of the various changes to the property during its history, with elements including two front doors, and separate staircases reflecting that the property was likely two separate dwellings in the past.

This gives the property a linear historic plan, which adds to the character of the property but does not reflect the true historic layout of the dwelling. This linear effect is also compounded by the newer 21st century extension, which currently feels separate from the original dwelling and discourage its inhabitants to use the dwelling to its dull extent.



The historic linear plan has been negatively impacted by the more modern extension to the East wing of the house. The highlighted area has a cluster of doors and openings, which negatively effect the flow and usability of the property.

The existing 20th century canopy also currently covers previously exposed historic fabric.



Ground Floor Plan (1:100)

2.7 EXISTING FLOOR PLAN

First Floor Plan



First Floor Plan (1:100)

2.8 EXISTING ELEVATIONS



the property of BENCHMARK ARCHITECTS & is not
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Rear Elevation (South) (1:100)

2.8 EXISTING ELEVATIONS



Side Elevation (West) (1:100)



Side Elevation (East) (1:100)

3.0 DESIGN DEVELOPMENT

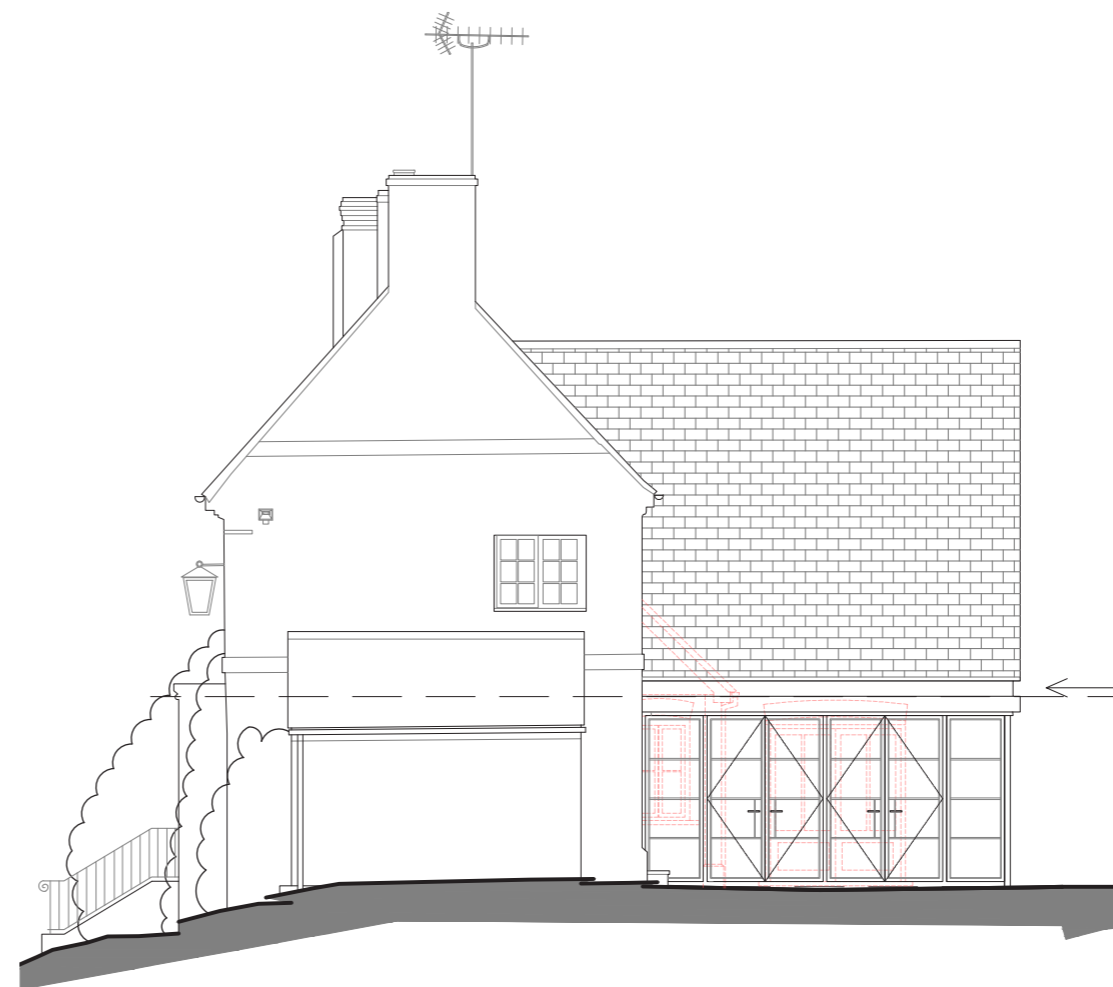
3.1 2021 PLANNING APPLICATION

Benchmark Architects has worked with the client, previously submitting planning and listed building applications for 'Householder application to proposed demolition of rear canopy and erection of single storey extension and associated works'.

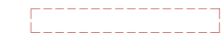






After negotiations with the council, a suitable solution for the changes to the dwelling could not be agreed upon, and the planning officer gave the opportunity to either withdraw the application or the application would be refused.

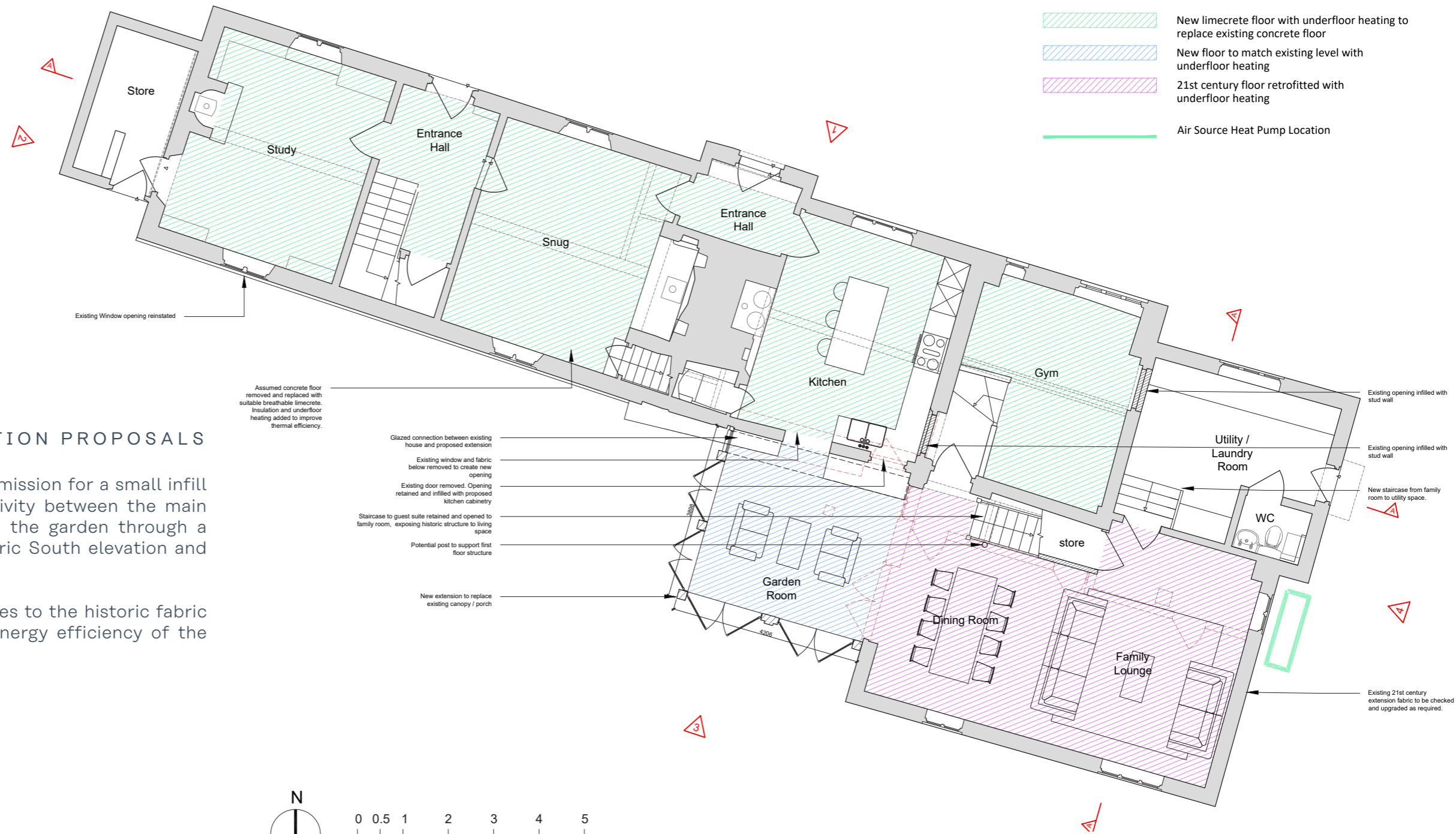
3.2 PRE-APPLICATION

Prior to this application listed building preapplication advice was requested from Buckinghamshire Council. This advice suggested the proposed extension is acceptable in principle with minor changes to glazing and roofing material. The pre-application also requests more information on historic fabric improvements.



2 - Side (West) Elevation (1:100)

-  Demolition
-  Existing wall fabric
-  New wall construction
-  New limecrete floor with underfloor heating to replace existing concrete floor
-  New floor to match existing level with underfloor heating
-  21st century floor retrofitted with underfloor heating
-  Air Source Heat Pump Location



3.3 PREVIOUS APPLICATION PROPOSALS

The previous proposals sought permission for a small infill extension to improve the connectivity between the main living spaces of the property and the garden through a small extension between the historic South elevation and the 21st wing.

The proposal also included upgrades to the historic fabric of the property, to improve the energy efficiency of the property.



Ground Floor Plan (1:100)

3.3 PREVIOUS APPLICATION PROPOSALS

The following page presents the proposed elevations of the previous application. Originally a larger flat roof extension was presented, but was deemed unacceptable by the conservation officer. An amended design present a modern style double pile roof extension, creating a contrast of historic and modern, to clearly define the new change.

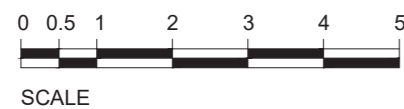
As part of the proposal the existing modern canopy was to be removed to allow for the existing historic fabric and frame to be re-exposed.



Side Elevation (West) (1:100)



Rear Elevation (South) (1:100)



SCALE

4.0 DESIGN STRATEGY & PROCESS

4.1 DESIGN DEVELOPMENT

This page summarises the proposals for this pre-application submission, which draws on the previous comments from the original application.

The proposed development will include;

- Removal of existing canopy over rear door to expose historic building fabric,
- Proposed single storey extension to the rear of the property,
- Re-instatement of existing window to study,
- Reconfiguration of the 21st century extensions spaces and improvements to the existing garden access,
- Enhancements to the existing dwelling to improve the energy efficiency of the property.

The following pages will discuss the design strategy for the proposed building.



4.2 BUILDING PRECEDENTS

The precedent images set out here illustrate the design influences and the materials considered for the development. The materials, where appropriate, seek to match the surrounding context as well as being utilised to construct a building of high quality design.




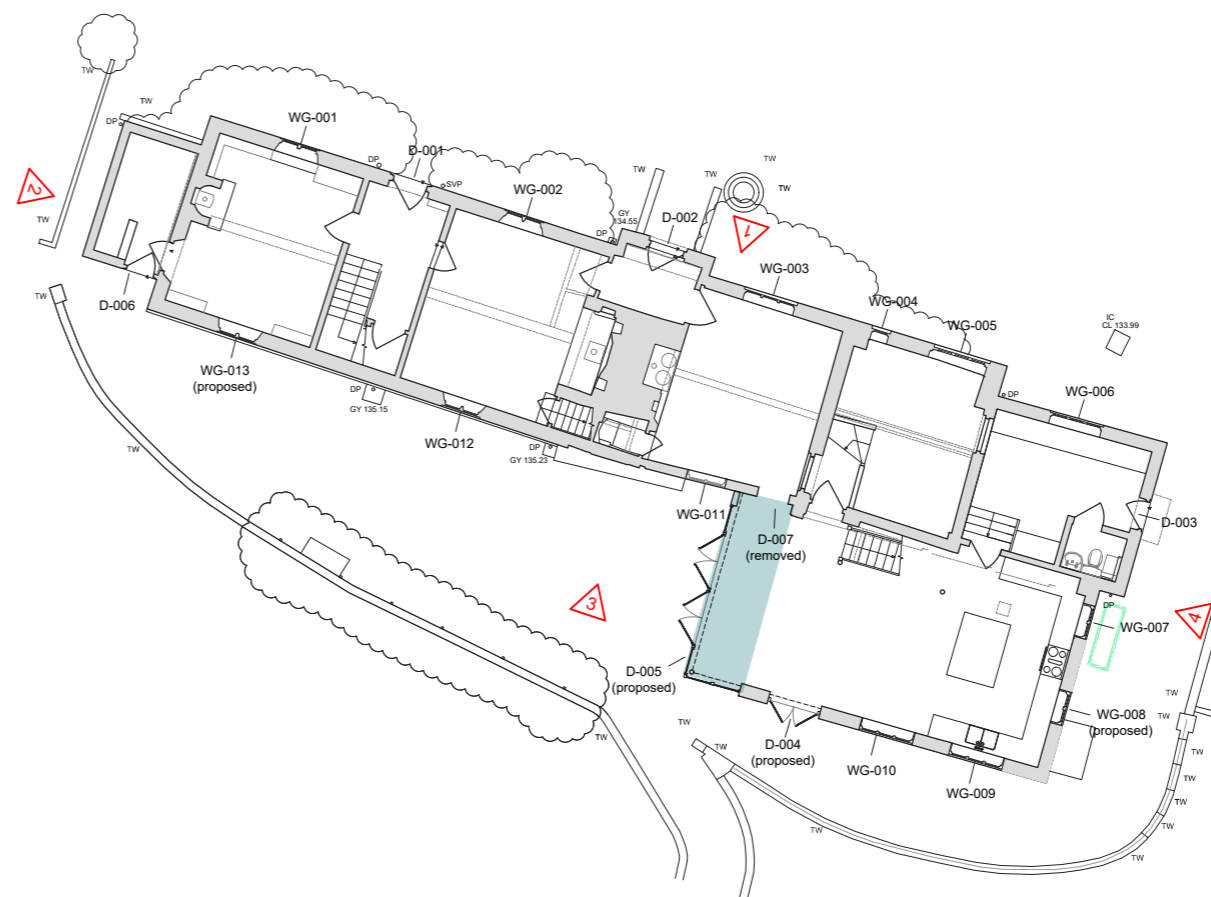
5.0 DESIGN PROPOSALS

5.1 LAYOUT

The following pages show the building in the context of the site and the proposed floor plans which demonstrate the positive proposals to the property.

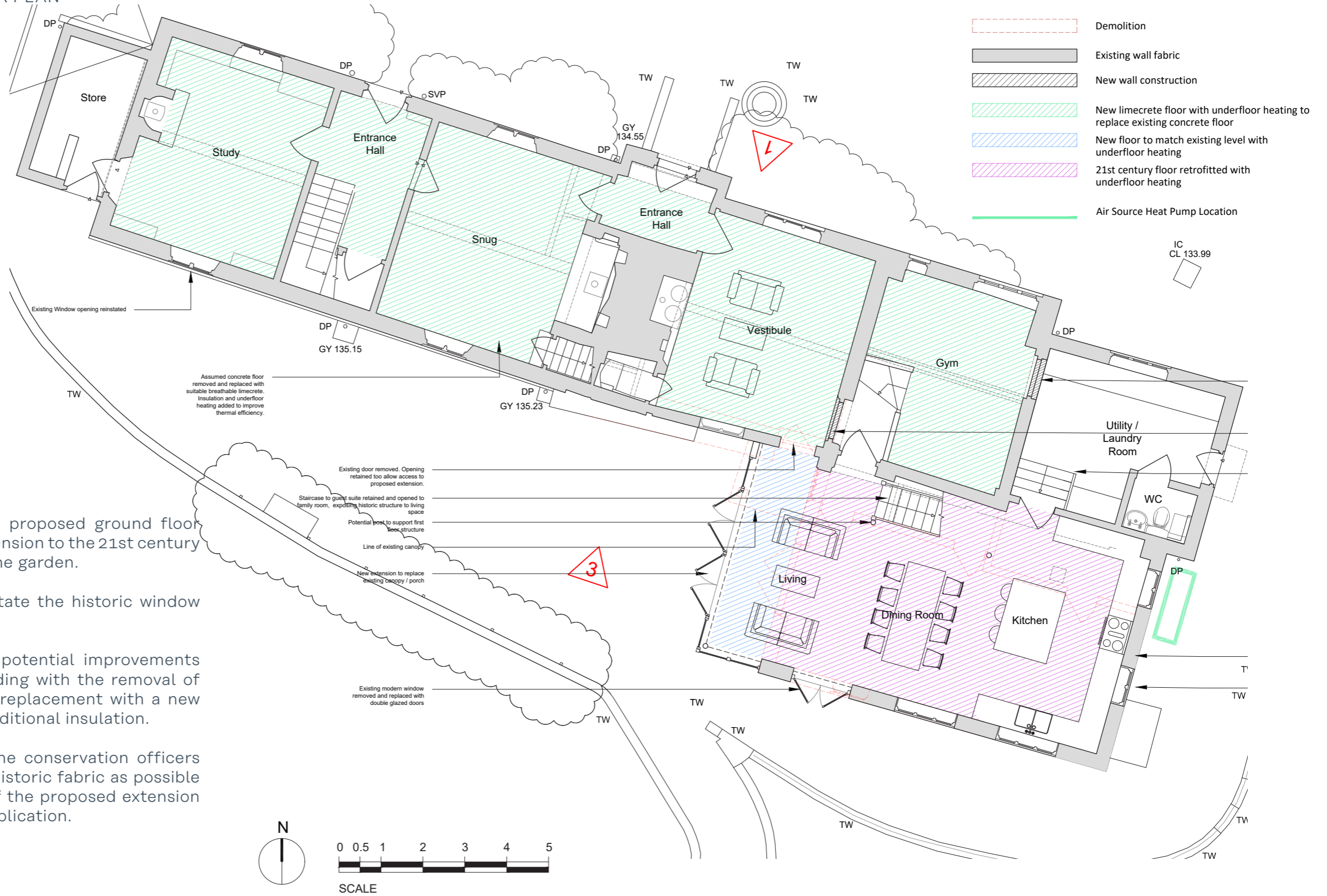
The proposed application adds a modest extension to the ground floor of the previous 21st century extension, replacing the existing 20st century canopy.

 Area of proposed extension



Proposed Site Plan (1:200)

5.2 PROPOSED GROUND FLOOR PLAN



The following page presents the proposed ground floor plan. The plan proposes a new extension to the 21st century wing to connect the dwelling to the garden.

The proposal also seeks to reinstate the historic window opening to the study.

The proposal demonstrates the potential improvements to the existing fabric of the building with the removal of the existing concrete floors and replacement with a new breathable limecrete floor and additional insulation.

The revised design reflects on the conservation officers comments, and retains as much historic fabric as possible and reduces the size and scale of the proposed extension from the previously submitted application.

Ground Floor Plan (1:100)

5.3 PROPOSED ELEVATIONS

The following pages demonstrate the proposed extension and alteration to the existing building. The addition is designed to look lightweight in structure and touch lightly against the existing building. The modern aesthetic of the proposed extension ensures the proposal is read as a new addition to the historic building.

The removal of the canopy to the rear door as allows for the existing historic fabric and frame to be re-exposed.

Changes to the openings on the 21st century extension also create a more balanced elevation, which allows the house to create a better relationship with its garden areas.

A flat roof has been proposed to simplify construction and reduce the mass and scale of the proposal. This should read as a linear addition around the existing 21st century extension.



Rear Elevation (South) (1:100)

5.3 PROPOSED ELEVATIONS

The proposal extends no further than the previous 21st century extension.



0 0.5 1 2 3 4 5
SCALE

Side Elevation (West) (1:100)



New window opening formed in
modern extension fabric

Side Elevation (West) (1:100)

5.4 APPEARANCE

The proposed extension will change the fabric of the low significance 21st Century extension and remove the 20th Century canopy which currently covers the previously exposed historic fabric.

The proposed extension will compliment the existing property, through the use of high quality materials and considered detailing, to ensure the proposal is to the same calibre as the existing listed building.



New glazed doors to extension in black aluminium.



Standing Seam Metal Roof



External windows and doors proposed in the existing dwelling, will be of a timber frame to match existing.

Slim heritage double glazing or improved thermal efficiency single glazing to be agreed with conservation officer. Proposals detailed in window schedule.



Extension framing to be finished in timber framing.

5.5 SCALE

The scale of the property will remain largely unchanged. The scale will slightly increase to the rear facade with the addition of the proposed single storey extension. The overall extension's scale is reduced through its incorporation into the existing retaining wall.

5.6 USE

The use of the dwelling and associated outbuildings will remain as a dwelling house use class.

5.7 LANDSCAPING

The landscaping will be largely unaltered on site from the existing and proposed approval.

5.8 AMOUNT

The proposal will add to the existing footprint of the dwelling, with an approximate increase of 7.9 sqm including the existing footprint of the rear canopy (2.2 sqm).

Existing Footprint -	191.8 SQM
Proposed Footprint -	199.7 SQM

5.9 ACCESS

Vehicular access to the dwelling will remain as existing with vehicular and pedestrian access taken from John Horncapps Lane.

5.10 REFUSE

The existing arrangements for the collection of waste will remain.

5.11 SUSTAINABILITY

In line with Historic England's advice on improving the energy efficiency of a historic property, a 'whole house approach' has been considered. Through improvements to the energy efficiency of the property, the client aims to reduce the carbon footprint through the amount of energy required to heat and power the dwelling.

As an older property, many of the current recommended standards of insulation and air tightness are not met by the property, meaning more energy is required to keep the house at a comfortable liveable temperature.

The client hopes to take a considered approach to making improvements to the dwelling, which will not impact the existing historic fabric of the property.

The existing structure will be insulated internally in methods which will not harm the existing structure of the building.

Improvements will also be made to the existing glazing, with potential to install slimline double glazing and other potential improvements including draft proofing.

The property will also benefit from additional insulation in the existing roof structure and through the changes made to the ground floor.

5.12 SUSTAINABILITY STRATEGY

Further discussions within the planning and listed building application have led to the development of the sustainability strategy which will ensure the prolonged use of the dwelling, and consider the rapidly changing environment.

Since the original submission of the application, the conversation of sustainability has been made even more important, with important events including COP 26 and the dramatic increase in energy bills, and the UK Governments commitment to met Net Zero Carbon by 2050.

A careful balance needs to be developed when approaching energy efficiency in listed buildings to ensure energy use is minimised while retaining as much of the character and historic fabric of the building.

Church Farm house, is a large linear detached property, likely built from a combination of timber frame and solid brick walls. Previous work to the property has not aimed to improve the energy efficiency and has only seen historic elements replaced with similar modern elements.

The more modern extension is constructed using modern methods of construction, but with its construction over 20 years ago, it is likely to fall below the standards of building energy efficiency.

This application will look to seek permission for the principle of improvements to energy efficiency, including passive improvements and the installation of an air source heat pump.

Ground Floor

The historic fabric of the ground floor of the property is a concrete slab, which was likely laid in the 1960s when the cellar below was infilled with the previous extension waste material. This application seeks to remove the concrete fabric which is damaging to the building, due to its unbreathable properties and its replacement with a breathable, insulated limecrete floor. The following shows a typical detail for the Sublime insulated floor, which will replace the existing concrete floor.

This application seeks permission for initial trial holes to be dug adjacent to external walls to inspect the current condition of the floor slab and its connecting detail with historic wall fabric. A Historic Building accredited structural engineer will also inspect these trail holes and provide appropriate mitigation to prevent further damage to the historic structure.

The non-historic concrete slab will then be removed as necessary and replaced following Ty-Mawr's methodology and installation details which is in line with 'Historic England Energy Efficiency and Historic Buildings Insulating Solid Ground Floors' document.

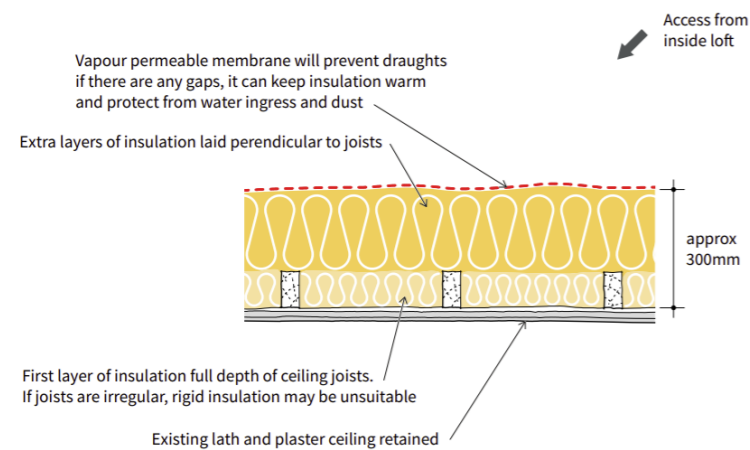


LABC Detail of Sublime Limecrete floor

Roof

The existing attic and lofts spaces will be insulated to improve the energy efficiency of the property and reduce heat-loss through the roof of the property.

In any attic spaces which exist as a cold roof, this will simply be done through insulation at ceiling level. Natural breathable materials will be used such as Rockwool or sheeps wool, laid over the ceiling joists.



Historic England - Insulation at Ceiling level example detail

Windows and Doors

The attached window and door schedule provides analysis of the existing windows and doors highlighting their existing condition and the proposed changes.

The schedule demonstrates which windows will improve the thermal properties, and the method suggests an appropriate solution for each window.

A combination of secondary glazing in existing windows with historic fabric will be used, while modern windows will be upgraded using either thin double glazed units or vacuum units.

Historic England has recently updated their advice on historic glazing.

(<https://historicengland.org.uk/advice/technical-advice/retrofit-and-energy-efficiency-in-historic-buildings/modifying-historic-windows-as-part-of-retrofitting-energy-saving-measures/#UpgradeOptions>)

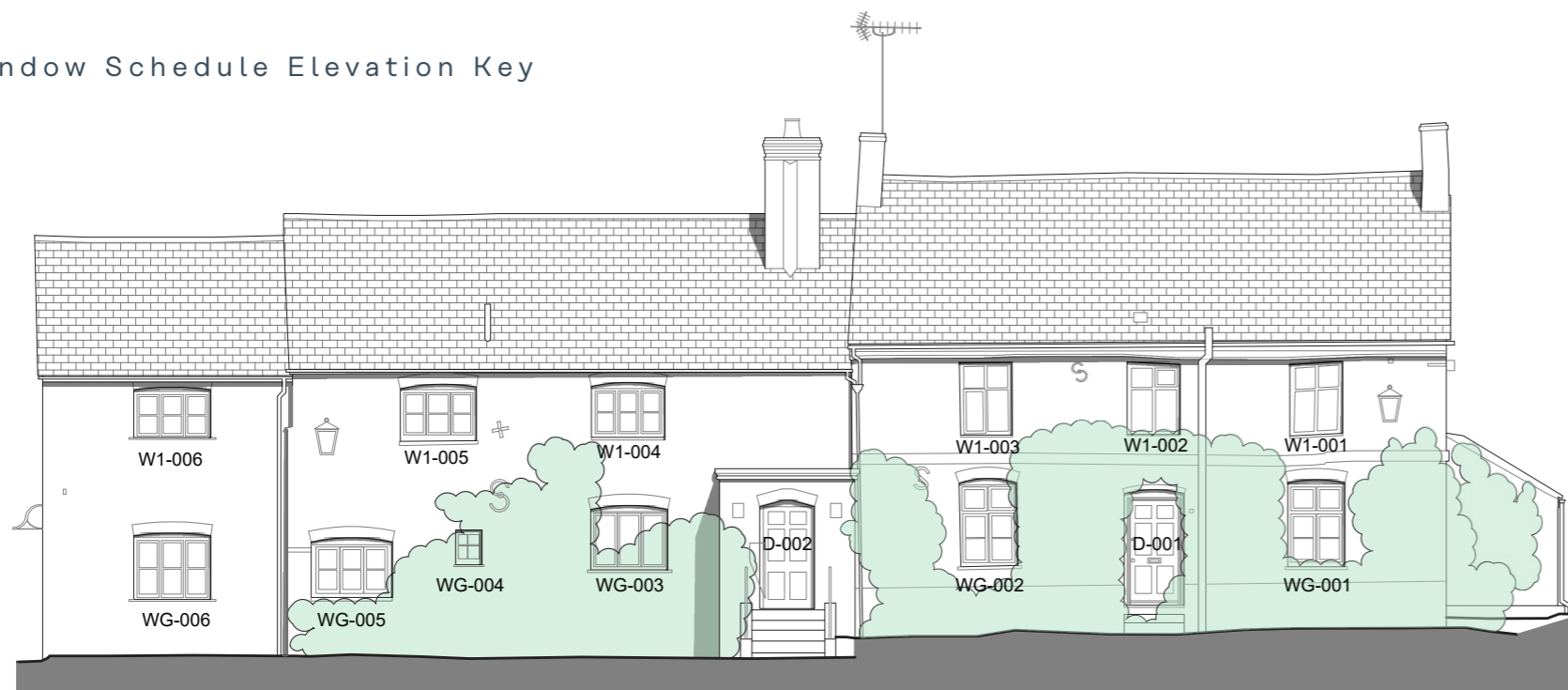
It suggest that 'Where historic windows or replacement windows of historic pattern survive without historic glass it may be possible to introduce slim-profile double-glazing without harming the significance of the listed building. There are compatibility issues to consider as the introduction of double-glazing can require the renewal of the window frame to accommodate thicker glazing, thereby harming significance.'

The proposals highlight where appropriate for various different glazing solutions, depending on the existing frames. The more modern frames replaced with the 2004 extension will allow for a higher performing thin double glazed unit then those timber frames which are older and do not have the historic glazing.

Existing windows and doors will also be draught proofed, to increase airtightness within the property following Historic England's methodology.

It is possible to see the changes to the windows and doors over the past century using the historic photographs of the property and Historic England's listing of the property.

Window Schedule Elevation Key



1 - Front (North) Elevation (1:100)



2 - Side (West) Elevation (1:100)



3 - Side (East) Elevation (1:100)

Window Schedule

Window Schedule			
no.	Existing Condition	Proposed	Heritage Comments
WG-001	Modern timber window with single glazing	Retain timber window frame. Improve draught proofing. Replace glazing with either thin double glazing or vacuum glazing with a handrawn finish. eg. Histoglass HD10 or Histoglass Mono	altered glazing as identified in the 1984 listing
WG-002	Modern timber window with single glazing. Replaced in 2004 with extension.	Retain timber window frame. Improve draught proofing. Replace glazing with either thin double glazing with a handrawn finish. eg. Histoglass HD13	
WG-003	Modern timber window with single glazing. Replaced in 2004 with extension.	Retain timber window frame. Improve draught proofing. Replace glazing with either thin double glazing with a handrawn finish. eg. Histoglass HD13	
WG-004	Modern timber window with single glazing. Replaced in 2004 with extension.	Retain timber window frame. Improve draught proofing. Replace glazing with either thin double glazing with a handrawn finish. eg. Histoglass HD13	
WG-005	Modern timber window with single glazing. Replaced in 2004 with extension.	Retain timber window frame. Improve draught proofing. Replace glazing with either thin double glazing with a handrawn finish. eg. Histoglass HD13	
WG-006	New window 2004 with extension. Timber frame single glazing.	Retain timber window frame. Improve draught proofing. Replace glazing with either thin double glazing with a handrawn finish. eg. Histoglass HD13	
WG-007	New window 2004 with extension. Timber frame single glazing.	Retain timber window frame. Improve draught proofing. Replace glazing with either thin double glazing with a handrawn finish. eg. Histoglass HD13	
WG-008	n/a	Proposed thin heritage double glazing in timber frame window detailed to match existing. Hand drawn glass finish. eg HistoglassHD13	
WG-009	New window 2004 with extension. Timber frame single glazing.	Retain timber window frame. Improve draught proofing. Replace glazing with either thin double glazing with a handrawn finish. eg. Histoglass HD13	
WG-010	New window 2004 with extension. Timber frame single glazing.	Retain timber window frame. Improve draught proofing. Replace glazing with either thin double glazing with a handrawn finish. eg. Histoglass HD13	
WG-011	Modern timber window with single glazing. Replaced in 2004 with extension.	Retain timber window frame. Improve draught proofing. Replace glazing with either thin double glazing with a handrawn finish. eg. Histoglass HD13	
WG-012	Modern timber window with single glazing. Replaced in 2004 with extension.	Retain timber window frame. Improve draught proofing. Replace glazing with either thin double glazing with a handrawn finish. eg. Histoglass HD13	
WG-013	n/a	Proposed thin heritage double glazing in timber frame window detailed to match existing. Hand drawn glass finish. eg HistoglassHD13	
W1-001	Modern timber window with single glazing	Retain timber window frame. Improve draught proofing. Replace glazing with either thin double glazing or vacuum glazing with a handrawn finish. eg. Histoglass HD10 or Histoglass Mono	altered glazing as identified in the 1984 listing
W1-002	Modern timber window with single glazing	Retain timber window frame. Improve draught proofing. Replace glazing with either thin double glazing or vacuum glazing with a handrawn finish. eg. Histoglass HD10 or Histoglass Mono	altered glazing as identified in the 1984 listing
W1-003	Modern timber window with single glazing	Retain timber window frame. Improve draught proofing. Replace glazing with either thin double glazing or vacuum glazing with a handrawn finish. eg. Histoglass HD10 or Histoglass Mono	altered glazing as identified in the 1984 listing
W1-004	Modern timber window with single glazing. Replaced in 2004 with extension.	Proposed thin heritage double glazing in timber frame window detailed to match existing. Hand drawn glass finish. eg HistoglassHD13	
W1-005	Timber frame with single glazing. Likely historic fabric and glazing.	Horizontal sliding secondary glazed unit mounted to internal window reveals.	
W1-006	New window 2004 with extension. Timber frame single glazing.	Retain timber window frame. Improve draught proofing. Replace glazing with either thin double glazing with a handrawn finish. eg. Histoglass HD13	
W1-007	New window 2004 with extension. Timber frame single glazing.	Retain timber window frame. Improve draught proofing. Replace glazing with either thin double glazing with a handrawn finish. eg. Histoglass HD13	
W1-008	New window 2004 with extension. Timber frame single glazing.	Retain timber window frame. Improve draught proofing. Replace glazing with either thin double glazing with a handrawn finish. eg. Histoglass HD13	
W1-009	New window 2004 with extension. Timber frame single glazing.	Retain timber window frame. Improve draught proofing. Replace glazing with either thin double glazing with a handrawn finish. eg. Histoglass HD13	
W1-010	Modern timber window with single glazing. Replaced in 2004 with extension.	Retain timber window frame. Improve draught proofing. Replace glazing with either thin double glazing with a handrawn finish. eg. Histoglass HD13	
W1-011	Timber frame with single glazing. Likely historic fabric and glazing.	Fixed secondary glazed unit mounted to internal window reveals.	
W1-012	Modern timber window with single glazing	Retain timber window frame. Improve draught proofing. Replace glazing with either thin double glazing or vacuum glazing with a handrawn finish. eg. Histoglass HD10 or Histoglass Mono	
W1-013	Modern timber window with single glazing	Retain timber window frame. Improve draught proofing. Replace glazing with either thin double glazing or vacuum glazing with a handrawn finish. eg. Histoglass HD10 or Histoglass Mono	
W1-014	Timber frame with single glazing.	Horizontal sliding secondary glazed unit mounted to internal window reveals. Improve draught proofing.	The window is not present in the 1920s photographs of the property. Likely inserted in 1960s with the reuse of an existing window from the demolished rear extension.

5.13 PROPOSED SKETCH PERSPECTIVE

The following image presents an artist's impression of the revised planning application, viewing the extension from the rear garden.

The sketch demonstrates the positive contribution to the rear of the dwelling.



6.0 SUMMARY AND CONCLUSION

In summary the development will provide the following;

- Demolition of existing canopy over rear door,
- Proposed single storey extension to the rear of the property,
- Re-instatement of existing window to study,
- Reconfiguration of the 21st century extensions spaces and improvements to the existing garden access,
- Enhancements to the existing dwelling to improve the energy and thermal efficiency of the property.

The proposal has considered comments from Aylesbury Vale from the previously submitted planning application and subsequent preapplication

The proposal will bring about the next evolution of the existing property, bringing modern improvements and contemporary facilities, which will greatly improve the usability of the dwelling and ensure the property is preserved for future inhabitants.

A minimal increase to the footprint of the dwelling will improve the connectivity between spaces, while ensuring the story of the house is still present and also allow for the property to reinstate the existing historic farmhouse kitchen.

Improvements to the thermal efficiency and energy use of the property will reduce the current impact of the property on the environment and also mitigate potential problems which may develop through unsympathetic historic improvements.

The considered proposals will safeguard the continued success of this beautiful home, ensuring the house can provide enjoyment for its residents into the future.

We believe this statement demonstrates a suitable proposal to meet the clients requirements which remains respectful of the surrounding context. The form, scale and massing of the proposed extension is carefully considered and appropriate for the context in which the dwelling is set. The proposal will provide a positive contribution to the existing dwelling and the change will not harm the aesthetic quality of the historic structures.

The revised proposals also address the concerns presented in the conservation officers initial comments, providing details of the improvements to the energy efficiency of the property. The revised proposals also address the design comments of the existing flat roof extension, proposing a unique addition which will add aesthetically to the property, while also improving the use of internal spaces and the connectivity of the property to the landscaped rear garden.

Overall we feel the proposal is appropriate in its mass, scale, character and appearance and will not be a determinant to the existing property or neighbouring dwellings and addresses the concerns of the previous planning application, and reflects the conservations officers preapplication comments.

Appendix A

DOCUMENT: Heritage Mitigation Table
PROJECT: Church Farmhouse, John Horncapps Lane, Great Brickhill
REF: BH21048
CLIENT: Mr S. Jackson
REVISION: C (04.05.2023)

BENCHMARK
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	Description	Historic Significance	Impact	Mitigation
1	Removal of existing canopy over rear entrance door to expose existing historic structure.	Low	Positive	The sensitive removal of the canopy will allow for existing historic fabric at first floor to be re-exposed. This will include brickwork and timber framing.
2	Proposed single-storey extension	Low	Positive	Proposed single-storey extension to replace existing 20th-century canopy. The extension is designed in line with the previous 20th century extension. The extension will allow the removal of the low-significance canopy and will improve the journey through the property. The extension will also create a better relationship with the rear garden. The extension has been designed to be different from the previous architectural style of the dwelling, clearly highlighting the proposal is a new addition. This modern style continues to show the historic storey of the dwelling.
4	Removal of the existing rear door	Moderate	Neutral	The existing door opening will be retained with the door removed.
5	Removal of concrete floor to ground floor and replaced with limecrete insulated floor structure with underfloor heating	Moderate	Positive	Existing concrete floor and 21st century floor finishes to ground floor will be removed which are of little significance to the historic fabric. Using traditional materials will improve the performance of the property while also improving the thermal efficiency of the spaces.
6	Reinstate the existing window opening to study	Moderate	Neutral	The reinstatement of existing openings, in their historic positions, allows the positive increase in natural light to spaces.

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 A R C H I T E C T S

7	21 st century wall enclosing staircase to be demolished	Low	Positive	Removal of the 21 st century wall encasing the current staircase to the guest suite will allow for more of the original fabric to be seen from the family room areas.
8	New air sourced heat pump to be installed externally to provide sustainable heating to the property	Moderate	Positive	The mechanical equipment required will be located to the South-East of the property, close to the 21 st century extension and will not impact the property as viewed from its historic aspects. This location will also allow for internal mechanical equipment be in the utility room.
9	Changes to existing modern windows	Low	Neutral	Existing windows are modern replacement wooden single glazed units. The proposal seeks to improve the thermal properties of the windows, reducing dwellings energy requirements and carbon output. Slim heritage double glazing would have a minimal impact on the aesthetic properties of the windows and dramatically improve the thermal efficiency of the windows. Changes as highlighted in the window schedule.
10	Improvements to existing glazing	Moderate	Positive	Existing historic windows to be fitted with either draught proofing to improve the thermal efficiency of the openings. This will help the dwelling to be more energy efficient. Changes as highlighted in the window schedule.

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