

Householder Planning Application in a Conservation Area
Design and Access Statement
September 2023

Introduction

This design and access statement accompanies existing and proposed scaled drawings for a SINGLE-STOREY REAR EXTENSION at VULCAN HOUSE, HOLLY TREE LANE, CUDDINGTON, HP18 OBA, which is located within the Cuddington Conservation Area.

Access & size

The main access to the dwelling remains via the existing front door off Holly Tree Lane and there are new French doors proposed in the rear extension that access the rear garden.

Scale & appearance

The proposed single storey rear extension aligns with the existing rear extension of the adjacent Jaydan Cottage. The roof and walls have been designed to flow seamlessly from the adjacent extension to the proposed by matching the brick and slate tiles of the Jaydan Cottage extension. The eaves of the proposed extension is supported by brick corbeling at each end that allude to the brick detailing of the original Victorian building. The proposed rear extension is 6m² which totals an increase in floor area of 5%.

Refuse & Cycle

Refuse storage remains as existing on the driveway. Cycle storage remains as existing in the garden shed to the rear.

Car Parking

Car parking remains as existing in the driveway and along Holly Tree Lane.

Conservation Area

The Cuddington Conservation Area was designated in 1976 and is largely characterised by a structure of grassy winding lanes and enclosing walls that provide a distinctly human scale. The lanes open onto two public greens providing openness and opportunities for communal village life. The village is composed of buildings from various eras, one of the oldest is Tyringham Hall dating partly from 16th Century, and the historic core of the village was well established by 1878.

Vulcan House was originally built as two separate buildings that served as a village shop, and the brick facades appear to date back to the early Victorian period. In 2008 permission was granted for a single storey side extension which has been constructed of bricks and slate roof tiles to match the original cottage. Approval was granted in 2007 for a two storey rear extension but this was never built and the application has now lapsed.

The proposals are for a single storey rear extension to align with that of the adjacent Jaydan Cottage. Brick and slates will be employed to construct the extension that will match the existing building and the adjacent extension. Painted timber will be used to construct the new windows and external doors. The existing material aesthetic of the immediate context will therefore be maintained. Brick detailing of the original house will be utilized to the eaves of the extension and the gables wall, providing further historical continuity of aesthetic and construction methods. The rear extension, though modest in size will transform the use of the dwelling, enabling a WC to be incorporated on the ground floor and a kitchen more befitting to contemporary life.

Kind regards,



Jason Ellison
Architect