



HERITAGE ASSET DESIGN AND ACCESS STATEMENT

Prepared by Heighway Associates Architects Ltd

PROJECT: 2 Norwood Cottage

SITE ADDRESS: 2 Norwood Cottage, Temple, SL7 1SA

HAA PROJECT NUMBER: 1939

DATE: November 2023

LOCAL AUTHORITY: The Royal Borough of Windsor and Maidenhead



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01 INTRODUCTION

This Heritage Asset Design and Access Statement has been prepared on behalf of our clients in support of a planning application submitted to The Royal Borough of Windsor and Maidenhead. The statement will outline the project particulars, site conditions, planning policies, constraints and design opportunities. It has been prepared to meet the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015. It has been structured as follows - Site, Proposals and Heritage. The contents of the application have been submitted to the Council via the Planning Portal.

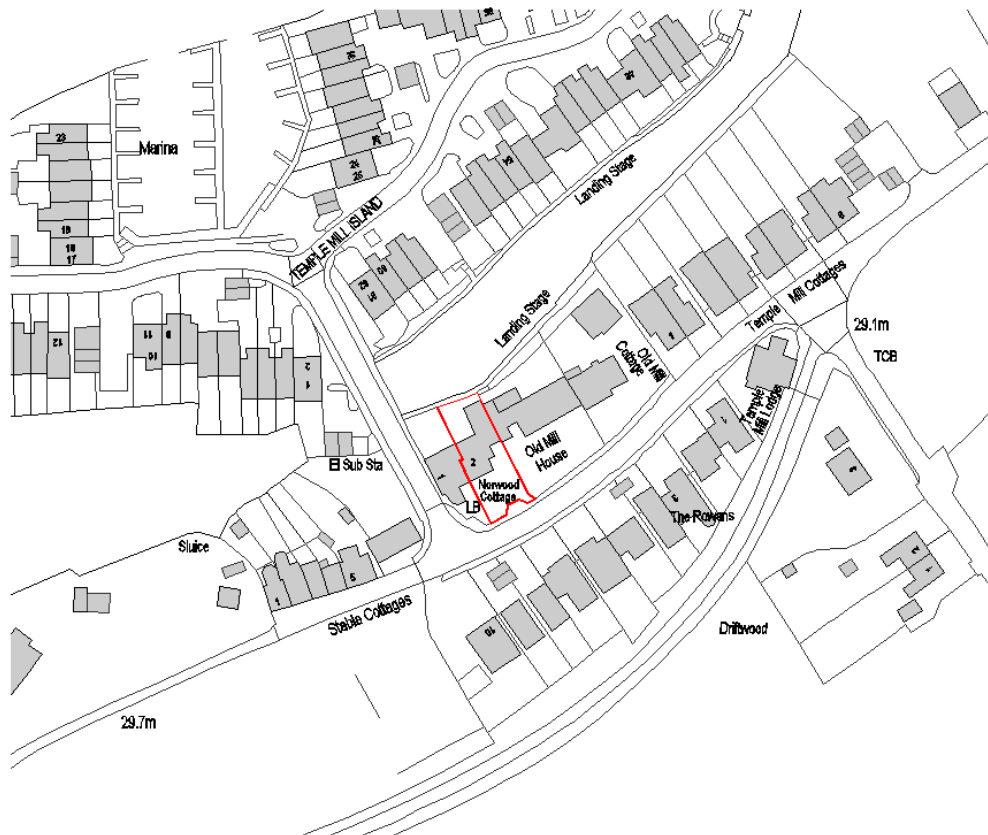
HAA: Highway Associates Architects Ltd are located in Marlow, Buckinghamshire. HAA celebrated 25 years in business in 2021. We have carried out over 2000 commissions ranging from small residential projects to large business premises.

Client: Mr B Brinkworth currently own and reside at the property.

Project Overview: 2 Norwood Cottage having recently been purchased by Mr B Brinkworth is in need of some renovation and a plan for a rear dormer and internal alternations is proposed as part of the overall improvements.

02 THE SITE

Location: 2 Norwood Cottage is situated on a Mill Stream on the banks of the River Thames behind Temple Island. It is approached via Temple Lane. 2 Norwood Cottage is located in Green Belt and the River Thames corridor.



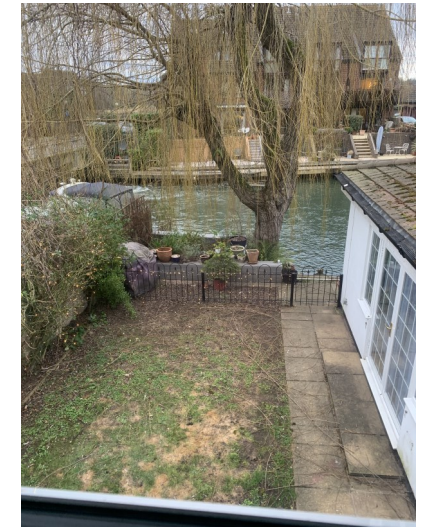
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Context

2 Norwood Cottage lies in Temple, a small village on the southern outskirts of Marlow which sits on the south bank of the River Thames. The property occupies a flat site that is approximately 0.03526 hectare. The house is accessed via a driveway from Temple Lane. The entrance is through existing gates.



Planning History

[\(T1\) Willow, pollard to a height of 15m and spread of up to 12m.](#)

2 Norwood Cottage Temple Lane Temple Marlow SL7 1SA

Ref. No: 16/00463/TPO | Validated: Tue 16 Feb 2016 | Status: Decided

[Single storey rear extension of existing garage \(amendment to approval 06/00420\)](#)

2 Norwood Cottage Temple Lane Bisham Marlow SL7 1SA

Ref. No: 06/01246/FULL | Validated: Thu 25 May 2006 | Status: Decided

[Construction of a single storey rear extension](#)

2 Norwood Cottage Temple Lane Marlow Buckinghamshire SL7 1SA

Ref. No: 06/00420/FULL | Validated: Tue 21 Feb 2006 | Status: Decided

[Construction of a single storey rear extension](#)

2 Norwood Cottage Temple Lane Marlow Buckinghamshire SL7 1SA

Ref. No: 05/02552/FULL | Validated: Tue 18 Oct 2005 | Status: Decided

[Construction of single storey rear extension](#) 

2 Norwood Cottage Temple Lane Marlow Buckinghamshire SL7 1SA

Ref. No: 05/00647/FULL | Validated: Fri 11 Mar 2005 | Status: Decided

Planning Policy

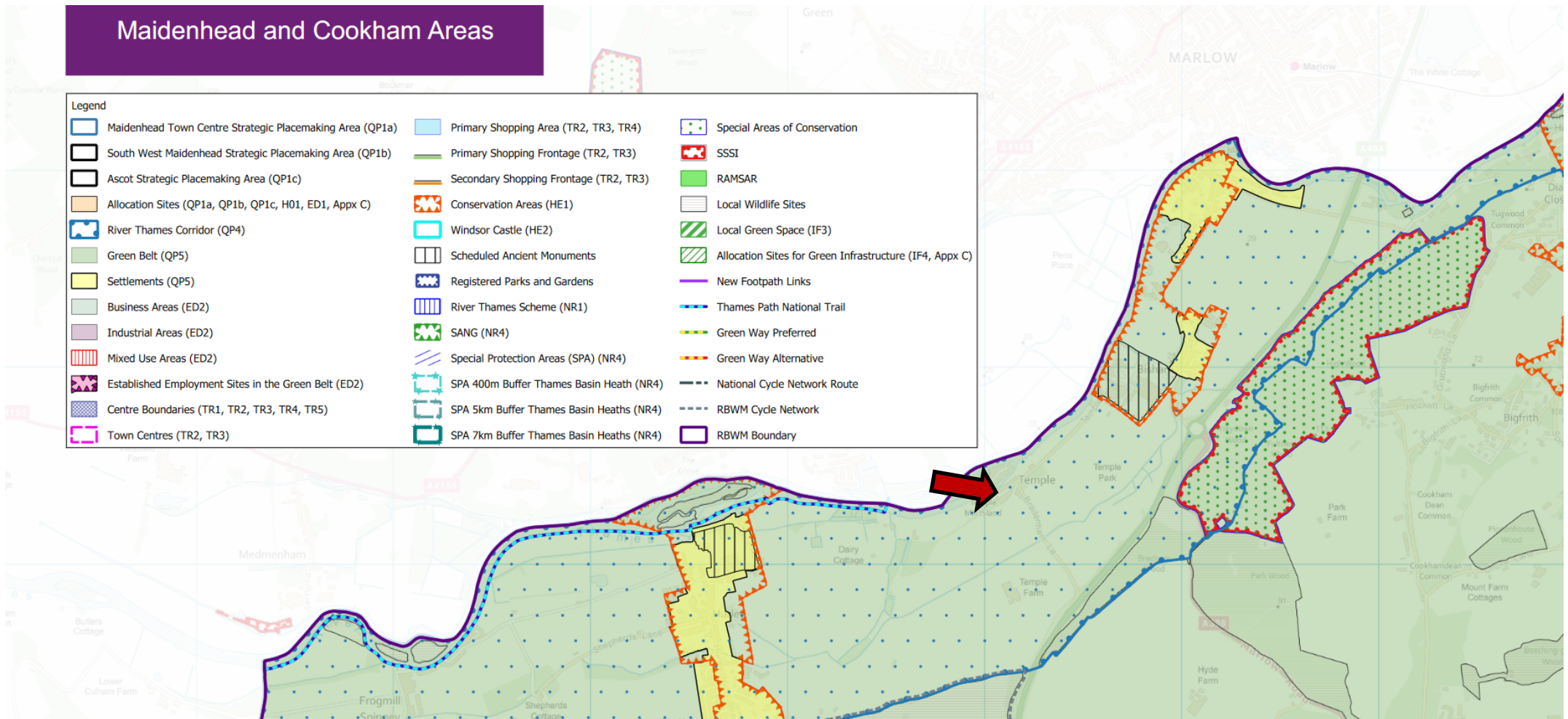
NPPF: Para 127 states that – ‘Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
 - e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks;
 - f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience’.
-

Planning Policy

Local Plan: The Development Plan for the area comprises of the Borough Local Plan 2013-2033, which as adopted on 8 February 2022.

Map (Extract)



6.17 Policy QP4 River Thames Corridor



Local Plan Policies:

- Policy QP River Thames Corridor

Policy QP 4

River Thames Corridor

1. The special character and setting of the River Thames as defined on the Policies Map will be conserved and enhanced, and appropriate development proposals associated with river related activities and employment will be supported.
2. Particular care will be taken to ensure developments within the setting of the Thames complement the distinctive character of the water frontage and important views. Existing riverside access will be maintained and opportunities to extend access to the River Thames and adjoining sites examined.
3. Where appropriate, development proposals within the River Thames Corridor will be required to:
 - a. protect, and where possible enhance, views to and from the river;
 - b. meet the principles of high quality design set out in this plan, having special regard to the riverside setting and water frontage character, and considering views of proposals from all public vantage points, including from the river;
 - c. protect and conserve landscape features, buildings, structures, bridges, archaeological remains that are associated with the Thames and its history and heritage;
 - d. maintain, and where possible enhance, public access for riverside walking, river corridor cycling, and fishing and boating;
 - e. maintain tree cover, conserve and enhance natural river banks and their associated bankside and marginal vegetation and the ecological value of the area including its role as a wildlife network. There may be opportunities for the restoration and enhancement of natural elements of the river environment that should be incorporated within the design of new developments;
 - f. retain or provide an undeveloped 8 metres buffer zone on both sides of a main river measured from the top of the river bank at the point at which the bank meets the level of the surrounding land.
4. Appropriate proposals for sport, leisure and river-related employment, infrastructure and renewable energy generation will be supported where they meet the above criteria and where they will not obstruct access along or to the river for any users, or harm its ecological value.
5. The principle of supporting sites associated with river-related activities and employment will be supported. Opportunities for generating renewable energy will also be supported in principle, provided that they do not adversely impact on the River Thames Corridor.
6. The ecological value of the river will be maintained and in appropriate circumstances restored and enhanced together with natural elements of the riparian environment, and proposals should seek to promote the healthy growth in the use of the River Thames for communities, wildlife, leisure and business in ways that are compatible with its character, setting and ecology, and in line with the objectives of the River Thames Waterways Plan and the Environment Agency's River Basin Management Plan.

6.19 Policy QP5 Development in Rural Areas and the Green Belt

- Policy QP 5 Development in Rural Areas and the Green Belt

Policy QP 5

Policy QP5

Development in Rural Areas and the Green Belt

General

1. The rural areas in the Royal Borough are defined as land within the Metropolitan Green Belt, which includes those settlements that are 'washed over' by the Green Belt. In all instances therefore (including in relation to the rural uses specifically addressed below), national Green Belt policy will be applied to development in rural areas within the Royal Borough.
2. Within rural areas, proposals should not result in the irreversible loss of best and most versatile agricultural land (grades 1, 2 and 3a).

Green Belt

3. The Metropolitan Green Belt, as shown on the Policies Map, will be protected against inappropriate development. Planning permission will not be granted for inappropriate development (as defined by the NPPF), unless very special circumstances are demonstrated.
4. Certain forms of development are not considered inappropriate within the Green Belt, as defined in the NPPF. Within the Royal Borough, village settlement boundaries are identified on the Policies Map, and these boundaries will be used in determining where limited infilling may be acceptable:
 - a. Limited infilling within the identified village settlement boundaries within the Green Belt as designated on the Policies Map (marked "Settlements (QP5)").
 - b. Limited infilling outside identified village settlement boundaries⁽⁷⁾ where it can be demonstrated that the site can be considered as falling within the village envelope as assessed on the ground. In assessing the village envelope consideration will be given to the concentration, scale, massing, extent and density of built form on either side of the identified village settlement boundary and the physical proximity of the proposal site to the identified village settlement boundary.

Rural Uses

5. The following policy will apply to specific types of rural development

Equestrian Development

6. New equestrian development (including lighting and means of enclosure) should be unobtrusively located and designed so that it does not have a significant adverse effect on the character of the locality, residential amenity, highway safety and landscape quality
7. Proposals will need to ensure sufficient land is available for grazing and exercise, where necessary
8. A satisfactory scheme for the disposal of waste will need to be provided.

Facilities for Outdoor Sport, Outdoor Recreation or Cemeteries

9. The scale of development will be expected to be no more than is genuinely required for the proper functioning of the enterprise or the use of the land to which it is associated.
10. Buildings should be unobtrusively located and designed so as not to introduce a prominent urban element into a countryside location, including the impact of any new or improved access and car parking areas
11. The development (including lighting) should have no detrimental effect on landscape quality, biodiversity, residential amenity or highway safety

Ecology & Trees

There is a Weeping Willow protected by a TPO located to the rear garden. A planning application was submitted in 2016 for a tree reduction.

Below description of works to be carried out:

Proposed amount of tree reduction

A professional tree surgeon has recommended pollarding of the willow tree (T1).

“The pollarding will include removal of all leaf bearing branches, back to the knuckles and the basic framework of the tree.

The intended height of the tree, after pollarding, is approx 50 feet.

The overall span/spread of the tree, after pollarding, will be approx 35-40 feet.

Please note there is only a further 3 weeks available this winter, after which pollarding of the tree becomes unviable”.



New TPO Listing
TPO No: 74 of 2003
Scale: 1:1250



Tree Location:
Old Mill Cottage and 2 Norwood Cottage,
Temple, Marlow, SL7 1SA

Tree Schedule:
T1 Weeping Willow
T2 Black Locust
T3 Yew



Ecology & Trees

Ecology and Trees Checklist

This checklist is required for ALL planning applications. Understanding the ecology on and near a site and taking action can avoid delays in planning, create a better quality scheme and avoid criminal prosecution.

Tick all features present and those that **COULD** be affected by any aspect of the proposal, including:

- development above and below ground, including matters such as the connection of utilities
- large vehicles accessing the site, such as cranes or delivery lorries
- materials storage and where building works (e.g. concrete mixing) would take place

1. Are the following features on or within the specified distances of the red line site?

Buildings and features	Yes - affected	Yes - unaffected	No
Agricultural buildings (farmhouses or barns)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Derelict or dilapidated buildings in a rural location	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A pre-1960 building in or within 200m of woodland	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A pre-1914 building in or within 400m of woodland	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Underground structures (such as cellars or tunnels)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Bridge structures, aqueducts or viaducts	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
An existing roof or over-hanging eaves	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hanging tiles or timber weather boarding	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Dense climbing plants	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Trees and hedges (see section 8 Additional guidance on Trees and Hedges for guidance)	Yes - affected	Yes - unaffected	No
Trees with a stem wider than 75mm (measured 1.5m above ground level) on or within 15m of the site	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Hedgerows on or within 5m of the site	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Habitats (see section 9 Additional guidance on Habitats for guidance)	Yes - affected	Yes - unaffected	No
Special Protection Area or Special Area of Conservation within 2km	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Site of Special Scientific Interest (SSSI) within 500m	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ancient Semi-Natural Woodland (ASNW) within 100m	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Local Wildlife or Biological Notification Site on or adjacent to site	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Priority habitat on or adjacent to site	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Meadows or unmanaged, dense ground vegetation within site	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ponds within 250m	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rivers, streams or water filled ditches within 100m	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

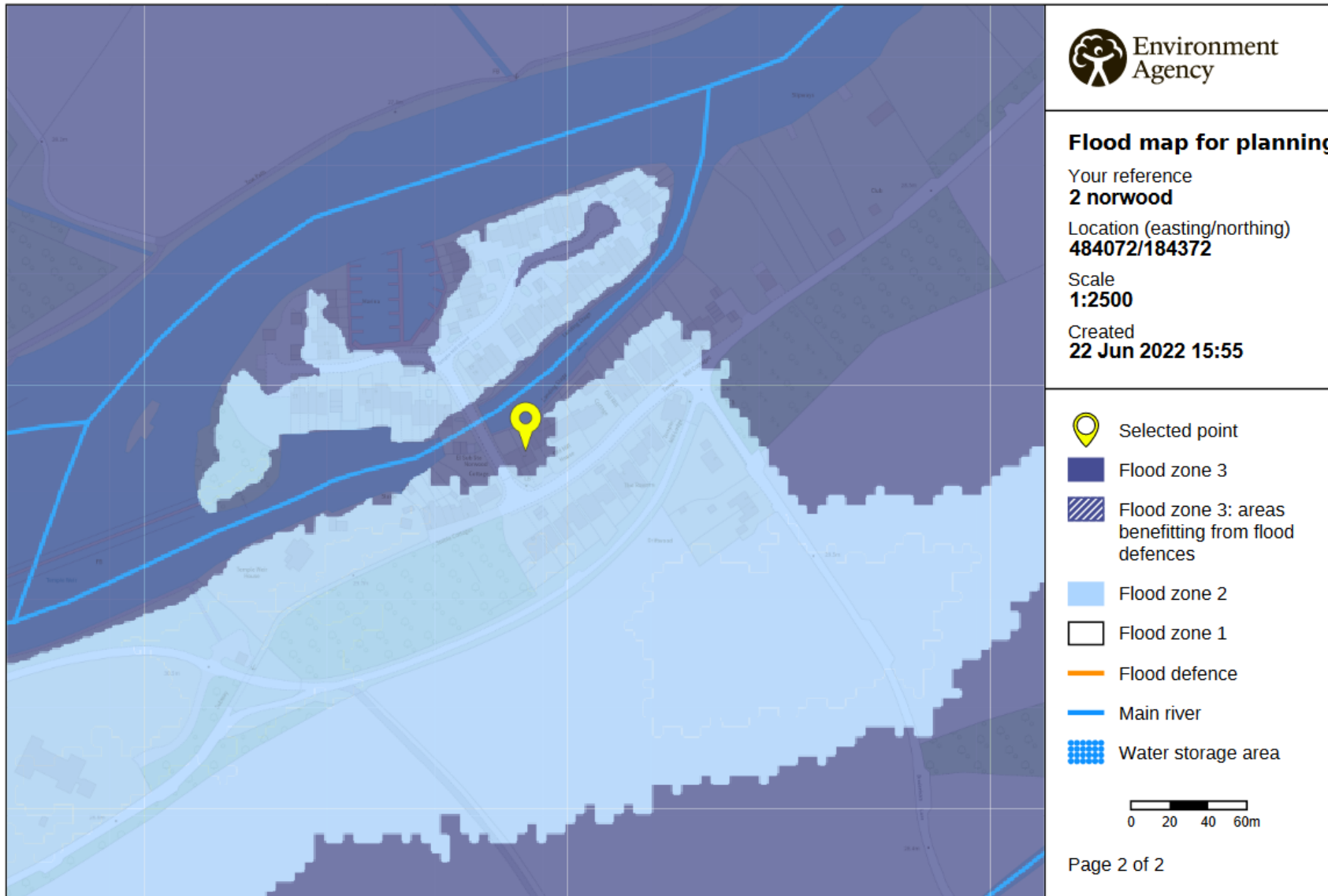
2. Have any of the following species been known to use the red line site?



Known wildlife (see section 10 Additional guidance on Known Wildlife for guidance)		
<input type="checkbox"/> Nesting birds	<input type="checkbox"/> Dormice	<input type="checkbox"/> Otters
<input type="checkbox"/> Bats	<input type="checkbox"/> Great Crested Newts	<input type="checkbox"/> Water Voles
<input type="checkbox"/> Badgers	<input type="checkbox"/> Reptiles	<input type="checkbox"/> White-clawed Crayfish

Flood Risk

The site is within Flood Risk Zone 3 for flood water.



Flood Risk Assessment

The site is within Environment Agency Flood Zone 3 (Land with a high probability of flooding)

The proposed works are a minor household development which does not require a sequential or exception test in line with paragraph 168 of the NPPF.

The scheme concerns the proposed rear dormer to the original property. We are not adding any gross external floor area.

With the following recommendations from the document improving the flood performance of new dwellings (GLC 2007).

Low water permeability materials generally.

Deer strip concrete foundations.

Solid concrete ground bearing suspended floors slab with no underfloor voids.

Damp proof membranes will be below walls and floor.

Underfloor insulation to be located below the concrete floor slab will be of a closed-cell type, preventing water absorption.

New external walls will be constructed to frost resisting brick below DPM.

Internal leaf of cavity to be concrete block.

No air bricks or ventilation openings at low level.

Hard floor finishes.

Internal cement based render and set plaster.

Electrical services will be at a raised level.

Due to the nature of the development, there will not be any structural footprint and it would not adversely affect the flooding capacity of the site and would not increase the likelihood of fluvial groundwater and surface water flood risk.

Existing Site & Buildings

2 Norwood Cottage is a semi detached property situated on a plot approximately 31m long, running down to the River Thames accessed from Temple Lane, 50m to the west of the Temple Mill Island Bridge.

The existing property is set close to the river bank of the Mill Stream behind Temple Island.

The accommodation of the house is currently separate Living Room, Dining and Kitchen on ground floor with 3 bedrooms and bathrooms on the first floor and 4th bedroom in the Loft Room. There is internal staircase access to the loft room.

The site is paved to the front. The rear is mostly set to lawn with a Willow tree at the rear next to private mooring dock.

Parking is provided outside the house to the front & inside an integral garage measuring 3.235m x 5.498m

Existing house: Ground floor 126 m²

First floor 67m²

Second Floor 32 m²

Total Floor Area: 225m²

The total site and plot measures 352.6m²



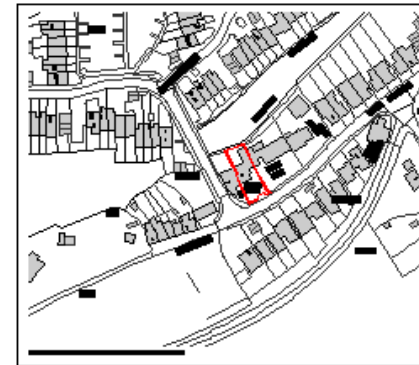
South East Elevation



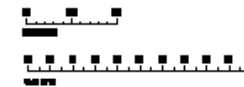
North East Elevation



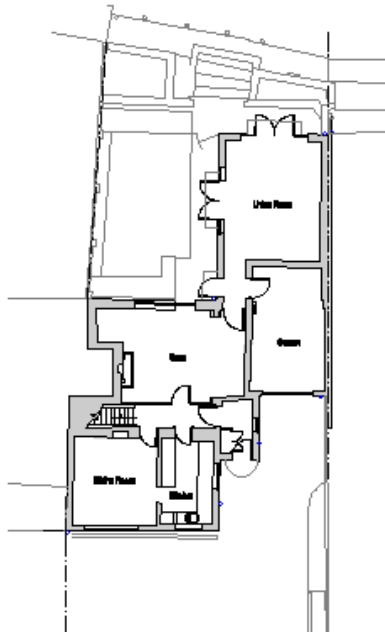
North West Elevation



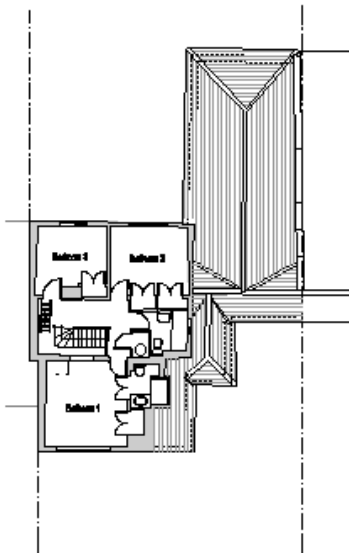
Location Plan 1:1250



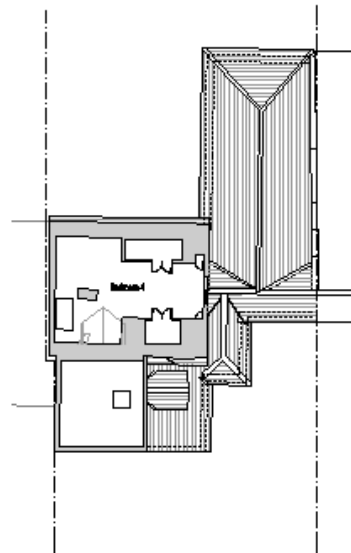
South West Elevation



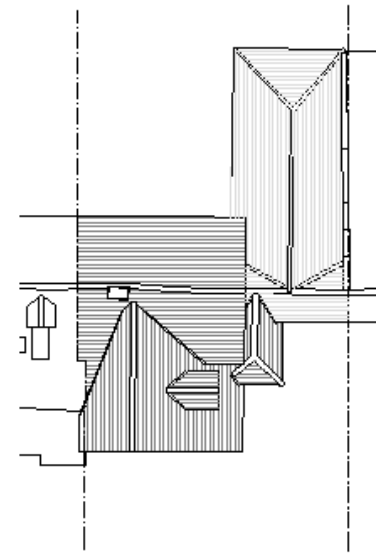
Ground Floor Plan



First Floor Plan



Loft Plan



Roof Plan



Survey by KND Surveys Ltd



Client: Mr & Mrs B Binkworth
 Project: 2 Nonwood Cottage
 Temple SL7 1SA
 Title: Existing Plans and Elevations
 Issue: Planning Application
 Scale: 1:1250, 1:100 (g) A1
 Date: February 2022
 Draw No: 1939/01 Rev:

03 THE PROPOSALS

Description

The proposed scheme comprises:

1. Proposed Rear Dormer with Balcony.
2. Front Gable Window (Obscured Glass) to the Proposed Bathroom in the Loft.

It is proposed to create more space in the new Master Bedroom and to gain a river view by adding a dormer with little Balcony.

In the new Master Ensuite we are also proposing to add bigger gable glazing window—it is going to be obscure glass.

The proposed added areas are as follows-

Loft Dormer— 4m²

We would draw the readers attention to the application drawings.

Fall-back Position

Class B of the Town and Country Planning (General Permitted Development) Order 2015, as amended, provides permitted development rights for the enlargement of a dwellinghouse consisting of an addition or alteration to its roof.

The roof of this semi-detached house could therefore be enlarged through the insertion of a dormer window or windows in the rear (north-west facing) roof-slope, subject to the criteria detailed under section B.1 of Class B of the Order and the conditions under Class B.2.

It is acknowledged that the structure proposed in this planning application would include the construction of a small balcony and that it could therefore not be constructed under Class B as it would not comply with B.1(e)(i) of the Order.

However, it is clear that dormer windows of a similar design as proposed in this application, excluding a balcony, could be constructed as 'permitted development' without the need for express planning permission. Consequently, the appearance of the rear roof-slope of the existing house could be altered and windows at second floor level provided, as a fall-back to the development proposed under this application. As such, the appearance of the dwellinghouse in the context of its surroundings could be altered in a similar manner, and the ability for any limited overlooking from second floor level provided to a similar extent as proposed under this application, via the construction of dormers without the need for planning permission.

This constitutes a material consideration in the assessment of this planning application.

Scale, Mass, Use, Amount, Form

The scale of the proposals have been carefully considered against the existing house. The proposed Dormer is subservient to the main house. The proposals is small in scale and will be a modest increase is sought in terms of footprint to create a suitable and functioning family dwelling.

The mass has been carefully considered so that the dormer is a small intervention on the rear elevation.

The use of the building would remain as a single family dwelling house- appropriate for a family.

Materials

The use of high quality materials is seen to be essential for the high quality and appropriate finish that the designs aim to achieve. The material choices have been derived to match existing. Any excavated material (likely to be chalk) will be tested (WAC) though contaminants are not envisaged. The principal contractor will be asked to prepare a Construction Environmental Management Plan (CEMP) for the disposal of any material.

Sustainability

Where possible, locally sourced materials will be used in order to increase the sustainability of the project as a whole.

Other Balconies on the backwater:



Other Balconies on the backwater:



6

No. 6—View from proposed Dormer.

Other Balconies on the backwater:



7

Complete balcony across the back



Ecology

Ecological Enhancement Proposals:

HAA are passionate about nature and aside from green sustainable design encourage and promote the use of a number of measures within our designs. The following will be provided in the rear garden:

Bird Boxes.

1 x 'Cedar Plus'. A traditional FSC softwood nest box with mono pitched roof. A 32mm entrance makes the nest box suitable for Great, Marsh and Cold Tits. Redstart, Nuthatch, Pied Flycatchers, House Sparrow and Tree Sparrow. 175mm wide x 156mm deep and 370mm high.

1 x 'Pembroke Nest Box'. A traditional FSC softwood nest box with gabled pitched roof. A 32mm entrance makes the nest box suitable for House and Tree Sparrows, Blue and Great Tits, Nuthatches and Pied Flycatchers. 140mm wide x 140mm deep and 255mm high.

Bat Boxes.

1 x 2F Bat Box. Attractive to the smaller bat species. Simple design with a narrow entrance slit on the front. Material Woodcrete.

Insect Boxes.

2 x Bug Box. A timber structure which can be hung from trees or man made structures near ponds or scented plants to provide overwintering habitat

for Ladybirds and a nesting site for solitary bees.

2 x Wooden Insect House. A timber structure which provides insect habitat for insects during summer and later in the year.



Trees

Where appropriate a detailed Arboricultural Method Statement (AMS) will be produced following detailed survey work by a professional consultant in accordance with 'BS 5837: 2012 Trees in relation to design, demolition and construction- recommendations.'

The AMS would be produced to aid the safe and healthy survival of all trees to be retained on the site.

Phasing and Monitoring.

The works will be phased as follows-

Pre- Commencement Site Meeting.

Tree Works.

Tree Protection.

Demolition Works.

Construction.

Site Completion.

The following areas will be considered-

1. Root Protection Area and Construction Exclusion Zone.
 2. Tree Surgery and Felling.
 3. Tree Protection.
 4. Restrictions within the Construction Exclusion Zone.
 5. Avoiding Damage to Retained Trees.
 6. Installation of Underground Services.
-

Amenity

Vehicular Access The existing access to the site is to be maintained.

Landscape The existing property sits on an elongated plot. Our existing proposals seek to retain and enhance the existing landscaping features.

04 HERITAGE ASSESSMENT

Heritage Significance

Evidential Value 2 Norwood Cottage was originally built in the 19th Century. Construction techniques and occupier's lifestyles from that period are already well known. The property holds no Evidential Value.

Historical Value Historic Value is derived from a site's association with historic events or significant persons. 2 Norwood Cottage has no such associations and therefore holds no Historic Value. The property is not Listed.

Aesthetic Value 2 Norwood Cottage has no Aesthetic Value.

Communal Value Communal Value relates to the contribution a building might make to the wider community. 2 Norwood Cottage is a private dwelling house and has Communal Value by forming part of the local built environment.

Heritage Impact A building's heritage significance is derived solely from its visual contribution to the street. The proposed extensions are subservient to the existing dwelling.

Heritage Conclusions 2 Norwood Cottage has no heritage value and the impact on the Green Belt is negligible and its general setting will not significantly be altered by the proposals.



05 CONCLUSION

We would contend that the proposals and alterations sit comfortably with the existing built form and respect the host property.

We have been mindful of the location within the Green Belt and the guidance. We have also taken into consideration national legislation contained within the NPPF coupled with local policies as advocated by the 2013-2033 Local Plan . We would respectfully ask the Local Authority to consider our clients proposals and support the Planning Application.

[Appendix](#)

Heritage Gateway

Wikipedia

Google

Ordnance Survey maps

Historic England 2019 Statement of Heritage Significance: Analysing Significance in Heritage

Assets Historic England Advice Note 12

Historic England, Understanding Place, Historic Area Assessments

Historic Environment Good Practice Advice in Planning: 3

RIBA, Heritage Statements 2018

RBWM Borough Local Plan 2013-2033 adopted 8th February 2022
