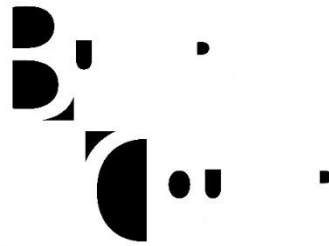


DESIGN & ACCESS STATEMENT



Bulmer + Counter Architects

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SITE ADDRESS

Great Wheelers
The Green
Sarratt
WD3 6BJ

1.0 PROJECT

- 1.1 This is a part retrospective Householder planning application for a replacement outbuilding.
- 1.2 The application looks to make changes to the previously approved planning application 21/2705/FUL
- 1.3 The only changes to planning application 21/2705/FUL are;
 - i) Wall material changed from black painted waney edge timber cladding to black painted featheredge timber cladding
 - ii) Roof material changed from grey cedar shingles to reclaimed clay tiles
- 1.4 All other aspects of current application remain as per the previous approved application, including; tree protection measures, dimensions, details, etc.
- 1.5 The application is part retrospective as at the time of the submission the timber cladding has been installed and the clay tiles and due to installed relatively imminently.

2.0 CONTEXT - PHYSICAL & PLANNING

- 2.1 The property is located on The Green, towards the southern end/towards Dimmocks Lane
- 2.2 The existing barn was largely screened by mixed hedges on the boundary of the site.
- 2.3 There are a number of buildings which front onto The Green, these are mostly residential dwellings and consist of a variety of styles. The overall detailing and material palette is traditional including; brickwork, clay tiled pitched roofs, slate tiled pitched roofs, white render, black stained timber, etc.
- 2.3 The property is located within the Sarratt (The Green) Conservation Area and to the north west is a Grade II listed barn, (list entry no: 1101574), formerly part of Great Wheelers Farm.
- 2.4 The images below illustrate the existing property and its context:



Fig 1. Aerial View

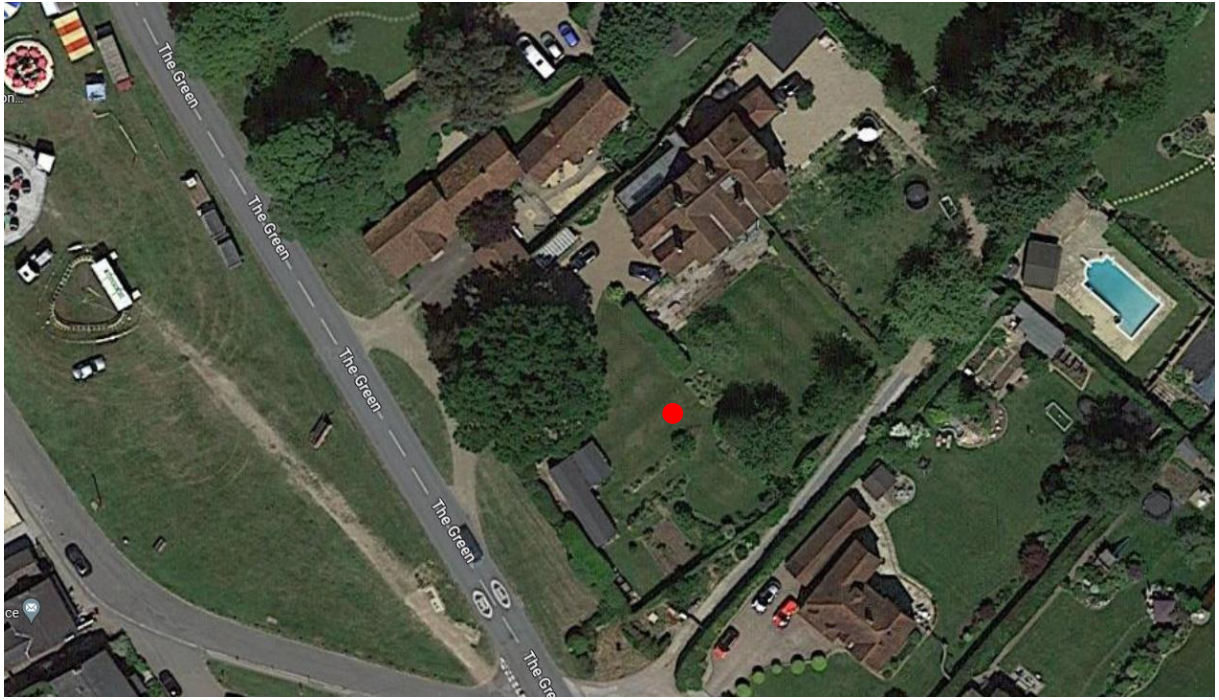


Fig 2. Aerial View



Fig 3. View of the previously existing outbuilding viewed from The Green



Fig 4. View of the previously existing outbuilding viewed from The Green



Fig 5. View of the previously existing outbuilding viewed from The Green



Fig 6. View of neighbouring property with building fronting onto The Green

3.0 THE PROPOSED WORK

3.1 The work consists of the replacement of an outbuilding, which was previously approved in planning application 21/2705/FUL

3.2 The only changes to planning application 21/2705/FUL are;

- i) Wall material changed from black painted waney edge timber cladding to black painted featheredge timber cladding
- ii) Roof material changed from grey cedar shingles to reclaimed clay tiles

3.3 As such it is considered there are no issues with the development in terms of form, scale, impact on neighbours and the community.

3.4 The below photos show the outbuilding as per 16th November 2023.



Fig7. As-Built Outbuilding as per 16th November 2023, viewed from The Green



Fig8. As-Built Outbuilding as per 16th November 2023, viewed from The Green



Fig9. As-Built Outbuilding as per 16th November 2023, viewed from within the site



Fig10. As-Built Outbuilding as per 16th November 2023, viewed from within the site

4.0 MATERIALS

4.1 The application looks to alter the previously approved materials.

4.2 Previously approved materials:

WALLS: Horizontal timber cladding (waney edged), painted black
ROOF: Grey cedar shingles

4.3 Proposed materials:

WALLS: Horizontal timber cladding (featheredged), painted black
ROOF: Reclaimed clay tiles

4.4 The proposed materials retain the traditional appearance of the dwelling.



Fig 11. WALLS: Horizontal timber cladding (featheredged), painted black



Fig 12. WALLS: Horizontal timber cladding (featheredged), painted black.
As installed part-way through construction on the 16th November 2023



Fig 13. ROOF: Reclaimed clay tiles



Fig 14. ROOF: Reclaimed clay tiles

5.0 STREETScape

- 5.1 The proposed materials would sit comfortably within the existing street which consists of an eclectic mix of traditional properties.
- 5.2 Clay tiles are prominent in a number of buildings in the immediate context of the outbuilding, including other properties which front onto The Green as well as the roof material on the main dwelling on the application site.
- 5.3 The black stained timber cladding with featheredge finish would match the neighbouring property, and therefore be in keeping with the streetscape.



*Fig 15. Previously existing outbuilding indicated with red arrow.
Adjacent building fronting The Green indicated by yellow arrow.*



*Fig 15. Adjacent building fronting The Green indicated by yellow arrow.
Materials proposed within this application would be similar to those of the adjacent building.*

6.0 HERITAGE

- 6.1 The proposed materials would be traditional in appearance and in keeping with the style of conservation area.
- 6.2 The proposed to switch from cedar shingles to reclaimed clay tiles is arguably more appropriate to the area, as clay tiles are the prominent roofing material in the immediate context.
- 6.3 Timber cladding is not overly present in the buildings in the immediate context of the dwelling. The main timber building is the neighbouring property to the application site, and the proposal would match the detailing of this building. As such the proposed timber cladding would be in keeping with the conservation area.

7.0 SUMMARY

- 7.1 The proposal looks to change the wall and roof materials on a previous planning application, no other changes to the previously approved planning application are proposed.
- 7.2 The proposed materials would be appropriate to the conservation area generally, the immediate site neighbours and the main dwelling on the application site.

Accordingly, we trust that this application may be viewed favourably.

Prepared by: Chris Bulmer
Bulmer + Counter Architects
Date: 20th November 2023