



DESIGN, ACCESS & HERITAGE STATEMENT

FOR

A NEW SINGLE STOREY EXTENSION TO REPLACE AN EXISTING CONSERVATORY at
MALTBY FARM, 40 MILL LANE, WINGRAVE, BUCKINGHAMSHIRE, HP22 4PL

HERITAGE STATEMENT ON BEHALF OF THE APPLICANT

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1. INTRODUCTION

- 1.1 This Heritage Statement concerns a proposed new single storey rear extension to replace an existing glazed conservatory at Maltby Farm, a Grade II listed property in the parish of Wingrave and Rowsham.
- 1.2 The Application evolves from the need to address material issues with the existing conservatory (now 20 years old) and to make a significant improvement to the thermal envelope in this part of the building.
- 1.3 The proposals also seek to provide a new modern kitchen-dining-family space which is typical of dwellings of this size, but without significant alteration or impact on the Heritage fabric of the building, securing the buildings use for future generations.
- 1.4 The proposals replace an existing conservatory (granted approval in 2002) and respond to the site opportunities to provide key family living spaces looking South across the private garden and beyond towards the Aylesbury Vale and distant Chiltern Hills.
- 1.5 The proposals will have no impact on the front elevation of the original farmhouse which has remained largely unchanged since it was built.

2. SITE DESCRIPTION

2.1 The Application Site comprises a two storey dwelling which is a Grade II listed building located to the East of Mill Lane within the Wingrave Conservation Area. It is constructed of red bricks with a timber frame and plain clay roof tiles.

2.2 The building has previously been altered including a two storey rear extension, single storey rear extension, reinstatement of porch and alterations to barns (application ref: 02/00616/APP and 02/00617/ALB).

2.3 The above applications included the construction of a new conservatory on the South elevation benefitting from views across the Vale of Aylesbury and towards the Chiltern Hills beyond.

2.4 The South facing orientation and age of the glazed details have resulted in a space that is too hot in the summer and too cold and starting to leak water in the winter.

2.5 **Listing:**

8P 81 NE WINGRAVE WITH ROWSHAM MILL LANE

8/132 Maltby's Farmhouse

26.9.51

II

House. C17. Timber frame with C17-early C18 brick infill, part herringbone. Ground floor of front and right gables rebuilt in brick C19. Tiled roof, off-centre brick chimney. 2 storeys, 2 bays. 3-light wooden casements to left bay and upper right, C20 single casement to centre of first floor. Central lobby entry has half-glazed door with flat wooden hood. Small blocked windows to first floor and attic of left gable. Small lower range at right-angles to rear is part timber-framed.

RCHM II p. 339 Mon. 6.

Listing NGR: SP8724618869

3. ASSESSMENT OF SIGNIFICANCE

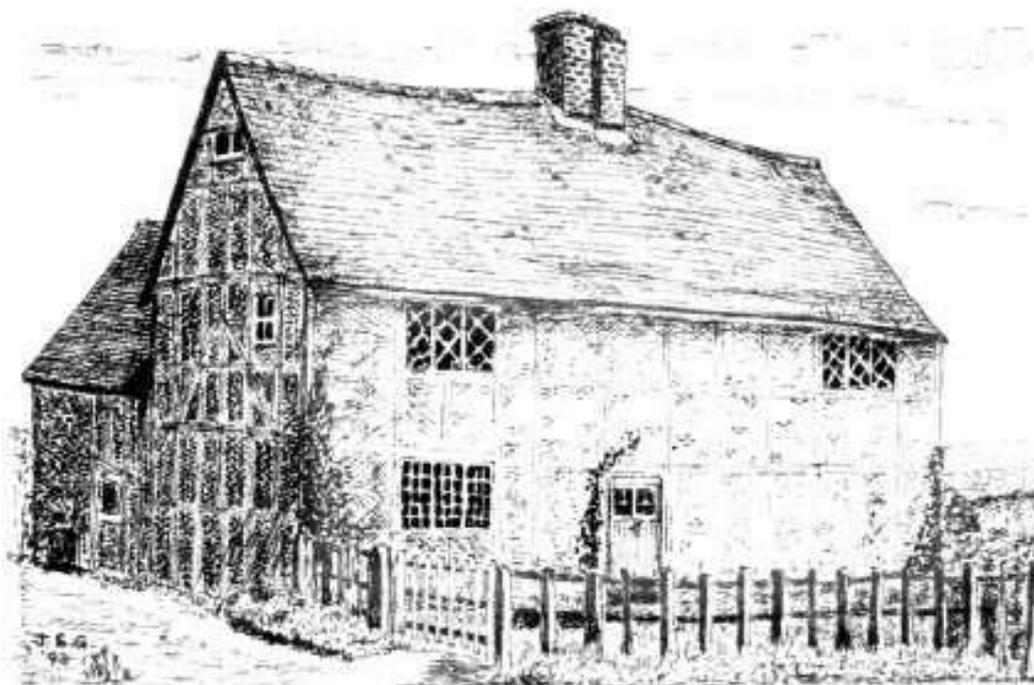
3.1 Maltby's Farmhouse was owned by the same farming family for generations from 1806 right up until the mid-20th Century. As a result the property remained largely unchanged until the early 2000's after which a number of sensitive and much needed improvement works were sympathetically carried out by the current owners, comprising:

- Provision of a side extension
- A timber frame extension replacing an outdated poor condition previous Conservatory
- Reinstatement of porch to match original design
- Provision of new windows
- Rebuilding an existing Dormer window

- Provision of new Dormer window
- Replacement of defective windows
- Removal of a modern chimney
- Re-pointing works
- Provision of two new bathrooms
- Provision of a new staircase
- Provision of an attic staircase
- Repairs to the Inglenook Fireplace including reinstatement of features

3.2 These works were designed in a sensitive manner to ensure that the character of the building was retained, recognising its history yet acknowledging the need to upgrade some aspects of the building fabric. The charming simplicity of the front elevation to this day remains very similar to the sketch illustration below dating back to 1798.

3.3 The current proposals follow these same principles and will provide a family dwellinghouse suitable for the 21st Century, with no detrimental impact on the significance of the Heritage Asset.



Above: Sketch Front Elevation of Maltby's Farmhouse, circa 1798

4. HERITAGE IMPACT ASSESSMENT

- 4.1 The existing conservatory is now 20 years old and coming to the end of its useful lifespan. This lightweight glazed structure has started to leak in recent years and the thermal performance of the expansive glazing is poor compared to modern standards resulting in a space that gets too hot in summer and too cold in winter, resulting in high heat loss and high energy demands.
- 4.2 The proposal seeks to provide a space fit for the 21st Century, including better insulated walls and floor, an insulated tiled roof with small conservation rooflights, and modern glazing to achieve current Building Regs Part L U-Values.
- 4.3 The existing conservatory does not contribute to the significance of the Heritage Asset and its loss will therefore have no impact on the significance of the Heritage Asset.
- 4.4 The proposed design will incorporate materials and forms that are sympathetic to the existing building, namely a clay tiled roof, facing brickwork and exposed timber framing.
- 4.5 The new extension will provide a more energy efficient internal environment with more stable and controllable temperature and humidity levels, helping to better preserve the original outer walls of the existing building.
- 4.6 It is proposed to relocate the kitchen into the new extension. The kitchen has become one of, if not the most important family, living and entertaining spaces in modern domestic life. Modern open plan kitchens are often ill-suited to being shoe-horned into historic properties with traditionally smaller room proportions and lower ceilings. This proposal is able to achieve the best of both worlds by better utilising the footprint of the existing conservatory and maintaining a smaller secondary kitchen/ pantry within the existing property.
- 4.7 It is proposed to create a slightly wider opening on the South facing wall between the existing kitchen and conservatory. This part of the wall is not original (see photo below) and comprises an infill single door and adjoining window beneath clearly adapted timber framing above.
- 4.8 The principle of widening this opening was submitted and approved Listed Building Consent when the conservatory was initially proposed (ref: 02/00617/ALB) however that part of the works were never carried out.
- 4.9 The wall to be removed is not original and the proposed works will not impact on the significance of the Heritage Asset. The external appearance of the existing wall at first floor level will be retained, ensuring the footprint and fabric of the original building can be clearly read and understood.

Photograph of existing South wall:

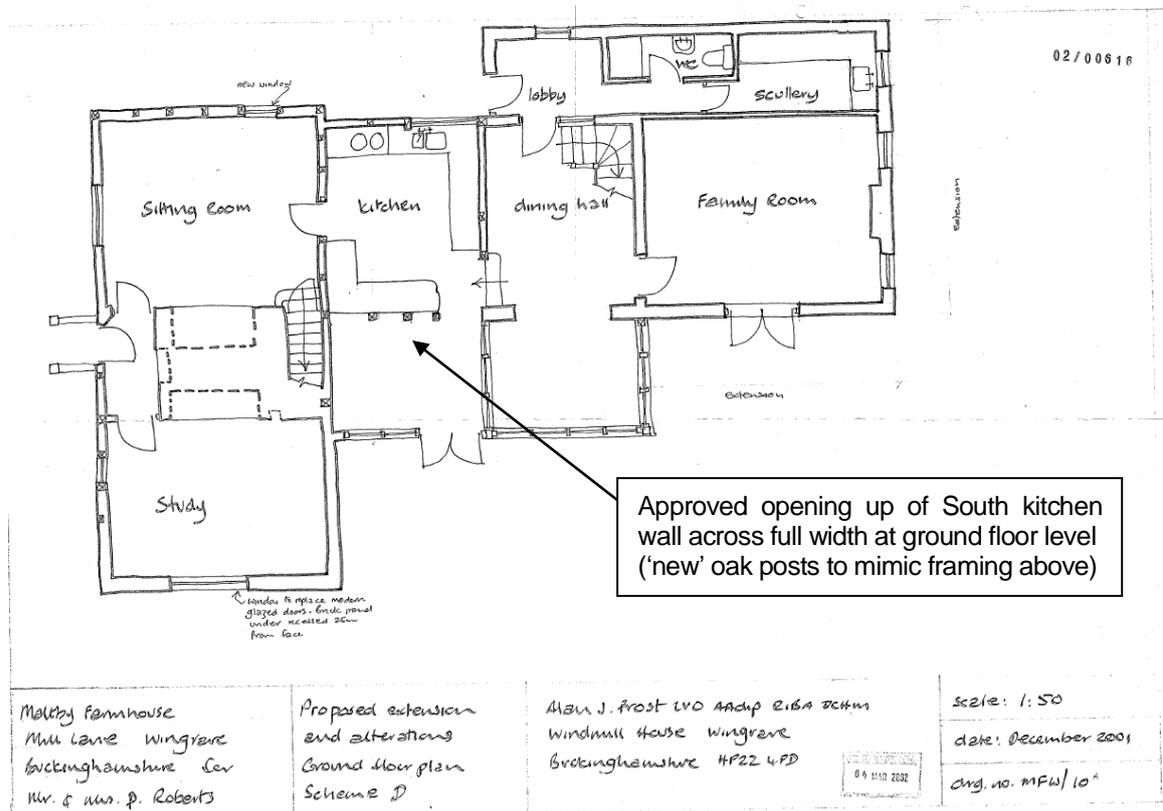


'External' timber frame and brick infill to be retained

Non-original modern brick infill

Non-original stable door and window

Approved ground floor plan alterations granted Listed Building Consent ref: 02/00617/ALB:



<p>Melby farmhouse Mill Lane Wingrave Buckinghamshire CV9 Mr. & Mrs. P. Roberts</p>	<p>Proposed extension and alterations Ground floor plan Scheme D</p>	<p>Alan J. Frost LVO AArch RIBA RCHM Windmill House Wingrave Buckinghamshire HP22 4PD</p>	<p>scale: 1:50 date: December 2001 dwg. no. MFW/10^a</p>
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Existing and proposed kitchen wall alterations granted Listed Building Consent ref: 02/00617/ALB:



South wall of kitchen and dairy as existing

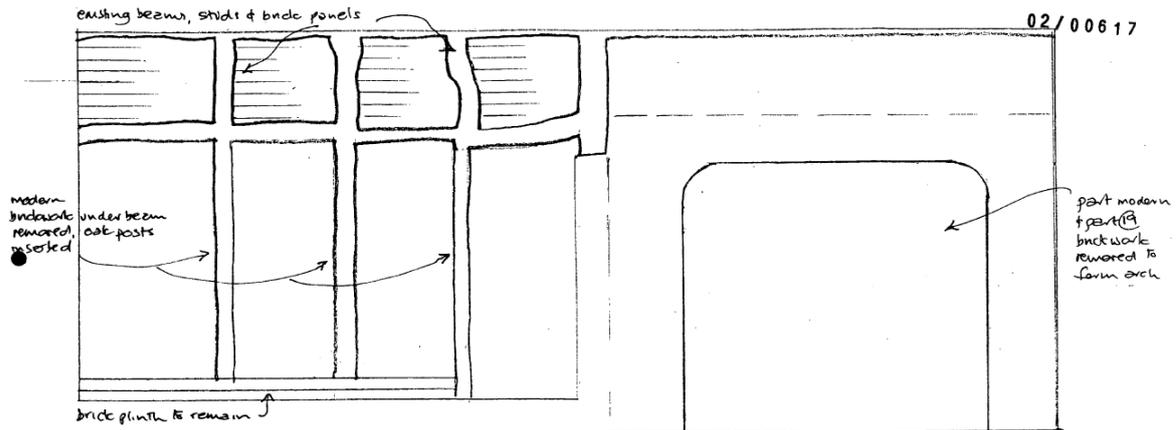
Malkby farmhouse
Wingrave

Proposed alterations

scale: 1:20

drwg. no. MFW/14

Alan J. Frost W0 AArch RIBA DCAM
Chartered Architect



South wall of kitchen

South wall of dairy

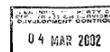
Malkby farmhouse
Wingrave

Proposed alterations to south
walls of kitchen & dairy

Scale: 1:20

drwg. no. MFW/15

Alan J. Frost W0 AArch RIBA DCAM
Chartered Architect



- 4.10 The adjacent opening from the Hall has already been opened in a similar manner:



- 4.11 Any necessary re-pointing of the existing brickwork will be carried out in lime mortar in a mix to match the existing wall. The existing ground floor section features areas of modern brick infill in cement mortar which is harmful to the Heritage significance and will be removed.
- 4.12 The new supporting beam over the ground floor opening will strengthen support for the first floor wall above. This will enable the existing timber frame members to be retained and avoid the risk of future movement and settling over time (which is not secured over the current window and stable door). This will add a Heritage benefit and visually match the detail opposite.

5. THE PROPOSAL – DESIGN RESPONSE AND ASSESSMENT

- 5.1 The new extension largely follows the footprint of the existing conservatory, sitting comfortably within the larger L-shape of the existing building.
- 5.2 The roof pitch has been raised slightly to ensure it remains suitable for plain clay tiles and features a flat lead roof with wood core rolls to avoid impacting on the first floor dormer windows. This roof finish comprises traditional materials and detailing and will not be visible from ground floor level.



Photograph of the existing South facing elevation including timber frame conservatory to be replaced



3D view of the proposed extension with tiled roof and projecting bay to frame views over Aylesbury Vale

- 5.3 The new space accommodates a new kitchen-dining-family space with views stretching across the Aylesbury Vale. The design has been articulated with a gabled bay that aligns with the doors of the existing Hall and dormer window above. This will provide a strong focal point, highlighting the connection with the wider surroundings and help to define a separate informal seating area connecting out to the patio.
- 5.4 The design drawings have been shared with an Energy Consultant (Part L design report included) to ensure the proposed insulation levels will achieve current Part L Building Regulation requirements and not result in over-glazing. The proposed insulation in the walls, floor and roof will all be contained within new construction and there will be no material change to the fabric of the original building.

6. CONCLUSION

- 6.1 The current Application Proposal is a thoughtful and carefully designed addition that complements the existing character, form and materials of the original building.
- 6.2 The Application Proposal replaces an existing conservatory that has reached the end of its useful life and optimises the footprint to deliver a family home fit for the 21st Century without harm to the significance of the Heritage Asset.
- 6.3 The new extension would provide a significant thermal upgrade, reducing the energy demand of the house and create a more stable and controllable internal environment which will benefit the retained fabric of the original dwelling.
- 6.4 Any repairs required to the existing building fabric will be carried out in traditional materials e.g. re-pointing brickwork panels in lime mortar and replace previous detrimental cement pointing.
- 6.5 The extension will not be visible from public vantage points and has no impact on the significant front elevation of the original building which remains largely unchanged since the 18th Century.
- 6.6 In the circumstances, it is therefore requested that you grant permission for the Application Proposal.