



## Design Statement

**Site:** 8 Church Lane, Weston Turville, HP22 5SJ

**Proposal:**

Single storey rear extension and first floor rear extension.

## Design & Heritage Statement

Numbers 8, 10 & 12 Church Lane are all Grade 2 Listed. We would define the heritage significance of no.8 by:

- its setting in the village and Listed Buildings adjacent and opposite
- its use of materials
- its character created by its 1 ½ storey scale, traditional front dormers, the large distinctive front brick chimney breasts and the visible oak frame – most notable on the gable end of no.8.

The listing and significance of the building does not seem to be defined by the character of the rear of the houses, although all historic elements are important in understanding and creating the history of the building. The rear of no.8 currently has a lean-to conservatory extension (C20) that is briefly mentioned in the listing.

The proposed single-storey modern zinc extension at the rear of the Grade II listed building is designed to respect the historical and architectural significance of the existing structure. The extension aims to enhance the functionality of the building while preserving its heritage value.

The design of the extension is distinctly modern, utilising zinc - a material that while contemporary, is chosen for longevity and high quality. This ensures a clear distinction between the old and the new. The dark grey colour of the zinc would not be an obvious visual change from the current black painted fence. The dark oak timber frames on the gable of no.8 and surrounding buildings is another reason why the dark modern zinc would not look out of place in the context of its surroundings. Black finished timber boarding is also not uncommon within the vicinity and something that would have a similar aesthetic look to the dark grey zinc.

The single-storey scale of the extension is sympathetic to the listed building, ensuring that it remains visually subservient and does not compete with or detract from the original structure. The asymmetric roof is a design choice to fit within the constraints of the original first floor windows, but also echoes the differing roof pitches found on the Listed Buildings (main steep pitch and lower cat-slide).



The extension is located at the rear of the building and set back from the side elevation, minimising impact on the historically significant front and side elevations. It is designed to be simple and unobtrusive, with clean lines and a minimal palette of materials that complement the historic fabric.

Internally, the extension provides additional, much-needed space, improving the usability of the building in a manner that is sensitive to its historic character. Care will be taken during construction to protect the historic fabric of the building and to ensure that the extension can be removed in the future without harm to the original historic structure.

The scheme does not cause 'harm' to the Listed Building or its setting. No historical elements are to be changed, hidden or removed. The set back of the extension along the side elevation creates a discreet addition viewed from Church Lane that does not compete or distract from the Listed Building. The scheme will be a well detailed building with high quality materials used for the walls roof and rear windows/doors (metal framed, Crittall or similar).

### **Sunlight and Daylight Assessment:**

The extension has only one close neighbour, no.10, and the extension beyond their rear elevation is less than 1.5m – much less than typical permitted development (3m deep) extensions where permitted.

The design of the scheme intentionally includes low eaves on both sides, which results in minimal impact on the daylight and sunlight reaching the rear door glazing of the kitchen at no.10. The rear door of no.10 is already set back behind an extended brick wall that runs along the boundary between the two properties. Therefore, in addition to the existing fence line the resulting change of light to this area caused by the extension is minimal. The rear door of no.10 is a secondary source of light to the kitchen which includes a main rear facing window.