

## DESIGN & ACCESS STATEMENT POND COTTAGE, HP22 4PD

### INTRODUCTION

This document provides information to accompany the Listed Building Application for the replacement of windows and doors at The Pond Cottage, Wingrave.

### PLANNING HISTORY

**99/02534/APP** - Single storey extension and new stairs to first floor access. **Approved**

**99/02535/ALB** - Single storey extension, new stairs to first floor access, and insertion of door in place of window. **Approved**

**21/01789/APP** - Erection of garden room outbuilding. **Approved**

### SITE HISTORY

Wingrave is a village of ancient origin located five miles to the north east of Aylesbury. Wingrave certainly existing at the time of the Norman Conquest and the village church dates from the 12th century.

Wingrave has a vibrant rural community with good amenities consisting of a small local shop with post office, a combined school, community centre, two churches, sports field, a public house (currently closed), a garage and some small business parks.

Pond Cottage lies at the heart of the village of Wingrave. Situated on Dark Lane, the property overlooks the village pond to the east and at the rear of the property lies St Peter and St Pauls Church.

Pond Cottage is constructed out of red and brown brick, with black timber cladding in a small area at the front. The roof is slate and the windows are flush casement multi-pane white painted timber.

Pond Cottage forms part of a Grade II listed building known as The Old Post Office (List entry number 1115957). Originally this building consisted of a post office on the southern end, a shop in the middle and an outbuilding for storage on the northern end.

In the 1990's, the building was redeveloped to create three new dwellings, The Old Post Office, The Old Shop and the former outbuilding was converted into Pond Cottage.

### PROPOSAL

The proposal seeks to replace the existing windows and doors, excluding the main front door, on a like for like basis. These include a picture of sash and casement windows and no changes in size, style or colour are being proposed. The change in windows would not alter the appearance of the listed building and as such would in no way diminish the heritage value of this property.

Being 34 years old, and having been repaired on a number of occasions, the current windows are now in a state of disrepair. A number of windows leak during heavy rain causing areas of damp

inside the property. Furthermore, there are significant areas of rot within the timber frames and many of the double glazed panels are failing causing drafts and condensation.

The change of windows will not alter the appearance of the listed building or detract from the importance of Pond Cottage within the conservation area. The proposed new windows are to be constructed from hard wood timber and match the existing windows exactly in style, excluding window GFW08 which will become a sash window to reinstate this original heritage feature.



**Fig.1 Photograph of Front Elevation with openings labelled** (see window and door schedule for more information 114.LBC.003)



Fig.2 Photograph of Rear Elevation with openings labelled (see window and door schedule for more information 114.LBC.003)



Fig.3 Photograph of Side Elevation with openings labelled (see window and door schedule for more information 114.LBC.003)



**Fig.4 Photograph of Ground Floor side openings labelled** (see window and door schedule for more information 114.LBC.003)



**Fig.5 Photograph of First Floor side openings labelled** (see window and door schedule for more information 114.LBC.003)

The philosophy behind replacing the windows on a like for like basis seeks to sensitively introduce new timber windows which will retain the original character of the existing building, causing as little disruption to the visual appearance to this row of three houses.

Furthermore, replacement of the existing windows will improve the thermal efficiency of Pond Cottage which will lead to reduced carbon emissions and fuel bills, whilst also improving internal comfort levels for both current and future occupants.

## PLANNING DOCUMENTS CONSULTED

- **National Planning Policy** (NPPF), Department for Levelling up, Housing and Communities. (2023).
- **Vale of Aylesbury Local Plan** (VALP) Adopted Plan. (2013-2033)
- **Wingrave with Rowsham Parish Neighbourhood Plan** (2013-2033)
- **Conservation Areas Supplementary Planning Document**. Aylesbury Vale District Council. (2011).

The NPPF states that heritage assets are an *“irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.”* (NPPF 16.195 p.57)

The guidance goes on to emphasise the importance of protecting heritage assets most at risk from *“neglect, decay and other threats”* due to *“the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring.”* (NPPF 16.196 p.57)

At present, replacement of the rotten timber windows at Pond Cottage is essential to preserving the longevity of this heritage asset.

The NPPF highlights that *“where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”* (NPPF 16.208 p.59)

The Aylesbury Vale’s Conservation Area Supplementary Planning document acknowledges that *“unsympathetic alternations... can damage the character and appearance of a Conservation Area”* (3.2.4 p.13) continuing that *“in weighing up applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”* (8.3 p.239).

The replacement of these windows on a like for like basis would result in no risk of degrading the buildings heritage value of and that of the surrounding conservation area. The new windows will however vastly improve the thermal efficiency and internal comfort levels for the occupants.

## CONCLUSION

This is an opportunity to improve the everyday experience of a listed building, bringing it up to modern day standards whilst not causing undue harm to the significance of the heritage asset. The proposal seeks to replace the existing windows with highly crafted timber windows, which will improve this home for current and future occupants whilst ensuring that the future of this building is preserved in a sympathetic and appropriate manner.