

heritage, design & access statement | Brink Architects

Alder House, Buckinghamshire

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Rev - A

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01 | introduction + site description

Introduction

This document has been prepared by Brink Architects in support of an application to convert existing undercroft to 1No 1Bed Ground floor residential unit

Proposed 1Bed - GF Flat



Existing 8No. 1Bed Flats

Proposed

Existing Undercroft



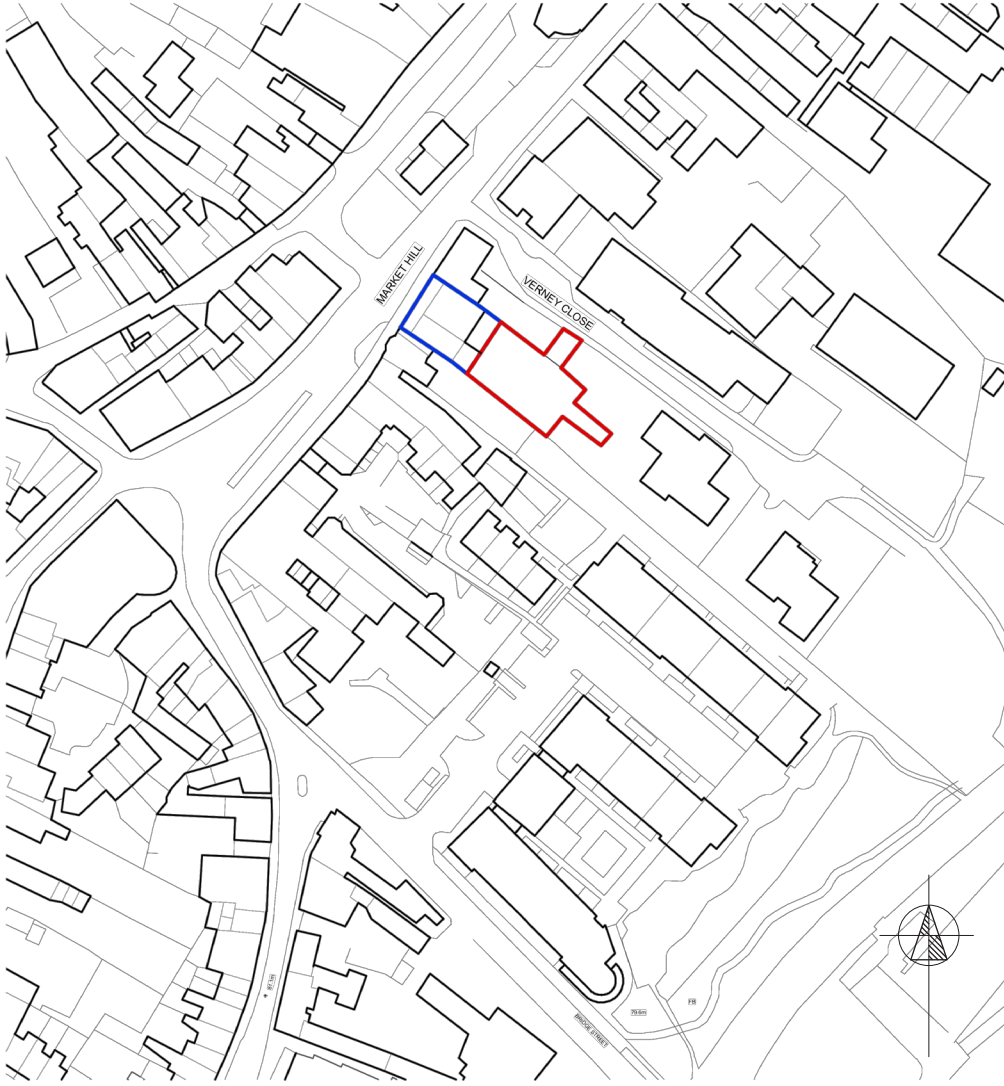
Existing 8No. 1Bed Flats

Existing

02 | location

Location

The site is located along Verney Close, Buckinghamshire.



Site Location Plan (NTS)

Boundary KEY (Above)

- (Redline site application boundary)
- (Other land within the same ownership)

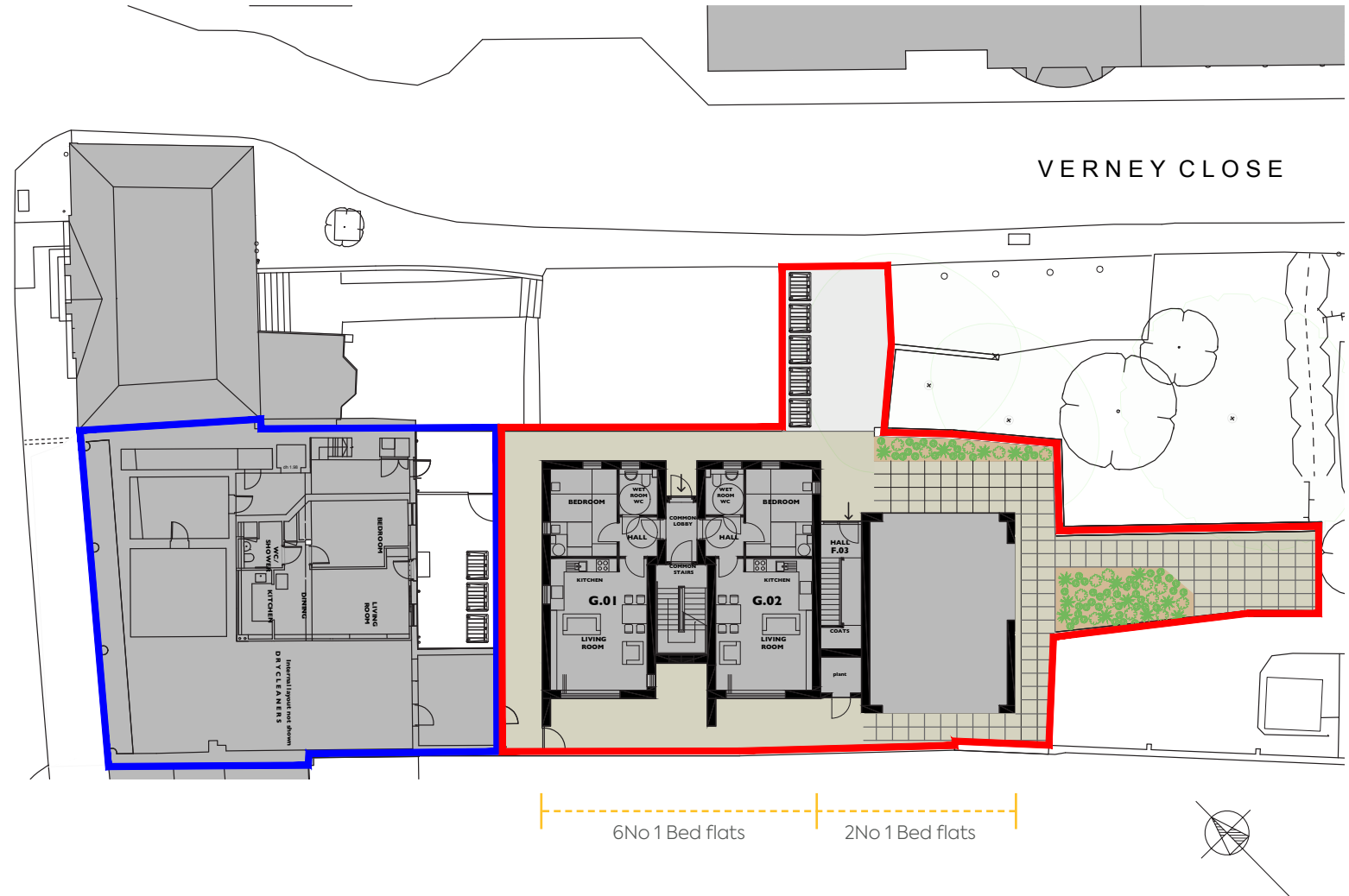
02 | site and planning context

Site as Existing - site plan

The site consists of a recently built 3 storey block of flats.

There are 8No 1Bed flats which are accessed via 2No separate communal lobbies.

Refuse storage and collection is located to the front of the building.

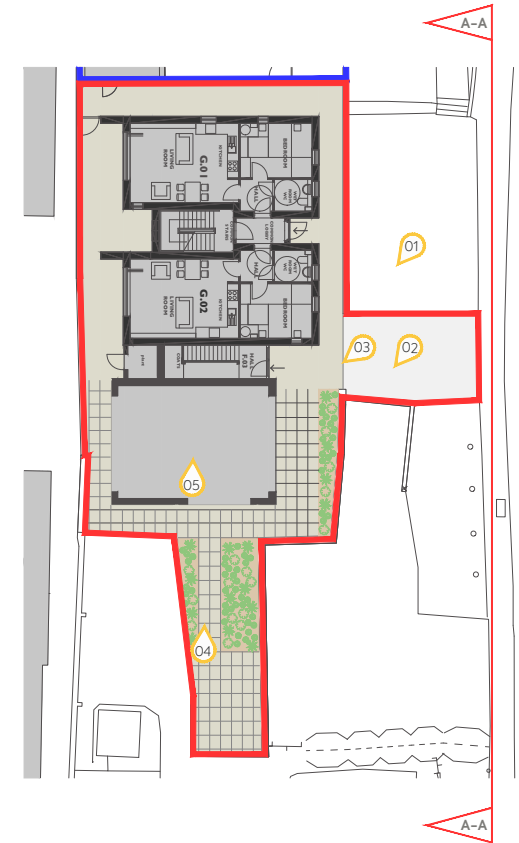


03 | site and planning context

Site as Existing - images

The images on this page show the existing arrangement.

The existing refuse arrangement is unsightly, as such the proposals seek to deal with this by creating a new bin storage area as can be seen on the following pages.

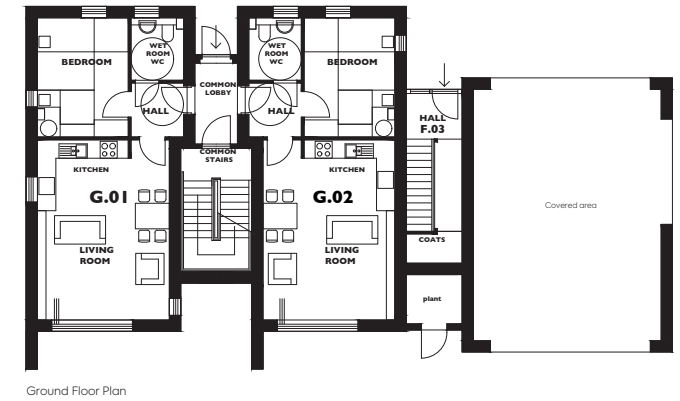


location of views of site (NTS)

03 | site and planning context

Site as Existing - elevations & plans

The images to the right indicate the existing plans and elevations.



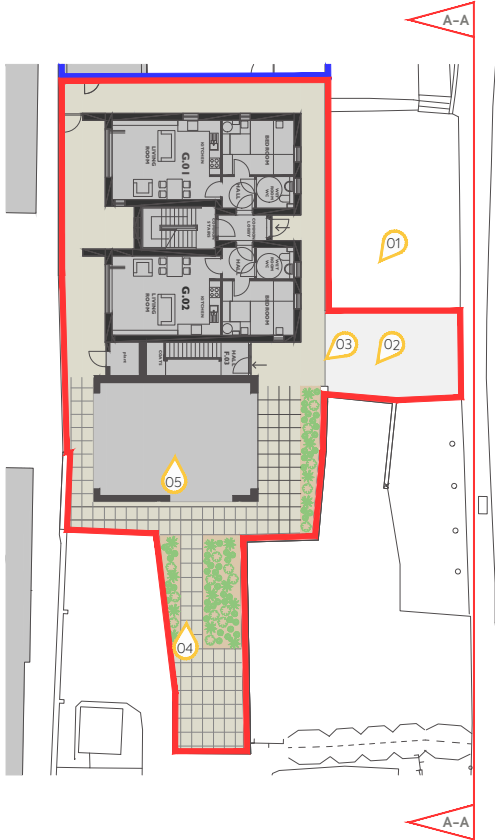
03 | site and planning context

Site as Existing - street elevation

The images to the right indicate the existing street elevation.



Section A-A North East Street Elevation (front)



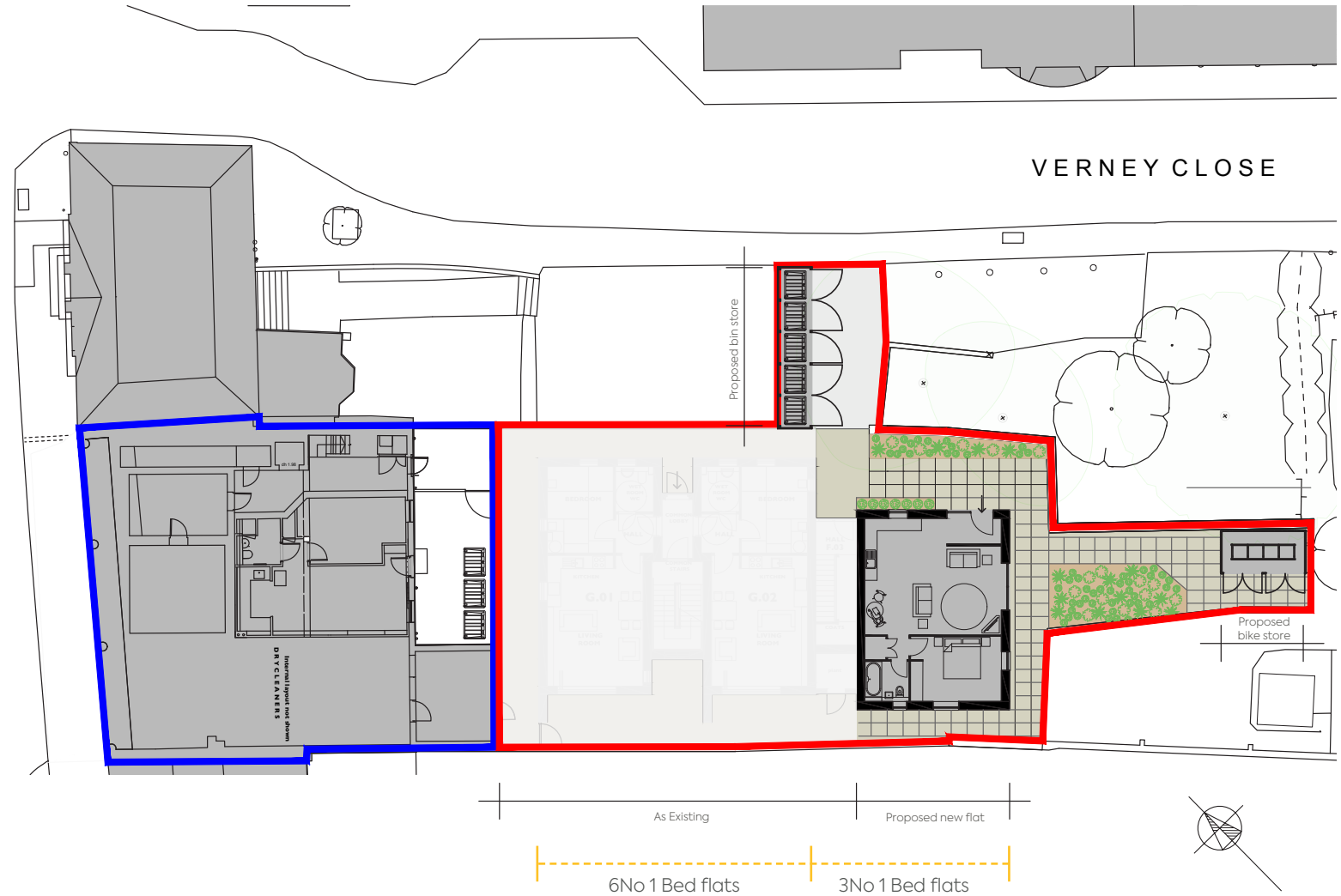
location of site section (NTS)

Site as Proposed

The proposed site plan has little to no impact on the existing arrangement.

The proposed bike store will provide the required 9No spaces for 9No 1Bed flats.

The refuse area will support the storage and collection of waste in accord with Buckingham's latest waste management guidance.



Site as Proposed

The images to the right indicate the proposed plans and elevations.

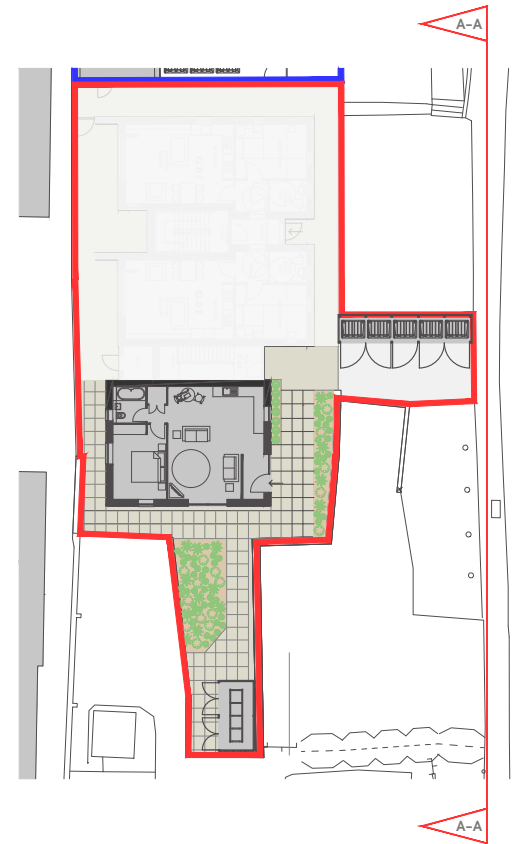
The elevational treatment and use of materials seeks to blend in with the existing arrangement.

The proposed new flat will be independently accessed as to not impact the existing flats.



Site as Proposed

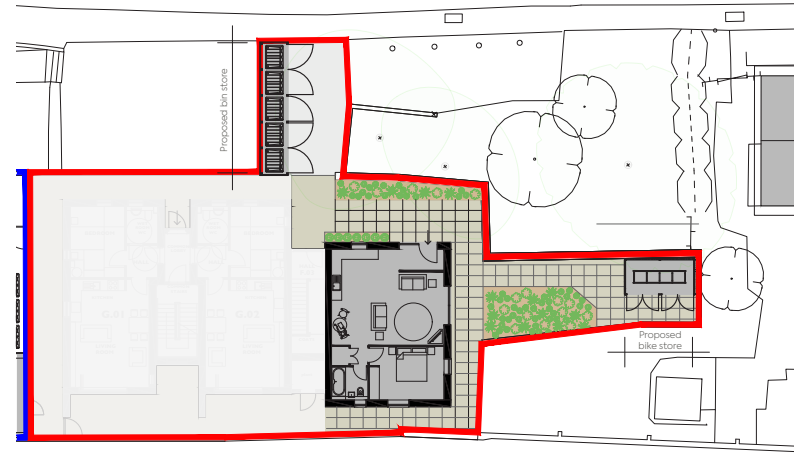
The images to the right indicate the proposed street elevation.



Landscape & arboricultural

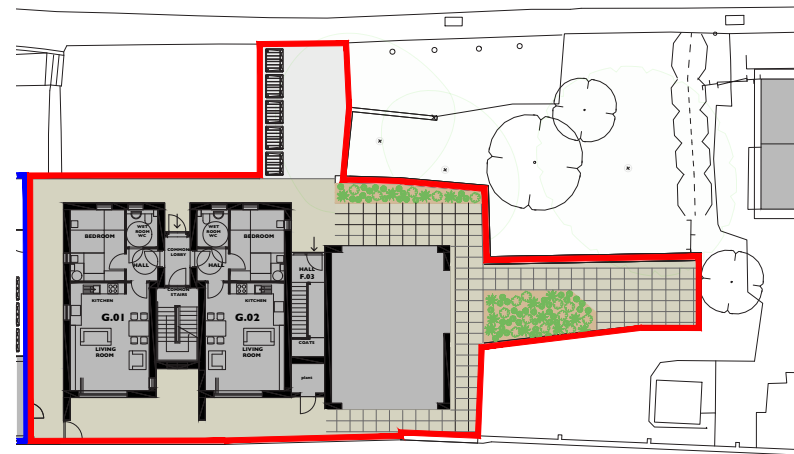
The proposals will have no impact on the landscaping & arboricultural provision on the site.

VERNEY CLOSE



Proposed

VERNEY CLOSE



Existing

05 | impacts

Conservation area

The image to the right indicates the site in relation to the conservation area.

The site lies here



Site in relation to conservation area (NTS)

05 | impacts

Listed buildings

The image to the right indicates surrounding Listed Buildings in relation to the site.

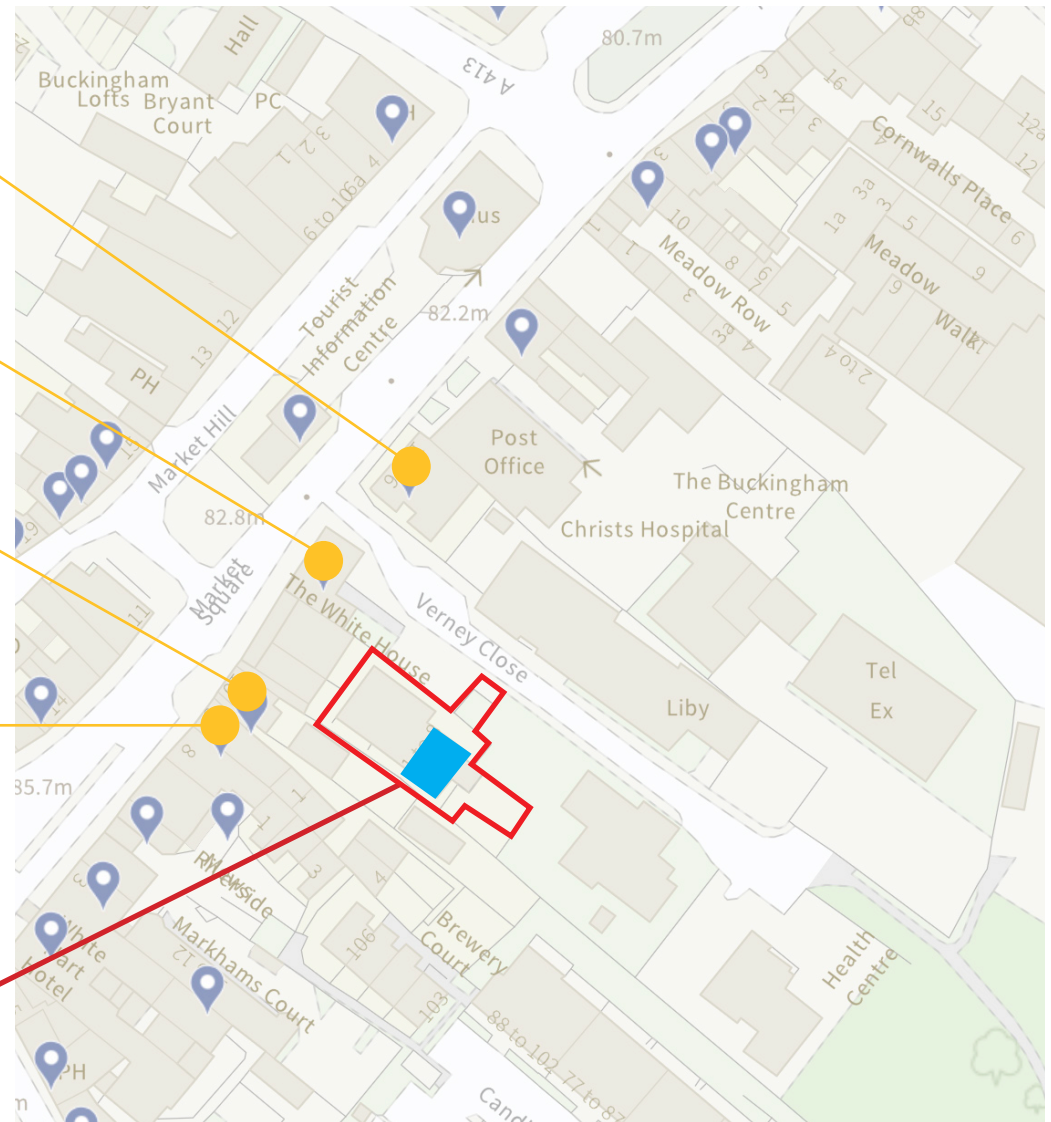
The following pages outline how the proposals will not impact the Listed Buildings.

CHRIST'S HOSPITAL
Heritage Category: Listed Building
Grade: II
List Entry Number: 1204931

THE WHITE HOUSE
Heritage Category: Listed Building
Grade: II
List Entry Number: 1204864

10, MARKET SQUARE
Heritage Category: Listed Building
Grade: II
List Entry Number: 1201396

9, MARKET SQUARE
Heritage Category: Listed Building
Grade: II
List Entry Number: 1201395



The site lies here (red)
Proposed new flat (blue)

Site in relation to Listed Buildings (NTS)

Archaeology

Buckingham town centre is of Archaeological significance.

However the proposals will have no effect on the archaeological significance, for the proposed new flat is set within an existing undercroft area with an insulated floor and existing drainage connections resulting in a no dig approach.

05 | impacts

Impact assessment

The proposal is to convert existing undercroft to 1No 1Bed Ground floor residential unit.

Proposed 1Bed - GF Flat



Existing 8No. 1Bed Flats

Proposed

Existing Undercroft



Existing 8No. 1Bed Flats

Existing

05 | impacts

Impact assessment

The proposals will not cause harm to the conservation area or setting.

It is noteworthy the proposals are set within an existing 3 storey new build, in the context of the scheme the proposals are at ground floor level and have minimal impact as the site has a high level wall to the rear and trees and foliage screening the front.

The images to the right convey the minimal change to the existing arrangement from the street scene.



Proposed



Section A-A North East Street Elevation (front)

Existing

06 | conclusions

Conclusions

This document has detailed how the proposals have been carefully considered, particularly in relation to their impact upon the existing arrangement.

The proposals are further supported by the need for 1Bed flats within the area.

We trust the proposals will be considered favourably.