

1.0 Site Analysis and Evaluation



1.1 Site Analysis

- The site is formed of two terraced dwelling cottages and their curtilage.
- The cottages form part of a line of terraced dwellings to the north side of Tring Road, approximately 100m east of the roundabout with Aylesbury Road and High Street, close to the town centre.
- The site and the full terrace of dwellings are all historic properties of various styles and periods.
- Further east along the road, the terrace houses are timber frame with masonry infill and thatched roofs.
- The site, and its neighbouring dwellings either side (no.5 and 11) are masonry with slate and clay tiled roofs, leading to the conclusion they were constructed later than the line of hatch dwellings. The street numbering would also lead to that conclusion.



- 7 & 9 Tring Road are Grade II listed, entry number 1332884.
- The listing includes the neighbouring dwelling to the right, no.11 Tring Road, which is also named as Nags Head Cottage, as it was formally The Nags Head Public House.
- These three terraced dwellings were constructed at the same time, circa early 19th century. The section from Historic England's website is below, and the listing describes the properties as having painted rendering, however, the front of the dwellings have painted brickwork, with only no.7&9 having a low level rendered finish up to approximately 750mm from the ground. This section of render is painted the same colour as the brickwork, with the lowest section of render being painted black, presumably for waterproofing, due to its proximity to the ground.
- 7 & 9 Tring Road were originally two separate dwellings, and they still have separate front entrance doors and a central party wall through the two storeys.
- They also still have their own land registry title plans, but the properties are currently under one ownership and have been used as a single dwelling for at least forty years.

Statutory Address 1: 7 AND 9, TRING ROAD

Statutory Address 2: NAGS HEAD COTTAGE, 11, TRING ROAD

Location

Statutory Address: 7 AND 9, TRING ROAD

Statutory Address: NAGS HEAD COTTAGE, 11, TRING ROAD

The building or site itself may lie within the boundary of more than one authority.

District: Buckinghamshire (Unitary Authority)

Parish: Wendover

National Grid SP8705307957

Reference:

Details

SP 8607, SP 8707 WENDOVER TRING ROAD north side 10/292 11/292 Nos. 7, 9 & 11 (Nags Head Cottage) (No. 11 formerly listed as 21/12/67 "The Nags Head") GV II Terrace of three cottages, No. 11 formerly the Nags Head P.H. Early C19, painted rendering. Slate roof, 2 brick chimneys to LH of centre and RH end adjoining that of 2 Coldharbour. 2-storeys. 4 bays of 2-light upper casements. 3 doors and 3 shallow canted bay windows to ground floor. Semicircular arched entry between Nos. 9 and 11 with gabled canopy attached to slate pentice roof over front of No.11.

- The rear of the property is formed of facing brick to the ground floor with a mix of flint and brickwork to the first floor.
- The rear of the houses are accessed from a ground floor passageway, which is covered by the first floor of no.11 Tring Road.
- To the front, the passageway is covered by a stained timber and slate dual pitched porch.
- A single storey flat roofed extensions has been built to the rear of the properties, that runs across the full extent of no.7 and part of no.9.
- This rear extension dates to 1988 and is formed of facing brick, with a tiled mansard roof to the two open sides that connects to a felt flat roof.
- The brickwork to the rear extension is a more modern machine cut type that is not a match with the original.
- The rear extension contains an unpainted metal sliding patio door and a side timber casement window, fitted with obscure glass, due to the proximity of side windows to the rear extension to no.11.
- There is a small fruit tree approximately 3 metres from the rear extension.
- No.11 Tring Road also uses the passageway to access their rear garden.
- No.11 has a two storey rear element to the main house that has a two ground and two first floor windows to the flanking wall that look directly towards no.9. An additional lean-to extension is attached to the back of this two storey element and contains a window and door looking directly out to the back garden.
- No.11 garden is sectioned off with a green stained 1.8m high close boarded timber fence.
- A grey external vertical drainage pipe extends up the back of no.9 that serves the rear wc and first floor bathroom.
- To the other side of the rear garden, the single storey rear extension to .5 extends out and the side wall forms part of the boundary to the rear garden.
- This single storey element to no.5 had two dual pitched clay tiled roofs, with a central lead valley gutter and a lead valley gutter where it meets the main two storey element of the house and part of the rear to no.7.
- The flat roof to the rear extension to no.7 & 9 also abuts this part of no.5 with an abutment flashing taken up the painted masonry wall.
- This rear extension has an internal connection to both properties, via openings to the ground floor back wall, and for many years (predicted to be around 40) the houses have been used as a single dwelling. There is no opening in the party wall between the two original dwellings, at either floor, and both properties retain separate stairs, needed to access each of the two first floors.
- Internally, there are no remaining original fittings. Internal doors, frames and skirtings are not original, but, more dating to the 1970s and the ground floor ceilings are plasterboard, rather than lath and plaster.
- There is a cellar under no.7, accessed through a floor hatch leading to timber steps. The cellar has very limited headroom and is not fully tanked, with walls of a rough masonry and no natural light. It is currently used for storage, and it is not suitable for a habitable room.

1.2 Site Photographs



Street view of the site in context with their neighbouring dwellings. The site dwellings are painted cream.



Closer view of the site with the two separate entrance doors, twin ground floor bay windows and the passageway to the right of no.9 leading to the back of the site. Neighbouring no.11 is painted white and its first floor crosses over the passageway



View of the back of the site from the rear garden. Currently, the garden to no.7 and 9 have been combined. The fruit tree can be seen, as well as the rear to no.11 and the single storey twin dual pitched elements to no.5.



Closer view of the passageway, taken from the rear looking back to the street.



Closer view of the rear of the site between no.11 and 9, showing the relationship between the two, as well as the passageway, fenestration, and external drainage pipework.



Closer view of the rear extension to the two properties, showing the patio door, tiled mansard roof and brickwork. Also can be seen is the fruit tree and side flanking wall to no.5 and the garden fence.



View from the rear garden towards the back of no.5, showing the garden fence and rear single storey element to no.5, with their white painted masonry walls and tiled roof.



View from the rear garden towards the back of no.11, showing the garden fence and rear single storey element to no.11 and the two storey element with its combination of facing brickwork, painted brickwork and slate roof.



View of the combined garden to no.7 and 9. The boundary garden fence to no.11 is to the right and the fruit tree is in the foreground.



View of the side of no.11, taken from the rear garden, showing the four windows facing the site and the boundary garden fence.



View of the back of the site showing the two first floor windows, the main slate roof and chimneys, the right one serving no.5 and the centre chimney serving no.7 and 9.



View from the rear passageway between no.9 and 11 looking towards the back garden and the entrance to the garden to no.11. The passageway and right hand element of the path is in the ownership of no.11, but, both no.7 and 9 have access rights over it.



Side view of the rear two storey element to no.11, the single storey lean-to to the back and the access gate to the garden



View of the combined rear garden for no.7 and 9, taken from the single storey rear extension.



View of the side elevation to the rear of no.11, taken from the roof of the single storey extension to no.7 and 9. The felt roof can be seen and where it laps with the lead flashing that overlaps the tiled mansard roof that runs round the two open eaves. The flue to the boiler to the kitchen extension can be seen projecting through the felt roof.



Closer view of the Upvc casement window to the bathroom to no.9, along with the external drainage and boiler flue.



View from the flat roof looking towards no.5 and the dual pitched rear extension abutting the site. The rear extension to no.5 is formed of two dual pitched roofs with lead valley gutters. Also, can be seen the timber side hinged window to the rear of no.7 and the felt flat roof finish



View from the inner lead valley gutter to no.5 where it abuts the felt roof to the site's rear extension.



View from the outer lead valley gutter to no.5 between the two dual pitched roofs.



View from the site's rear extension roof towards the flanking wall to the rear extension to no.5



Internal view taken from the ground floor lounge to no.7 looking towards the back and showing the timber stair with its open treads and the opening in the rear wall leading to the kitchen extension.



View of the floor opening leading to the steps down to the cellar under no.7



Left – view of the cellar looking towards the staircase



Right - Internal view of the kitchen extension looking towards the patio doors from the opening in the rear of no.7



Internal view of lounge to no.7 looking towards the front entrance door and bay. The cupboard at high level adjacent to the door is housing the consumer unit.



Internal view of lounge to no.7 looking towards the opening to the kitchen and the floor hatch to the cellar. The shelves to the corner are either side of the boxing to the vertical drainage pipe.



View of the ground floor fireplace to no.7, showing no mantel piece of decorative grate.



View of the rear kitchen straddling the back of both dwellings. The ceiling is plasterboard with exposed rafters that have been stained.



View of the rear kitchen units and the side window facing the passageway with no.11



View of the first floor to no.7 looking towards the back and the rear window and staircase. To the right are a series of small rooms/ cupboards containing a wc, hot water cylinder and shower.



Closer view of the series of small rooms/ cupboards containing a wc, hot water cylinder and shower, all open to the room



Left – view of the original chimney stack to the first floor room to no.7 and small open fireplace, with a cupboard to the right.

Right – view down the staircase to no.7. The stair was most likely installed as part of the works to build the rear extension and replaced the original stair.





Internal view of the ground floor lounge to no.9, looking towards the entrance door and bay window



Internal view of the ground floor lounge looking towards the fireplace and chimney stack. The mantelpiece is modern, dating to the 1970s or 1980s. A low level cupboard and shelving, again, a modern addition is visible to the left.



Internal view of the ground floor lounge looking towards an open recess under the staircase. The door to the stair is visible to the centre of the picture, with the wall to the wc to the right. To the background is the opening into the single kitchen straddling both properties



View of the ground floor rear wc to no.9, accessed directly off the main lounge space. The room is served by a small rear window.



View of the arched opening to the recess under the stairs, with a small storage cupboard under the lower steps



Opening and step into the lounge to no.9 from the kitchen, with the door to the wc to the left and the stairs to the right (obscured)



Base of the stairs to no.9, with the door at the first tread



Internal view of the bathroom to the first floor of no.9, showing the bath and sink, with the back Upvc window



Internal view of the bathroom showing the wc with drainage running straight through the back wall to an outside vertical drainage pipe



Left – view of the door from within the bathroom



Right – view of the door from within the small landing



View down the stairs to no.9 from the first floor landing.



View from the first floor bedroom to no.9 showing the store cupboard and door.



View from the first floor bedroom to no.9 showing the front wall and front window

2.0 Planning History

2. 1 Previous Applications

79/1484/AV – rear extension to be used as study to no.9 – granted approval on 26th September 1979 - no drawings of this extension were available on Aylesbury Vale Planning website, but it is believed this relates to the previous rear extension that was removed as part of the works approved in 1988 for the current rear extension.

88/00117/ALB – lean-to extension to no.7 – granted permission on 24th March 1988 – no drawings of this extension were available on Aylesbury Vale Planning website and this work was not carried out

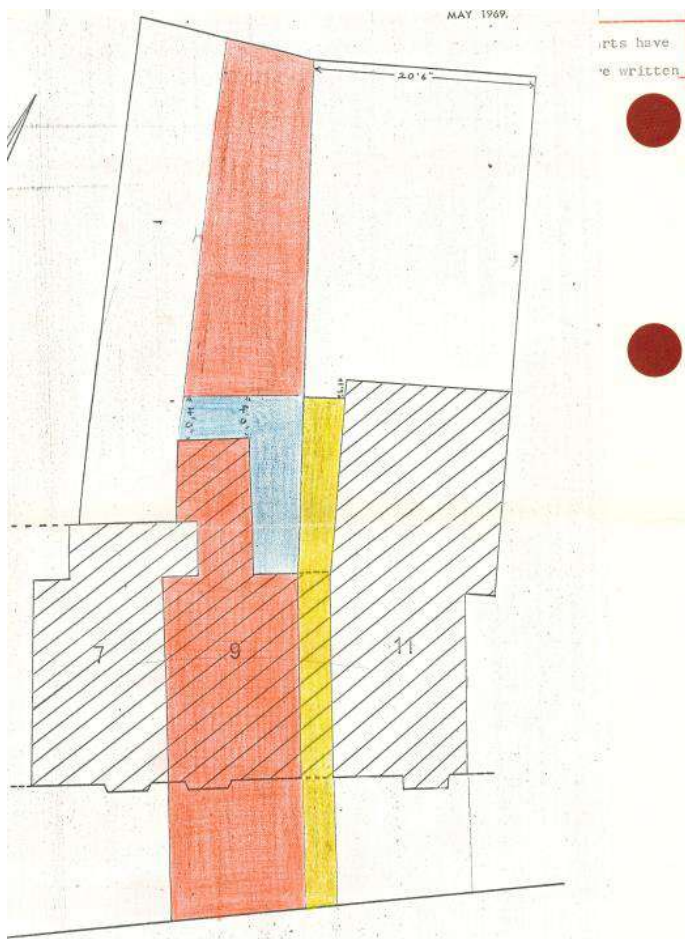
82/00416/AV and 82/00328/AV – single storey rear extension – granted on 23rd June 1982 - no drawings of this extension were available on Aylesbury Vale Planning website, and it is believed this work was not carried out.

87/002241/APP and 87/02242/ALB– kitchen extension - – granted permission on 24th March 1988 – no drawings of this extension were available on Aylesbury Vale Planning website, but it is believed this is the permission for the rear single storey extension currently on site.



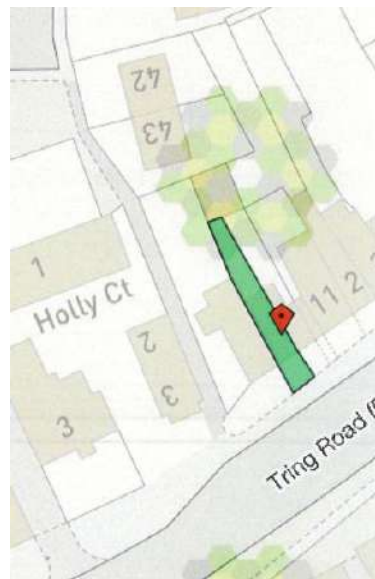
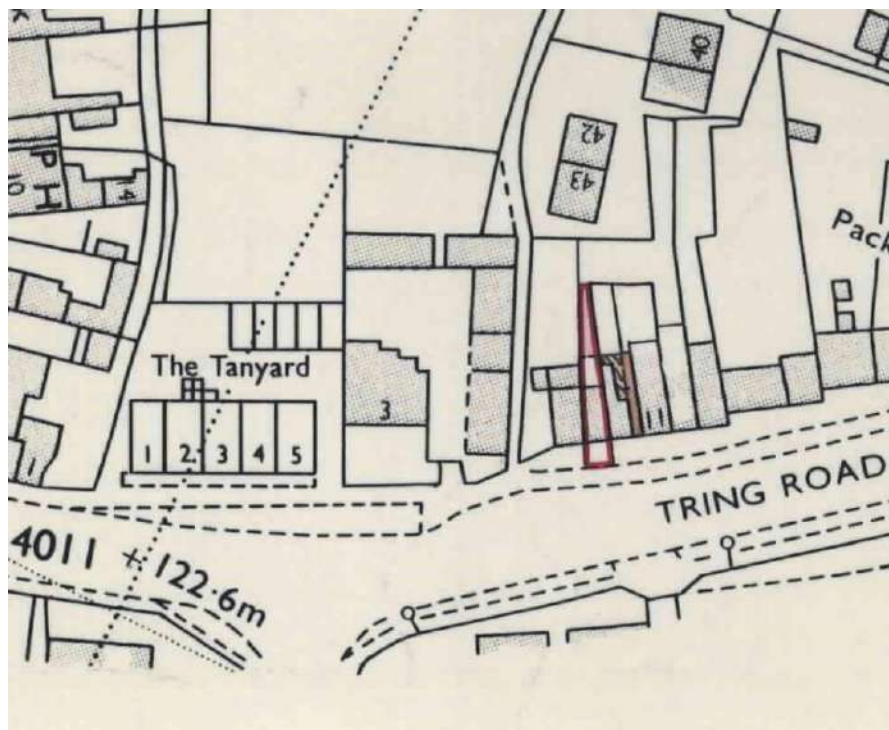
Rear elevation showing the current extension dating from 1988.

2.2 Current Title Plans



Land Registry Titles:
No.7 – BM102120
No.9 – BM466318

Map extract from the title plan for no.9, showing it as a single property. This title plan dates to before the rear extension was constructed in the 1988 and so still shows the previous rear element. The yellow area indicates the right of way no. 9 has over the passageway access, and the blue area denotes the access no.7 has over land to the back of no.9



Two title plans (historic and current) that show the separate ownership of no.7, including half of the rear garden