

DESIGN, ACCESS AND HERITAGE STATEMENT

18 WELLCROFT, IVINGHOE
Two Storey Rear Extension including Internal and External Alterations
14 March 2024

I Physical context

The application site is located to the south of Wellcroft, within a residential area in the village of Ivinghoe. 18 Wellcroft is an attractive two storey semi-detached Georgian dwelling constructed in the 19th century. The frontage and pedestrian access are along Wellcroft; however, vehicular access, parking and garaging is located to the rear and accessed via the Balk. The dwelling also benefits from three Bedrooms with a small loft conversion accessed from one of the Bedrooms. The dwelling is constructed from buff multi stock brick walls with brown brick arches and coining, slate roofs and double glazed white painted timber sash windows with glazing bars to the front / casement windows with glazing bars to the rear. The surrounding dwellings to the south of Wellcroft are varied in their architectural style and age ranging from single storey bungalows to multi-storey Victorian terraces. In contrast, the semi-detached dwellings to the north of the Conservation Area, along Wellcroft and Lady Smith Road, were symmetrically constructed in the late 20 C with 3 main variants as originally constructed. Over the years, nearly all of the dwellings to the south and north of Wellcroft have been altered and extended at single storey and two storey levels to the side, front and rear.



Front Elevation viewed from Wellcroft

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2 Planning Policy context

The site is within the village of Ivinghoe and its Conservation Area, which is a settlement included in Appendix 4 of the AVDC adopted Local Plan. The significance of Ivinghoe Conservation Area is identified in the appraisal document produced by Aylesbury Vale District Council.

Ivinghoe Conservation Area was designated in 1971 and Ivinghoe is described in the Council's appraisal document published in October 2015 as a picturesque village at the foot of the Chilterns Hills. The central focus of the Conservation Area is the junction between High Street, Church Road and Station Road. Each of the roads curve slightly as it leaves the junction, limiting views in each direction and giving a feeling of enclosure. The appraisal document identifies that the buildings lining the southern side of the narrow High Street form the most continuous façade in the conservation area and that there are a variety of styles but most of the buildings are C17 or C18 cottages, some all brick and others timber framed with brick infilling.

The Conservation Area contains many attractive properties. The predominant building materials are red and heather brick mixtures with red brown plain clay tiles, but in some cases, colour washed and timber boarded walls and slate roofs are found. Other visual features of the Conservation Area are the impressive St Mary's Church which forms the focal point of the village, the ancient thatch hook and mantrap on the churchyard wall and the old pump in the High Street. The intricate character and continuously unfolding vistas given to the whole area by the curving streets, the climbing foliage on many of the buildings, and the occasional glimpses of the well preserved windmill to the south of the area and the mass of the hills in the background create an impressive village-scape. Good views of Ivinghoe can be obtained from the windmill, Pitstone Hill and Ivinghoe Beacon.

Following review of the appraisal document for the Ivinghoe Conservation Area, it is considered that 18 Wellcroft has a neutral impact on the Conservation Area. Currently under dispute by the current owners, 18 Wellcroft was listed as a Non-Designated Heritage Asset in January 2023. As noted in the appraisal document as well as Buckinghamshire's Local Heritage List description for the building, 18 Wellcroft is part of a group of 19th century buildings situated throughout Ivinghoe which were constructed during a period of significant growth and change within the village. It is highlighted that the property has had a number of alterations over the years; however, it still retains its original form, massing and outline.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in considering whether to grant planning permission for development which affects a listed building or its setting, special regard must be given to the desirability of preserving its setting and Section 72 of the Act requires local planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

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Due to the location of the site and the setting of the proposal, it is considered that there will be no direct impact on any listed building or buildings within the Conservation Area other than on the setting of the character and appearance of the Ivinghoe Conservation Area.

2(a) Economic Objective

The proposal will have a negligible but positive effect on the economy as the construction of the proposal will increase economic activity through local consultants, builders and materials being employed as far as practicable.

2(b) Social Objective

The proposal has been carefully designed to minimise any affect to the living conditions of neighbouring properties – refer to Section 3.

2(c) Environmental Objective

The proposal seeks to utilise construction methods that surpass the minimum thermal efficiency standards set out in the Building Regulation Approved Documents for all new floors, walls and roofs as well as energy efficient lighting throughout. A charging point for an electric car is proposed to the front of the dwelling.

3 Involvement, Evaluation and Design

There is no planning history for the property; however, several single storey extensions to the rear have been constructed over the years. As mentioned previously, the property also benefits from a small loft conversion. Due to the existing topography of the site, the dwelling has a poor relationship with the rear garden. The applicant has three young children and considers the existing arrangement impractical and challenging on a day-to-day basis. The Ground Floor also doesn't have dedicated storage for cloaks, shoes or prams. Additionally, the applicant desperately requires an informal Family Room to the Ground Floor, an additional Bedroom to the First Floor and additional storage space to the existing loft conversion.



Rear Elevation viewed from the rear garden

In response to the above, this application seeks a two-storey rear extension to accommodate the applicant's growing family's needs as well as achieve better links to the rear garden. The proposal has been designed to have a subordinate relationship with the main dwellinghouse with materials and detailing that will be in keeping with existing. In completing the design, it was concluded that an asymmetrical roof would minimise the impact upon the residential amenity to neighbouring properties and the character and appearance of the original dwellinghouse. The eaves height of the extension will match the existing eaves to the south with slightly higher eaves to the north. The proposed ridge will also match the existing ridge height, which will relate well with the original dwellinghouse and enable additional storage space to be provided to the loft room. The contemporary rooflight to the rear will be removed and 2 no. heritage conservation rooflights with a traditional lead dormer will be provided, which will be more in keeping with the Conservation Area. Due to existing boundary treatments, and the locality of neighbouring properties, it is considered that the proposed two storey rear extension and associated dormer / rooflights will have a neutral impact to the neighbouring properties. The neighbours to either side of the application site have been consulted and have no objections to the proposal. The extension is proposed to be constructed from buff multi brick walls with brown brick arches, slate tiles and white painted joinery to be in keeping with existing, which is considered appropriate for the area.

Since purchasing the property in 2020, the applicant discovered that the roof of the loft conversion lacks adequate insulation and ventilation, resulting significant heat loss / gain and condensation. As part of the works, the existing tiles serving the main dwelling house will be lifted to enable adequate insulation and ventilation to be provided. As far as practicable, the existing slate tiles will be re-used.

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4 Layout & Landscaping

Generally, the existing layout of the site is to remain unaltered. The main landscaping change is the introduction of stepped terraces to the rear which responds to the steep topography of the site and provides a better relationship to the rear garden. No trees or vegetation will be lost as a result of the proposal.

5 Scale

The scale of the proposed extension, including the height, width, volume and shape, are considered to be in keeping with that of the existing building and its surroundings.

6 Use

The existing building is in residential use and residential use of the proposed extensions is therefore appropriate.

7 Access

There will be no change to the access arrangements to the site or to and within the building. The existing parking arrangements, which include 3 off-street spaces to the rear accessed via a shared drive, will also be unaltered.

8 Conclusion

It is considered that the proposed extension has been designed to be harmonious with the form and materials of the original dwelling house and other buildings within the locality. Due to the location of the site, it is considered that the proposal would not harm the setting of any listed buildings. Through the use of appropriate materials, detailing, and scale, it is considered that the proposal has been carefully designed to minimise any effect to the character and appearance of the main dwelling house and the Ivinghoe Conservation Area. When viewed from the streetscene, the original form, massing and outline of the original dwelling will be maintained. It is also considered that the design minimises any impact upon residential amenities to neighbouring properties. It is for these reasons that the proposal is considered to be sustainable and in line with the objectives of the National Planning Policy Framework and Local Plan policies.

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