

DESIGN AND ACCESS STATEMENT PLANNING STATEMENT

For the proposed rear single-storey extension to

9 The Square, Brill, HP18 9RP

To be read in conjunction with drawings B2043.100, 101, 102, and B2043 301, 302 and 303.

1.0 INTRODUCTION

9 The Square, Brill is Grade II Listed and is sited within the village Conservation Area.

The Listing is as follows:

SP 6513 BRILL THE SQUARE

8/43 No.9 (formerly listed under Terrace of 12 Cottages immediately N. of Waterloo House)
21.12.67 GV II

House. Mid-late C18, altered. Brown and vitreous header brick, red brick quoins and vertical strips. Brick plinth, first floor band course and dentil eaves. Hipped old tile roof. 2 storeys, 2 bays. Altered openings with 4-pane sash windows. Central flush-panelled door, top-lit, with off-set wooden hood. Blocked doorway with segmental head to right of centre.

Listing NGR: SP6545613778

The property is a two storey dwelling set within a terrace of cottages and two storey dwellings, which are largely built of the same building materials, namely soft orange/red brick faced elevations below pitched roof slopes weathered predominately with hand made clay plain tiles.

The original building has been extended to the rear on a number of occasions. The main rear extension is a twin gabled addition, probably Victorian.

There is a further single storey flat roofed extension, with capped parapet walls, off the main extension, as well as a timber framed conservatory/sun room extension.

Windows on the front elevation are the traditional timber framed vertically sliding sash and casement units, single glazed. The front door is a solid panelled unit with two glazed top panels.

To the rear, the windows and doors are a mixture of modern plastic framed double glazed, and timber framed single glazed casement units of 1970's and/or 1980's origin.

2.0 PLANNING POLICY

The following documents are considered relevant to this application.

National Planning Policy Framework (2023). Sections 12 and 16;

Planning (Listed Buildings and Conservation Areas) Act 1990;

Vale of Aylesbury Local Plan (VALP) 2013-2033. Policies BE1 and BE2.

3.0 THE PROPOSAL

The proposal is to take down the modern extensions to the rear of the property and construct an orangery style single storey rear extension.

The extension will provide improved kitchen/dining and cloakroom facilities, and will make the most of the far reaching countryside views to the rear of the plot.

Alterations to accommodate the extension will affect only the Victorian rear extension, leaving the original building unaffected.

The loss of part of the victorian extension rear elevation is not considered to negatively impact on the building's historic significance.

Within the first floor accommodation, the existing rear rooms, currently a bathroom and small bedroom, will become en-suite bathrooms for the two main bedrooms. New doorways will be formed, closing up existing doorways in the process. It is the intention that the new doorways will be in the position of the original rear elevation windows, blocked up when the Victorian extension was built, so as to keep disturbance of the original fabric to a minimum.

The approximate volume of the modern extensions being demolished is 17.25m³ for the flat roofed extension and 16m³ for the conservatory.

The approximate volume of the original or adapted building fabric being removed is 3m³ in a building of approximately 320m³. Arguably a negligible amount.

There are rear extensions to most of the neighbouring dwellings, and these extensions are of a variety of sizes, shapes and designs, most being modern, and some perhaps not entirely in keeping with the character of their setting. The proposed extension aims to be sympathetic to the main dwelling and its setting.

In terms of concerns regarding possible loss of light to the adjoining dwellings, the depth of the extension is in line with the existing single storey extension, but is marginally taller. It's impact on 8 The Square is considered negligible.

The extension continues just beyond the nearest section of the building to the right, 10 The Square. There is an external door in this nearest section, already shrouded by a tall boundary wall, with No9. We feel that the proposed extension does not negatively impact on 10 The Square either.

The proposed extension is to be of an orangery style, which is not an uncommon approach when extending off a Listed Building. The design and materials will therefore sit well with the existing building.

Double glazed units are proposed for the extension.

Referring to comments made by the Heritage Officer on previous planning applications for the use of double glazed units in the Brill Conservation area, on Listed Buildings, the proposed use of double glazed windows *"would not be an issue in heritage terms because (they are located) on a modern extension at the rear of the property. It's acceptable in heritage terms."*

Comment from the applicant:

"The applicant's intention is that this property should be refurbished to bring it up to modern standards whilst respecting its setting and important architectural features. It is expected that the property will continue to be let on a short-hold tenancy and will, as such, contribute to the provision of rented accommodation in the village, of which there is a clear shortfall."

The refurbishment works will provide for much improved energy conservation and insulation measures in line with the Council's commitment to reduce carbon dioxide emissions. The provision of a ground source ambient heating system will provide an early and timely response to the replacement of the oil fired central heating system predicated by the adopted Central Government policy of banning replacement fossil fuel heating systems by 2026. An air source heating solution in this property would necessitate an unsightly externally mounted air source unit which would be aesthetically damaging if mounted to either the front or rear elevations and would, in either case, result in potential annoyance to both the occupiers of 9 The Square and the adjacent occupiers. As incorporated in the submission the ground source heating installation would be provided in a what would appear to be a garden shed – entirely in accordance and having respect to what are found in the adjacent gardens.

Notwithstanding the challenges of dealing with a listed building, the scheme is specifically designed to encompass the Lifetime Home ethos by providing flexible accommodation. This is achieved by incorporating an office at ground floor level with an ensuite wet-room which, as the occupiers grow older, can be used as a ground floor bedroom with an en-suite wet-room with easy ground floor access. This approach is supplemented by an accessible and modern kitchen and dining facility, again, having regard to the demands and needs of ageing occupants. As the Council will be aware, this Lifetime Homes approach is widely advocated and sits within the Council's own policies of seeking to release pressure on the Council's services by providing flexible and accessible accommodation for an ageing population.”

In summary, we are satisfied that the proposed extension is not un-neighbourly, or out of keeping with its setting and that the use of double glazing in this instance should be acceptable. We also contend that the external and internal alterations to the building fabric will have a minimal impact on the heritage asset.

We are satisfied that the proposals comply with the NPPF and with Policies BE1 and BE2 of the Vale of Aylesbury Local Plan (2021), Section 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990 and Sections 12 and 16 of the National Planning Policy Framework (2023).

19th March 2024

