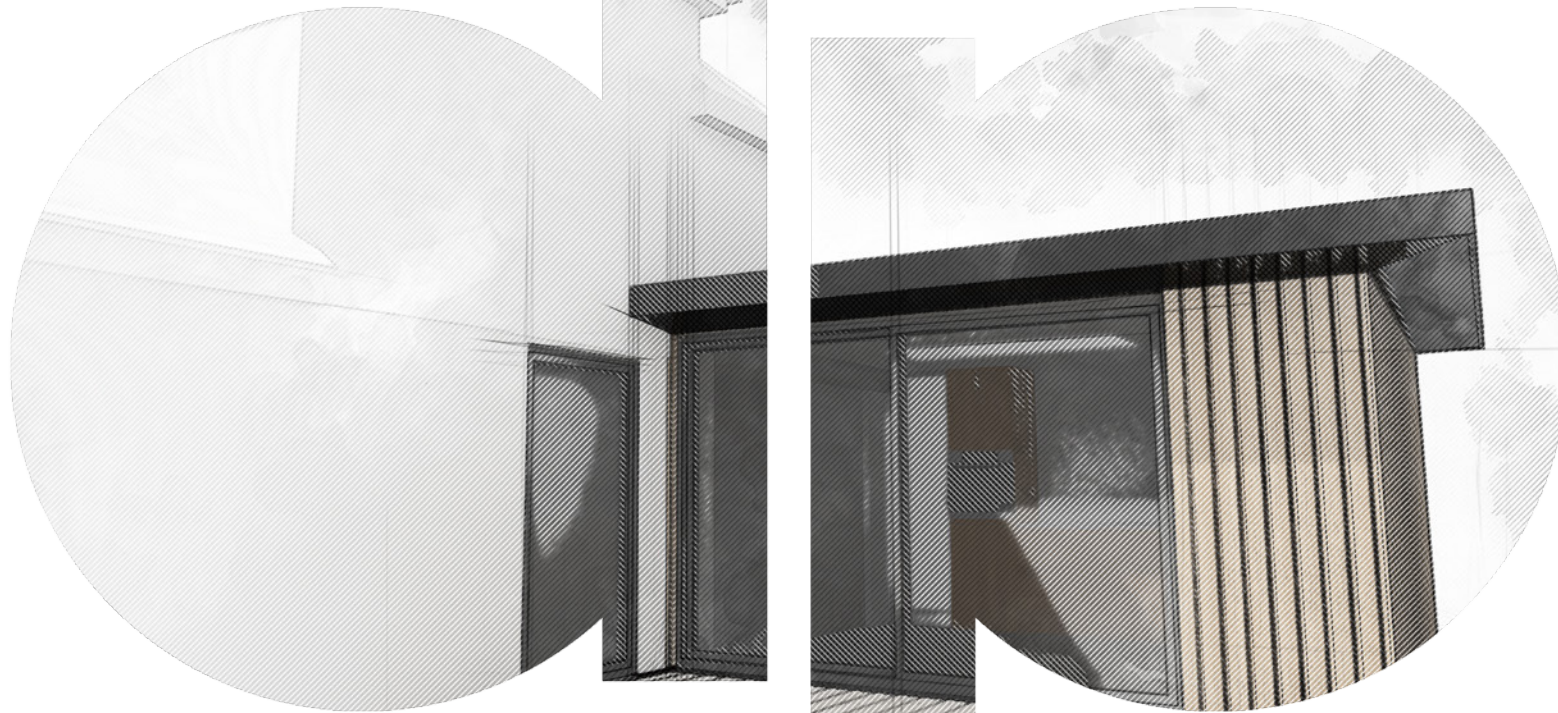


# DESIGN, ACCESS & HERITAGE STATEMENT



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14 Rosemary Lane,  
Haddenham,  
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# 1.0 - Introduction & Application Documents

DP Architects have been appointed by the current owners of 14 Rosemary Lane, Mr & Mrs Reed, to provide architectural and planning services for the extension of this two-bedroomed cottage in Haddenham, Buckinghamshire.

This Design, Access & Heritage Statement has been prepared to support the householder application submission along with the following drawings and supporting documents:

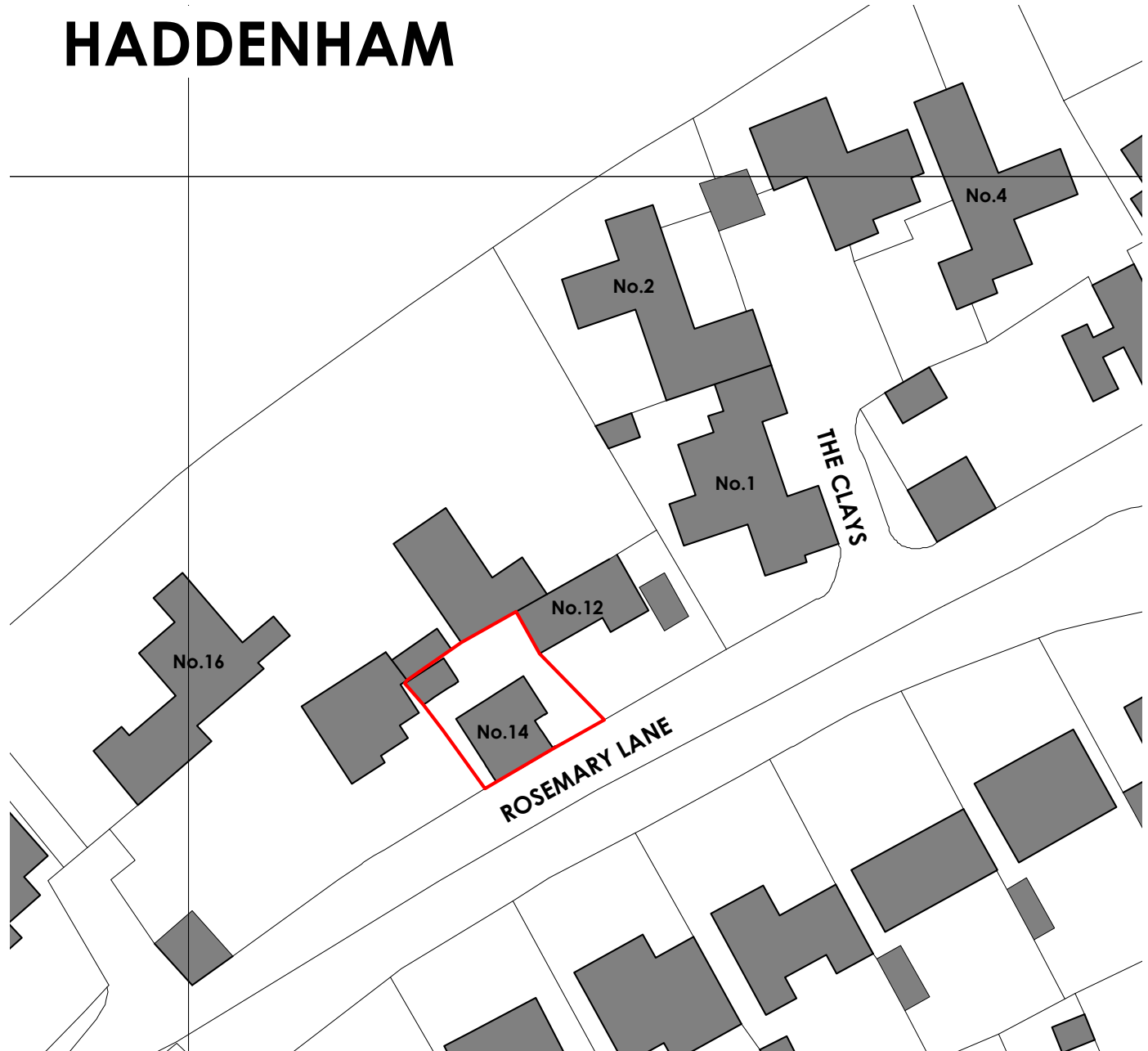
### Architects Documents:

- 24 RLHH EX01  
Existing Plans, Elevations & Section
- 24 RLHH SP01  
Existing Site, Block Plan & Location Plan
- 24 RLHH PE01  
Proposed Plans, Elevations & Section
- 24 RLHH SP02  
Proposed Site & Block Plan

### Supporting Documentation

- Ecology & Trees Checklist

# HADDENHAM



Block Plan (Not to Scale)

## 2.0 - Brief

Having recently purchased the property, our clients are seeking planning permission to extend the existing dwelling to provide additional ground floor accommodation that is better suited to modern family life.

Previous approval was granted in 2019 for a two storey rear extension to facilitate a larger kitchen / dining space with a bedroom above. However, our client's brief focuses on improving the flow of space on the ground floor by providing an enlarged kitchen / dining space which improves the relationship with the garden.

Any proposals will need to carefully respond to the constraints on site, retaining access around the property to maintain the existing wychert boundary walls and original house fabric.



Existing Site Images

### 3.0 - Site & Setting

Rosemary Lane is located at the northern end of Haddenham. The site itself measures 189sqm and is situated within the Haddenham Conservation Area. While the property isn't listed, it is recognised with 'Local Note' status in the Haddenham Conservation Area Appraisal.

The distinct characteristic of the area is the use of the vernacular wychert wall construction as the predominant building material for many of the existing structures, of which 14 Rosemary Lane is a prominent example within the street scene.

Positioned hard up on the road edge, the house is at odds with most other buildings on the street however, it does form a strong building line with the adjoining wychert boundary wall. A driveway providing access to the dwelling sits to the east of the house and together the two occupy the width of the site.

Haddenham sits between Thame and Aylesbury. It is not within the Greenbelt or Area of Outstanding Natural Beauty. The town has good transport links with a train station providing direct connection to High Wycombe and beyond into London.



Aerial Image of Site



Most recently, approval was granted in 2020 under application 20/01394/APP to provide a first floor en-suite to one of the bedrooms. This work has since been carried out, projecting over the 1960s rear single storey element overlooking the garden.

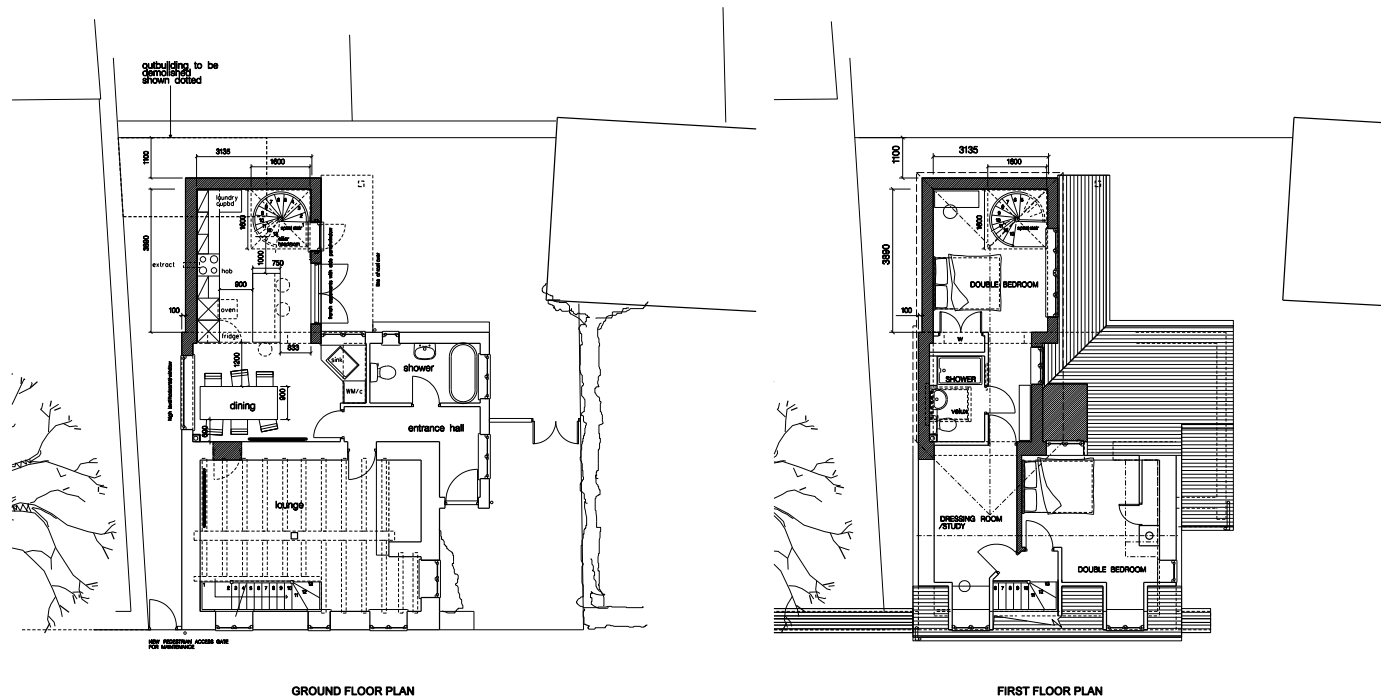
Despite being granted permission, a scheme under application 19/02970/APP for a two storey rear extension consisting of enlarged kitchen and additional first floor bedroom was never implemented. Great consideration has been given to the officer's report and Heritage Officer comments from this application in the design of the current proposals. The Heritage Officer's comments stated:

*The proposals would preserve the setting of the nearby listed building and therefore complies with section 66 of the Act.*

*The proposals would preserve the character and appearance of the conservation area and therefore complies with section 72 of the Act.*

*The proposal would cause no harm to the significance of the Non- Designated heritage asset, or to the setting of nearby listed buildings and therefore complies with section 16 of the National Planning Policy Framework.*

As the proposals to which this application relates are considerably smaller in both scale and massing than the 2019 application, we believe the comments quoted above will also apply.



Previously approved scheme 19/02970/APP

Location	Reference number	Type of application	Details	Applicant	Date	Decision
<b>14 Rosemary Lane</b>	06/01340/ APP	Householder	Single storey side extension	Mr Edwin Hall	Wed 16 Aug 2006	Refused
	19/02970/ APP	Householder	Demolish existing outbuilding, two storey rear extension	Mr & Mrs Hall	Fri 18 Oct 2019	Approved
	19/04006/ ALB	Listed Building Consent	Re-opening the existing garden wall to form access gate (adjoining listed wall)	Mr & Mrs Hall	Thu 26 Mar 2020	Approved
	20/01394/ APP	Householder	First floor rear extension	Mr Edwin Hall	Tue 21 Jul 2020	Approved



## 5.0 - The Proposals

The proposals are for a single storey rear extension to improve the existing ground floor accommodation by providing an enlarged kitchen / dining space which connects with the garden. To facilitate this extension, the existing outbuilding store will be removed as part of the proposals.

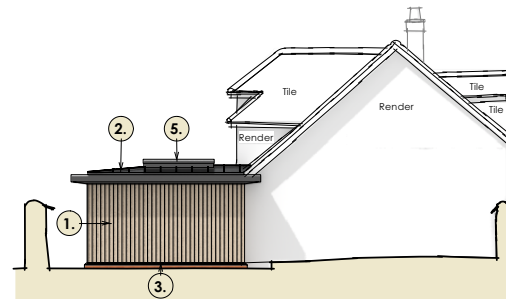
### Design

A contemporary design approach has been chosen, allowing the different phases of development to be clearly read. This approach is supported by the Officer's Report for application 19/02970/APP.

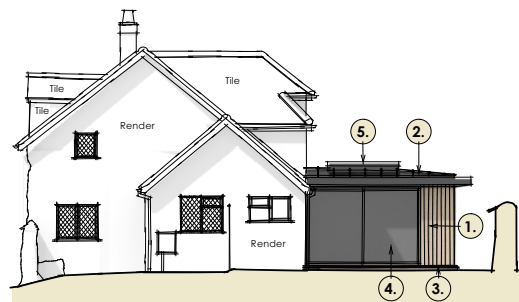
The design of the proposed extension is deliberately subordinate in scale to the existing dwelling which helps to preserve the character of the area and heritage value of the NDHA.

Externally, the walls will be finished with natural vertical timber cladding which over time will weather to a subtle silver / grey. Using renewable and sustainably sourced materials is consistent with the historic use of natural construction materials in the area.

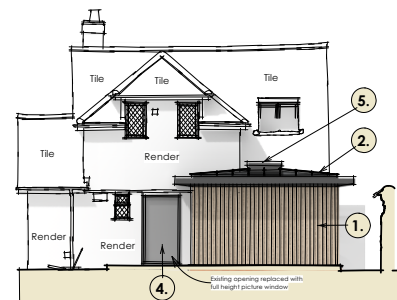
The extension will be topped with a low-pitched metal standing seam roof with matching projecting eave profile. The simple, unobtrusive form will ensure the proposals integrate well with the form of the existing dwelling and maintain good levels of natural light within the rear amenity space.



LHS Elevation



RHS Elevation



Rear Elevation

Proposed Elevations (Not to Scale)

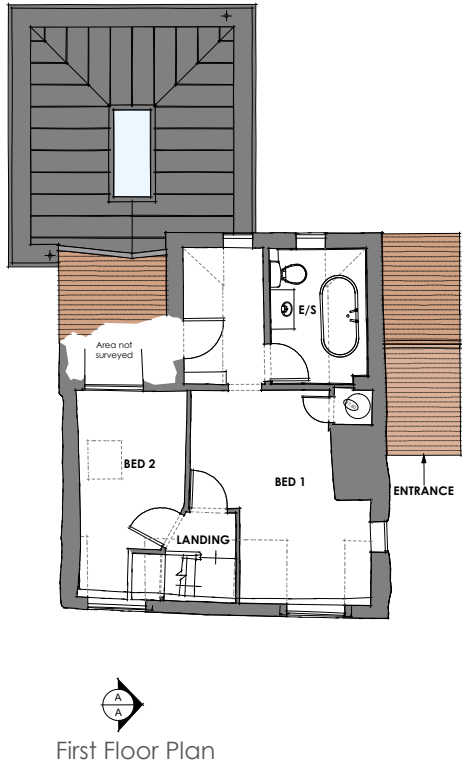
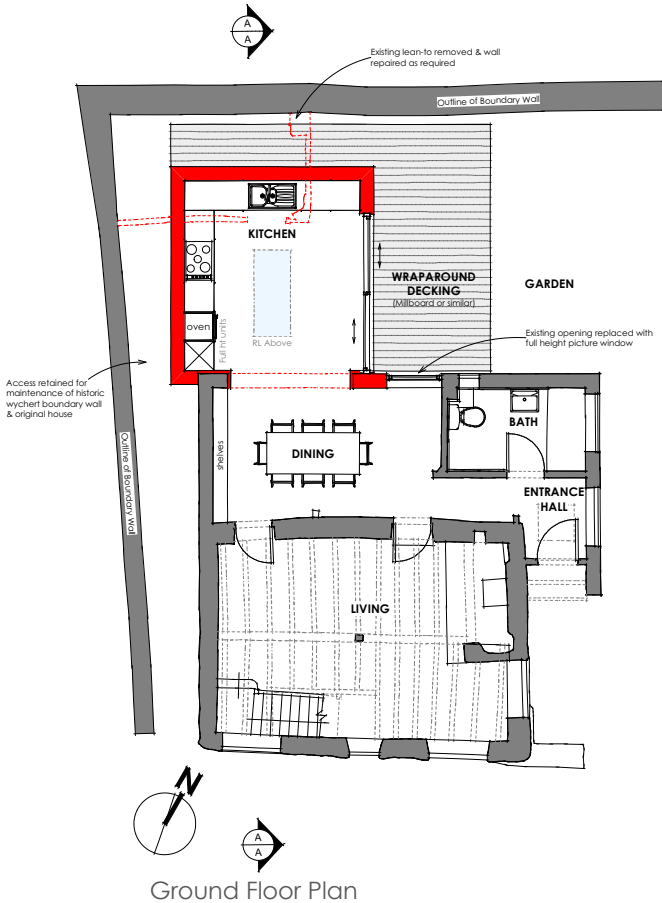
### MATERIAL NOTES

1. Natural vertical timber boarding (such as Siberian Larch or Brimstone British Ash).
2. Standing seam metal roof.
3. Soft red facing brick plinth.
4. Anthracite grey powder coated aluminium doors and windows.
5. Velux Vario flat roof lantern or similar to client's

New fenestrations will be high performance aluminium powder coated frames and a large flat roof lantern will bring natural light into the centre of the plan.

**Layout**

Internally, the original cottage to the front remains unaltered. The existing 1960s kitchen at the rear has been retained and extended to form a comfortable open plan kitchen / dining space with slim profile aluminium sliding doors opening out onto a new wraparound raised decking area with flush threshold. A new picture window is fitted within an existing window opening providing a view through the house to the rear garden.



Proposed Plans (Not to Scale)

# 6.0 - Proposed Materials



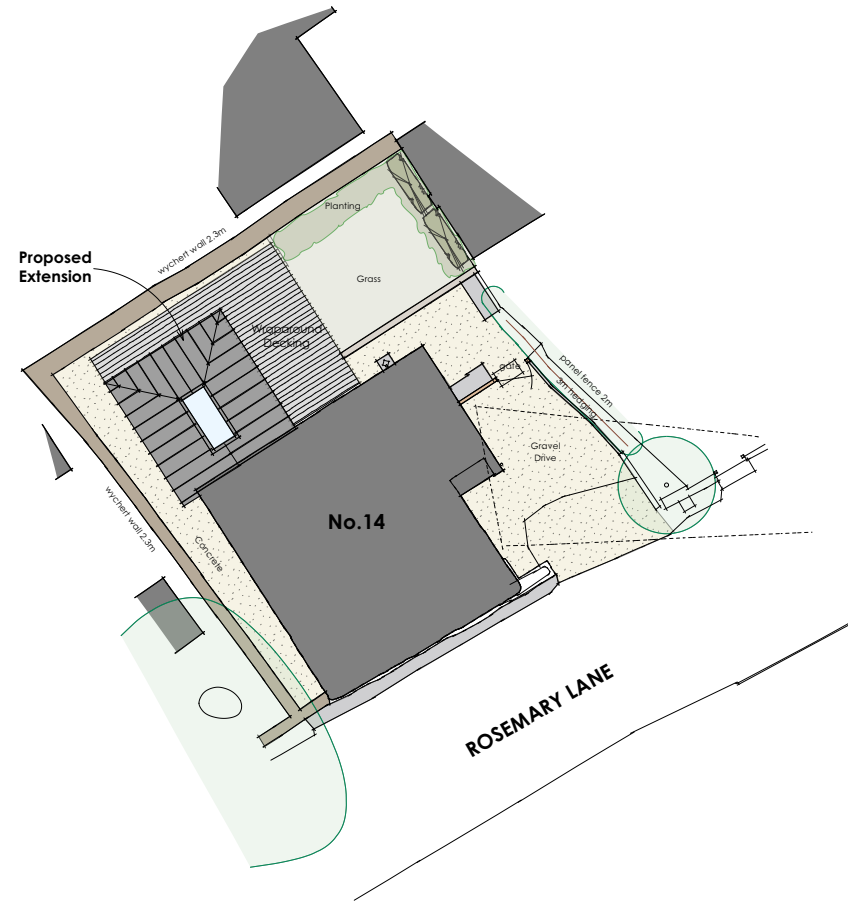
## 7.0 - Site Amenity, Access & Relationship with Surrounding Properties

The site is well screened by the listed wychert wall to the rear and western boundaries while the neighbouring property is hard on the boundary to the east. The proximity of the neighbouring outbuildings also offers privacy for both the applicants and surrounding residents. No works are proposed to the existing boundary treatments as a result of the proposals which will ensure the privacy of amenity spaces can be maintained.

The dwelling is currently accessed via a permeable shingle driveway to the side which provides parking for 1 vehicle. This also gives access to the rear garden through a lockable gate where the bin storage is currently positioned prior to collection. Both access to the property and bin storage / collection points will remain unchanged as a result of the proposals.

The historic wychert walls have been well preserved by the prior owners and the applicants to date, who are committed to continue doing so in the future. Therefore, the extension has been carefully designed to sit comfortably within the boundaries of the site, ensuring essential access can be retained to the wychert boundary walls and original building fabric for regular maintenance.

To the rear of the property, a new raised wraparound decking is proposed, forming an extension of the kitchen / dining space allowing the applicants to take advantage of the site's secluded positioning within the Conservation Area.



Proposed Site Plan (Not to Scale)

## 8.0 - Trees, Ecology, Flooding & Drainage

### Trees

There are no TPOs on or near the site and the site is located within a conservation area however, works to trees are not included as part of the proposals submitted with this application.

### Ecology

Government guidance contained within the NPPF requires the protection and enhancement of biodiversity. There are no designated habitats or protected species present on or surrounding the site.

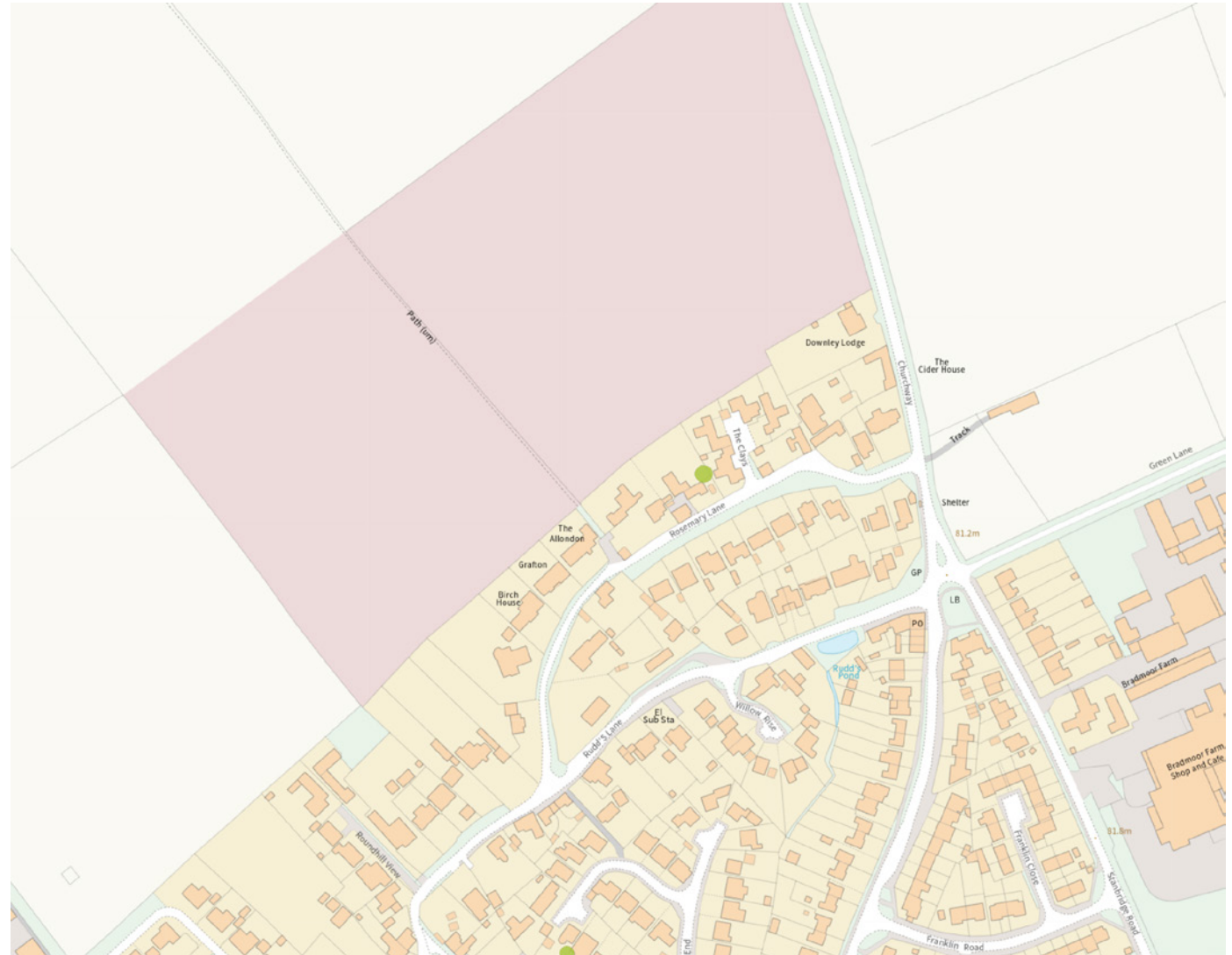
The proposal does not include works to the existing roof which is finished with tight fitting machine-made clay tiles and has previously been converted into storage over the existing kitchen so doesn't provide suitable conditions for habitats within the roof space.

### Flooding

The site is located within Flood Zone 1 so deemed to be at low risk of flooding. Therefore, a flood risk assessment is not required to accompany this application.

### Drainage

As the proposals are for works to an existing property, all foul and surface water drainage systems will remain connected to the existing drainage systems on site. No new foul or surface water drainage systems are proposed.



Extract from Planning Policy Map - TPOs

## 9.0 - Sustainability

Both DP Architects and our clients are committed to the design of a sustainable home that enhances the existing building stock. It is proposed that the extension will use a timber frame construction to reduce the carbon footprint while being highly insulated, offering good levels of thermal performance.

The National Planning Policy Framework was revised in 2021 and postdates the policies in the Local Plan:

*The presumption in favour of sustainable development:*

*11. Plans and decisions should apply a presumption in favour of sustainable development. For plan-making this means that:*

*a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects.*

Externally, plastic fenestrations and building materials have been avoided where possible. Instead opting for metal and timber to offer a better quality, more environmentally friendly and recyclable alternative. New fenestrations will be double glazed with an overhanging gutter profile to provide solar shading during the summer months.

The fabric will be constructed to the latest Building Regulation Standards which are equivalent to Sustainable Homes Level 4 energy efficiency standards. Energy efficient lighting and A+ rated appliances will also be installed.

The enlarged kitchen will allow for adequate refuse storage and the separation of waste for recycling prior to collection.

## 10.0 - Biodiversity

As the proposals for an extension to the existing dwelling are submitted as a householder application, the proposals qualify for exemption from the mandatory Biodiversity Net Gain requirements.

## 11.0 - Summary

The proposals do not seek to alter the fabric of the existing c.19 wychert constructed dwelling or the adjacent listed boundary walls. The subordinate form of the proposed extension is entirely screened from view by the existing dwelling so will have no impact on the character of the conservation area street scene nor will it have impact on the setting of nearby listed heritage assets.

We believe the proposal to extend the existing dwelling is acceptable under the guidance set out in local and national planning policies. We have strived to produce a scheme that preserves the heritage value of the Conservation Area and Non-designated Heritage Asset while providing internal accommodation that is suitable for modern family living with a building fabric that improves thermal performance.

We trust that you have everything you need in order to determine this application however, should you require any additional information to determine this application please don't hesitate to contact us.