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**Chandos House, 19 Back Street, Wendover, Buckinghamshire, HP22 6EB.
 Change of use from Offices to 2no. Dwellings including associated works.**

Heritage and Design Statement

Reference is made to the following information:

Planning Practice Guidance: conserving & enhancing the historic environment.

Relevant Local Plans.

Historic England 'Statements of Heritage Significance: analysing significance in Heritage Assets.

Chandos House, 19 Back Street, Wendover is situated within a Conservation Area.

This Planning Application comprises:

Reversal of previous change of use of the original building from offices to residential and change of use of later extension from offices to residential

Precis of previous building history

Chandos House construction in the 19th century is reputed to have originally been a farmhouse with its tied cottages of adjacent Chandos Place. A previous resident of Chandos House remembered its further reputed use as a temperance hotel of which the sign bracket still exists. Sometime in the 1970s the building became offices for a Wendover plumber's business with a separately accessed first floor apartment. During the 1990s planning approval was gained to convert the whole of ground and first floors to office accommodation along with the later extension over the vehicular access to necessary parking provision.

It therefore can be seen that Chandos House has evolved over the years to provide for different uses while retaining its original character. The original building is constructed of local soft red facing brick walls under a handmade red clay plain tiled roof. Its fenestration is vertical sliding sash windows laid out symmetrically within the front approached elevation with its central featured door entered by way of stone steps. The west flank wall has received an unsympathetic painted coating presumably to counter rainwater penetration and the opposing elevation being largely composed of facing brick includes an upper element of timber framing. Its rear elevation comprises typical extended accommodation. Internally the accommodation has been altered reflecting its changing uses.

Although sited to the rear of buildings which address Wendover High Street Chandos House has and still plays a significant part in the combined Back Street scene of residential and commercial uses, indeed there are adjoining more contemporary shops which have been appropriately designed in the continuation of the built form.

In the 1970s the original building received a sympathetically designed extension whose features took reference from the existing but were not a simple copy. The new extension comprises matching hand made bricks and plain second hand clay tiled roofs with a north facing glazed gable giving natural light to the present open plan office accommodation

To the rear of Chandos House is the necessary parking provision in macadam and brick pavers defined by timber fencing and the original brick walls