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Planning & Heritage Statement

Single storey rear extension and patio terrace

At;

Thrums, Westward Lane, West Chiltington



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This document is to be read in conjunction with all other submitted plans and documentation.

Introduction:

This application seeks permission to erect a single storey rear extension and raised patio terrace to the rear of the current dwelling.

Heritage:

Thrums is an attractive two storey dwelling, constructed as part of the West Chilton Common development, undertaken by locally renowned designer and builder Reginald Fairfax Wells in the 1920's and 30's. the 'Wells cottages' were built to assimilate older traditional 17th century properties. As a slightly eccentric approach, the intention was to create a hamlet of similar homes set on narrow leafy lanes across the 50 acres of 'Common' which in reality are privately owned. Westward Lane is one of the private lanes set out with the original Wells cottages.

Originally built and marketed as holiday retreats for wealthy Londoners, they were not always designed for ease or modern living in mind. Given the countryside setting and easy location to larger towns and commutable spheres, many soon became main residences and the community of West Chilton Common grew.

Over the years, many have been altered and many of the original plots have been carved up with infill development occurring.

As one of the original 176 'Wells' houses, Thrums has also been extensively extended and altered , however still retains the charm and original 'Arts and Crafts' styled features prevalent across the Common and recently designated Lanes Conservation Area.

The house is not listed but being one of the original Wells Cottages and sited within the Conservation area is now Locally Listed and likely to be considered a Non-Designated Heritage asset.

The house has been extensively altered at the rear since its original build due to the addition of the side conservatory and the large two storey extension to the west. The rear now comprises of four gabled features which create an imposing rear roofline. The location of the extension has been carefully considered to ensure that the proposals nestle into the centre of the wider elevation and with a low profile roof, so as not to compete or complicate the rear.

For a house of this scale, the existing Kitchen is somewhat small and dark. The application seeks approval for a single storey rear extension to enlarge the Kitchen with direct access to a small seating terrace to enjoy the rear gardens.

Layout:

Thrums sits in a large plot with generous gravelled driveway to the fore and large level grassed lawns to the rear. The property has four generous bedrooms at first floor and large Sitting Room with smaller rooms such as Study and Kitchen leading off. The remainder of the ground floor contains double garaging. The format of the house can be clearly read at the front with the original house sitting forward of the later western extension of garaging which was built approximately 18 years ago.

There are two unusual plate glass windows to the east which are believed to have been formed from the historic amalgamation of an external loggia into the main sitting room.

There is also a modern conservatory to the east side of the property, pre-dating the 2007 application.

Amount:

This proposal seeks to extend off the rear of the original house to provide an additional 21m² of internal area.

Scale & Appearance:

Externally, the materials used in the existing house are of modern double glazed leaded light windows in black aluminium frames, set into painted brickwork to the main with some vertical tile-hanging to the rear and some black stained wany edge timber to the upper gables, all sitting under a plain tiled roof.

The proposals include to build a new single storey extension of approximately 4m high and projecting 3.8m from the current rear wall. The existing window formats from the Kitchen and Dining Room have been brought forward to accord with the original proportions covered by the new extension.

The materials are proposed to be in painted brickwork to match existing with the brick dentil course, continued around the head. Due to the depth of the extension and the requirement for more natural daylighting, it is proposed to create a flat roof to the extension with a parapet. The parapet will be pierced with hit & miss brickwork, a feature that is prevalent on many of the original Wells cottages.

It is desired to use similar materials and detailing to accord with the original house so as to harmonise the two elements.

Sustainability:

The proposed extension will be built to modern methods of construction with enhanced thermal fabric and in accordance with the Building Regulations.

Landscaping:

Whilst there are some mature trees to the boundary of the property, none will be affected by the proposals.

Proposals include for a new patio terrace with direct access from the proposed Kitchen with steps down to the existing paved area.

Conclusion:

This proposal seeks to add a modest addition to the rear of the this Locally Listed building in a format consistent with the characteristics of the original Wells Cottages. The addition will not detract from appreciation of the original Building format and will not impact on neighbouring amenity. The proposed space will allow the applicant an enlarged Kitchen area in keeping with a house of this scale.

S.Harvey

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