

Heritage Assessment

Design and Access Statement

Address;

The Old Vicarage, Church Lane, Grazeley, Berks, RG7 1LD

Applicant; Mrs Kim Gozzett and Mr Matt Gore



MAIN SIDE ELEVATION

The original house was built around 1850 the main part being identified by the brick course style and stone window surrounds. This included the coach house and garage. The house was extended in the very early 1900s, but all work carried out well before 1948.

The orangery extension was added in approximately 2016 by the previous owners. The house is not listed, not in a conservation area and is not in Greenbelt.



EXISTING GARAGE ELEVATION

Building work

It is proposed to build a detached timber framed garage and work shop with storage area above. The new building will be located adjacent to the existing gated entrance to the house/driveway.

The existing garage/workshop is in poor condition with damaged roof, damp brick work and drainage issues. The replacement of the garage and coach house has been approved under a separate planning application.

The applicant would prefer to have sufficient secure parking for several vehicles and garden equipment due to the isolated location.

The house sits in a large plot of approximately 2 acres.

It is situated in a road that provides access to only two further properties beyond the Old Vicarage and the village hall and is a no through road for vehicles.

Previously a large out building was removed from near the tennis court due to poor structural condition.

The design of the timber framed garage is consistent with other out buildings added in the country side area, resembling farm type building which age and blend into the country side surroundings.

The proposed building will be built near to the existing pool house and toward the boundary hedge. There is sufficient space for the building to sit comfortably on the large plot and be positioned close to the access gate.

The property sits in an approximately 2 acre plot and does not over look any other properties. It has high trees and bushes along the boundary lines and the rear elevation is surrounded by fields.

Biodiversity

The property is in a great crested newt area, a survey has been included with this letter.

Sustainability

The building will be constructed using appropriate high quality natural materials with timber from renewable sources where possible. The roof tiles will match the main house. It will be constructed to current building regulation requirements, and will connect to the existing house drainage system.

Crime prevention

The property has fenced and gated access. The abundance of trees and greenery in the garden also provide a level of privacy.

Conclusion

The proposed building will increase the footprint but the house sits in a very large plot.

With reference to CP11 of the Core Strategy

CP11 - Proposals outside Development Limits (including countryside);

4) In the case of residential extensions, does not result in inappropriate increases in the scale, form or footprint of the original building. See volume calculations below.

With good building techniques and an in keeping design the proposal will maintain the character of the property and the surrounding designated countryside. We consider that there would be no adverse impact to the location.

Volume calculations

The total volume of the house built 1850-1900 including coach house and garage is
1730 m³

The orangery extension built in 2016 is 80 m³

Total 1810m³

The new proposed garage building volume is 335 m³