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DESIGN AND HERRITAGE STATEMENT TO SUPPORT THE HOUSEHOLDER APPLICATION AT KELVEDON, WADDINGTON, BB7 3HT

The drawings below are submitted alongside the following statement and should be read in conjunction:

A 1.0 - LOCATION PLAN

A 1.1 - EXISTING SITE PLAN

A 1.2 - PROPOSED SITE PLAN

A 1.3 - EXISTING PLANS & ELEVATIONS

A 1.4 - PROPOSED PLANS

A 1.5 - PROPOSED VISUALS

A 2.2 - PROPOSED ELEVATIONS

Existing Dwelling & Site

1.1 Kelvedon is a 1950's/60's semidetached dwelling at the end of Beechthorpe Avenue (cul-de-sac). Beechthorpe Avenue lies within the AONB and Waddington conservation area. The plot backs onto a 'significant open space' to the North, as noted in the 2005 Waddington conservation area appraisal.

1.2 The dwelling itself is a semidetached home with 3 bedrooms, 2 reception rooms and garden to the front and rear. It is unclear whether the single storey flat roof element (housing a kitchen and utility) is original or a later addition. However other dwellings of the same plan-form on Beechthorpe Avenue also include similar single storey rear masses including flat roofs. The detached single garage has been previously demolished.



Kelvedon rear elevation (Left of frame)



Kelvedon Front elevation (right of frame)

1.3 Existing finishing materials on Kelvedon include grey cement render, white UPVC, window frames, Welsh slate roof tiles and red brick string course. In addition to the materials above, Beechthorpe Avenue hosts a mix of UPVC and painted timber windows/doors, grey cement render and white render and both, black and red ridge tiles.

2.0 Proposal

2.1 The proposal includes the demolition of an existing single storey kitchen and the construction of a 2-storey side extension and a single storey, flat roof rear extension. This allows the dwelling to become a 4-bed home with open plan living spaces, an extra bathroom and workshop space to replace the garage.

2.2 Material finishes will include white K Rend, Welsh Slate and white UPVC window & door frames to blend in with the existing street scene on Beechthorpe Avenue.

2.3 Sufficient parking will be provided on-site by creating a driveway on part of the front garden.

3.0 Heritage statement

3.1 *"The last area within the conservation area boundary to be developed was the Beechthorpe Avenue, opposite the church, where Nos 104 to 106 date from around 1900, Arden Lee, West Haven, Ty Bruyn and West Lea from the 1930s and the remainder from the 1950s and 1960s."* – (2005 Waddington CAA p.11)

3.2 Beechthorpe Avenue is set back from the main roads and associated buildings through the village which encapsulate the main character of Waddington as a place. Kelvedon is within moderate proximity of grade II listed Beechthorpe but is screened by mature trees. Thus, any alterations will not impact upon the listed building.

3.3 The Waddington CAA highlights the potential threat of *"inappropriate modern materials or details"* – (2005 Waddington CAA p.20) the CAA also lists UPVC, aluminium and grey cement render as common faults. Being the most recent infill development, Beechthorpe Avenue is unique within Waddington. And although 'modern', The proposed use of white render, white UPVC and flat roof details will allow the proposed development to sit harmoniously within the existing street scene. The notable absence of red brick string course and the set back principal elevation will allow the extension to be interpreted as a later addition, hence maintaining a visible history of development.

Conclusions

The proposed development has very minimal impact upon the Waddington conservation area and AONB. The proposal is proportionally balanced and finished with suitable materials.

In the case of Beechthorpe Avenue, we would argue that modern materials & details have been and should continue to be allowed in order to facilitate modern family life, keeping the current housing stock relevant and effective for today's societal needs.

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