

43 Wellesley Avenue

Iver, Bucks

SL0 9BP

10 March 2021

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The Iver Neighbourhood Plan

Thankyou for your letter about the use of the heritage asset provisions in drawing up the plan.

I have looked at the plan as a whole and appendix 5 and must compliment the Council on the work they have done. I am ,however most unhappy about the way these proposals are being used and their application to this property.

Richings Park does have a special quality. This is its spaciousness due to a range of factors mentioned in the plan. It is not , however related to the houses the .impact of which is reduced by the haphazard intermixing of sizes, designs and finishes. As for the original houses these apart from a few of the larger double fronted ones are unexceptional with similar ones to be found on most interwar developments in outer London . As such they do not warrant heritage asset status.

The proposal is undermined by being linked to a book of plans which is nearly 100 years old. The designs are ,therefore. based on the materials and techniques available then and the expectations of the target market. With no central heating there were coal fires leading to smaller rooms with obtrusive chimneybreasts. Bathrooms were small with space only for a bath and washbasin and kitchens did not have to accommodate anything like the current range of appliances. Ensuite bathrooms were unheard of. They do not ,therefore meet the reasonable expectations of modern people paying the sort of prices paid for properties in Richings Park.

Unfortunately these shortcomings are difficult to remedy effectively without providing considerable extra space especially in the bungalows and single fronted properties. This is borne out by the fact that in Wellesley Avenue I am aware of at least 6 cases where despite the costs alterations were followed within a few years by complete rebuilding. In other cases such as this property the changes are extensive and the most that can be said is that the frontage retains some resemblance to the original plan

We have to accept that there is already a multiplicity of designs and that even by the somewhat tenuous criteria of the plan less than 40% of the houses in Wellesley Avenue can be brought within them. It is , therefore .inequitable to seek to impose additional barriers to their redevelopment because although heritage asset status does not preclude development its only purpose is to make it more difficult.

I would, therefore, ask the Council to reconsider this policy

Yours faithfully

J C STEPHENS