

Heritage Impact Assessment

Project: 4 Main Street, Preston, Rutland, LE15 9NJ

Description: Addition of summerhouse and electric vehicle chargepoint

Applicant: A Mark Edmondson-Jones

Introduction

This assessment has been carried out in connection with a planning application for the installation of a painted timber summerhouse, and an electric vehicle charging point, mounted on an oak post, within the curtilage of a Grade II listed building within a conservation area. Neither of the proposed works will be in contact with the listed building, the boundary wall or any listed walls.

The application has been made to provide additional living space within the garden of the property, and to allow for the owners' electric cars to be charged more rapidly at home and without the need for trailing cables running from the house. The addition of the charging point will be an asset to future owners, as we are all encouraged to move away from using fossil fuels for transport in an effort to contribute to meeting national 'net zero' targets and mitigate the impact of climate change.

The proposed site for the installation of the summerhouse is not adjacent to the boundary of the property and is only visible from the vehicular gate to the property (off Uppingham Road). The electric vehicle charging point will be installed just in front of the summerhouse (as viewed from the gate). Both are 10 meters or more from the gate. Both are sympathetic in appearance to nearby properties and the conservation area.

Listing description

The following description is taken from the listing on the Historic England website (accessed 1 August 2021).

"PRESTON MAIN STREET, (East Side) SK 8602 and SK 8702 4/8 No 4 Little Yew Tree (Formerly listed as Cottage immediately North of Elabigo) GV II Cottage, late C17. Rubble, ashlar, thatch. 1½ storeys. 1 storey C19 brick addition to right. One 2-light 1½ dormer on left, one 4 light casement to right. 4 light stone mullioned window on ground floor to right of timber panelled door. 2 gable end brick stacks.

Listing NGR: SK8716502315"

The property is a Grade II Listed Building with List Entry Number 1178222, and was first listed on 5 August 1986.

Description of installation

Both the summerhouse and the charging point are to be located at the rear of the property, and neither will be visible from Main Street. Neither will be directly visible to any neighbours due to surrounding hedges, fences, trees and other vegetation.

The summerhouse is to be supplied by Crane Garden Buildings and is of a Blakeney design. It will be 3 metres wide, 2.4 metres deep and 2.66 metres tall, to the top of the ridge. It will be sited on a concrete base of the same dimensions, and at a distance of at least 2.5 metres from the nearest boundary. It will be painted in Crane's Lizard paint and the roof covering will be in grey slate effect

composite tiles. The summerhouse is traditional in appearance, and not dissimilar to other buildings elsewhere in the conservation area. The summerhouse will have an electricity supply, including for the adjacent charging point.

The electric vehicle charging point will be an Andersen A2 model with a 32A supply and an 8.5 metre tethered cable, delivering 7 kW. The front of the unit will be in Cotswold Oak, and the metal frame of the unit will be in Laurac Sand. The unit will be sited with its top at a height of 1.1 metres on an oak post set within concrete at the edge of the driveway, and adjacent to the summerhouse. The charging point will be sited over 3 metres from the nearest boundary.

Figure 1: Current view of site for summerhouse at 4 Main Street, Preston



Figure 2: Proposed view of site for summerhouse at 4 Main Street, Preston



Figure 3: Current view of site for electric vehicle charging point at 4 Main Street, Preston



Figure 4: Proposed view of site for electric vehicle charging point at 4 Main Street, Preston



Impact assessment of proposed installation

The installation of the summerhouse and electric vehicle charging point will have no detrimental impact to the street scene. Neither will be of any detriment to the listed property; they are at some significant distance, and with no direct sightline of any of the property described in the Grade II listing. No part of the proposed works falls within 2.5 metres of the boundary.

Both will only be visible, at a distance of over 10 metres, from the gateway to the drive at the rear of the property. They will be screened from neighbours by surrounding hedges, fences and other vegetation. They will also be sympathetic in appearance to the locality. The addition of an electric vehicle charging point will be an asset locally, encouraging the use of electric vehicles by the current and future owners of the property and reducing the demand on other local public charging points.