

Heritage and Design Statement

Detached Oak Framed Garage

Rectory Cottage, Finchingfield Road, Little Sampford, CB10 2QT

The Site.

Rectory Cottage is a grade 2 listed building and resides within grounds covering 0.11 ha. A planning and listed application was approved in 2002 for alterations and extensions to the house as well as a detached garage to be built.

A further application was submitted in 2011 and then in 2014 for a detached oak framed garage. These applications were approved.

The Proposal.

This application is for a detached 2 1/2 bay timber framed garage almost identical the application approved in 2014. A Built Heritage Pre - Application Advice was sought before this application was submitted and the advice contained in the report forms part of this application (Ref UTT/21/3292/PA)

Use.

The bays will be used for parking – one parking bay to house an electric vehicle charger - with the ½ end bay containing an internal staircase and a small WC. The attic space will be used as a home office / study.

Layout.

The garage will be built some 49m North West of the dwelling and will be situated next to an existing area that is used for parking.

Scale.

The garage has an overall length of 8.6m with a depth of 7.33m. The height to the underside of the eaves beam is 2.1m from FFL and the ridge will be approximately 5.8m high from FFL with a roof pitch of 45 degrees.

Landscaping.

The existing driveway area will remain but the existing level will be reduced and leveled. Some trees will be removed to accommodate the new building and these have been shown on the plans. The existing timber post and rail fence and gates will remain. See Site Layout Plan for more details

Appearance.

The garage will have the main framing constructed using oak sitting on a red brick plinth. The panels between the main oak framing members will be constructed with timber studs and clad with timber feather edge boarding. The doors and windows will be in oak finished with an oak stain, with the glazing being clear glass. The 45 degree roof will be clad with plain tiles and the eaves will have exposed rafter feet with black ½ round guttering and black round rainwater pipes. Conservation style roof windows will also be fitted in the roof slopes. As the majority of the building is constructed from timber, the building will weather with age and will blend into the site more so than a brick or rendered structure. See materials sheet for more details