

Heritage Statement – 75 The Street, Newnham, ME9 0LW

Planning application ref: 22/502384

75 The Street, is situated in a designated Area of Outstanding Natural Beauty, in the village of Newnham. The property was built early 60's. The property is not listed, it is not in a conservation area nor is it in a floodplain zone. The house is set back 10m from the street and just over 18m from the houses on the opposite side of the street. The property is a 3 storey (bottom level is a garage only) detached house with a large garden to the rear. The site is approximately 0.075 Hectares.

The house has no particular character, significance or heritage to the village, 75 is one of the ugliest houses in Newnham and has no pleasing aesthetics. There are other 60's building in the village as well as listed buildings, Newnham has an eclectic mix of housing. The house hasn't changed over time other than an addition of a conservatory which we have removed. I believe all the outside materials are the originals.



View of house & front Garden from The Street

Our plan is to make the house more pleasing to the eye, by adding cladding to the top half of the house to fit in with next door and the cottages opposite and to render the red bricks. We have already changed the metal garage door to a wooden more attractive design.

Design and Access Statement

The proposal is to add a single storey side extension one metre wide, which will provide us with a larger porch storage area and utility room and a wider kitchen. There will still be side access to the garden. The Extension will not block neighbours opposites light, we also have a tree in our front garden which will hide the side extension from front on view.

We would also like to add a dormer into the roof to give us much needed head height to be able to use this as our main bedroom, my daughter is currently in small bedroom and now needs to move to a larger bedroom.

Side Extension

Current external views of house from street and garden.



The single storey side extension will be one metre wide, we would like this to give us the necessary space for our family of 4. The extra space will house a small utility room behind the porch/front door and widen the kitchen for the rest of the length. The roof will be pitched with small velux windows for light. We will be removing the side kitchen window which looks onto number 77. The extension and back of the house lower floor will be cladded with Eco cladding and the 2nd floor will be rendered at the back and side. The front of the house will be half cladded and half smooth rendered. There will be minimal impact to neighbours, we have our own drive way and layby so will not block the road for deliveries etc. No 77 has only one window facing our house which is a misted bathroom window on the 2nd floor. We will be replacing our upstairs side window to misted glass.

Dormer in roof

We would like to add a flat roof dormer into the roof. This will give us the much needed space for our growing family. We require the dormer to give us the necessary head height due to the shallow pitch of the roof and to make the room useable as a bedroom and to be able to use the access stairs to have enough room to enter the room. The Dormer will have an average sized bedroom window same as our current bedroom window. The dormer will be clad with eco cladding and have privacy cheeks, the cladding will extend past the windows to provide shade and privacy for us and neighbours. We will be able to see no more of neighbouring properties than we can already see from our bedroom and the current roof velux. The Dormer will not be seen from the street from either side. Our house is set back from number 77 so our house is not visible from within 77 or any of the Streets houses. Number 77, 73, 81, 71, 69 are the only houses that will be able to see the dormer from their gardens. We have no properties to the back of us.

We have lived here for 16 years and really don't want to move to gain extra space. We love Newnham.



DESIGN CONSIDERATIONS

On the opposite side of the road, there are 5 terraced cottages at 104,106,108,110 &112 The Street. There is also the grade II listed Calico House over a 100metres away. These are within the conservation area, we are opposite the cottages and not in the conservation area but believe our outside materials will blend well with the cottages and other cladded buildings in the village making our house much more fitting for the adjacent conservation buildings. We believe that the proposed extension at 75 The street, has a neutral impact on the setting of these buildings. There are a wide variety of different architectural styles on The Street, which make up the quaint, historical patchwork of the beautiful village of Newnham.

The design of the proposed extension and dormer will be coherent with surrounding existing buildings on The Street and the village. Measures have been taken to ensure that there are no adverse effects on any neighbouring properties, i.e nice outer materials and privacy cheeks. The property is set back enough that the side extension will hardly be seen from street view and the dormer can not be seen from the street.

See below first picture from further along the village showing number 73s roof with the apex window and from across the road. You can not see our roof from further along the village as its obscured by trees and other roof tops.



ACCESS

There will be no changes to access.

SITE EVALUATION CONCLUSION

We believe that the extension to the side and the dormer is of appropriate proportions and will have no negative impact on the street or any nearby or far away neighbours. By replacing the original hung wall felt tiles with cladding and the red bricks with smooth render, there will be a large improvement on the existing aesthetics. We feel that the dormer is a better option for neighbours than extended out from the 2nd floor as this would block neighbours sunlight. Furthermore we believe, improvement in the look of the property with the vernacular details of the extension together with the choice of materials will add to the distinctiveness of the area.

Thank you