

Heritage Statement for application reference 23/00271/FUL

About the development site

Property address - 38 High street, Wilburton, Ely CB6 3RA

Historic Heritage Legacy ID;- 49511

Listing NGR; TL4831974914

Nature of heritage asset

The Old Blacksmith Cottage(Elm cottage)was built late C17 to early C18 and is grade 2 listed.

Form & materials of the heritage asset

It is constructed from red brick , english bond on plinth.It has tumbled parapeted gable ends on kneelers leading to a long straw thatch roof. On the thatch roof there is a single flue ridge stack and an east end stack.

The cottage stands in a conservation area on the main Wilburton high street within a residential area. Surrounding are a variety of different buildings, some old and some new with another thatch property situated across the street.

One other planning application for the main house in 2021, permitted.

Significance of the asset

The cottage consists of a lobby entry plan with one storey and an attic as well as one gabled dormer, tiled with rendered gable which has initials as a date.

To the front elevation there are three ground floor three-light casements with drop shutters and the lobby entry doorway has boarded doors with bead and quirk moulding.

To the rear elevation there are two three-light casements and another two-light casement which is the shower room.

The original rear door opening from the lounge has been removed and replaced by a small window.

There are two separate staircases leading to the first floor at each end of the cottage. On the first floor there are three bedroom spaces and a landing area.

There is a separate Edwardian annexe which was previously used to store coal and sits within the rear left side of the garden.

Proposed works

The work proposed is to develop the annexe without affecting any of the original features. We would like to partially remove an existing external wall to create an opening allowing us to add a glass walkway link to the existing garage. Proposal to convert the garage into a usable living space connected to the annexe.

Make use of the existing, outdoor W/C adding a shower and hand basin to create a small shower room. On the opposite end add a small kitchen with no structural changes needed.

Add an EV charging point to the side of the garage.

Add electric gates to existing driveway for security purposes.

Impact of asset

There will be no adverse effect on the significance of the heritage asset as the planned works are minimal and original features retained.

In past years the annexe has not been used other than for storage and we would like to be able to not only restore the original features but utilise the space ensuring preservation for many years to come.

Preserving & enhancing the heritage asset

Restoring the heritage and returning the annexe to a high standard will support the need for modern living as well as preserving the character and originality of the building, bringing the property back to life.