

**DESIGN, ACCESS AND HERITAGE  
STATEMENT**

**PROPOSED CONVERSION OF GRANARY TO RESIDENTIAL AND  
NEW PEACH HOUSE AT MEADOW FARM. BROAD END,  
ELSWORTH.**



**PREPARED BY- MR. JASON TYERS BSC (HONS)**

## **INTRODUCTION**

JPT Design Consultants has prepared this Design and Access Statement on behalf of the applicants, Mr Beswick. It has been produced to help support a planning application for a proposed conversion of granary to residential and new peach house at Meadow Farm. Broad End, Elsworth.

The purpose of this Design and Access Statement is to ensure that the Local Planning Authority (South Cambridgeshire District Council) has a proper understanding of the proposal and that the local community is fully and accurately informed about what is proposed.

## **SITE AND LOCATION**

The site lies to the west of the centre of the village of Elsworth, Cambridgeshire. The OS tile reference is TL313636. The site has a pedestrian and vehicular access from Broad End. The site is not located in a flood zone but is a listed building in the local conservation area.

## **PROCESS**

Our Client is looking to convert the granary to residential and build a new peach house, existing and proposed plans accompany this application.

## **USE**

The proposed use of the proposal will be for residential use.

Access to the proposal will remain from the vehicular and pedestrian access from Broad End.

## **SCALE**

The proposed conversion of the granary and the addition of the proposed peach house sit well on the existing site and are of a scale that compliments the existing building without dominating it.

## **LAYOUT**

The plan layout of the proposals can be seen on the plans that accompany this application. The proposed floor level is 150mm above ground level of the site.

## **APPEARANCE**

The external materials for the peach house will be -

Mixed buff external facing brickwork to the plinth, green polyester coated aluminium frames, 4mm thick toughened safety glass.

The external materials for the granary conversion will remain the same throughout the conversion.

## **LANDSCAPE**

The proposed conversion will not require the felling of any trees for construction, but it will require the protection of the trees nearby. An arboricultural report will accompany this application. No materials or products will be stored underneath the canopies of the trees for the duration of the build and the arboricultural report will make reference to the tree protection.

## **ACCESS**

All access, pedestrian and vehicular will still remain from Broad End.

## **HERITAGE STATEMENT**

We feel that the works proposed will only enhance the existing property and provide a better use of space to the property.

The listed buildings details are –

Statutory Address:

MEADOW FARMHOUSE, 9, BROAD END

The building or site itself may lie within the boundary of more than one authority.

County: Cambridgeshire

District: South Cambridgeshire (District Authority)

Parish: Elsworth

National Grid Reference: TL 31363 63652

Details

TL 3063-3163 ELSWORTH BROAD END (West Side)

12/26 No. 9 (Meadow Farmhouse) 13.6.79

GV II

Farmhouse. c.1840. Brick south wall, timber frame and plastered, painted brick plinth. Low pitched hipped slate roof with boarded eaves. Two storeys, L-plan. Symmetrical facade of three 'bays'. Reeded doorcase with reveals and six-panelled door with rectangular fanlight flanked by three-light, flush framed hung sash windows. Two similar first floor windows and central twelve-paned hung sash window. End stacks. Included for group value. R.C.H.M. West Cambs mon.9 , p.8 7

Listing NGR: TL3136363652

We don't think the proposals are significant enough to change the listed building, but we believe the proposals will enhance the property and highlights progression of time and its use, in a respectful way.

There will be very little impact as the proposal is single storey and subservient to the main dwelling and will protect the street scene and the proposal will have very little affect to the majority of the fabric of the building or its setting. The other heritage assets in the village are to the north and south of the site (neighbouring) and will not be affected by the proposal.

Historically, there were buildings adjoined into the boundary wall where the peach house is proposed. Historic mapping shows these buildings and you can see the joints remains of the buildings on the boundary wall today.

In conclusion, we don't believe that the proposals will affect the listed building or be detrimental to the listed building, therefore protecting its heritage and the heritage of the neighbouring properties.