

Design, Access and Heritage Statement.

**Proposal at.
1 Church Lane.
Newmarket.
Suffolk. CB8 7LZ.**

Replacement of existing roof covering modern man made slate (mainly) to natural slate. Reduce the height of non-historic chimney, new lead detailing.

Site and Proposal.

Church Farmhouse is a grade II listed dwelling.

Farmhouse, late C16 early C17. Timber framed and plastered with steeply pitched slate roof: square red brick ridge stack. Three- unit plan with rear outshuts: one storey and attic. Two first floor and ground floor casement windows with glazing bars. Late C18 or early C19 two storey extension of two bays to the east. Painted red brick, slate roof and parapet gables and end stack. Dentil brick eaves course. Two first floor and one ground floor original three, leaded light casement windows. One similar ground floor window in pent-roofed extension to the original building at right hand main entrance. Reeded wooden doorcase and panelled door approached by stone steps. Interior has an inglenook hearth, boxed staircase, one early wooden mullioned window in rear wall and exposed timber-frame. The wall-plates and middle-rails project into the wall of the C16 tithe barn to the west.

Listing NGR. TL6425067544.

Significance of the Assets and Settings.

Planning policy seeks to enhance or preserve the character or appearance of a Conservation Area and preserve and enhance Listed Buildings.

As such it contributes to the overall historic character of Snailwell.

Considerations for Assets and Settings.

This application is to remove the existing roof covering which is mainly a modern man – slate and some clay peg tiles.

Felt and batten to existing roof structure. Provide new lead detailing.

Recover the roofs with a natural grey slate.

Minor repair work and pointing in mortars to match the existing to chimney stacks.

We feel that our submitted design does give appropriate consideration to the Heritage Asset

Impact of the Proposal.

The applicants have considered this work very carefully, looking at how the design affects the Listed Building and the Conservation Area. The proposal will have a minimal effect upon the Heritage Assets.

Use.

The property is used for domestic purposes, and this will continue to be the case, with the current owner using it as their main home. The existing roof requires attention due to age. Condition of some details is poor and water ingress is likely.

Amount.

The proposal is for stripping the existing roof, replacing lead details and using a natural slate to recover. We feel that due consideration has been given to the Listed Building and Conservation Area and believe that we have reached an appropriate design solution.

Layout.

The layout of the proposal has been determined by the restraints of the existing built structure and the Conservation Area and the physical boundaries of the site.

It is also dictated by the need to replace the existing roof covering.

Scale.

The scale of the development is of vital importance so that the setting within the conservation area remains balanced. We feel that our proposals are modest and will not affect the setting of other nearby buildings.

Appearance.

The appearance is critical to the success of any scheme and the impact upon the conservation area. We have considered the selection of the following materials very carefully to match the style and fenestration of building.

Walls.	Will remain the same.
Roof covering.	Modern man-made slate replaced with natural slate.
Doors and windows.	Will remain the same.

Landscaping.

The existing landscaping has been carefully planted and maintained over many years and we shall endeavor to minimize the disruption to this.

Access

The pedestrian access will remain unchanged, however, any comments and recommendations made by the Access Officer will be carefully considered and design and layout altered if necessary. The design will need to comply with any sections of Part M of the Building Regulations as deemed necessary.