

ONE BRADFORD COTTAGES, LODE ROAD, BOTTISHAM, CAMBRIDGE CB25 9DJ

BATHROOM CONVERSION AND WINDOW REPLACEMENT

DESIGN, ACCESS AND HERITAGE STATEMENT

01/DA/PR/01 Rev A

JUNE 2023



Photograph 1: front of property from Lode Road

Introduction

This Design, Access and Heritage Statement supports a listed building consent application for a bathroom conversion and other enhancements to 1 Bradford Cottages, Bottisham.

Character and appearance

Bradford Cottages (Nos. 1, 3 and 5 Lode Road, Bottisham) is a Grade II listed building (List Entry number 1127080). It was constructed late C17 and is a timber-framed, plaster rendered building with a half-hipped, thatched roof of long straw and a ridge stack. The present layout of three cottages dates from sub-division in the C19. Each has since been extended at the rear. A copy of the Official List Entry is attached. The front of the property is shown in the photograph above; the rear is shown in the photograph below (the window in the roof is part of 3 Bradford Cottages).

The site is located in Bottisham, to the north of the village conservation area. It is opposite a small triangular village green which forms the junction of Lode Road, High Street and Tunbridge Lane. Immediately to the south is a row of C20 shops with flats above, with vehicular access adjacent to 1 Bradford Cottages. Further to the south is a row of shops dating from C18, which are Grade II listed. Beyond is the Grade II listed Bell Inn. C20 houses are located on the other side of Lode Road/High Street on both sides of the village green.

Significance

Research undertaken using the following sources:

- Historic maps
- Historic England
- Old photographs



Photograph 2: rear of property

The original property was constructed in the late C17 as a single farmhouse, with its farmland to the west. The building was subsequently divided into three dwellings in the C19. An historic photograph shows a rear lean-to extension was in place in during C19, although this may have since been re-built. Subsequently, this was extended around the side to provide a bathroom and kitchen. This layout remained until the late C20 when a two-storey extension was constructed to the south to create the three-bedroom property that exists today. The plan below explains. The blue is the original C17 building, yellow the C19 lean-to extension and green the 1990s extension, incorporating the previous wrap around ground floor extension.



The building's significance is derived from the original C17 timber frame farmhouse and its thatched roof. As one of only a few historic buildings outside, and to the north of, the village's conservation area, it is of local significance, adding a touch of character to the northern end of the High Street and is indicative of Bottisham's former agricultural, rural character.

The C17 building is not affected by the development, except for removal of a short section of the already severed soleplate between the C17 building and the rear lean-to extension. The affected assets are the C19 lean-to extension, its C20 single-glazed window, and the C20 rear-facing double-glazed windows of the 1990s extension. These assets offer no historic significance and are not visible from any public locations.

The existing window to the proposed bathroom is a C20 single glazed timber window of poor thermal performance and unsympathetic appearance. The existing double-glazed windows to the C20 extension are starting to deteriorate, with sealed units failing, with a much heavier appearance than the proposed, more sympathetic flush casement replacements.

Design concept

Pre-application advice was sought from Local Planning Authority: Ref: PREAPP/00032/23

Proposed use

The proposal changes the use of the rear lean-to extension to a bathroom.

Amount of development

The proposal does not create any new development.

Layout and appearance

To facilitate the bathroom conversion, an existing external door is proposed to be blocked up (and made good to match the existing rendered wall). Photograph 3 shows the existing door in its sheltered location.



Photograph 3: existing external door to be blocked up.

Internally, a door frame and door are to be reinstated in the existing opening between the proposed bathroom and existing living room. A small section of the already severed C17 soleplate will be cut back to remove an obstruction to the doorway, as shown in photograph 4. The existing internal door to the hall will be blocked up and decorated to match the existing decoration.



Photograph 4: doorway to living room showing protruding soleplate

A suspended timber floor is to be constructed in the proposed bathroom to a) provide insulation, b) support under-floor heating and c) create a ventilation space for the existing structures.

The proposed bathroom will be completely redecorated with new plasterwork (including replacement of potentially asbestos containing material in the ceiling), tiling, bathroom fittings and lighting. The existing, visible timber frame wall to the living room will be retained as a feature in the new bathroom.

The rear-facing windows and patio doors from both the C19 lean-to and the 1990s extension are to be replaced with double glazed timber flush casement windows of a simpler design. A standard frame depth with 24mm double glazing units will be selected to provide the high levels of thermal performance. The top of the window opening to the proposed bathroom will be raised to a similar distance below the soffit as the adjacent kitchen-diner window.

The photographs below show the location of the windows to be replaced. The new windows are shown in drawings 01/EL/PR/01, 02 and 03.

Landscaping

No changes to the existing landscaping are proposed. The existing landscaping will be reinstated following excavation for connection to sewer in the rear garden.

Access

Vehicular and pedestrian access to the property will remain unchanged by the proposals.

Access to the proposed bathroom is improved by the removal of the short section of already severed soleplate, creating a full-width doorway, and the installation of the suspended floor will reduce the number of steps to one.

The proposed enlarged window provides a secondary emergency escape option in lieu of the existing back door, which is proposed to be blocked up.



Photograph 5: window to proposed new bathroom (left) and to kitchen-diner (right)



Photograph 6: windows to 1990s rear extension

Assessment of impact

The proposed development is of low impact.

The proposals do not disturb the features that contribute to the building's significance, nor are any changes visible from the road or any other public place.

The only historic fabric proposed to be removed is the short section of already severed soleplate between the C17 building and the rear lean-to extension, which improves access through the existing doorway. Removal of the short section of soleplate protruding into the doorway was advised

as likely to be permissible by the heritage officer during a site meeting because it had already been severed.

The replacement windows are traditional-style flush casement double-glazed timber windows. The simpler design proposed better reflects the cottage style of the property and will enhance the appearance of the building from the rear garden. The proposed French grey colour has been selected to soften the appearance of the windows against the white render, where currently the black window frames with numerous heavy glazing bars dominate the rear elevation, detracting from the thatch.

The blocked up external door is not visible from the garden or other adjacent properties, and its loss has no impact.

The suspended timber floor and choice of insulation materials are designed to continue to provide sufficient ventilation to the fabric of the building.

Conclusion

The proposals enhance the appearance and functionality of the property, minimise any impact on the building's historic fabric and maintain its local significance.

1, 3 AND 5, LODE ROAD

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1127080**

Date first listed: **15-Jun-1984**

Date of most recent amendment: **24-Feb-1993**

List Entry Name: **1, 3 AND 5, LODE ROAD**

Statutory Address 1: **1, 3 AND 5, LODE ROAD**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Understanding list entries (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

Corrections and minor amendments (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **1, 3 AND 5, LODE ROAD**

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

County: **Cambridgeshire**

District: **East Cambridgeshire (District Authority)**

Parish: **Bottisham**

National Grid Reference: **TL 54295 60794**

Details

In the entry for:-

TL 5460 BOTTISHAM LODE ROAD (west side) 11/20 Nos 3 and 5

- II

the address shall be amended to read:

TL 5460 BOTTISHAM LODE ROAD (west side)

11/20 Nos 1, 3 and 5

- II

TL 5460 BOTTISHAM LODE ROAD (West Side) 11/20 Nos. 3 and 5

II

Cottage, probably late C17. Timber-framed, plaster rendered with a half-hipped, thatched roof of long straw and a ridge stack. The present plan of the cottage probably dates from a sub-division in the C19, and most likely replaces one of lobby-entry type. One storey and attic. Two gabled dormers break eaves. Three windows and two doors, all C20.

R.C.H.M. (North East Cambs.), p11, mon (38)

Listing NGR: TL5429560794

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **49293**

Legacy System: **LBS**

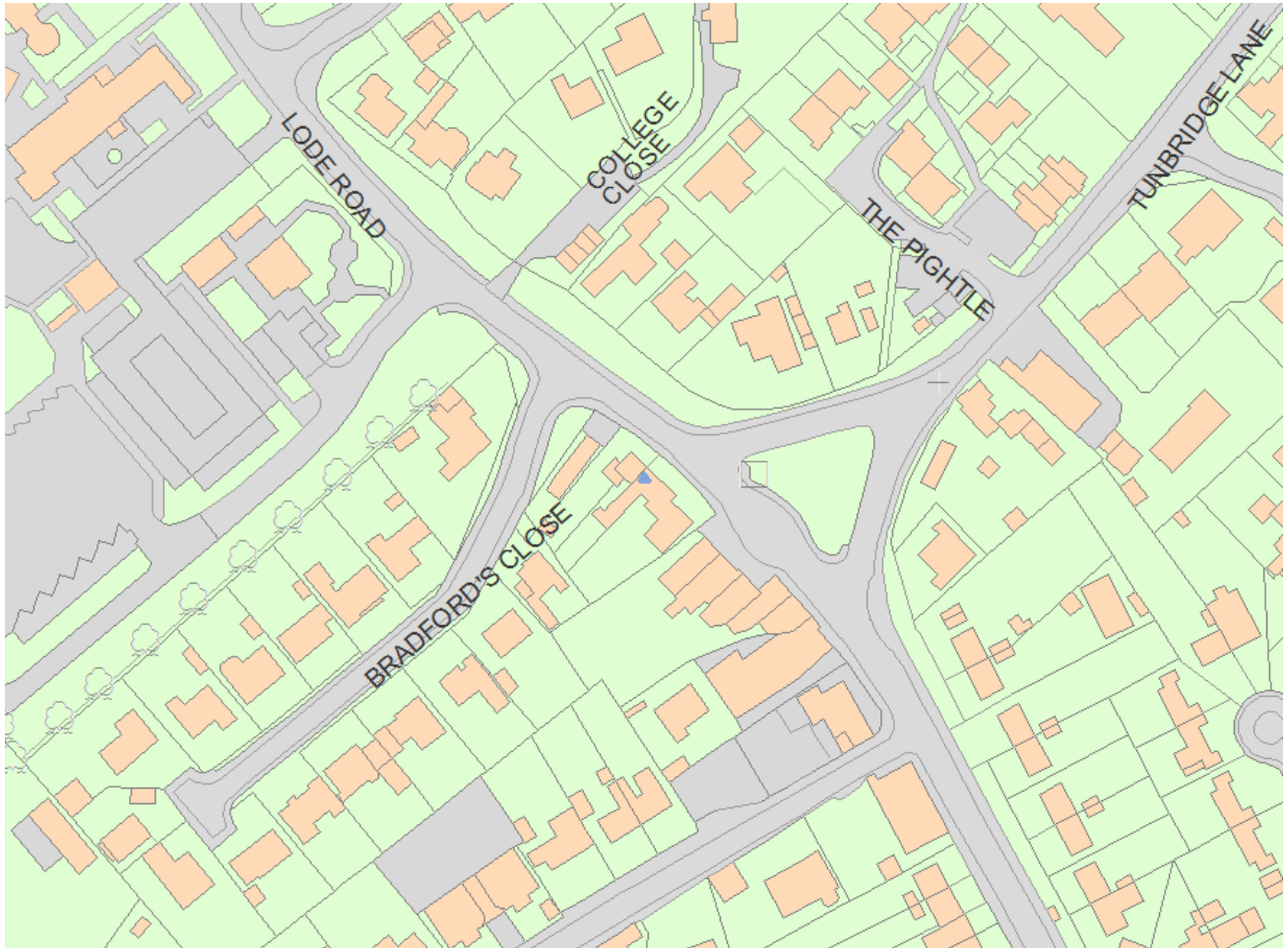
Sources

Other

An Inventory of the Historical Monuments in Cambridgeshire North East, (1972)

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

This map is for quick reference purposes only and may not be to scale.
This copy shows the entry on 02-May-2023 at 20:48:59.

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End of official list entry



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