



# **Heritage Impact Assessment**

## **New Roof Dormer & Internal Alterations**

### **Property address**

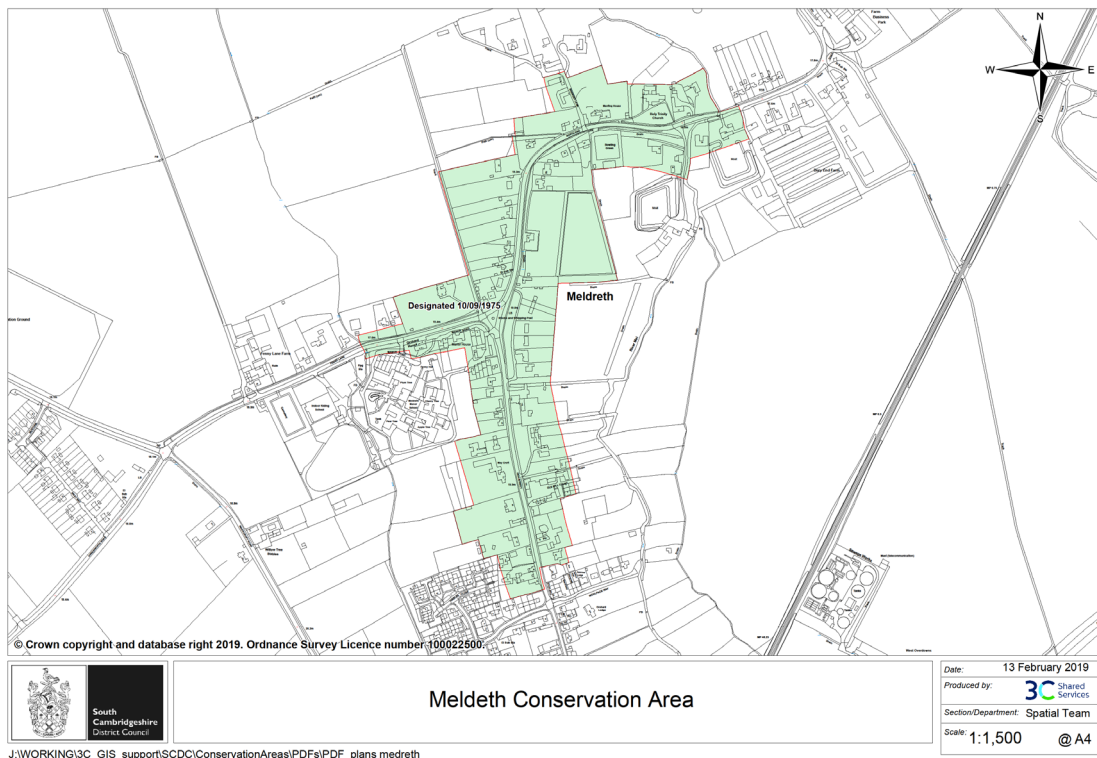
79 High Street, Meldreth, Cambridgeshire, SG8 6LA

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## 1.0 Introduction

- 1.1 This Heritage Impact Assessment has been prepared to support the planning application for works to form a new roof dormer, form two new roof windows, form two new window openings and internal alterations to 79 High Street, Meldreth, Cambridgeshire.
- 1.2 Meldreth is a village in South Cambridgeshire, located around 10 miles south-west of Cambridge and about 4 miles north of Royston.
- 1.3 Meldreth Conservation Area was designated on 10 September 1975. See below.



- 1.4 Conservation Areas are defined as areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance via careful management.
- 1.5 The special character of conservation areas means that the control of development is stricter than in other areas. This means that:
- New buildings and the surrounding spaces must preserve or improve the character of the area.
  - The siting, scale, height, form, details and building materials will all need to be carefully chosen.

1.6 In Conservation Areas, house alterations require planning permission if they involve:

- *Building an extension to the side of a home.*
- *Building any structures, enclosures, pools or containers at the side of a home.*
- *Building a rear extension of more than one storey.*
- *Building a rear extension of greater than three metres depth for an attached house, or four metres for a detached property.*
- *Cladding the outside of a house.*
- *Materially adding to or altering the roof.*
- *Putting a satellite dish or antenna on a chimney, roof slope or wall which faces onto, and is visible from, the highway; or on a building which is higher than 15m.*
- *Installing, altering, or replacing a chimney, flue or soil vent pipe on a wall or roof slope which fronts a highway and is part of the main or side elevation of the house.*
- *Installing solar photovoltaic (PV) or thermal equipment.*

1.7 This Heritage Impact Assessment is supported by the following drawings submitted with the planning application:-.

- WIL\_001-001 Site Plan & Location Plan As Existing and As Proposed
- WIL\_001-002 Ground Floor Plan As Existing
- WIL\_001-003 First Floor Plan As Existing
- WIL\_001-004 North & East Facing Elevations As Existing
- WIL\_001-005 South & West Facing Elevations As Existing
- WIL\_001-006 Ground Floor Plan As Proposed
- WIL\_001-007 First Floor Plan As Proposed
- WIL\_001-008a North & East Facing Elevations As Proposed
- WIL\_001-009 South & West Facing Elevations As Proposed
- WIL\_001-010 Section A-A As Existing
- WIL\_001-011a Section A-A As Proposed
- WIL\_001-012 Office Floor Plan As Proposed

## 2.0 Property Description

- 2.1 79 High Street, Meldreth is a five bedroomed detached property built in 2010.
- 2.2 The ground floor comprises an entrance hall, living room, study, cloakroom, kitchen / dining room, utility room, large family shower room and three bedrooms, including a guest room with en-suite facilities.
- 2.3 At the end of the hall there is a master bedroom with a second staircase leading up to a first floor dressing room and a bathroom.
- 2.4 On the first floor there is a galleried landing, two bedrooms and a shower room.
- 2.5 Outside the property there is a gravelled parking area and access to a double garage.
- 2.6 A staircase leads up from the garage to a home office.
- 2.7 To the rear of the property the garden is fully enclosed and laid to lawn with a patio adjacent to the house.
- 2.8 The property is constructed on a level site and is assumed to have cavity blockwork walls covered with timber weatherboarding below a pitched roof covered with concrete tiles. The timber windows are double glazed.
- 2.9 Internally, the property is fitted out with plastered and painted walls and ceilings, internal joinery and a mixture of carpet, ceramic tiling, engineered timber and laminate flooring.
- 2.10 For the purposes of this report, the front elevation of the property is assumed to face east and all directional references in this report follow this orientation.

### 3.0 The Proposed Development

- 3.1 The proposed works comprise the formation of a new dormer window in the home office to the north facing elevation.
- 3.2 The new dormer window will be a painted timber, double glazed window to match the other existing windows to the property.
- 3.3 The new dormer will be formed as a softwood timber structure with a pitched roof covered with new clay plain tiles to match the existing main roof of the property.
- 3.4 The vertical window surround will be clad with painted timber cladding to match the main house.
- 3.5 The existing 2nr roof windows to the south facing roof slope to the home office will be removed and will be replaced with plain clay tiles to match the existing roof.
- 3.6 2nr new conservation roof windows will be added to the west facing roof slope to provide additional natural light to the first floor bathroom and a new wider landing space to the staircase leading from the main bedroom.
- 3.7 2nr new double glazed, painted timber windows will be added to the rear of the garage to the south facing elevation.

### 4.0 Significance & Impact Assessment

- 4.1 The works described above will be carried out using traditional materials to match those used elsewhere in the property. Therefore, the proposed works are unlikely to be contentious to the surrounding residents and neighbouring properties or cause harm to the conservation area.
- 4.2 The proposed dormer, windows and conservation roof windows will compliment the character of the property and the local environment.
- 4.3 By paying reference to the scale, mass, fenestration and materials of the existing property, the proposed alterations would be of a size, scale and design which is compatible with the existing building.
- 4.4 The proposed dormer windows and roof windows are compatible with the existing design of the property and will not be incongruous additions.
- 4.5 Therefore, there is no impact to the setting or character of the conservation area.