

Heritage, Design and Access Statement.

Proposal at.

Barn. 2.

Clear Farm.

South End.

Bassingbourn.

Royston Herts. SG8 5NL.

Application for: Single storey side extension.

Site Description/ Area.

The application dwelling is one of two constructed in the last six years and occupies a site where a timber commercial barn once stood but was destroyed by fire in 2004. The site is within the Clear Farm complex and part of the site falls within the Conservation Area. There are no other relevant site constraint.

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.

The property which this application concerns is not a Listed Building.

There are relevant Listed Buildings close by. Part of Clear Farm barn complex is a red brick dovecote of around 1800. Grade II Listed. In terms of planning policy it is considered to be a designated heritage asset. The rest of the farm buildings were burnt down by discontented farm labourers in 1849. The buildings around the dovecote were built shortly after as replacements and were converted for residential use towards the end of the twentieth century.

The former United Reform Church also listed lies to the north and has now been converted to residential use. Norman Hall Grade II. 21 Church Street is on the opposite side of the road and to the South.

Considerations for Assets and Settings.

The proposal is to the north gable end of the dwelling and is not readily visible. The proposed single storey extension is subservient to the main dwelling and constructed from the same materials. Both the ridge and eaves heights lower than the main dwelling.

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 work may affect the Conservation Area. The proportions and finish being our main concern. Materials proposed reflect and compliment those used to construct the original dwelling and of neighbouring properties The proposal will have a minimal effect upon the Conservation Area.

Use.

The main property is used for domestic purposes, and this will continue to be the case, with the current owners keeping this as their main home. We intend to upgrade some aspects of thermal performance of the dwelling so reducing energy consumption.

Amount.

The proposal will provide a modest garage with general storage in the roof space.

Layout.

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

Scale.

The scale of the development is of vital importance so that the setting within the conservation area remains balanced. We feel that our proposal is modest and will not affect the Listed Building.

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.	Some black stained weather boarding.
Roof covering.	Natural Slate to match existing.
Windows and Doors.	Dark Grey.

Landscaping.

The existing landscaping has been carefully cultivated as a wild garden creating natural habitat for insects and birds the owners intend to maintain areas of wild flowers and grasses.

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.