

Your ref:
Our ref: H9282/JS
Date: 09 OCT 2023

HERITAGE STATEMENT
FOR
2 OIL MILL LANE,
WISBECH
CAMBRIDGESHIRE
PE13 1NW

1.0 INTRODUCTION

This Heritage statement is to be included with the Householder application within a conservation area, for the replacement windows and doors from single pane timber to double glazed Upvc units.

Documents to be included within the application are the Application Form, Biodiversity Checklist, Flood Risk Map, Heritage Statement, Design and Access Statement and associated drawings.

2.0 SITE VISIT

There has been no visit from a conservation officer, so instructions and comments have not been provided.

3.0 HERITAGE ASSETS

2 Oil Mill Lane, Wisbech holds no listed status, however the building is located within the Wisbech (Fenland) conservation area, the building is set away from the road, and due to the orientation is only partly visible from North Street (Primary Road).

2 Oil Mill Lane, is located behind several listed buildings, lining North Street, these heritage assets are as followed:

3.1 **Heritage Asset 1 – 34 Old Market (Grade II)**

Early C18 house, altered. Painted brick and stucco. Steeply pitched slate roof with end stack to right hand. Two storeys and basement. Said to have been the home of Jane Stuart, illegitimate daughter of James II. Three first floor flush- framed hung sash windows, shop window and pedimented wooden doorcase, with rectangular fanlight. Stone steps with stone balustrade. For reference to Jane Stuart see Friends Meeting House, North Brink.

3.2 Heritage Asset 2 – 9 and 10 North Street (Grade II)

Late C18 or early C19 house and shop. Local brown brick with modern tiled mansard roof originally with shaped gables. End stacks. Two storeys with attics and basement, rear outshut. Shallow parapet with stone coping. Four first floor windows in flat gauged brick arches, two inner windows above entrances twelve-paned hung sashes, flanked on either side by sixteen-paned hung sashes. Shop window to No. 9 fixed light, with glazing bars in original gauged brick arch. Shop door slightly recessed with fanlight in round-headed arch. Entrance to No. 10 has wooden doorcase with broken pediment, reeded reveals and round-headed arch, patterned fanlight and six-panelled door. Interior has panelled window cases with shutters, panelled door and closed string staircase with slender newel posts all contemporary. Some of these details repeated in No. 9. NMR (C. Gregory, Wisbech photographic collection) 1982. Photographs and prints, C18 and C19, W. & F. Mus.



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9-10 North Street (Grade II)



34 Old Market (Grade II)

4.0 JUSTIFICATION OF AFFECT

The building does not hold any listed status therefore is suitable to support the adaptation from timber joinery to Upvc.

The change will positively affect the building by increase its thermally efficiency and therefore its environmental offset, cover basic planning policy of improving existing homes.

Additionally, the change in materials will not be detrimental effect on the surrounding conservation area as it will meld within the neighboring building, such as the three storey Fenland House Cattle market (F/YR06/1356/F).

5.0 PLANNING HISTORY & SURROUNDING PLANNING HISTORY

2 Oil Mill Lane does not currently hold any previous planning history from the last 5 years.

6.0 PLANNING POLICY

6.1 **NPPF – National Planning Policy Framework**

134. Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design52, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to: a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.