



## HERITAGE IMPACT & JUSTIFICATION STATEMENT

PROPOSED REMOVAL OF MODERN 'UP & OVER' GARAGE DOOR, REPLACED WITH PAINTED TIMBER GLAZED SCREEN TO CREATE ADDITIONAL BEDROOM.

The Dovehouse  
Main Street Collyweston  
Cotterstock  
Peterborough  
PE8 5HD

**Job No. 1387**

### 1.0 INTRODUCTION AND BRIEF

1.1 This Heritage Statement is prepared in support of an application for a glazed timber screen to replace a modern 'up & over' door' to enable the space to be converted to a bedroom.

1.2 The application site sits within an established residential area which falls within the Conservation Area of Cotterstock.

All of the site falls within the ownership(title) of the Dovehouse

1.3 Our proposals seek to follow the use of traditional materials to ensure the aesthetics meld with the local area.

1.4 Paul Bancroft Architects have been engaged by the applicants to prepare a high quality design solution, attractive and sustainable that will be seen as a positive addition, whilst ensuring the solution remains wholly sympathetic to its area and surroundings. This Heritage Statement demonstrates that, rather than being harmful to the setting, the proposals positively enhance the character and appearance of the Area. The proposal is entirely appropriate.

- 1.5
- **Visual Impact** – The dwelling sits well back from the main road.
  - It employs quality traditional materials, detailing and a scale befitting of the Conservation Area.
  - The additional bedroom does not alter the footprint or massing of the property as a whole.
  - **Residential Amenity** – The proposals do not cause any overlooking. The dwelling sits deep within its existing property boundary.
  - To the north is open countryside therefore no risk of negative amenity
  - There is no risks from overshadowing to the neighbouring properties.
  - **Highways** – The existing access to The Dovehouse remains unaltered.
  - Access is via an existing entrance way off the private access.
  - The existing access onto the main road provides excellent forward pedestrian visibility and good visibility splays.
  - The existing car park capacity is plentiful and underused and therefore can comfortably accommodate 3 or more parking spaces, the loss of a garage that was barely large enough to house a motor vehicle should not be seen as detrimental.
  - The driveway/ parking area provides ample manoeuvrability and the opportunity of exiting onto the private drive in a forward gear before exiting onto the highway.

1.6 Falling within the Conservation Area and amongst other dwellings the pressed metal 'up and over door' will be replaced with a traditional flush casement styled window/screen to minimise any visual impact.

It is not considered that the proposal would impact at all upon the amenity of neighbouring occupiers and therefore accords with the Amenity Provision of the Local Plan.

## 1.0 INTRODUCTION AND BRIEF

- 1.7 The site is within the Cotterstock Conservation area therefore and mindful of nearby listed properties we have considered this by ensuring the choice of materials will not have any detrimental impact on nearby heritage assets.
- 1.8 All will be built in excess of the latest building regulations and incorporate a number of sustainable measures thus reducing its energy generation requirements.
- 1.9 The proposed layout is included with the application.
- 1.10 In this context, the proposed dwelling will not look out of place, or at odds with the established pattern or grain of local development. To the contrary the proposals will add quality, far more than a pressed steel door.
- 1.11 Given the diverse characteristics of the locality, the proposals should not be seen incongruous or out of place, in fact the proposals are of a similar scale and material choice, to others close by.
- 1.12 This works will give rise to no adverse amenity impacts with other nearby dwellings, therefore there will be no issues of privacy loss or overlooking will arise.
- 1.13 The existing boundary wall remains unaltered.
- 1.14 Private garden space for the replacement is ample and within the immediate proximity of the property.
- 1.15 The dwelling is set within its established residential settlement and already enjoys a high measure of passive surveillance. The proposals will incorporate appropriate crime prevention measures, including window locks etc.
- 1.16 Overall, we consider that neither the property, nor the Conservation Area character will be harmed by the proposals. Its high quality architecturally design and its sustainability will ensure that relevant statutory tests can be satisfied.

Paul Bancroft Architects  
November 2023

