

# GREG SABERTON DESIGN

Tom's Hole Barn, Branch Bank, Prickwillow, Ely  
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## Heritage Statement for Proposed replacement dwelling

### 1. Name & Address of the Site

Mr I Walker  
25 The Pits  
Isleham  
Ely, Cambs  
CB7 5QS

### 2. List Description

N/A

### 3. Proposed development

Proposed replacement dwelling

## HERITAGE STATEMENT

### 4. Setting

Isleham is a small village and civil parish in the English county of Cambridgeshire. It is part of the Fens.

Isleham is located in the Fens of south-east Cambridgeshire. The western parish boundary is formed by the Crooked Ditch or Crooked Drain, the eastern boundary largely by the Lea Brook and the north by the River Lark. The village lies on the B1104 from Prickwillow to Chippenham. Isleham is twinned with Nesles in France and Magdala in Germany and recently with Maltov in Russia.

The Pits is located to the south of the village, our client's property is within the Isleham Conservation Area and was built on an old chalk quarry, from where the road name derives.

**5. Significance**

The property is now derelict and the proposal will enhance the area.

**6. Development**

The property as previously mentioned is derelict. It is proposed to build a new three storey dwelling with a basement to accommodate a single garage along with 2no. bedrooms with wet rooms and hallway this is a revised scheme of previously refused application 22/00837/FUL.

**7. Features**

There are no real features to this proposal other than it is designed to be in keeping with the existing street scene along The Pitts and as viewed from the communal garden. It is proposed to use Morvan grey brickwork, white k-rend render, along with Brecon grey landmark slate roof finish and anthracite grey upvc windows and doors throughout with anthracite grey aluminium garage door. It is also proposed to have solar panels on the roof.

**8. Impact**

In conclusion it is felt that the proposed revised scheme for a replacement dwelling will enhance the street scene and have no impact on the surrounding properties or the Isleham Conservation Area.



**Existing front/side elevation with parking area off The Pits**



**Existing garage/outbuilding fronting The Pits**





**Existing rear elevation**