

31b London Road, Chatteris, Cambridgeshire.

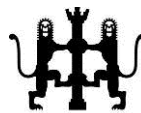
Proposed new gate and new patio area.

Ms J Wool



HOUSEHOLDER APPLICATION

**HERITAGE STATEMENT
November 2023**



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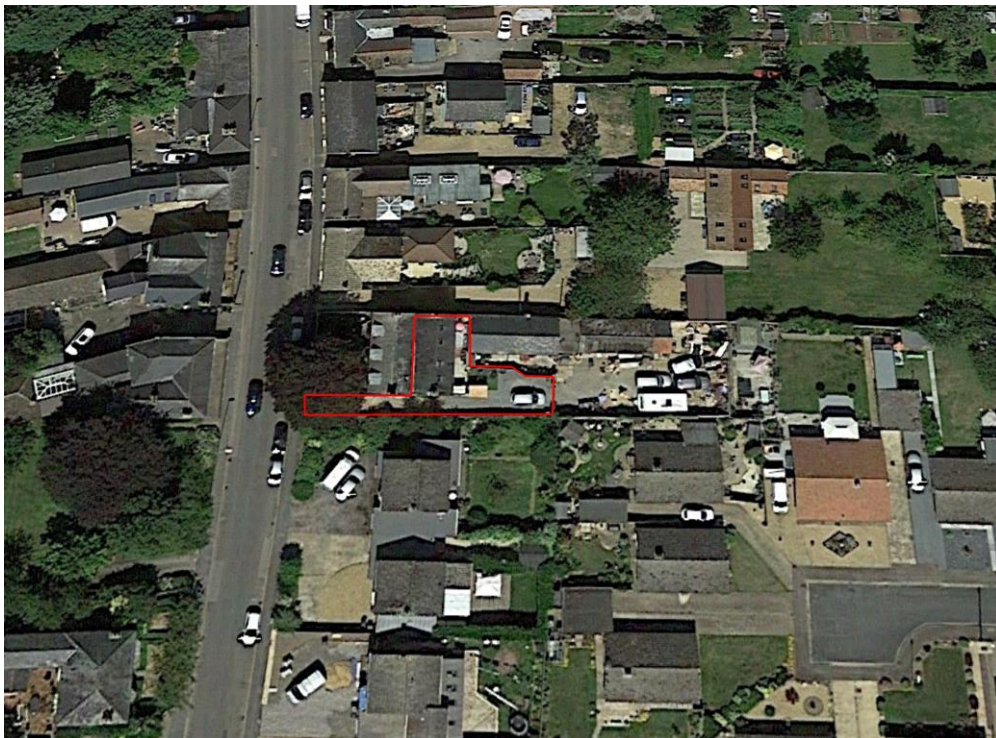
1. INTRODUCTION

- 1.1 This statement has been prepared on behalf of Ms J Wool for whom I submit a Heritage Statement in support of the proposed new timber gate and patio area to the rear of 31b London Road, Chatteris, Cambridgeshire at the request of Fenland District Council - Development Control Department.
- 1.2 The aim of the heritage statement will be to show how the proposed development will address the impact on the immediate environment and respect the character of the local area.
- 1.3 The heritage statement will outline the proposals for the site showing how the applicant has considered the impact of the proposed development on the character of the immediate area.
- 1.4 The proposal is for a new timber 5-bar gate and new patio area to the rear of the property replacing existing Heras fencing and a poor mixture of surface finishes.
- 1.5 The proposal will use materials to match the existing building and be sympathetic to the character of the area and will respect the existing Conservation Area.



2. CONTEXT

- 2.1 The site comprises an area of approximately 0.11 hectares towards the middle of Chatteris. The settlement character of the immediate context is varied; with many of the traditional buildings being close to the edge of London Road and varied footpath widths with either small front garden areas or dwellings directly accessing the footpath. There are varied styles of housing from detached to semi-detached and terraced houses and materials are also varied with a mixture of traditional stock bricks, with slate roofs and small profile roof tiles. There are examples of more recent modern dwellings adjacent to the site in a detached form.
- 2.2 Access to the site is from the West – London Road. The surrounding area is predominantly residential with a mixture of house styles.
- 2.3 To the north of the site is an existing boundary wall and the property 31c London Road.
- 2.4 To the east of the site is a gravel driveway that serves the parking for 31c London Road and forms a shared access back to London Road. A timber set of gates and brick piers forms the boundary.
- 2.5 To the south of the site is a low-level brick boundary wall which provides a secure boundary treatment to the adjacent modern two storey dwellings.
- 2.6 The application site is generally level but has a small change in level in the rear garden area, which should not affect the proposal.



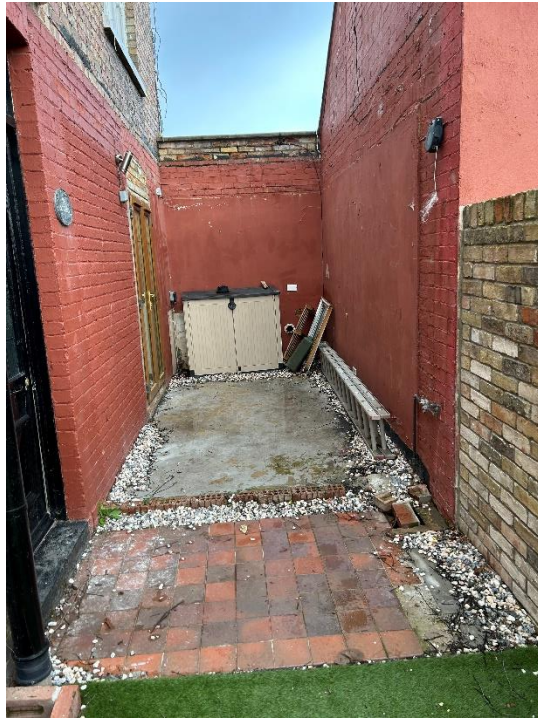


Existing view of boundary wall and fence treatment to the rear of 31b London Road.



Existing view of rear garden to 31b London Road, showing temporary fencing to stop dogs getting out.





Existing view of rear garden looking north showing various poor surface finishes.



Existing view of rear garden looking south showing existing surface finishes.



3. HERITAGE

The proposal has been considered against the Chatteris Conservation Area as well as the NPPF.

What heritage assets (designated or undesignated) and settings will be affected by the proposals?

The site itself lies inside of the Chatteris Conservation Area and the proposal will not detrimentally affect any designated or undesignated heritage assets in close proximity.

The nearest Listed Building are 31, 31a, 31b and 31c London Road, 8 London Road, 16 London Road and 39 London Road and as such will be unaffected by the proposal.

31, 31a, 31b and 31c London Road

This is a Grade II Listed Building. 2. A late 18th Century house with later parallel range to rear. Modern tile roof with tumbled parapet gables and saw-tooth eaves cornice. End stacks. Two storeys and attics. Three dormers with hung sashes with glazing bars. Symmetrical, 3 window range of later hung sashes with glazing bars in cambered arches. Two later canted bays with hung sashes to ground floor. Doorcase of pilasters with plain entablature. Later door of 2 flush and 4 glazed panels with semi-circular fanlight with glazing bars. Panelled reveals. Garden front left hand wall has one pier of similar brick with stone, ball finial. About 8 ft high. Similar pier to right hand now reduced.

8 London Road (located north of the application site)

This is a Grade II Listed Building. A mid-19th Century house. Gault brick with red brick to side elevations. Slate roof of shallow pitch. Two storeys. Three window range of hung sashes with glazing bars in cambered, gauged brick arches. Double recessed arch to central doorway with door of 4 fielded and 2 flush panels. Band between floors.

16 London Road (located opposite the site entrance)

This is a Grade II Listed Building. A mid-19th Century house, Gault brick. Hipped, slate roof with dentil eaves cornice. Two storeys. Road frontage has 4 window range of hung sashes with glazing bars in flat, moulded arches. Ground floor with 4 full length casements with fixed headed lights and louvred shutters. Side entry with Gothic arch to porch.

39 London Road (located south of the application site)

This is a Grade II Listed Building. A mid-19th Century house. Gault brick. Slate roof with one ridge and one end stack. Two storeys. Three window range of hung sashes with glazing bars in cambered arches. Double recessed arch with key block to central doorway. Late C18 rear range of red brick and gault brick. Pantiled and cement tiled roof with internal stack. One storey and attic.

There are some modern dwellings located to the south of the application site which have a varied mix of modern materials. We do not feel that there are any undesignated assets or locally important buildings that will be impacted by the proposal.



What is the significance of the assets and settings affected including:

- **What gives the assets/settings their significance?**

There are no other assets, or their settings affected by the proposal.

- **How significant (or important) are they?**

The historic assets and Listed Buildings are of the utmost importance to Chatteris but have negligible impact on the application site.

- **How does that significance vary (or stay the same) for differing parts of the assets/settings?**

The proposed development will have minimal detrimental effect on the assets or their setting and by using good quality materials it will enhance the local context and the wider Conservation Area.

How has the scheme taken account of the level and nature of the significance of the heritage assets and settings?

The scheme looks to provide an improved patio area and gravel area to the rear of the property with a good quality 5-bar timber gate. The existing parking arrangement will remain unchanged as car parking will continue to be provided within the rear garden. The materials proposed are all traditional materials that are sympathetic to the context.

What will the impact of the proposal on the significance of the heritage assets and setting affected be?

Due to the reasons set out above, the scheme will not have a detrimental impact on the Conservation Area but instead will act as a positive addition to the Chatteris Conservation Area.

4. DESIGN STATEMENT

Use

- 4.1 The proposed Householder Application seeks to establish permission for a new 5-bar timber gate and patio/gravel rear garden area that replace existing astro-turf and poor surface finishes.

Amount

- 4.2 The proposed householder planning application is for a new 5-bar timber gate and patio/gravel rear garden area that replace existing astro-turf and poor surface finishes.



Layout

- 4.3 The layout uses the space available and works within the existing boundary constraints.
- 4.4 The proposed 5-bar timber gate takes reference from the existing timber 5 bar gate that exists to the shared driveway.

Scale

- 4.5 The proposed 5-bar gate is in scale with the existing timber gate that exists at the address.

Landscaping

- 4.6 There is minimal existing soft landscaping around the current driveway and rear garden. The proposal will not see a loss of soft landscaping.

Appearance

- 4.7 The proposed 5-bar gate has been designed in timber and reflects the existing 5-bar gate to the shared driveway.
- 4.8 The patio area proposes using good quality paving slabs with appropriate drainage measures to ensure no surface water flooding takes place and gravel will be used as appropriate to match the existing surface finish to the driveway area.

Materials

- 4.9 The materials will reflect the local vernacular and avoid being over fussy or indeed over-bearing.
- 4.10 The materials used will reflect modern day materials offering maximum value to the client whilst considering the sustainable issues.

5. Conclusion

- 5.1 The proposed 5-bar timber gate and new surface treatments will be of a good architectural quality and have been carefully thought out to provide a quality development that will enhance the character of the immediate area whilst respecting the Conservation Area.
- 5.2 The proposed works will be sympathetic to the existing scale and character.
- 5.3 The proposal will enhance the site and provide much improved surface treatment and security for the rear garden area at 31b London Road.



