



THE ENGLISH LISTED



Design and Access Statement

The Homestead
60 Church Street
Willingham
Cambridgeshire
CB24 5HT

May 2021



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1.0 INTRODUCTION

This design and access statement supports an application for the erection of a detached extension with a glazed section linking to an existing building (formerly 'at risk') that was substantially rebuilt and renovated with full content by the current owners in the 1990's. The proposal has been designed to enhance the understanding of the special nature of the heritage asset. Additionally, within this application are roof adjustments to the existing modern double garage/annex to allow better use of the first floor room for use as a home studio. Specific modern windows are to be replaced with higher performing in-keeping heritage units with repairs and adjustments made to some of the original ones. Alterations to the main house are also included.

The accompanying documentation includes full plans, elevations, sections and internal and external rendered images which provides details and context in support of the application.

1.1 THE SITE

The Homestead is a grade II listed dwelling with five bedrooms, sited within the Willingham Conservation Area in the county of Cambridgeshire. The building is a late C18/Early C19 gault brick English Bond building with a mix of red brick to the gable end walls. Some characteristics of note are a tiled roof, steeply pitched, with dentil eaves cornice and tumbled end parapets.

A large section of the house is of modern construction renovated and rebuilt in the 90's adjoining the main 18C building at approximately 90 degrees.



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2.0 PLANNING HISTORY L20 YEARS

ALTERATIONS - REPAIR AND RECONSTRUCTION OF LEAN-TO WITH STAIRCASE UNDER NEW TILED ROOF INCORPORATING 2 ROOF-LIGHTS AND HEIGHTENED CHIMNEY. INSTALLATION OF ATTACHED CAST IRON RAILINGS AND GATE AND TIMBER VEHICULAR AND PEDESTRIAN GATES

Ref. No: S/2381/05/LB | Received: Tue 13 Dec 2005 | Validated: Tue 13 Dec 2005 | Status: Application Permitted

PART DEMOLITION INTERNAL AND EXTERNAL ALTERATIONS EXTENSIONS AND REFURBISHMENT

Ref. No: S/1909/93/LB | Received: Thu 09 Dec 1993 | Validated: Thu 09 Dec 1993 | Status: Application Permitted

EXTENSION AND DOUBLE GARAGE

Ref. No: S/1908/93/F | Received: Thu 09 Dec 1993 | Validated: Thu 09 Dec 1993 | Status: Application Permitted

ONE DWELLING

Ref. No: S/1370/92/O | Received: Wed 01 Jan 1992 | Validated: Wed 01 Jan 1992 | Status: Refused Application

REPLACEMENT KITCHEN ROOF

Ref. No: S/1369/92/LB | Received: Wed 01 Jan 1992 | Validated: Wed 01 Jan 1992 | Status: Application Permitted



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3.0 PLANNING POLICIES

3.1 National Planning Policy

3.1.1 National Planning Policy Framework (NPPF) (2018)

7. The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

185. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- c) the desirability of new development making a positive contribution to local character and distinctiveness; and
- d) opportunities to draw on the contribution made by the historic environment to the character of a place.

189. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require



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developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

190. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

192. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development of new development making a positive contribution to local character and distinctiveness

193. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

194. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm or loss of:

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional.

196. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.



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200. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

3.1.2 Planning Practice Guidance (PPG)

Available from March 2014, the PPG is an online guidance resource which is updated continuously.

Paragraph 003 – What is meant by the conservation and enhancement of the historic environment?

The conservation of heritage assets in a manner appropriate to their significance is a core planning principle...Conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets...In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time.

Paragraph: 019 – How can proposals avoid or minimise harm to the significance of a heritage asset?

A clear understanding of the significance of a heritage asset and its setting is necessary to develop proposals which avoid or minimise harm. Early appraisals, a conservation plan or targeted specialist investigation can help to identify constraints and opportunities arising from the asset at an early stage. Such studies can reveal alternative development options, for example more sensitive designs or different orientations, that will deliver public benefits in a more sustainable and appropriate way.

3.1.3 Listed Buildings and Conservation Areas Act (1990)

16 Decision on application:



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- (1) Subject to the previous provisions of this Part, the local planning authority or, as the case may be, the Secretary of State may grant or refuse an application for listed building consent and, if they grant consent, may grant it subject to conditions.
- (2) In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- (3) Any listed building consent shall (except in so far as it otherwise provides) ensure for the benefit of the building and of all persons for the time being interested in it.

66 General duty as respects listed buildings in exercise of planning functions.

- (1) In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

72 General duty as respects conservation areas in exercise of planning functions.

- (1) In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection
- (2) special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

3.2 Local Planning Policy

3.2.1 Adopted Huntingdonshire Local Development Framework Core Strategy (2009) 3.2.2 Huntingdonshire Local Plan to 2036 (March 2018)

Requiring Good Design

LP 12 Design Context LP14 Placemaking LP15 Amenity

Conserving and Enhancing the Environment Heritage Strategy

LP36 Heritage Assets and their Settings

3.2.3 HDC SPD Design Guide 2007 2.1.2 Scale and proportions



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Extensions should always complement the form and character of the existing house. This requires attention to a number of issues - the size and shape of the extension, its position in relation to the main building and the architectural style, materials and details employed. The aim should be a design that respects the original whilst also being attractive in its own right. It is recommended that simple, uncomplicated forms be used, constructed from good quality natural materials.

4.0 DESIGN PROPOSAL

There is minimal demolition required for this extension with the exception of creating an opening in the place of a modern window in the modern section of the house. The construction of the new extension draws upon the proportions, forms and materials of the listed building.

We are proposing to lift the garage/studio roof and install slate tiles whilst installing a glazed door on the north wall with a Juliet balcony.

The internal changes to the main house will rationalise the existing original house and 1990's extension to create a significantly improved and more comfortable living space bringing the house in line with modern family living.

4.2.1 DEVELOPMENT OF THE DESIGN

In the existing house several of the rooms are accessed via narrow stairs and the existing ground floor WC is extremely small. The new extension provides accommodation and a WC that will be wheelchair accessible which will provide the current owners with a modern family home capable of being used for many years ahead. The challenge of preserving the legibility of the design vocabulary of the existing building while enabling the house to become a home suitable for modern family life is at the core of these meticulously thought-out proposals.

A survey was undertaken and the physical characteristics, history and significance of the house and conservation area were assessed and a range of architectural



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design concepts with alternative approaches were developed to create a rigorously considered design. The final design was developed into a traditional form in keeping with the existing house with modern glazing to avoid a pastiche while enhancing an understanding of its relationship with the existing historic building.

4.2.2 USE

The proposed extension is designed to expand the living space for the inhabitants of The Homestead and to provide more flexible family space. It includes a larger WC to replace the cramped and therefore disused toilet under the main staircase. Importantly, and with prudent provision for the future, the proposals include space for working from home which will allow the inhabitants to maintain safety for themselves and others within the current pandemic, to minimise carbon emissions from road transport and to reduce crowding on public transport.

The proposed extension will be constructed from materials with significantly higher insulation values than the existing house which will allow the space to be used in comfort year round.

The garden at The Homestead is an exceptional environment with an abundance of interesting and exotic species and the existing fenestration does not do this enchanting area justice. The large glazed doors to the east of the extension provide views over the garden and create a calming, meditative space. The skylights bring in an abundance of natural light thereby allowing the electrical energy consumption to be minimised.

The existing first floor space to the garage is cramped and extremely limited in its use due to the low head room and has insufficient space to incorporate a home studio as a place of work. The proposals overcome this by raising the ridge height to create a thoroughly usable space with room for a WC. The current single



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window is not large enough to bring in sufficient natural light to work on paintings so the proposals replace it with a larger window with an attractive Juliette balcony.

4.2.3 LAYOUT

The existing layout of the house is comprised of a linear circulation pattern which means that the current reception rooms act as busy thoroughfares and are lacking in privacy. The layout will remain the same with the exception of minor adjustments to stud-work walls within the modern extension of the building. The proposed extension will create a much needed secluded and tranquil garden room space.

The existing first floor layout has five smaller bedrooms with insufficient storage space and somewhat dark, north and east facing windows. The proposals respond to this intelligently by combining two bedrooms to create a generous sized, double aspect master bedroom with plenty of wardrobes and a large ensuite bathroom to create a room in-keeping with modern family life and which is appropriate to the scale of the house.

4.2.4 SCALE AND AMOUNT

To allow the original house to remain dominant, the extension is a single storey and has been stepped away from the rear facade by over 1.5m connected by a glazed walk through. The amount of development is appropriate for the large plot and makes excellent use of an awkward and underused stretch of land behind the house.

The low roof on the existing garage creates a squat massing which the proposals overcome by raising the ridge height, This creates a significantly improved proportion of roof tile to wall plane, while keeping the ridge height well below the level of the main house.



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4.2.5 LANDSCAPING

The removal of a single holly tree is required for the build and 2 additional trees will be planted in better locations on the site to counter this loss. The tree is a poor quality Ilex (holly tree) with a double leader believed to be approx 45 years old. It was one of only two trees in the garden in 1993 and since then 8 trees have been planted within the garden including 4 mature trees. It is the objective to replace this tree with two new Ilex Aquifolium in the woodland part of the garden away from buildings. The tree is extremely close to the drainage route of which there is immediate concern of possible issues in the future.

4.2.6 APPEARANCE

The traditional form of the extension with a pitched roof and gable ends mirrors the massing of the main house while the glazed link provides for a clear reading of the separation of the proposals. The corridor which links the existing house to the proposed extension is to be constructed from full height, slim profile, glazing which will allow views directly through to the original house so no legibility of the historic asset will be lost.

The parapet walls at the gable ends of the extension clearly allude to the parapets on the original house while the proposed slate tiles provide a contrast that allows the extension to be read as a contemporary addition to the heritage asset and are a fitting accompaniment to the proposed sleek glazing. Roof lights are proposed to both the new extension and the garage/studio as they are already used on two elevations of the existing house as well as on many other houses in the surrounding area. They will not affect neighbouring properties in terms of privacy.

A prominent feature of the original house is its dentil brick coursework and this has been cleverly referenced in the new extension with a pattern of protruding bricks that draw attention to the elegant proposed gault brickwork which will match the existing gault brickwork of the house and which is a feature of houses in the village.



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The existing arrangement of fenestration to the ground floor of the garage/studio is unbalanced. The simple addition of a window to the ground floor immediately creates a more rational and attractive composition whilst providing the garage/workshop with the necessary daylight.

4.2.7 ACCESS

The proposed extension with WC can be accessed from the main house which creates a future-proofed accessible space for guests and residents.

The existing plant/utility room has no direct access from the house and can only be entered from the outside. The proposals remove a wall between this room and the existing kitchen utility, rationalising the space into one easily accessible utility room.

An unnecessary doorway between the entrance hall and the rear garden door is to be removed to create a clear route from the front to the rear of the house.

There will be no impact on access to the front of the house and the proposals thoughtfully make use of alternative space to leave the side access into the garden unhindered.

5.0 CONCLUSION

This application seeks consent for proposals that enhance and improve the existing heritage asset with regard to use, layout, scale, amount, landscaping, appearance and access and they have been reached through a carefully considered and rigorous design process with the special significance of the heritage asset and the conservation area at the forefront of the design.

The recommended designs are of the highest quality with a sensitive and thoughtful choice of form and materials and they adhere to all national and local planning policies in relation to heritage and design matters.