

Design and Access Statement- Thatch and Render



Orchard Cottage
60 High Street
Willingham

On behalf of
Mr Mick Venning

January 2024



Project Information

Site Address	Orchard Cottage, 60 High Street, Willingham
Development Proposal	Re-thatch building, remove cement render, undertake repairs as required, replace render
Client	Mr Mick Venning
Local Authority	Greater Cambridge Shared Planning
Type of report	Design and Access Statement

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Reviewed By:

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Weiser Heritage Consultancy (WHC)

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Design and Access Statement

This Design and Access Statement has been prepared in support of a listed building application at Orchard Cottage, 60 High Street, Willingham. The proposal includes the re-thatching of the building as the current thatch is beyond its lifespan. The proposal may include minor alterations to the existing chimneys in order to comply with regulations and stand 1.8m above the ridge height.

It also includes the removal of failing inappropriate cement render with pebbledash, undertaking any necessary repairs to substructure and re-render with a lime based coloured render.

The following is a proportionate response to the requirement to include a Design and Access Statement in the application.

SIGNIFICANCE/IMPORTANCE

Orchard Cottage is located on the High Street near the main junction into the village. It is a grade II listed building. As a result, the building is considered to be of local and national importance. Its significance is derived from its age and survival. Given its location, it is also prominent in the street scene and forms part of the history and evolution of the village.

The site includes other outbuildings, which have been converted. Their use includes a few bedrooms for a B&B, and a music recording studio.

The building is not sited within the Willingham Conservation Area. It is, however, located adjacent to several other listed buildings.

The proposal will not impact the significance or importance of the building. It will, in fact, enhance and improve the visual appearance as well as the ability for the building to regulate itself from movement and moisture.

USE/IMPACT

The building has always been used as a residence as evidenced through historic map regression. Initially the building was sited within a very long and deep plot, as was common in the village. However, the rear garden was divided off in the early 1990s and now forms part of the Covent Garden housing development.

The proposal will not impact the residential use of the building.

LAYOUT

The layout, internally and externally, will not be affected by the proposal. It will remain the same.

SCALE

The proposal will not impact the building's proportions.

However, given the age and subsequent settlement, the thickness of the thatch will return to the correct depth it was originally.

The proposal *may* include raising the height of the existing chimneys in order to comply with regulations. This is a minimal change and will not impact or affect the overall scale of the building.

APPEARANCE

The existing building sits on the High Street. Heavy traffic and pollution have impacted the render of the building resulting in a colour that appears dirty. The existing pebbledash is inappropriate and does not reflect the age or character of the listed building.

Removal of the existing render and replacing it with a lime based coloured render will refresh the building's appearance. It will result in an enhancement both visually as well as allowing the building to be able to breathe and flex. Returning the building to a lime render is more historically accurate as well. Many buildings in the village have a lime render. Details on the corners will also be replaced in a historic manner.

The existing thatch on the building is in poor condition. It is beyond its natural life. Replacing this and redressing the junctions and details will not only be beneficial to the listed building but will improve its visual appearance and performance.

Undertaking both the render and thatch at the same time will result in restoring the building to its former intended condition and does not diminish its significance or importance. The works are necessary for the preservation and conservation of the building long term.

ACCESS

The proposal does not impact the ability to access the building. There are no changes to the access.

LANDSCAPING

The proposal will not impact any of the existing landscaping.

GENERAL

What is being proposed are necessary for the health and wellbeing of the building. It will improve and enhance the visual appearance of the building as well. The works have been well thought out and considered.

ARCHAEOLOGY

The proposal will not impact any potential archaeology as no below ground works will be undertaken. Any repairs that are required will be made using traditional methods and materials and will be agreed in conjunction with the local authority.