



Heritage Statement

Proposed Two Storey Extension and Replacement Outbuilding

43 High Street

Doddington

Cambridgeshire

For Mr and Mrs Collins

Date December 2023

Artifex Conservation Architects

Rev A 23.01.24 Validation requirements

Contents

	Page
1.0 Introduction	2
2.0 Planning History	2
3.0 The Historic Framework	3
4.0 Context and Significance	4
5.0 Proposal	5
6.0 References	6

1.0 Introduction

This statement has been written in support of an application for a proposed two storey extension and a replacement outbuilding at 43 High Street in Doddington, Cambridgeshire. It sets out the proposed work and should be read in conjunction with the accompanying documentation.

With regard to matters of heritage, the statement's purpose is to identify those heritage assets that may be affected by the development and to explain the impact that the proposal might have upon those assets.

2.0 Planning History

There is no Planning history associated with this property

3.0 The Historic Framework

Doddington Conservation Area

The application site falls within the Doddington Conservation Area boundary. Section 2.9, 7.3 and 8.45 of the Doddington Conservation area character appraisal describe the application site and environs thus;

2.9 Whilst the village was historically loosely developed, the agricultural prosperity Doddington enjoyed in the 19th and early 20th century led to residential developments within the village to house the local farming workforce and growing village population. Such development primarily occurred along the northern side of the High Street, the western side of New Street and the southern side of Benwick Road.

7.3 Within the Doddington Conservation Area 33 individual buildings have been identified as Buildings of Local Interest. These buildings have particular individual merit and contribute significantly to the character and appearance of the Conservation Area.

8.45 The intensely developed northern side of the High Street contrasts markedly with the more loosely developed southern side of the High Street. This variation in development density makes an important contribution to the character and appearance of this part of the Conservation Area.

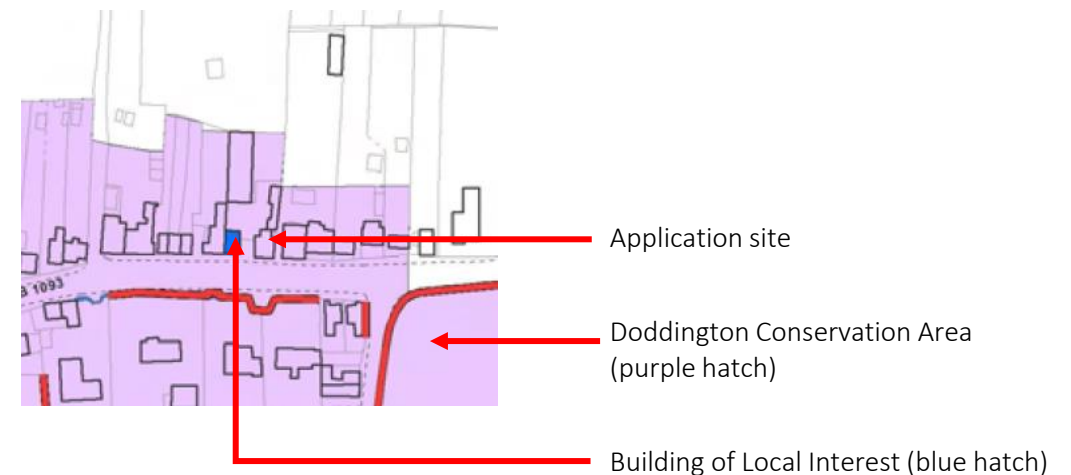


Image 1; Map extract showing Doddington Conservation Area and the application site (www.fenland.gov.uk)

Listed Buildings

There are no Listed Buildings within the vicinity of the site.

4.0 Context and Significance

The development of the application site and the surrounding area is shown on the historic map extracts below.

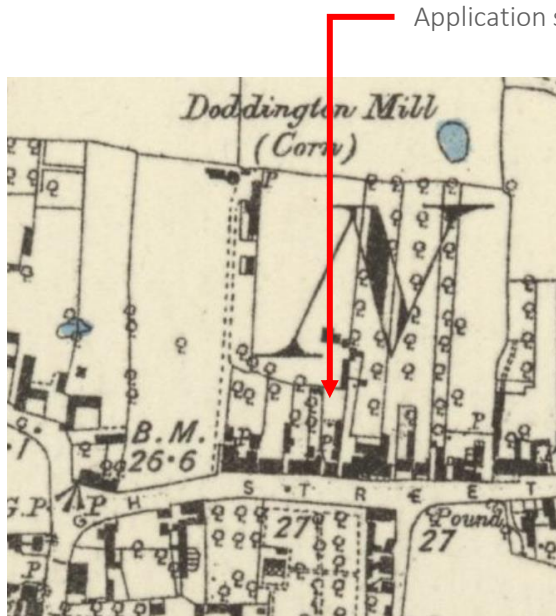


Image 3; Historic map surveyed: 1886, published: 1887

((View map: Ordnance Survey, Cambridgeshire XX.NE (includes: Chatteris; Doddington.) - Ordnance Survey Six-inch England and Wales, 1842-1952 (nls.uk))

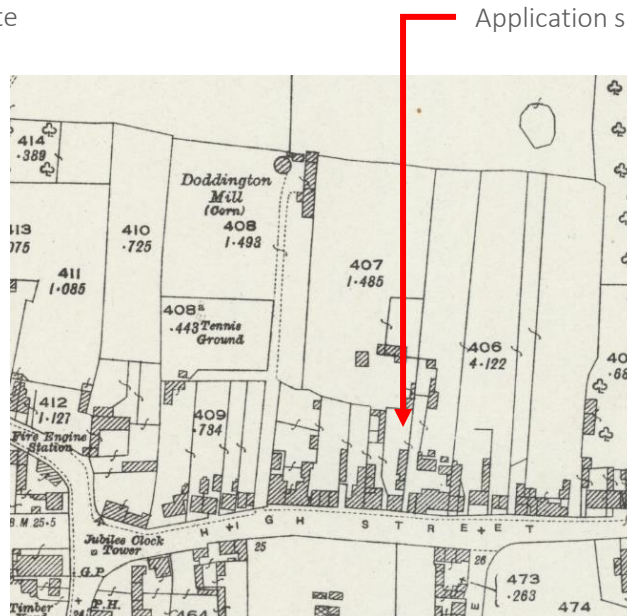
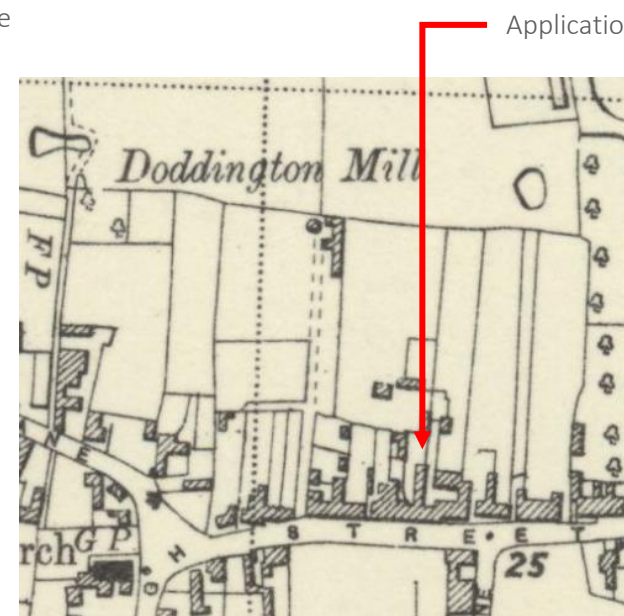


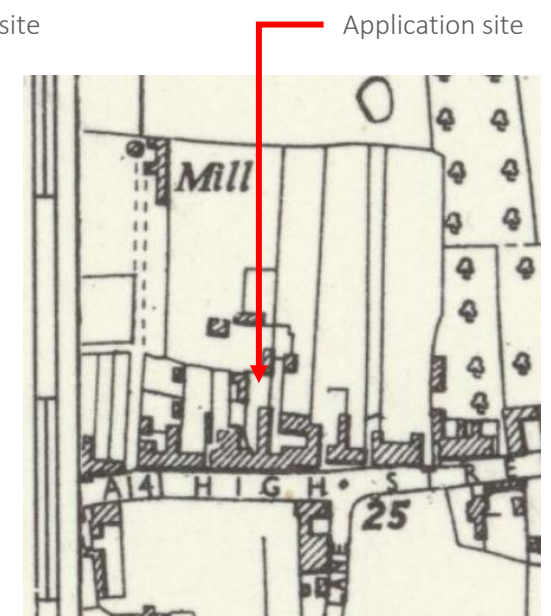
Image 4; Historic map revised: 1924, published: 1926

((View map: Ordnance Survey, Cambridgeshire XX.4 (Chatteris; Doddington) - Ordnance Survey 25 inch England and Wales, 1841-1952 (nls.uk))



Historic map; revised: 1950, published: 1953

((View map: Ordnance Survey, Cambridgeshire XX.NE (includes: Chatteris; Doddington.) - Ordnance Survey Six-inch England and Wales, 1842-1952 (nls.uk))



Historic map; surveyed / Revised: Pre-1930 to 1957, Published: 1958

((View map: Great Britain. Ordnance Survey, TL49SW - A - Ordnance Survey National Grid Maps, 1940s-1970 (nls.uk))

5.0 Proposal

No 43 High Street is a two storey, painted brick building with a concrete, profiled tile roof. The building sits on the back of the pavement, to the northern side of High Street. An access drive runs down the side of the building to the substantial plot at the rear (photograph 1 and image 6). This contains numerous outbuildings, the smaller of which run in a perpendicular direction to the principal building and the largest of which is located against the north and western boundaries, covering a substantial amount of land.

Consent is sought to demolish the smaller run of outbuildings closest to the principal dwelling (photograph 2) and to construct a two storey extension. The extension will run along the same alignment as the existing outbuildings, will have a ridge height lower than the frontage building and be constructed from brick with a tiled roof.

Consent is also sought to demolish the large outbuilding (photographs 3 + 4) to the north west of the site and to replace it with a two storey garage and games room. The materials for this structure will match those proposed for the extension to the principal dwelling so that there is a unity of materials across the site. The garage/games room will be built along the same alignment as the building it is replacing, with the addition of a wing at right angles out into the garden area. The new building has been designed along an outbuilding aesthetic, to appear subservient to the main building and to fit in with its back land setting.

Effect on character or appearance of Doddington Conservation Area

Implementation of the proposals will necessitate the demolition of the existing outbuildings. Historic maps show that outbuildings have been present on the land as far back as 1886. However, their form and the materials from which they are constructed suggest that in their current iteration, they are probably post 1950 in date; they are most likely replacements for earlier structures.

The proposals have been carefully designed to reflect the historic pattern of build on site. The materials from which the new structures will be built will ensure that they blend easily with the surrounding aesthetic. The proposal will remove the existing well maintained but tired looking structures, replacing them with new. It is considered that the proposal will therefore enhance the character and appearance of the Doddington Conservation Area.



Image 6: Satellite view of application site (45 B1093 - Google Maps)

Larger outbuilding

Run of smaller outbuildings

No 43 High Street, principal building

Site access



Photograph 3: View of larger outbuilding



Photograph 4: Internal view of larger outbuilding



Photograph 1: View from High Street looking towards application site



Photograph 2: View from within the site looking back towards smaller run out outbuildings and High Street

6.0 References

- Conservation areas (no date) Fenland District Council. Available at: <https://www.fenland.gov.uk/conservationareas> (Accessed: December 18, 2023).
- Google maps. Available at: <https://www.google.com/maps/@52.4968245,0.0621129,3a,75y,9.53h,85.27t/data=!3m6!1e1!3m4!1sYn3XOdaTr1yrqFV0aiiXjw!2e0!7i16384!8i8192?entry=ttu> (Accessed: 19 December 2023).
- Historic England Conservation Principles, Policies and Guidance via <https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/conservationprinciplespoliciesandguidanceapril08web/>
- Historic England Conservation Area Appraisal, Designation and Management Historic England Advice Note 1 (Second Edition) via <https://historicengland.org.uk/images-books/publications/conservation-area-appraisal-designation-management-advice-note-1/heag-268-conservation-area-appraisal-designation-management/>
- Historic England Understanding Place Historic Area Assessments via <https://historicengland.org.uk/images-books/publications/understanding-place-historic-area-assessments/heag146-understanding-place-haa/>
- Historic England The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) via <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/heag180-gpa3-setting-heritage-assets/>
- Historic England Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12 via <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance>
- Historicengland.org.uk. 2021. Search the List - Map Search | Historic England. [online] Available at: <<https://historicengland.org.uk/listing/the-list/map-search?clearresults=true>> [Accessed 18 December 2023].
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- Planning (Listed Buildings and Conservation Areas) Act 1990 available via the following link; <https://www.legislation.gov.uk/ukpga/1990/9/contents>
- Planning Policy Guidance 16, Conserving and enhancing the historic environment - National Planning Policy Framework - Guidance - GOV.UK, found through the following link; <https://www.gov.uk/guidance/national-planning-policy-framework/16-conserving-and-enhancing-the-historic-environment>
- View map: Ordnance survey, Cambridgeshire XX.NE (includes: Chatteris; Doddington.) - ordnance survey six-inch England and Wales, 1842-1952. Available at: <https://maps.nls.uk/view/101571118> (Accessed: 19 December 2023).
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- View map: Ordnance survey, Cambridgeshire XX.NE (includes: Chatteris; Doddington.) - ordnance survey six-inch England and Wales, 1842-1952. Available at: <https://maps.nls.uk/view/101571109> (Accessed: 19 December 2023).
- View map: Great Britain. Ordnance Survey, TL49SW - A - ordnance survey national grid maps, 1940s-1970 (no date) A. Available at: <https://maps.nls.uk/view/189255269> (Accessed: 19 December 2023).



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