

DESIGN & ACCESS & HERITAGE STATEMENT FOR:

6 Mortimers Lane

Foxton

South Cambridgeshire

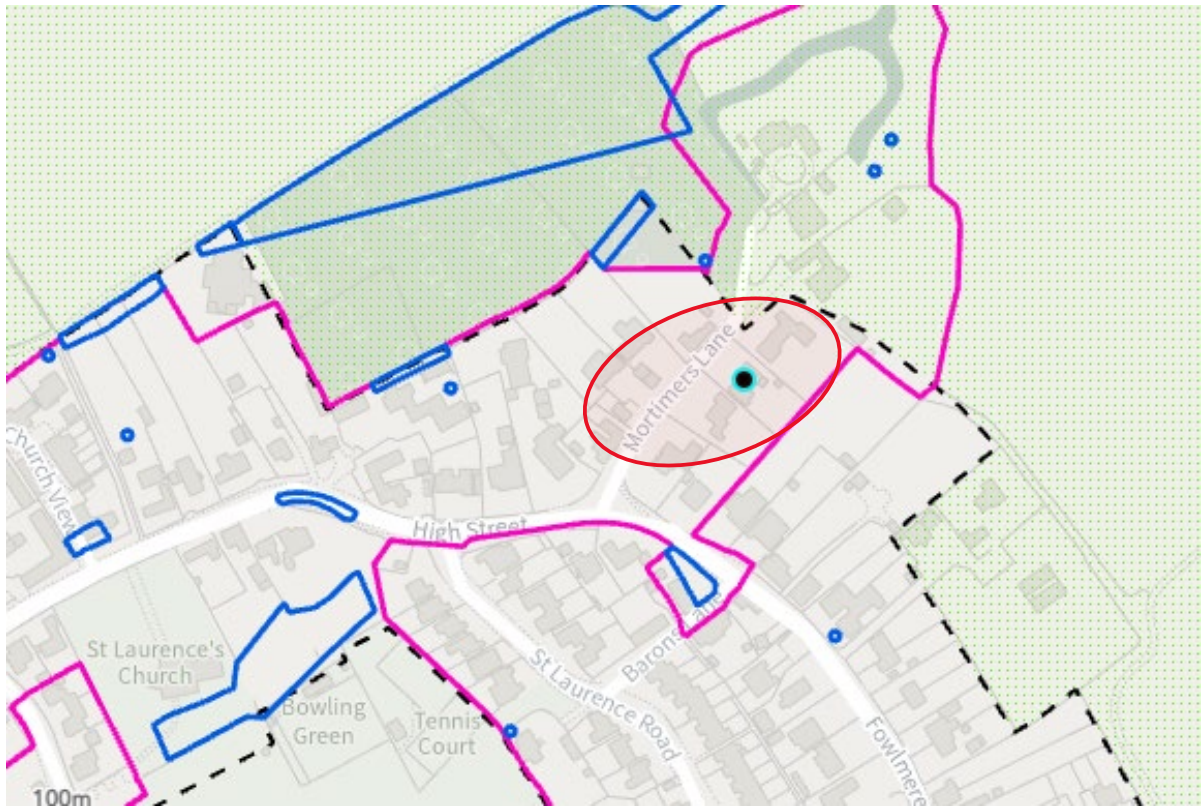
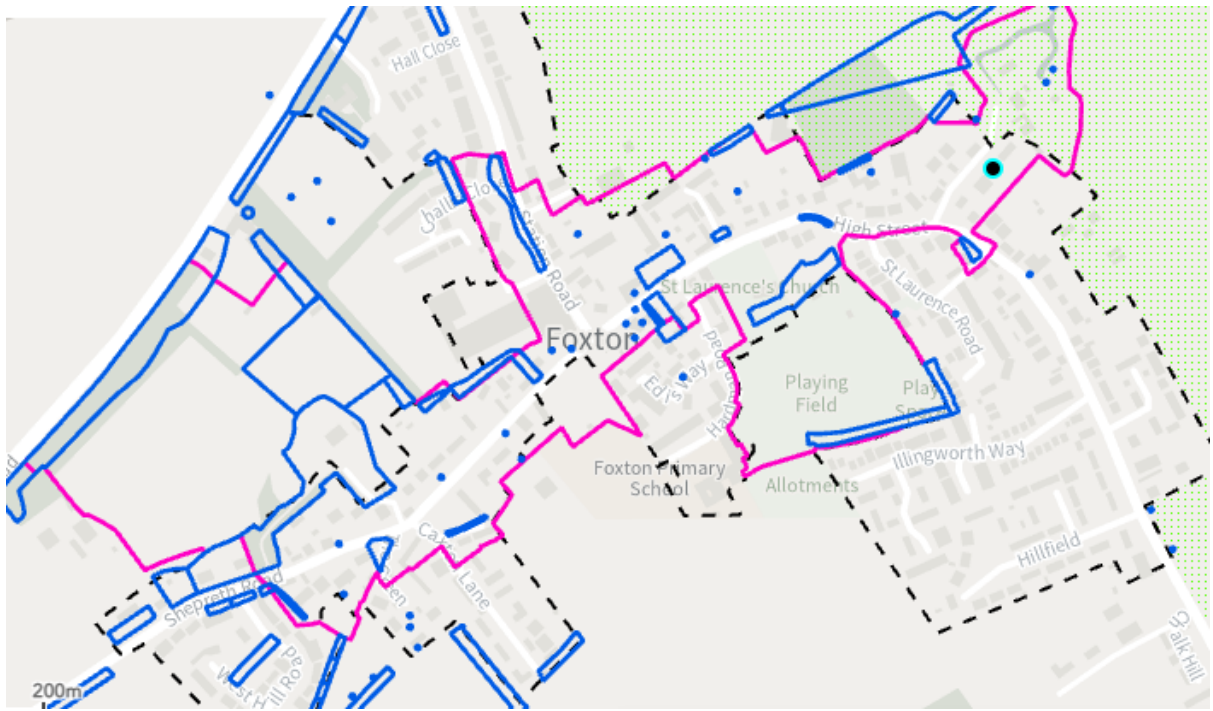
CB22 6RR

TO SUPPORT PLANNING APPLICATION TO SOUTH CAMBS
DISTRICT COUNCIL

Ref: Mr & Mrs Palmer, 6 Mortimers Lane, Foxton, CB22 6RR.

Introduction

Householder consent is sort for a proposed ground floor single storey rear extension at 6 Mortimers Lane, Foxton, which lies within the district of South Cambridgeshire. Access to the property is directly from Mortimers Lane. The site is a residential dwelling, which is not of Listed Building status, neither is the curtilage. The site does however sit within the North-East of a conservation area.



Heritage Asset

Heritage Category: Listed Building

Grade: II

List Entry Number: 1127619

Date first listed: 18-Oct-1985

Statutory Address 1: 1 AND 3, MORTIMERS LANE

FOXTON MORTIMERS LANE TL 4148 (North west side) 19/74 No. 78 (The Lodge) II

Nos. 1 and 3 Cottage, now two dwellings. 1575 for William Gybson probably subdivided in C19. Timber framed now part roughcast, and long straw thatch roof, half hipped to end. C19 grey brick ridge stack. Single range plan. One storey and attic. One dormer. Three small pane sliding sashes and two horizontal doorways. Small modern additions to end and rear.

Design, Appearance & General Description

The property is a one storey bungalow Circa mid-late 20C. It was built on land adjacent to Mortimers Farm, Foxton and is considered piecemeal development. The property comprises of three bedrooms and several reception rooms, with a fireplace to the lounge. The property is of typical suburban style for this 1960/70 period, the external walls comprise of a red/brown brickwork; the roof tiles are interlocking style. The front of the property is served by a large driveway with vehicular parking, there is a 1M (front) & 1.8M (rear) high timber fence that surrounds most of the site curtilage. The existing windows are a (side/top hung), double glazed, casement style, white. The existing single and double doors use a combination of full and partial glazing. The eaves incorporate enclosed timber (white) box fascias and barge boards with concrete and uPVC rainwater gutters and uPVC down pipes.

The front of the property hosts a single storey flat roof, with bitumen felt/parapet brickwork finish; there is a dual pitch roof to each side. At the rear of property there is

a central patio zone with a dual pitch roof to each side. The dual pitch roofs have different pitches and share an interlocking locking tile finish.

There is also an internal gas boiler to the side of the property which provides heating and hot water to the property.

Construction

The original property is of timber and masonry construction typical of the period, with brickwork to the external walls. A timber roof structure is by way of a handcut roof rafters and trusses, finished with concrete interlocking roof tiles. The internal walls are mainly of concrete construction at ground floor. There is a solid concrete floor slab.

Planning Application History

- **T1 - Cotinus - crown reduction by 2 metres for clearance from overhead power cables T2 - Sumac - tree removal due to close proximity to house affecting foundations, drainage and guttering. T3 - Elder - tree removal due to close proximity to house affecting foundations, drainage and guttering. T4 - Conifer - tree removal, due to overcrowding with another tree T5 - n/k - tree removal, stunted growth over boundary fence due to overcrowding T6 - Holly - tree removal, due to overcrowding with another tree T7 - Holly - tree removal, due to overcrowding with another tree T8 - Leylandii - tree removal, due to close proximity to garage/house and overhanging driveway affecting foundations & vehicular damage**

6 Mortimers Lane Foxton Cambridgeshire CB22 6RR
Ref. No: 23/1401/TTCA | Validated: Mon 13 Nov 2023 | Status: Decided

- **Maple trees (T1 & T2) - Crown reduction by up to 2m (no further than previous pruning points)**

6 Mortimers Lane Foxton CB22 6RR

Ref. No: 21/0790/TTCA | Validated: Wed 30 Jun 2021 | Status: Decided

- **Extension**

6 Mortimers Lane Foxton Cambridgeshire
Ref. No: S/1911/07/F | Validated: Mon 08 Oct 2007 | Status: Decided

- **Extension**

6 Mortimers Lane Foxton Cambridgeshire
Ref. No: S/1295/03/F | Validated: Thu 12 Jun 2003 | Status: Decided

Proposals Submitted

Householder consent is sort for a new ground floor single storey rear extension to provide larger living accommodation at ground floor level, to create a larger kitchen and dining space/garden room with additional space for a new study and utility Overall the proposals offer an improved layout to suit the occupiers needs with a better connection to the garden.

The proposed single storey extension will adjoin the existing dwelling as an infill and creates a flush wall alignment with the existing rear elevation. The new roof will adopt a flat design with a lantern roof light and Velux to the new kitchen space. Alterations to the existing dual pitch roof at the rear are required to simplify the new roof formation. The overall design is able to maintain the existing ridge height and allow the property to remain subservient to the existing scalability of property development in the immediate area.

Part of the proposal will also include removal of the flat roof (porch) to the front/centre of the property, which we believe is not compliant with building code standards.

The proposed construction works will match the existing in terms of its build structure, i.e., masonry construction with a concrete slab. The fabric of the building will in part match the existing; whilst the external wall finish will have the option to be upgraded with a smooth render finish. Replacement windows are also proposed, with a flush frame style. Replacement doors will be fully or partially glazed, with either uPVC or Aluminium frames.

Needs

It is deemed that the proposed new extension will serve the owners personal needs and requirement for additional study space and private bedroom space for immediate family members.

Impact of Proposals

It is deemed that the proposed property alterations by way of rear extension and demolition at front will remain neutral within its own unique setting and in keeping with the existing construction methods for properties of this age. We note the listed building property in close proximity to the site and believe this unique relationship will remain largely unchanged. Due care has been taken to ensure that the historical features of this house to a level have been maintained in style, scale and form.

Access & Vehicular & Transport & Secure Design:

Principle access to the house is via the front door. There is also gated pedestrian access to the side of the site. There is an existing shingle vehicular driveway which serves the property of the site at the front and is directly off the main highway (Mortimers Lane). The site has ample car parking spaces and is also served by local bus routes, this proposal has no negative effect on the internal and external accessibility of the existing property.

Security to the dwelling is via locked doors & windows; external security is via hedgerow, fencing and external walls surrounding the boundaries of the site.

Landscaping:

The large garden area laid to lawns at the rear will remain as existing and will be unaffected by any new development work. There is a small existing pond which will be removed. The existing paved patio will be altered to suit the footprint of the new extension and there is sufficient space for any additional new patio to compliment the proposals. There are existing trees to boundaries, but mainly existing trees serve the neighbouring properties and land.

Heritage Setting

Location:

The property fronts Mortimers Lane and is in close proximity to Fowlmere Road and High St. A series of properties that have listed building status forming part of the historical character of Foxton, these listed properties sit amongst other similar properties of similar age along the central parts of the high street and is part of the central node of the conservation area, within Foxton.

History:

Foxton village, situated in the countryside of Cambridgeshire, England, it has a rich and diverse history that spans centuries. The village's origins can be traced back to medieval times when it was likely established as an agricultural settlement. Over the years, Foxton has evolved, and its history is intertwined with the growth of local industries, including farming and milling.

Heritage Significance

There are quite any array of listed building (dwellings) near to Mortimers Lane, which mark the early stage of what may of been the original intention of a piecemeal housing development of its day to support the agricultural activities in the immediate area, this

is reflected by a small sequence of cottage style properties. Equally larger dwelling properties of period design are also evident as more wealthy persons established their own residential personal development within the village.

It is not deemed that proposed extensions and alterations will have a detrimental effect on the contextual historic fabric or character of the immediate area and existing street scene, allowing the unique juxtaposition of old and new development to be retained. It is suggested that the proposed works will enhance the existing property adding architectural interest and help reduce its linear format. The proposals do not have any detrimental effect on any of the listed buildings in the proximity of the property.

List of nearby Listed Buildings, Mortimers Lane, Foxton:

WATER PUMP

*Heritage Category: **Listed Building***

*Grade: **II***

*List Entry Number: **1309655***

73 AND 75, HIGH STREET

*Heritage Category: **Listed Building***

*Grade: **II***

*List Entry Number: **1309702***