

Heritage and Design & Access Statement for 59 High Street Little Wilbraham

This Design & Access Statement supports the detailed planning application for a part two-storey front and single storey side extensions at 59 High Street, Little Wilbraham. This letter starts by providing background information pertinent to the application before going on to discuss the Design (Use, Amount, Scale, Layout, Landscaping and Appearance) and Access (Vehicular and Disability) elements of the application.

Background:

The site is situated in the village of Little Wilbraham, which is located approx. 7 miles to the east of Cambridge, and is within the village Conservation Area

The application site consists of a detached 'chalet' style house constructed in C2000 (S/01324/99) on land belonging to the owner of No. 61 High Street

Use, Amount & Scale:

At the front of the building it is intend form an additional bedroom by constructing a part two and part first floor extension on the existing footprint of the house.

It is also intended to construct a single storey, ground floor side extension to form a new main entrance and hallway.

The floor layouts would also be modified, to form an open plan kitchen area on the ground floor and more useable space on the first floor.

The front, side and rear of the existing house is constructed with a facing brick exterior and the roof covered with concrete tiles.

Layout, Landscaping and Appearance:

The proposed extension and choice of building materials are in keeping with the existing building.

It is intended the extensions would be constructed in face brickwork to match the existing.

The roof has been designed to retain the gable ended features of the existing property but also to be a subsidiary element to the original house.

The main windows are at the front of the property, and face directly towards the road. The ground floor window would also be relocated to align with the new bedroom window above.

New Velux windows will be located in the main part of the house but will be set at a height to avoid any overlooking of adjoining properties

In designing the proposed extensions we have taken into careful consideration a number of factors: the plot and its shape and orientation; the street scene; The Local Plan and the desire to provide additional accommodation whilst retaining the original structure/character of the property and the era in which it was constructed.

The property is located some distance from the highway and therefore we do not believe it will be detrimental to the 'street scene'

Vehicular and Disability Access:

The plot benefits from level ground, consequently pedestrian access to the building is fairly straightforward for ambulant disabled.

There is adequate vehicular parking available on site.

The site has the benefit of a rear access and space for the storage of cycles, bins etc.

Security by Design

The building will be constructed in accordance with the 'security by design' principle in that all opening windows will be fitted with 'trickle' vents and locks.

Heritage Statement

Rose Cottage is nearest Listed Building to the proposed but, due to the distances involved and the fact No 59 is set well back from the highway, we do not believe there would be any adverse effect on the listed asset

TL 5458 LITTLE WILBRAHAM HIGH STREET (North Side)

17/35 No. 40 (Rose Cottage)

GV II

Cottage of early C17 origin, altered C19. Timber framed with a further, narrower bay, also originally timber framed, added to the right hand gable end late in C17. In the early C19 the timber framing was removed and the whole cottage underbuilt in grey gault brick. At the same time the cottage was sub- divided into two dwellings. There are two roofs of reed thatch and an original C17 red brick stack with the upper courses rebuilt in the late C19. One storey and attic. One dormer. At ground floor three windows and two doorways, all C19 or later. In the rear wall plate the mortices for studs and peg holes show that the cottage was originally timber-framed. Inside there is an inglenook fireplace of C17 red brick and clunch, and a chamfered and ogee stopped main beam. The details of the narrower addition including the fireplace and the boxing of the mainbeam, are all C19.